

**FRANKLIN PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING –
COUNCIL CHAMBERS**

Wednesday, December 11th, 2013 at 7:00 p.m.

Call to Order: Chair Colburn called the meeting to order at 7:04 p.m.

- Pledge of Allegiance
- Roll Call

Present: Brian Sullivan, Brian Colburn, Mayor Ken Merrifield, Ted Starkweather, Michael Freeman, Tim Stangroom, Jo Brown, Kirk Johnston and Planning and Zoning Administrator, Richard Lewis.

Absent: David Veysey, Anthony Giunta, Powell Glenn and Tony Daniel.

Member Brown was seated in place of absent voting member Powell Glenn.

- Approval of Minutes:

❖ November 13th, 2013 Minutes

MOTION: Member Starkweather moved and Member Sullivan seconded to approve the minutes of the November 13th, 2013 Planning Board Regular Meeting. All were in favor of approving the minutes as submitted.

New Business:

- P13-06:** Industrial Park Investors, LLC, Owners; James Aberg, Agent, request Site Plan approval to construct an addition onto an existing building located at 55 Industrial Park Drive, identified as Tax Map/Lot # 101-009-00, I-1 Zone (Industrial District). The addition would be 1950 square feet (65' x 30') and would be constructed in the existing grass area on the property.

MOTION: *Mayor Merrifield moved and member Starkweather seconded to accept the site plan application, referenced as P13-06, for the proposed building addition at 55 Industrial Park Drive. All were in favor.*

Jim Aberg, Representative for Industrial Park Investors, LLC, was present to speak. He stated the property is owned by a limited liability corporation of Industrial Park Investors, LLC and FBIDC. He stated the property was developed ten years ago, where a 9000 square foot building was built at the top of the hill. Currently housed within the building are McBey Machinery, Fastenal Supplies and Solar Composites.

The business that wants to expand is Solar Composites. They distribute high tech fibers. The business was at 20 Canal Street and has been on Industrial Park Drive for 4 years. Solar Composites would like to remain in Franklin and in the Industrial Park but cannot do so with the building as it is. The application is to build a 2,200 sq. ft. addition, that part of the existing exterior wall will be removed to build this addition. The addition is warehousing only, it is sprinklered and there will be minimal heat to keep the sprinkler system from freezing and minimal lighting.

The building is a Star building, and the addition will be the same color but the panel design has changed. The slop of the new building will be off to the edge of the green space and snow storage will be in the same location. The loading dock will have 10' of clearance, and the corner of the building was skewed for loading.

A variance was granted by the Zoning Board as the front right hand corner of the addition will go into the setbacks 3-4 feet. Landscaping will be placed in the area of the addition to match the rest of the landscaping, including junipers and emerald upright arborvitae. The paving in front of the door will match the rest of the paving on the lot.

Member Colburn indicated that the application states 1950 sq. ft. addition. Richard Lewis stated it was 1950 square feet and Mr. Aberg had made numerous changes since his first submission. He stated the drawing is still the same. Mr. Aberg stated that they started at 2500 square feet and went down due to the setbacks, but they were able to configure it to 2200 sq. ft. with a minimal encroachment into the setbacks. Mayor Merrifield asked how far into the setbacks they are now and Mr. Aberg stated 3-4 feet into the front yard setback.

As a side note, Mr. Aberg stated the board should considered decreasing and possibly eliminating a setback in the Industrial Zone as there is very little industrial land left and this land should be used to the fullest extent.

Public Comment: None.

Board Discussion

MOTION: Member Sullivan moved and Member Starkweather seconded to approve the Site Plan, referenced as P13-06, for Industrial Park Investors, LLC, Owner and Applicant, for work involving the construction of a 2,200 square foot addition to an existing building located at 55 Industrial Park Drive, identified as Tax Map and Lot 101-009-00 in the I-1 Zone, with the findings and conditions listed in the draft approval document reviewed by the Board. All were in favor and the motion passed.

- **P13-07:** DD&T Investments, Inc., Owner; Hunt Real Estate Co., Applicant; Douglas Murray, Agent, request a Design Review Phase hearing to discuss the construction of a 8,320 square foot single story retail structure with new parking, entries and driveways. The existing structures would be demolished. The property is located at 785 Central Street, Tax Map/Lot # 147-401-00, B-1 (Low-Density Business and Commercial District) and RS (Single Family Residential District) Zones.

Richard Lewis stated there is no acceptance of the application and no approvals this evening, as this is a discussion on the Design Review Phase for the applicant to receive feedback from the board and the abutters. All abutters were notified of the meeting and would be notified for any future meeting regarding this application. He stated after the discussion is closed, they will then later (in a month or more) submit a formal site plan application.

Doug Murray, from Hunt Real Estate, was present to speak. He stated he represents Family Dollar Store and they are looking at moving out of their existing location within two years. He stated they are doing this with most of their stores to improve their overall quality.

The carwash and building in the back will be removed and they would build an 8,320 square foot building. Parking would be in the front and on the side and complies with code. He stated normally Family Dollar would only have 4-5 customers at any one time, with approximately 42 people per hour.

Member Starkweather asked what the size of the tractor trailer is in the diagram that was submitted and Mr. Murray stated it is an 18 wheeler, which would only come one time a week and when the store hours are typically not busy. He stated this type of store only gets one delivery a week and not numerous ones. Member Starkweather asked if the area was large enough for maneuvering and Mr. Murray stated it is very liberal and limits the amount of turns the truck would take.

Member Starkweather stated that currently where the handicap parking space is proposed there is a curb cut and asked if that would be eliminated. Mr. Murray stated that it would be.

Member Sullivan introduced himself as the Municipal Services Director and stated that there are currently problems with the sanitary sewer line due to sand and due to the building being at such a low elevation. He stated he would recommend rerouting the Sewer line laterally, currently it comes out and goes northwesterly and he would recommend it going northeasterly and connecting at that point. He stated that maybe bringing up the elevation of the building might help a little. He stated he is also concerned about the snow storage, but utilizing the area out back might work. His third concern was whether they would be piping any of the stormwater to the stormwater area and Mr. Murray stated they

would try to do surface draining only. Member Sullivan stated that when they come back for Site Plan Review they will need to have the elevations of the lot on the plan.

There was a discussion on a right turn only. It was indicated it is not currently being recommended, but may need to be an item that could be revisited.

Member Colburn asked about lighting and Mr. Murray stated there would be 3-4 lights that don't throw light towards the neighbors.

Member Sullivan asked if the parking lot would be done at the same time as the curb cut being changed and it was indicated that it would be. Mr. Murray stated they try and use the old parking lot in the new parking lot.

It was indicated that landscaping needs to be on the site plan. It was asked if three dumpsters were necessary. Mr. Murray stated this is how the Dollar Store always does it and one would most definitely be for card board boxes and recyclables.

Member Sullivan asked if they are the ones that did the Bristol Family Dollar Store and Mr. Murray stated they did not and they just started with Family Dollar a year ago. Member Sullivan stated the store in Bristol is laid out very well. Mr. Murray stated that up until about a year ago the Family Dollar Stores have just leased and not bought and they now prefer to build their own stores.

Member Freeman asked how the roof is pitched and Mr. Murray stated front to back. He stated water is collected by down spouts and gutters and there is the possibility of having some underground stormwater management to move the water. Part of the DEP Code is that the lot can't shed faster than it currently does, and as they will be adding green space to a lot that is absent of green space currently then the runoff should be less and not more.

Member Starkweather asked where Mr. Murray's office is out of as he was concerned about roof snow load capacity and if they are out of Florida then they may need to review this. Mr. Murray stated his office is out of Massachusetts and that they are the company that developed the CVS lot and building so they are aware of the snow load.

Member Starkweather asked how the side boundary line would be finished and Mr. Murray stated it would be curbed so there would be no runoff onto the abutter's lots.

Member Sullivan asked about the number of parking spots. Mr. Murray stated it is based on the size of the building and that they are willing to reduce the number of spots and the amount of impervious surface.

Member Sullivan stated that on the west side of the lot they should think about doing a swale so that runoff from the roof and parking lot is caught and redirected to the stormwater area.

It was asked if the building would be sprinkled and it was indicated that it would not be. It was indicated it was under the required square footage and that the building is going to be metal, so besides the items inside the store, the building would be fire retardant.

Mr. Lewis asked if for the final plan if the lot would be surveyed and Mr. Murray stated that it would be. He stated that due to the closeness of the abutters buildings it is a good idea to be 100% sure of the property lines. It was indicated the parking could be shifted over from the lot line and that maybe the number of spots could be decreased.

Public Comment

Chair Colburn indicated to the public that this is just a preliminary plan and nothing is being approved this evening.

George Nadon was present as an abutter. He stated that he owns the land south of this property and that his main concern is water runoff. He stated that water currently runs off the lot and into the middle of his property. He stated he complained about the runoff when the garage building was built. Chair Colburn stated the stormwater area would be depressed. Mr. Nadon stated the water will not drain into the ground and he would like to see a better drainage system.

Angie Carey mentioned to the board that the tax map is the second page of the packet and it was put in there so that the board would see that the area that has been shown on the map is not the entire lot and is only the portion of the lot that is in the business zone. She stated the lot continues approximately 180' in length.

John Coffey, an abutter, was present to speak. He asked about clearing. He stated if trees are cleared then there would be a clear view of the building from the back of his house. He also stated if the pond overflows it will overflow onto his property.

Mr. Murray stated the runoff should be less after the modifications are done. He added that they will not remove any trees that they do not have to move.

Bill Hamel, an abutter, was present to speak. He stated his concern is not to stop development, but he is concerned about how close to their property line the pavement will be and the parking area. He stated he knows there are no side yard setbacks in this zone; however, the traffic is already a nightmare for exiting the lot and the traffic to this lot will make it worse. He stated visibility is not very good exiting the lot that the traffic count is over 15,000 cars a day.

He indicated he knows that anything put on the lot will be better than what is there and he also understands that this is not getting approval tonight.

Board Discussion

Chair Colburn stated that the abutters would be fully noticed when the applicant comes back to the board for final site plan approval. He stated the abutters need to go into the office and view the plans prior to the meeting, as viewing the plans at the meeting should not be taking place. He stated the office will have the full size plans for review and the abutters can go into the office review the plans and ask questions then.

Chair Colburn asked if the board had any problems with reducing the number of parking spaces. Member Sullivan stated he is not opposed, but in the future if the space is sold and used for a different use then the spaces may not be enough. Mr. Murray stated they do not want to decrease the spaces up by the building as they are convenience spaces and the company would want to maintain those. Member Sullivan stated the spaces could still be shifted; they could possibly reduce spots and move the building so that runoff won't be so close to the property line.

There was question about the 30' driveway in and out of the lot and it was indicated that this is due to the truck turning radius.

Chair Colburn asked about the impervious area of the lot and stated that if the area is 100,000 square feet then site specific permits from the State would be necessary. Mr. Murray stated the area is only 65,000 and the site specific permit is not needed.

It was asked if the board thought a traffic study was needed. Member Sullivan stated that CVS did one. Richard Lewis stated that counts were done for CVS and the roadway was widened. Chair Colburn stated the entering and exiting of the lot is an existing problem and the board will not be making the applicant put in a street light so he doesn't see that a traffic study is necessary. Mr. Murray stated he is not sure that the traffic study CVS did went this far up the road. Chair Colburn stated he would however like to see how this driveway will interact with the driveways around this one and across the street.

Richard Lewis stated the advantage of the center turn lane is that someone exiting the property could go half way and wait for traffic to open up. The issue of the right hand turn only for the real estate office was due to the property being so close to the turn and the fact that besides the turn there was overgrowth that hindered the line of site. Mr. Lewis stated this property is closer to Kendall Street which should allow for some gaps in traffic to be created.

Member Sullivan stated when the applicant comes back they need to provide the board with site distances.

Chair Colburn asked if the back of the lot would be developed and Mr. Murray stated they are only purchasing the front of the property and that is why there is a cross access driveway shown. Member Sullivan indicated that the applicant would have to apply for a subdivision to subdivide the lot. Angela Carey stated that a variance from the frontage requirement would be needed from the Zoning Board to create a lot without frontage. Richard Lewis stated this is new information to him and that the lot would be non-conforming. Member Sullivan stated that if the board approves this and they want to develop the back this would add to the problems. Richard Lewis stated he is just hearing about this now and that the board would not have to approve a subdivision to create a non-conforming lot. He also stated he doesn't believe the application would meet the test and criteria set forth in the variance approval criteria. Angela Carey then indicated that the owner of the property is present if the board would like some feedback from him on this. The Board asked the owner if he had any information on this. Mr. Andrew Desrochers stated that he is selling them the entire lot and not just the front portion so he is not aware what they are doing with the back of the lot. Chair Colburn stated that the board is not obligated to approve the subdivision.

Member Sullivan asked Mr. Murray if they would be requesting waivers when they come back to the board and Mr. Murray stated they would not be.

MOTION: Mayor Merrifield moved and member Sullivan seconded to close the Design Review Hearing for the Site Plan application, referenced as P13-07, for the property at 785 Central Street. The Board finds that the site issues have been appropriately discussed, and the formal and final site plan application can be submitted. All were in favor and the motion passed.

Old Business: None.

Public Comment: None.

Other Business

- Master Plan Discussion

Richard Lewis stated there was a memo on the tables tonight. He has made contact with Mr. Workman and Mr. Aberg and both are available on February 12th to meet for a workshop meeting. Mr. Lewis will work with them on the presentation.

Mr. Lewis stated he met with Brian Sullivan and received a copy of his document which is very comprehensive. He stated he will have Angie Carey type up the document and it will be distributed to department heads to use as a template so that they are all utilizing the same formatting. Richard Lewis stated the document needs consistency across the departments. Drafts will be done and then put on the website for public viewing. If the drafts are distributed it will help to better focus the public and making them better prepared for a discussion with the board.

Mr. Lewis stated the board will meet with Mr. Aberg and Workman on the 12th of February at 7:00 p.m. and then the vision meeting will take place on March 12th unless the board would like to push this back to their meeting date. The board indicated they would like to utilize the workshop meetings for the discussion on the master plan and leave the regular meetings for applications only.

Member Colburn indicated he would like to see the presentation be a total of 20-30 minutes so that the board can hold a discussion afterwards and the board concurred.

It was indicated that maybe the items on the outline can be moved around so that items that are closely related will be discussed together or be close together. It was also indicated that Chapter 10 be renamed to Index of Important Documents.

It was indicated the Northern Pass should be included even if only included in the vision section. The board indicated that they would like to see the What if areas of each section be renamed to Assumptions.

The board indicated if there are no applications for the January meeting then they would not be meeting.

Planner's Update

Mr. Lewis stated Spear Brothers is doing a good job. They have approximately three more days of work left and some more soil testing and they will be done. Member Sullivan stated that the Woodshed Restaurant has burnt down and Richard should reach out to them to utilize the barn.

Richard Lewis stated that hopefully they will get the site cleaned up and the barn boarded up until the spring when the barn can then be removed.

Adjournment

MOTION: Mayor Merrifield moved and Member Starkweather seconded to adjourn the meeting of December 11th, 2013, at 8:30 p.m. All were in favor and the meeting was adjourned.

Respectfully submitted,
Angela M. Carey
Planning and Zoning
Assistant to the Administrator