

**FRANKLIN PLANNING BOARD
PUBLIC HEARING MEETING**

January 24, 2018

7:00 p.m.

Minutes

Call to Order:

- ❑ Pledge of Allegiance.
- ❑ Roll Call Present: David Testerman, David Liberatore, Ted Starkweather, Tim Flaherty, Tim Stangroom, Scott Clarenbach, Mayor Tony Giunta, and Michael Freeman
 Absent: Brian Sullivan
 Mayor Giunta seated Tim Flaherty for Brian Sullivan for voting purposes
- ❑ Nominations for Chair and Vice Chair—Member Flaherty nominated David Liberatore for Chairman; seconded by Member Stangroom. No other nominations. All were in favor. Mayor Giunta nominated Michael Freeman for Vice Chair; seconded by Member Flaherty. All in favor.
- ❑ Approval of Minutes from the December 13, 2017 meeting of the Planning Board. Members Freeman / Flaherty motioned and seconded approval of the minutes. No revisions or corrections were recommended. By a vote of 8-0-0 the motion passed.

Old Business: Continuation of hearing

- ❑ **P 17-06: Community Action Program**, applicant, is seeking Site Plan approval for the construction of, and site work for, a proposed 5,000 sq. ft. office building to replace a larger facility, at 82 Elkins Street, [Map/Lot 118-014-00, Map Sheet O8] in the R3 [1,2, & 3 family Residential] district.

Member Stangroom asked the applicant if they received Medicaid dollars. Receiving an affirmative answer, he recused himself due to his position at NHDHHS and sought a seat in the audience.

Gary Spaulding spoke of the existing site with its 97% of impervious surface. The presented plan will reduce that percentage to 55%. He informed the Board of the Zoning Board decision to allow a variance for parking within the front setback. He further indicated on the drawings the swale designed to handle runoff, along with the new screening by either vegetation or fencing.

Member Starkweather asked about the possibility of planting shrubbery on the southern side of the property to shield those homes from headlights coming into the parking lot. Mr. Spaulding agreed to consider additional plantings. Chair Liberatore asked about night meetings and Mr. Ralph Littlefield, Director of CAP stated that evening meetings were over by 7:30.

Discussion brought back to the board. Mayor Giunta asked if Planner Lewis had any input. Mr. Lewis confirmed that the applicant is working well with the abutters. He added that Brian Sullivan was aware of the amount of runoff and the employment of a swale to control that issue.

No one from the public came forward to speak and Mayor Giunta motioned to approve the site plan. Member Flaherty seconded the motion. By a vote of 7-0 the motion passed.

New Business:

- ❑ **P 18-01: Riverbend Community Mental Health, Inc.,** owner is seeking site plan approval for a 1,920 sq. ft. addition to the existing office building, together with additional parking and walkways. The property is located at 53 Kendall Street, Map/Lot # 134-297-00 in the RS (Single family residential) zoning district, Map Sheet N9.

Member Stangroom again recused himself.

Ms. Sarah Gagnon, Program Director for Riverbend talked about the need for additional space to meet the needs of the community. She personally spoke with all but one of the abutters and discussed the projected addition. Everyone seemed in favor of the project.

Tim Grant, Northpoint Engineering presented the site plan to the Board, pointing out the area of expansion beyond the 1999 addition to the original farmhouse. The addition, similar in design of the previous addition, will continue off the same roofline. Four new parking spaces are planned and additional evergreen trees will be planted to act as screening. A section of old fencing will be removed per a request from an abutter. Municipal Services Director Brian Sullivan was conferred with regarding a new catch basin to handle drainage issues and he was satisfied that there would be no adverse effect on city's storm drain system.

Member Testerman asked if they have built in sufficient parking for both staff and clients.

Ms. Gagnon answered that many of the staff are community based and they are not parking at the building. She added that she did an assessment for the number of parking spots they needed and that with the four additional spaces there will be sufficient parking for both staff and clients.

Member Testerman then asked how Medicaid expansion will impact their ability to serve the community. Ms. Gagnon said that she doesn't anticipate an issue, but if there is they will use a sliding fee schedule to help their clients.

Member Starkweather asked about the different heights of fencing proposed on the site plan and Mr. Grant said that they were accommodating the various wishes of the abutters where the reduced size fence allows for better visibility down the street.

Member Starkweather then asked about shielding lighting. Ms. Gagnon said that the lights in the parking lot will be pointing directly downward. One neighbor however approved of a 360-degree light. They are also hoping to put the lights on a timer.

Brought back to the Board, Mr. Lewis added that the applicant presented a well designed plan. A motion was made for the record to accept the application as complete.

Mayor Giunta asked if anyone from the public wished to speak, but no one chose to.

Members Flaherty / Clarenbach motioned / seconded the approval of the site plan with no added conditions. By a vote of 7-0 the motion passed.

Approved 2/28/18

Public Comment: None

Other Business:

Member Testerman asked about the status of various solar projects, in particular the stop work order issued on the installation on the Weglarz property. Mr. Lewis said that the Weglarz project was ordered to stop work when Inspector Steve Reale had some concerns. He and Mr. Lewis along with Chuck Bodien and the State Electrician met with the developers. The issue is whether the project is being built as per the plan. It was agreed that the developers would hire a structural engineer to ascertain if the installation was in compliance. If it is determined to be in compliance then the cease and desist order will be removed and work can continue. If not, the developers will work to get it into compliance. One issue out of compliance is the need to install a drip edge along the 35-40 rows of panels to allow for infiltration and prevent erosion.

Member Stangroom asked if the now empty Episcopal Church Food Pantry and the current Cumberland site properties would be coming back to the city. Mr. Lewis answered that it is possible that Cumberland Farms will purchase the Ciao Pasta site across the street. If they do they will have to follow DES guidelines to remove the tanks from the current location. He imagines that they will put a condition on the sale of the existing property that there is no competition from the new owner. He also added that someone once proposed a small take-out Mexican restaurant on that site.

Member Flaherty asked if the tanks had been removed from the old Irving station on South Main and Mr. Lewis confirmed that they were.

Member Starkweather asked about the other solar projects and Mr. Lewis mentioned that he had an email from Andrew Keller asking for some clarification relative to the property the city obtained from the old solid waste/ash site next door to the Weglarz site. There is the possibility that this project could piggyback on the Weglarz project.

Chairman Liberatore asked if the Board might hold its meetings a 6 PM instead of 7 PM, but Vice Chair Freeman said that he would not be able to make it to a six o'clock meeting. The Chairman then inquired if board members might have a city id card to carry in their wallets to show to property owners when doing site visits. Mr. Lewis said he'd check on that but that he discouraged members from doing anything more than a drive-by viewing. Member Clarenbach added that board members shouldn't meet individually with applicants or it might compromise the decisions of the board. Mr. Lewis reminded the board that he tries to highlight any unique issues regarding a project in the memos he sends out with the meeting packets. Mayor Giunta said that if they felt a site visit was necessary that they should arrange to meet as a group.

Planner's Update: Nothing new at this time.

Adjournment: Members Clarenbach / Starkweather motioned/seconded to adjourn at 7:50 PM.

- The next Planning Board regular meeting is scheduled for February 28, 2018 at 7:00 p.m. and the application dead line date is February 7, 2018.