

**Franklin Heritage Commission
Public Hearing
Wednesday, May 28, 2008
City Hall - Council Chambers**

Call to Order

Chair Morin called the meeting to order at 6:00pm.

In Attendance

Commissioners Present

Bob Morin, Chair
Bob Sharon, Vice Chair
Mary Boswell
Dave Palfrey
Annette Andreozzi
Elizabeth Colburn, Alternate
Dave Sinclair, Alternate

Other Present

Jerry Banchette, H.L. Turner Group
Mark McLeod, H.L. Turner Group
Ed Forster, Owner
Ken Merrifield, Mayor

Edward Forster as Represented by H.L. Turner Group - 100 Memorial Street

H08-02: Edward J. Forster, Owner/Applicant; The H.L. Turner Group Inc., Agent, request a hearing before the Heritage Commission regarding rehabilitating an existing mill building into fifty-four (54) residential condominium units. The property is located at 100 Memorial Street, identified as Tax Map/Lot # 117-143-00, B-2 Zone (High-Density Business and Commercial District). The proposed changes include: expansion of the parking area, new landscaping features, Parking lot lighting, loading dock, courtyard, brick façade, translucent roof panel structure on the courtyard to shelter the space from the elements, replacement of windows, and other miscellaneous exterior additions and renovations.

Mark McLeod was present to speak, from H.L. Turner Group, Inc. Mr. McLeod stated they are looking for approval of the application from the Heritage Commission as submitted.

Mr. McLeod addressed the Commission and explained that no changes to the proposal were made since the last informal meeting between the Turner Group and Heritage Commission and that the request for approval remains as submitted in the application.

Relative to the building, he indicated the principal modifications to the structure include a new elevator tower, the construction of an atrium with glass extending to the ground, and removal of the existing loading dock. He noted that the atrium as presented in the blueprints is not in final form and specifics on height in relation to the building remain to be finalized. McLeod stated the height of the new tower in relation to the building also needs to be finalized. No demolition of the building to expand parking.

In response to questions on the replacement windows, Mr. McLeod indicated the selection of windows will remain as submitted in the application. He also stated that building trim color will be a dark period color of either black or dark green.

Responding to a question on signage for the Riverbend Mill Project Mr. McLeod stated there are no plans for signage at this time.

On the question of fencing, Mr. McLeod stated there are no plans for fencing except for a wood screen to be constructed to mask the dumpster.

Concerning trees and landscaping, specifically the green space along the river, Mr. McLeod indicated it will remain as a green space in accordance with DES Shoreland Protection standards.

Public Comment

None

Chair Morin invited comments from the public.

No public comments were forthcoming.

Dave Sinclair moved and Dave Palfrey seconded to approve the application as submitted. The Commission voted 3 (three) in favor and 2 (two) opposed to the application. Motion passed.

Adjournment

The meeting was officially adjourned at 6:50pm.

Respectfully submitted,

Bob Morin, Chair