

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

**Wednesday, July 23<sup>rd</sup>, 2014 at 7:00 p.m.**

**Call to Order:** Chair Colburn called the meeting to order at 7:00 p.m.

- Pledge of Allegiance
- Roll Call

Present: Brian Colburn, Brian Sullivan, Mayor Ken Merrifield, Tim Flaherty, Michael Freeman, Ted Starkweather, Powell Glenn, Jo Brown and Planning and Zoning Administrator, Richard Lewis.  
Absent: David Veysey, Timothy Stangroom, Anthony Giunta and Kirk Johnston.

Member Flaherty was seated in place of absent voting member Tim Stangroom.

- Approval of Minutes:

❖ April 23<sup>rd</sup>, 2014 and June 11<sup>th</sup>, 2014.

**MOTION: Member Starkweather moved and Member Sullivan seconded to approve the minutes of the April 23<sup>rd</sup> and June 11<sup>th</sup>, 2014 Planning Board Meetings. Mayor Merrifield had a few changes to the April 23<sup>rd</sup> minutes, including: at the bottom of page 3 the word sated should be replaced with stated; on the bottom of page 3 the value of Northern Pass should be 390 million; and, the fourth paragraph of page 4 should be Jim Presher and not Crusher. All were in favor of approving the minutes as amended.**

**New Business:**

- P14-07:** NJNT Holdings, Owner, request a Special Use Permit for a Motor Vehicle Oriented Business, Used Car Sales and repairs, at 901 Central Street, Tax Map/Lot # 148-015-02, B-1 Zone (Low- Density Business and Commercial District) and RS Zone (Single Family Residential District).

**MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning Board accept the application for the proposed motor vehicles sales and repairs at 901 Central Street. All were in favor and the motion passed.**

Richard Lewis stated that the original plan that was sent to the board had the parking into the City Right of way of Dany Drive. He walked the site last week and the new plan now reflects the location of the parking within the lot lines.

Nick Ntourntourekas, Owner of the Restaurant on location and the property owner was present to speak. He stated that he is looking at adding the use of Used Car Sales and repairs to the property located at 901 Central Street. No major changes are being made to the property and just changes to the parking lot. The first garage bay that is currently there will be converted to the office space.

Board Questions consisted of:

- 1) Signage: It was indicated that signage would probably be added to the front sign. It was indicated that the owner must apply for a sign permit with Richard Lewis for any signs.

- 2) If he was going to lease the business or conduct it himself and he stated he was going to run it himself, that he owns the property and the restaurant and would also run the car sales and services. He has experience with this.
- 3) If the spaces being used are currently storage units and what would happen to those renting the spaces and it was stated that they are and that he would follow the law for them to move out, they currently have a month by month lease.

Public Comment: None.

### Board Discussion

The board asked if lighting would be added and Mr. Ntourntourekas stated he is not proposing it currently. It was stated that he would need to see Richard Lewis if he wanted to put in lighting in the future.

Member Sullivan asked that an addition to #4 be added that the striping be done annually. The consensus of the board was for the striping to be done as needed. The reason for this condition was that directional striping is very important and not doing the striping for years is not good practice. So as it may not be needed yearly, it could be needed and would need to be completed. It was stated the City does their striping bi-annually. Not having a parking lot, especially directional arrows, able to be seen can cause traffic flow problems.

The Mayor asked Mr. Ntourntourekas if he received a copy of the conditions and he stated he has.

Chair Colburn asked that condition #1, regarding fencing, be amended to include that before the fencing is installed that it be approved by Richard Lewis. Mr. Ntourntourekas stated that he was okay with that. Member Colburn also asked that a condition be added that City staff review the signage proposed prior to installation and Mr. Ntourntourekas stated he was also okay with that.

Member Sullivan asked about snow removal. He stated this past winter they placed snow on the sidewalk in front of the building which hindered sidewalk snow removal for the city and the view of those that exit the property and Mr. Ntourntourekas stated that they try to push it back, but this year was a very trying year for snow removal.

**MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Planning Board approve the Special Use Permit, referenced as P14-07, for NJNT Holdings, to allow the creation of a motor vehicle oriented sales and repair business to operate out of the property located at 901 Central Street, tax map/lot 148-015-02. This approval is granted subject to the findings and conditions outlined in the draft document reviewed and amended by the board. All were in favor and the motion passed.**

**Old Business:** None.

**Public Comment:** None.

**Other Business:** None.

### Planner's Update

Richard stated he has not forgotten about the Master Plan. He has revised the Capital Projects section based on the discussion by the board and he will email or send a hardcopy in August. The last few meetings have only be attended by board members, so he stated he will draft some more sections for the board approval and then in October will hold the last public hearing on all of the drafts for final draft approval in November or December.

Mr. Lewis is wrapping up the Brownsfield project on South Main Street, Guay's garage. Spear Brothers has removed the siding with lead contamination from the barn and a company out of Vermont is demo'ing the interior of the barn and will be removing the barn. Richard stated he had attempted to contact Alex Ray about the barn to no avail, but

recently he has shown interest. Richard gave him the contact information from the company in Vermont to contact them directly.

Mr. Lewis stated he is looking at an LRPC grant from the EPA for phase 1 and 2, and is having properties in Franklin assessed. One of the properties is the old foundry on Chance Pond Road, the assessment work is being done and the building is full of items. The person that leased the property for the machine shop is removing some of the items, and there are containers of oils and other materials that need to be removed so the City does not have to bear the cost of the removal of those items. He stated they are looking into other EPA cleanup funds for the project.

Member Flaherty asked for an update on the Dollar Store. Richard Lewis stated the new owners just closed on the property 2 weeks ago. They are looking at subdividing the parcel and selling or gifting the back portion of the land to an abutter. He expects to get the application for either the August or September meeting of the board. Member Flaherty asked who would be in charge of the drainage if they sell the property. Richard Lewis stated he is not sure which abutter is interested in the property and it may be the abutter who was concerned about the drainage. Member Flaherty stated he is glad the eyesore has been removed.

Member Brown asked about the Cumberland Farms moving to the Ciao Pasta lot and if anything has come of that. Richard Lewis stated the project is dormant and Cumberland Farms is not interested in the land due to the DES concerns that arose. Mr. Lewis stated he is trying to get the environmental reports from Cumberland Farms but hasn't heard back from them.

Member Brown asked about the Roberts Market building. Richard Lewis stated they have an engineering firm involved, that they are assessing the property to see the extent of the damage and may just be doing a complete rehab. They have a demolition permit currently. There is a question about the need for sprinklers and he hopes the owner is moving in this direction.

There was a question about an excavator being located at the Lucky Lenny property. Richard stated he was not aware of this. Mayor Merrifield stated he has spoken with Mike Hanley and there are plans for the lot.

The Mayor asked if there was a workshop meeting in August and it was stated there will not be. Richard Lewis stated he would be out of town for the end of August meeting of the board and Angie would take care of the meeting if there is one. If there are no applications then a meeting would not be held then either.

Richard stated there is a possible subdivision for Sand Hill Road; however, due to the lack of frontage on a Class 5 roadway the applicant is going to need to start with applying for a variance from the ZBA and that this would take place in September.

### **Adjournment**

**MOTION: Mayor Merrifield moved and Member Starkweather seconded to adjourn the meeting of July 23<sup>rd</sup>, 2014 at 7:30 p.m. All were in favor and the meeting was adjourned.**

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