

**FRANKLIN PLANNING BOARD  
PUBLIC HEARING MEETING  
September 27, 2017  
7:00 p.m.**

**Minutes**

**Call to Order:**

- ❑ **Pledge of Allegiance.**
- ❑ **Roll Call Present:** Brian Colburn, Brian Sullivan, Scott Clarenbach, Tim Flaherty, Ted Starkweather, David Veysey, Tony Giunta and Tim Stangroom **Absent:** James Well, Michael Freeman, David Testerman and Jo Brown The Chair seats Member Flaherty for Member Freeman
- ❑ **Approval of Minutes** from the August 23, 2017 meeting of the Planning Board. No revisions or corrections noted. Minutes approved by a vote of 8-0-0.

**Old Business:** None

**New Business:**

- ❑ **P 17-02:** The Carolyn M. Hurst Revocable Trust 1994, owner/applicant is seeking subdivision approval for 287 Pleasant Street [Map/Lot 137-004-00, Map # P9] in the RR [Rural Residential] zoning district to create two lots, Lot 1 [2.02 acres to contain the house and septic] and the remaining property consisting of 15.19 of undeveloped acres.

Member Starkweather / Member Veysey motioned / seconded acceptance of the application

Carolyn Hurst was present to answer questions about the subdivision. Member Stangroom asked what they intended to do with the undeveloped property and Mrs. Hurst replied that they had no current plans but that they own the adjoining properties and will decide what to do with the increased acreage at a later date. There was no public comment or further discussion by the Board.

**Member Sullivan motioned approval of the subdivision which was seconded by Member Giunta. By a vote of 8-0-0 the motion passed.**

- ❑ **P 17-03:** Richard C & S Realty, owner/applicant is seeking a Special Use permit for the property at 4 Green Street [Map/Lot 135-144-00, Map # N9] in the B-1 [Low Density Business & Commercial] zoning district to section off the open 6-bay garage into multiple tenant units for motor vehicle uses.

Member Sullivan / Member Giunta moved and seconded to accept the application.

Director Lewis informed the Board that Mr. Crowley had a revised parking plan that he would be handing out. Director Lewis spoke of his concerns that over time motor repair places have become more junkyard and would like some provision that such an event wouldn't happen. He also asked about the existing commercial vehicles parked on the west side of Green Street and wondered if that would be involved with the parking necessary for the change of use. He suggested that parking on the south side of garage could be used by tenants. Should other vendors, for example a farmers' market, rent some of the space, the parking issue would need to be reevaluated and fire/life safety issues addressed. He added that this application was a combined site plan and special use application.

Richard Crowley was present to speak and assured the Board that he would keep on top of any accumulation of vehicles. Member Stangroom asked if the present building would be expanded. Mr. Crowley told him no. Stangroom also asked about the removal of old parts, and oil disposal. Mr. Crowley said that would be left to the tenants. Member Sullivan informed the Board that oil disposal is regulated by the state. Member Flaherty was concerned about fire safety issues and Mr. Crowley said he has been in touch with Fire Captain Chuck Bodien regarding that.

Mayor Clarenbach asked about bathrooms and doors for the individual tenants and Mr. Crowley said that doors will be cut into the existing garage doors and that handicap accessible bathrooms were being fitted into each space.

Abutter Gary Brassard spoke in favor of the change of use.

Director Lewis brought the Board's attention back to item number two under conditions that restricts the number of allotted parking spaces per tenant and the striping of those spaces. Member Stangroom inquired about individual signage for tenants and Mr. Crowley stated that it will be each individual tenant's responsibility to acquire a sign permit. Director Lewis inquired about hours of operation and Mr. Crowley said that it would be normal working hours and Saturdays but no third shift hours. The issue of stop or directional signs might change if the use becomes more extensive and parking and traffic issues are involved, but that could be handled administratively. Any required HP parking will also be handled administratively as each bay is converted to a specific use.

**Member Sullivan / Mayor Clarenbach motioned / seconded approval of the site plan and change of use as detailed in the draft decision. By a vote of 8-0-0 the motion passed.**

☐ **P 17-04:** BPOE Franklin Elks Lodge 1280, owner/applicant is seeking a Special Use permit for the property at 125 S. Main Street [Map/Lot 098-051-00, Map # 07] in the B-1 {Low Density Business & Commercial} zoning district to operate a private club.

Member Flaherty motioned / Mayor Clarenbach seconded the application submission. Member Anthony Giunta recused himself due to membership in the Elks and a familial relationship with the applicant.

Mr. Joseph Giunta, who serves on the Board of Directors and is a trustee with the Elks, was present to answer questions. Member Stangroom asked about the parking design and the need for Do Not Enter or Stop signs. Mr. Giunta said that on the South Main Street side there will be stop signs, but when there were no functions they would chain off those entries. The center entrance off of South Main will be a stop sign with a 'do not enter' sign of the street side of the stop sign.

Director Lewis asked about capacity and Mr. Giunta said they didn't expect to exceed 400 people at any given time so the parking available should accommodate everyone. Member Stangroom asked about exterior lighting and was told that would remain as it is currently. Member Starkweather asked how they would handle unauthorized parking and Mr. Giunta said that they already requested those cars be moved stating that their insurance wouldn't cover automobiles parked there without permission.

There was no public comment. When brought back to the Board, Member Stangroom confirmed that the use is just following the club when it moves to its new location.

**Member Starkweather / Member Veysey motioned / seconded the approval of the Special Use permit. By a vote of 7-0-0 the motion passed.**

- ❑ **P 17-05:** 16-22 Apple Farm Road LLC, owner/applicant is seeking subdivision approval for 16 Apple Farm Road [Map/Lot 016-403-00, Map # 14] in the LP/C [Lake Protective/Conservation] zoning district to create three lots, two of which will contain existing houses in the LP zone, and the third in the Conservation zone made up of 53.09 acres.

Member Starkweather / Member Sullivan motioned / seconded acceptance of the application.

Director Lewis said that the subdivision plan was very well prepared and that both lots have the required frontage and lot area.

Todd Workman spoke for the applicant. Member Starkweather asked about any changes to the conservation section of the property and Mr. Workman indicated that there would be no changes.

Mayor Clarenbach asked about the required road frontage for the house in the field and access to it from Apple Farm Road. Mr. Workman stated that the conservation easement and the access easement will take care of those requirements. The gravel drive will service multiple properties.

Member Starkweather asked about the condition of the culvert stating that the Fire Department won't cross the culvert with their large trucks. He asked if there could be a Release of Municipal Responsibility for that property. Mr. Workman said he would prefer to solve the issue as opposed to needing to acquire a release. Member Sullivan indicated that he and the Fire Chief could go up there and evaluate the culvert condition.

There were no questions from the public.

**Member Starkweather / Member Giunta motioned / seconded approval of the subdivision and the motion passed by a vote of 8-0-0.**

**Public Comment:** no general public comment

**Other Business:**

**1. Review and Recommendation for Marc Chauvette to build on a Private Road [Riverview Drive]**

Director Lewis informed the Board that the Zoning Board of Adjustment granted a variance for the building of a three season house on Mr. Chauvette's property provided that two of the lots be merged to acquire the required frontage and yard dimensions. The next step is for the Planning Board to send a positive recommendation to the City Council to allow for building on a private road.

Member Stangroom asked if this were a commercial enterprise or if the proposed three season house was just for the family's use. Member Starkweather asked about the release of municipal responsibility. Director Lewis informed the Board that the house would be for family use only and that there might be some general release of municipal responsibility in areas such as Riverview Drive and Gile Pond. The existing mobile home currently on the Chauvette property would be removed once the three season house was constructed. It is the hope that there will be a move by others to merge their properties down there to create buildable lots.

**Member Giunta motion that the Board send a positive recommendation to the City Council. The motion was seconded by Member Starkweather. By a vote of 8-0-0 the motion passed.**

**2. Discussion on hearing process for the Community Action Program project on Elkins Street**

Director Lewis told the Board that the CAP parcel and the building are city-owned. The plan is to demolish the existing building and construct a smaller building. In a meeting with Mr. Littlefield, Director of CAP, there was a discussion of options to improve drainage. Right now approximately 97% of the property is paved over. The Director asked if there was a way to combine the hearings and expedite the project moving forward.

Chairman Colburn suggested advertising the proposed plan and waiving the design review.

Member Veysey stated that he was concerned about the completeness of the plan when it was presented to the Board so that there weren't any major flaws or lingering questions. Director Lewis indicated that Mr. Littlefield had engaged a competent engineer and hopefully that aspect can be covered in an internal review.

Member Sullivan stated that with meetings he's had with Mr. Littlefield he is comfortable to just have the one public meeting.

Mayor Clarenbach wanted it made clear that the City is the owner of the property on Elkins Street and the CAP is only the applicant. Municipal projects are exempt from planning, but this project doesn't meet that exemption.

Member Giunta wanted to express his and many of his constituents praise for Director Lewis and the Planning Board for the work they do for the city and its residents and business owners.

**Planner's Update:** The Director passed out the final draft of the Master Plan stating that Franklin at a Glance had been completed and that he included an executive summary. The summary and the plan are available for viewing on the City's Website. The meeting for the public hearing is scheduled for Wednesday, October 11<sup>th</sup> at 7 p.m.

**Adjournment:** By a vote of 8-0-0 the meeting was adjourned at 8:10 p.m.

- The Planning Board meeting for the Public Hearing on the Master Plan is scheduled for **October 11, 2017 at 7:00 p.m.**