

**FRANKLIN PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING – COUNCIL CHAMBERS
Wednesday, June 22, 2016 at 7:00 p.m.**

Call to Order: Mayor Merrifield called the meeting to order at 7:08 p.m.

- **Pledge of Allegiance**

- **Roll Call**

Present: Mayor Ken Merrifield, Brian Sullivan, Tim Stangroom, David Testerman, Tim Flaherty, and Planning and Zoning Director, Richard Lewis

Absent: Brian Colburn, Michael Freeman, Jo Brown, Ted Starkweather, Anthony Giunta, David Veysey & Powell Glenn

Member Flaherty is seated to vote for Jo Brown.

Mayor Merrifield announced that a quorum of the board consists of five members. In order for an application to receive approval or denial this evening, all five members must vote the same way. There is no objection from the applicants' representative.

- **Approval of minutes:** Members Sullivan / Testerman moved and seconded to approve the minutes of April 27, 2016 Planning Board Meeting.

Member Stangroom pointed out an error in minutes page 3 of 4, paragraph 7 should read "Chair Colburn asks the members of the Heritage Commission if (not is) they have any other questions."

All were in favor of approving the minutes with that correction.

- **Old Business:** None

- **New Business:**

P16-06: Louis & Carolyn Ferrari, Owners and Applicants: request site plan approval for the conversion of the building at 227 Central Street, identified as Tax Map/Lot # 117-256-00, B2 Zone (High-Density Business and Commercial District) into 3 one-bedroom residential units.

Motion to Accept the Application: Member Sullivan/ Member Flaherty moved and seconded to accept the application; all in favor.

Lynn Noyes, agent for the property owners, presented the application, stating that they wished to start the project as soon as possible. They were waiting on plans from Capital Fire; they have received an architectural rendering of the conversion from commercial space to residential apartments from Alternative Design. In the drawing, the architect included the possibility of one of the three apartments having two bedrooms. Ms. Noyes questioned whether that would hold up the approval of the application.

Planner Lewis stated that since that wouldn't affect the parking situation it shouldn't be a problem, but that a finalized plan should be submitted.

Board Questions:

- ✓ Member Flaherty asked about the ownership of the building behind the projected site and if it was just the front building that was being renovated. Ms. Noyes responded that the Ferraris owned both properties and also stated that they had had trouble finding and keeping a commercial business in the front building and it was their decision to seek approval to have the building converted to residential units.
- ✓ Member Stangroom asked if there would be a problem with sufficient parking for both units. Ms. Noyes indicated that they had enough parking. Director Lewis mentioned that striping and assigning parking spaces would be beneficial.
- ✓ Member Flaherty asked if any of the conversion would conflict with the downtown historic guidelines and Planner Lewis indicated that the only external changes would be the placement of new windows. Ms. Noyes stated that the building was currently just open space and they would only be adding interior framing for new walls.
- ✓ Ms. Noyes asked about any Fire Response issues and Member Sullivan mentioned the location of the nearest hydrant and Planner Lewis remarked that the building was already sprinkled and that the traffic flow around the building was adequate.

Public Comments: Mr. George Dzujna inquired about the square footage of the living area and was told that the building was 1600 square feet.

Public hearing was closed. Planner Lewis remarked that all 16 parking spaces in both apartment units should be striped as a condition for the approval of the site plans.

Approval of the Site Plan Conversion: Member Sullivan/Member Testerman moved and seconded a motion to approve the application with the condition of a final architectural plan and marked parking. All in favor.

- **General Public Comment:** None

- **Other business:**

Planner Lewis told the Board of the visit today by a representative from Hannaford Grocery Store and their intention of introducing an online shopping service. They wish to designate 6 of their current parking spaces for pick up of online orders. Although they will be losing 2 parking spaces due to adding hatched spaces, a diagonal line and a crosswalk for handicap access, they already have sufficient spaces for their clientele. Basically, he wanted to know what they needed to do to make this happen.

After a short discussion about signage, Member Sullivan moved to approve the 'as yet' un-numbered plan for Hannaford Supermarket's request to install 6 stenciled and marked parking spaces for food pickup as submitted to Planner Lewis on June 22, 2016. The motion was seconded by Mr. Flaherty and carries unanimously.

Mr. Flaherty sought clarification on the city's response to the burned out Packer's Market on Central Street. A discussion followed dealing with various options the city could pursue to get the property cleaned up. Planner Lewis suggested that he speak with the Fire Chief about the situation.

- **Adjournment:**

Motion: Members Sullivan/Testerman moved and seconded to adjourn the meeting of June 22, 2016 at 7:35 p.m. All were in favor and the meeting was adjourned.