

**FRANKLIN PLANNING BOARD
PUBLIC HEARING
August 23, 2023 6:00 p.m.
Bessie Rowell Community Center – 12 Rowell Drive**

Minutes

Call to Order: 6:15 p.m.

Attendance: Chairman Dave Liberatore, Christine Dzujna, Mayor Jo Brown, Councilor Valerie Blake, Tim Flaherty, Ernesto Gonzalez, Alternate Donna Tully (seated for Kathy Rago), Alternate Councilor Ted Starkweather (seated for Rob Sargent), James DeBernardo (seated for Christine Sheedy). Absent: Rob Sargent, Christine Sheedy, Kathy Rago.

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

☐ **Pledge of Allegiance**

☐ **Approval of Minutes from 06/28/2023.**

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

☐ **Old Business:**

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

Member Flaherty made a motion:

"I move to declare the Site Plan is NOT a development of regional impact." Motion was seconded by Mayor Brown.

Motion carried 9-0-0.

Scott Lawler, 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. Lawler 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 obtained from the Zoning Board of Adjustment for the multi-family housing and setback encroachment for 2 of the buildings and approval of the Retreat Center in the Creighton-Mack Building.

Mr. Lawler explained they are proposing a separate septic system for the Henry and Webster Buildings, and covered the changes to the plan as a result of meetings with the City's Technical Staff including parking, lighting, landscaping and proposed changes to the road.

Chairman Liberatore asked Director Creighton for his input on the changes they have made since coming before the Board in June. Director Creighton shared the concerns brought up by the Municipal Services Department about proposed road improvements and road ownership matters and some of the possible solutions and explained that final decisions regarding the road would be made by the City Council.

Chairman Liberatore opened the hearing up to the public. With no public comments, he closed the public hearing and brought the discussion back to the Board.

APPROVED 10/25/2023

Member Dzujna made a motion:

"I move to approve the Site Plan application for Holy Cross Road, Map-Lots 104-406-01 and 104-406-02. The approval is consistent with the draft decision provided by the Planning Director, with any amendments made by the Board and noted in the minutes." Motion was seconded by Mayor Brown. **Motion carried 9-0-0.**

☐ **New Business:**

P23-07: Michael Bean, owner, is seeking approval to subdivide his property from 1 lot into 3 lots. The property is located 88 Calef Hill Road, Map/Lot 132-001-00 in the R1 [Low-density Residential] zone.

Mayor Brown made a motion to accept the application as complete, seconded by Member Tully. **Motion carried 9-0-0.**

Mayor Brown made a motion to declare the application is not a development of regional impact, seconded by Councilor Blake. **Motion carried 9-0-0.**

David Krause, surveyor on the project, spoke to the application. He explained the property owner is dividing the lot into three lots with the intention of selling them as house lots. Soil test pits have been drilled for potential well and septic locations.

Director Creighton explained the plan has to be approved by the State per State law for subdivision, and the waiver request for road site-distance from one of the properties. Municipal Services supports the site distance waiver as it is not a high-traffic road and the distance is acceptable.

Chairman Liberatore opened the hearing to public comment. Candy Lewis, 56 Calef Hill Rd., expressed concerns about stormwater runoff and flooding onto her property once a house is built on the abutting lot. Mr. Krause explained the direction of the water from the proposed lots goes toward the road and away from her property.

Chairman Liberatore closed the hearing and brought it back to the Board. Director Creighton suggested adding a condition of a stormwater management plan be a condition on any future building permit for the new lots.

Mayor Brown made a motion:

"I move to approve the waiver request from Subdivision Regulation 403-5-G "Driveway Design" for the reasons described by the applicant and Staff." Motion seconded by Member Dzujna. **Motion carried 9-0-0.**

Mayor Brown made a motion:

"I move to approve the subdivision application for 88 Calef Hill Rd, Map-Lot 132-001.

The approval is consistent with the draft decision provided by the Planning Director, with any amendments made by the Board and noted in the minutes including a stormwater management provision on lot 132-001-02." Motion seconded by Member Tully. **Motion carried 9-0-0.**

P23-08: Dascoulias Revocable Trust, owner, is seeking site plan approval to construct a 30' x 40' addition to a commercial retail building. The property is located at 428 North Main Street, Map/Lot 096-041-00 in the B1 [Low-density Business & Commercial] zoning district.

Mayor Brown made a motion:

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"I move to accept the Site Plan application for Map-Lot 096-041-00, 428 North Main St is complete enough to begin the review process". Motion seconded by Member Flaherty. **Motion carried 9-0-0.**

Mayor Brown made a motion:

"I move to declare the Site Plan is NOT a development of regional impact." Motion seconded by Member Tully.

Motion carried 9-0-0.

Brian Tilton, builder for the applicant, spoke to the application. He explained the project, parking lot changes and stormwater management plans. Director Creighton explained non-conforming commercial property is subject to a complete review when requesting an amended site plan. He suggested making some changes to make the property less non-conforming including striping the parking lot, stormwater management, and vegetation in the form of planter boxes.

With no comments or questions from the Board, Chairman Liberatore opened the hearing to the public. George Dzujna, City Councilor, spoke in support of the application and commended Director Creighton for the suggestions to improve the property. With no further comments, the public hearing was closed and brought back to the Board.

Member Tully asked for clarification on condition #5 regarding maintaining a vehicular connection to the abutting property. Director Creighton explained that is to minimize entering/exiting traffic onto a busy road when there can be connections between abutting commercial properties.

Mayor Brown made a motion:

"I move to approve the Site Plan application for 428 North Main St at Map-Lot 096-041-00. The approval is consistent with the draft decision provided by the Planning Director, with any amendments made by the Board and noted in the minutes." Motion was seconded by Member Flaherty. **Motion carried 9-0-0.**

☐ **Planner's Update:**

Director Creighton gave a few updates: The Irving Gas Station at 901 Central Street is well underway as is the Tetal Station at 221 South Main Street. 174 North Main Street is undergoing some demolition but no redevelopment plan has been submitted to the City. Two new businesses will be opening soon: Maaz's Chicken at 169 Central Street and V.I.B.E. at 42 Franklin Street.

☐ **Adjournment:**

Member Dzujna made a motion to adjourn, seconded by Mayor Brown. **Motion carried 9-0-0. Meeting adjourned at 7:16 p.m.**

- The next Planning Board regular meeting is scheduled for September 27, 2023 at 6:00 p.m. and the application dead line date is September 6, 2023.

Respectfully submitted,

Judy Bibbins

Planning and Zoning Administrative Assistant