

**FRANKLIN PLANNING BOARD
PUBLIC HEARING
June 28, 2023 6:00 p.m.
Franklin City Hall, Council Chambers**

Minutes

Call to Order: 6:00 p.m.

Attendance: Chairman Dave Liberatore, Christine Dzujna, Mayor Jo Brown, Councilor Valerie Blake, Rob Sargent, Tim Flaherty, Christine Sheedy, Kathy Lauer-Rago, Alternate Donna Tully (seated for Ernesto Gonzalez), Alternate Councilor Ted Starkweather - not seated. (Absent: Ernesto Gonzalez, Alternate James DeBernardo).

Staff present: Planning Director Seth Creighton; Planning and Zoning Administrative Assistant Judy Bibbins

☐ **Pledge of Allegiance**

☐ **Approval of Minutes from 04/26/2023.**

Member Dzujna made a motion to approve the minutes, seconded by Mayor Brown. **Motion carried 9-0-0.**

☐ **New Business:**

P23-06: 4 Doucette Dr, Map-Lot 103-001-00, is seeking Planning Board review and recommendation on their request to build an Accessory Dwelling Unit on a private road, Doucette Drive. NH RSA 674:41 requires the Planning Board to offer a recommendation to the City Council on this matter.

Director Creighton spoke to the application explaining that the property had a single-family home that was recently demolished in order to build a new house. This request is to add an Accessory Dwelling Unit to the property, attached to the house. Under the guidance of the City Attorney, the applicant is being asked to sign a Municipal Release of Liability. Director Creighton shared that the Franklin Fire Department and Municipal Services Department have no concerns with this request.

Mayor Brown made a motion:

"I move to support Mr. Sargent's request to construct a new single-family home with Accessory Dwelling Unit intended for year-round occupancy at 4 Doucette Dr (private road), Map-Lot 103-001-00, with the condition that the City's standard Release of Liability be signed by both parties and recorded at the Merrimack County Registry of Deed (fees to be paid by applicant), prior to issuance of a building permit." Motion was seconded by Member Dzujna. **Motion carried 9-0-0.**

P23-05: Easter Seals NH, Inc., owner, is seeking site plan approval for 29 +/- multi-family units, 25+/- room assisted-living/boarded-house facility, offices, and a makers-space. The property is located on Holy Cross Road, Map/Lot 104-406-01 and 104-406-02 in the C [Conservation] zone.

Member Dzujna made a motion:

"I move to accept the Site Plan application for Holy Cross Road, Map/Lot 104-406-01 and 104-406-02 as complete enough to begin the review process." Motion was seconded by Councilor Blake. **Motion carried 9-0-0.**

Scott Lawlor, Civil Engineer from Norway Plains Associates, Eric Anderson, architect from ProCon and Chris Miller from Easter Seals were all present to speak to the application. Mr. Lawlor gave an overview of the project including the boundaries and history of the property, wetlands and soil testing, traffic study and stormwater treatment plans. He also explained the vision of the facility as a support campus for veterans in need of housing, medical and/or psychiatric care, rehabilitation and possibly vocational training. He covered the variances that have already been

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obtained from the Zoning Board of Adjustment for the multi-family housing and setback encroachment for 2 of the buildings and that they will be applying for another variance. There are three State approvals needed and one Federal one that they will be applying for.

Mr. Anderson highlighted the architecture and the elevator that will be constructed to join the Webster and Henry buildings for accessibility. Those two buildings are where the approved apartments will be housed. The Board asked many questions about the heating systems, purpose of other buildings, changes to other buildings, and possible changes to the road design including becoming a private road. Director Creighton explained that the proposal for the properties would result in a single campus bisected by a public road, which is not usually permissible. The City's technical departments support the idea of it becoming a private road with Right-of-Way for other users.

Director Creighton explained there are challenges with the requested approvals and the impact associated with them. He asked Mr. Miller to explain to the Board what Easter Seals sees as the vision for this property. Mr. Miller explained that the goal is to be a multi-purpose facility and work with other groups to serve veterans on many levels. The Board had questions about the number of people that could be onsite, parking and staffing. Mr. Miller explained that while other groups would be involved, Easter Seals was ultimately responsible for the project.

Chairman Liberatore opened the hearing up to the public. City Councilor Leigh Webb commented that he believed the wood-chip boiler in the heating building was not being used and confirmed that the speed limit in that area is 45 MPH. Chuck Berube from the VFW spoke to the need for services for homeless veterans as well as those recently discharged. Annette Andreozzi requested the Board not approve the project until a determination is made about the road. City Councilor George Dzujna asked about time limit for staying at the retreat center. Mr. Miller explained it would be for programming, likely a weekend or possibly a week. Erica Bruce asked about the age and capacity of the septic systems. Mr. Lawlor spoke to the information they had obtained on the septic capacity.

Chairman Liberatore closed the public hearing and brought the discussion back to the Board. The Board asked Mr. Miller more questions about the Retreat Center being a revenue source, if the housing would be transitional or permanent and if there was consideration of the Veterans assisting as employees at the facility. Mr. Miller said the revenue would be aimed at sustainability and there was not a time limit on length of stay at the apartments.

Director Creighton shared that there are some recurring themes in the questions and encouraged the Board to continue to ask questions as they review all aspects of this proposal. Chairman Liberatore suggested the application be continued so both sides could research answers to the questions that have posed. Member Dzujna made a motion:

"I move to continue the application to the July 26, 2023 meeting to allow the applicant to define proposed uses, submit a traffic study, meet with City Technical staff, etc... Revised/supplemental materials are to be submitted by July 10th." Motion was seconded by Councilor Blake. **Motion carried 9-0-0.**

☐ **Other Business:**

Chairman Liberatore requested the Board be more diligent in replying to the emails sent out by Staff regarding attendance at the meetings.

☐ **Planner's Update:**

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Director Creighton gave a few updates: Cumberland Farms has done some clean-up at the property on Central Street but still has not communicated a planned start date for the project. Tetal Station at 221 South Main Street has begun construction. The Irving station at 901 Central Street is also moving quickly. There are two properties on Commerce Drive that have started clearing trees. The Planning Office received notice of a new business going into 355 Central Street. "Greater Tahoe Gripworks, LLC" is a specialty store for rock-climbing shoes. 436 Central Street is currently for sale and has been renovated but no permits were pulled nor inspections done.

☐ **Adjournment:**

Mayor Brown made a motion to adjourn, seconded by Member Dzujna. **Motion carried 9-0-0. Meeting adjourned at 7:52 p.m.**

- The next Planning Board regular meeting is scheduled for July 26, 2023 at 6:00 p.m. and the application dead line date is July 5, 2023.

Respectfully submitted,

Judy Bibbins
Planning and Zoning Administrative Assistant