

**FRANKLIN PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING –
COUNCIL CHAMBERS
Wednesday, September 23rd, 2015 at 7:00 p.m.**

Call to Order: Acting Chair Brian Sullivan called the meeting to order at 7:00 p.m.

- Pledge of Allegiance
- Roll Call

Present: Brian Sullivan, Ted Starkweather, Tim Flaherty, David Testerman, Michael Freeman, Timothy Stangroom, David Veysey (arrived late 7:15 p.m.), Planning and Zoning Director, Richard Lewis, and Planning and Zoning Assistant, Angela Carey.

Absent: Brian Colburn, Mayor Ken Merrifield, Jo Brown, Anthony Giunta, and Powell Glenn.

Member Tim Flaherty was seated in place of absent Member Powell Glenn. At 7:15 p.m. Member David Veysey was seated in place of the Mayor.

❖ Approval of Minutes: August 12th, 2015.

MOTION: Member Starkweather moved and Member Testerman seconded to approve the minutes of the August 12th, 2015 Planning Board Meeting. All were in favor of approving the minutes as submitted.

Old Business: None.

New Business

- P15-013: Discount Price, LLC, Owner; Shafiq Chaudhry, Agent, requests a Special Use Permit for the Robert's Market site, located at 2 Hill Road, regarding the addition of a used car dealership on the lot, identified as Tax Map/Lot # 096-104-00, B-1 Zone (Low-Density Business and Commercial District), New Map # L7.

MOTION: Member Starkweather moved and Member Testerman seconded that the Franklin Planning Board accept the application for the proposed motor vehicle sales at 2 Hill Road. All were in favor; motion passed.

Shafiq Chaudhry was present to speak. He stated there is enough parking for used cars as he has never seen all 26-27 spots full. He would like to have six used cars for sale on the lot that already houses a mini mart, gas station, laundromat and six apartments. There were questions from the board about the required number of spaces for all uses. Richard Lewis stated that he spent time at the location with the owner and then again taking measurements. The owner has asked for six used cars as some of the apartments will not have two vehicles per apartment. Mr. Chaudhry indicated that the apartments are 500 square feet and typically there is only one car per apartment. Richard Lewis stated that he put forward for the board to approve four spots which would allow the owner to be in conformance with the City Parking requirements. Mr. Chaudhry stated that most people who visit the store are only there for 5-6 minutes at the most and leave. Richard stated it is the decision of the board for how many spots they will allow. Parking is based on the gross square footage, but some areas of the store are storage areas that are not accessible by the public and maybe this requirement needs to be changed to net usable square footage. Angie Carey asked if a variance would be needed if the board approves six, as this would make the parking not in conformance with the Zoning. Richard Lewis stated there are 32 spots and some areas that are

not proposed for parking could be reconfigured to be used for parking, so that they are within the 35-36 needed spaces if necessary in the future.

It was indicated that only one handicap space is required and it is provided.

Some concerns of the board were snow removal interfering with parking, construction equipment and debris on the site, the Planet Aid Box and the dumpster. Mr. Chaudhry stated that the construction equipment and debris will be removed when the apartments are done. He stated the Planet Aid people come and empty the box and all garbage around the box once a week. The dumpster has been chained and locked by Best Way to keep people from dumping items there. The snow is pushed off to the side of the site that is not utilized.

Richard Lewis stated that the applicant has proposed 8 spaces on the north side of the lot; the area is gravel and old pavement and would be cleaned up. There is enough area in front for 14 spaces, and this gives a total of 33 spaces. Mr. Lewis stated if the board is okay with six spaces then he is okay, as the existing lot has 26 spaces and after the reconfiguration there will be 32 spaces. He stated the existing uses and 26 spaces are grandfathered.

Richard Lewis stated that he could change the condition regarding the four vehicles to six vehicles. Angie Carey stated the board may want to add a condition that it is monitored over a certain time frame. Mr. Lewis indicated the new condition would contain wording that the used car sales business and the lot will be monitored over the next few years and if at any time an issue is found with the parking then the number of vehicles would be decreased.

Public Comment: None.

Board Discussion

The consensus of the board was to up the allowed vehicles from 4-6, but add that the parking will be monitored over the next two years for decreasing the number of vehicles if there is a problem.

MOTION: Member Sullivan moved Member Starkweather seconded to approve the Special Use Permit, referenced as P15-014, for Discount Price, LLC, to allow the creation of a motor vehicle oriented sales business to operate out of the property located at 2 Hill Road, Tax Map/Lot # 096-104-00. This approval is granted subject to the findings and conditions outlined in the draft document reviewed, amended and approved by the Board. All were in favor; motion passes.

- P15-014: Kirkwood Weyant Landholdings, LLC, Owner/Applicant, requests site plan approval for the construction of a storage barn, to be 3648 square feet (76' x 48'), on property located at 357 River Street, Tax Map/Lot # 121-405-00, RR Zone (Rural Residential District), New Map #R8. The property received approval in 2002 to run a Turf and Tree business on the lot, identified now as Three Rivers Wreath Company.

MOTION: Member Starkweather moved and Member Veysey seconded that the Franklin Planning Board accept the site plan application for a proposed agricultural-based storage barn from Kirkwood Weyant for a public hearing. The project number is P15-014, and the project is located on River Street. All were in favor; motion passed.

Mr. Weyant indicated the pole barn is for equipment, greens and materials for wreaths. The building will be located along the wood line. The current barn is not large enough. He stated the new season starts in November.

Board Questions

Member Stangroom asked where the location was in relationship to the home. Mr. Weyant showed him on the map. The house is in the middle of the driveway where the barn is. There will be a lean to on the back side of the new barn.

Public Comment

Stanley Weglarz, an abutter, was present to speak. He stated that 13 years ago Mr. Weyant received approval to run his business here. He is a good neighbor and an upstanding citizen. He grows green sod, wreaths and does landscaping and everything he touches he makes better. He stated this new building will allow his business to grow and his workers the space they need to work better.

Board Discussion

Member Sullivan stated that he agrees with Mr. Weglarz. Mr. Weyant has helped with the sod at Trestleview Park and on some other projects and he is a great resource for the city.

MOTION: Member Starkweather moved and Member Flaherty seconded to approve the Site Plan, referenced as P15-014, for Kirkwood Weyant Land Holdings, LLC applicant and owner, for work involving the construction of an agricultural storage barn on land located at 357 River Street, Tax Map/Lot # 121-405-00, with the conditions listed in the draft approval document reviewed and approved by the Board. All were in favor; motion passes.

Public Comment: None.

Other Business: None.

Planner's Update

- ❑ DISCUSSION- Regarding amendment to P15-011: HRES Franklin, LLC, Owner; Jake Seaton, Agent; Gorrill and Palmer Consulting Engineers, Inc., Engineers, request site plan review of the Family Dollar Site, regarding conformance to the current Site Plan Approval issued on March 26, 2014, and to review possible modifications to address drainage and site stabilization issues. The property is located at 785 Central Street, Tax Map/Lot # 147-401-00, B-1 Zone (Low-Density Business and Commercial District), New Map # N9.

Richard Lewis stated that this would be the second to last report for the Family Dollar Property. After the curbing went in, it was determined this would be enough to deter people from crossing from one property to the other and thus eliminates the need for the guardrail. Per the request of the Hamels the guardrail was not put in and a consensus of the board is needed to be able to remove this from the plan. He stated all parties are in agreement. Mike Vignale has been out and agrees. The only work left is the stabilization has not reached 50-75% so the bond will be held until this is reached.

The board indicated they were in agreement that the guardrail was unnecessary and could be removed from the plan.

Brian Sullivan added that the board sometimes trusts people and it has backfired in this instance. He stated that in the future all large projects need to have an engineer protecting the interests of the city and the abutters to keep from having this same type of thing happen. The board needs to not be concerned about the costs incurred to the applicant, as a lot of money could have been saved by the Applicant had an engineer

been on site and found these issues at the beginning instead of having to correct them later on and have the project drag out as long as this has.

Richard Lewis added that he will attempt to have some things for the board on the Master Plan for October and he is hoping to schedule other aspects of this process for over the winter. Member Sullivan stated that Richard is also the Special Project person for the city, applying for grants and taking on other items, so sometimes time doesn't allow work on other things and priorities are pushed forward.

Brian Sullivan stated the City of Franklin Water Department has received the New England Waterworks Utility of the Year award for a population under 10,000. The other community to receive this was Norwich CT who received it for a community under 100,000. He stated that Franklin was recognized at a meeting and he will be presenting the council with the award.

Adjournment

MOTION: Member Testerman moved and Member Starkweather seconded to adjourn the meeting of September 23rd, 2015 at 7:47 p.m. All were in favor and the meeting was adjourned.

Respectfully submitted,

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