

**FRANKLIN PLANNING BOARD
PUBLIC HEARING MEETING**

February 28, 2018

7:00 p.m.

Minutes

Call to Order:

☐ Pledge of Allegiance.

☐ Roll Call: Present--Christine Dzujna, Scott Clarenbach, Dave Liberatore, Ted Starkweather, Brian Sullivan, Donna Tully, Jo Brown, David Testerman, Mike Freeman, & Tim Stangroom Absent—Anthony Giunta & Tim Flaherty
The Chairman seated Donna Tully for Mayor Giunta and Jo Brown for Member Flaherty

☐ Approval of Minutes from the January 24, 2018 meeting of the Planning Board. Ted Starkweather pointed out two typos. Sullivan/Clarenbach motioned and seconded the approval of the minutes with the above changes. All were in favor

Old Business: None

New Business:

☐ **P 18-02:** FranklinDom, LLC, applicant and Richard Bennett, et al, owners are seeking site plan approval for a proposed Domino's Pizza restaurant at 900 Central Street [Map/Lot 148-413-00, Map Sheet N10] in the B1 [Low Density Business and Commercial] district.

Members Sullivan & Brown motioned and seconded the acceptance of Application P18-02. All were in favor.

Paul Avery, Oak Consulting Group, LLC and David Jenks, FranklinDom, LLC presented the site plans for the proposed Domino's Pizza store at 900 Central Street. The parcel consists of 3.2 acres, but they will only be developing the front portion of the property. The store will be 2180 square feet which will provide 31 customer seats and pick up window (not a drive-thru). Based on calculations the site plan requires 11 parking spaces but they are proposing 29.

The layout allows for the pizza delivery drivers to get in and out. The traffic pattern in the lot will be counter-clockwise with two way traffic on the east side of the store and one way on the west side of the building. Delivery trucks will come in through east and go against the flow of traffic around the back and then exit. Of the four landscape islands on the corners of the building only one will be landscaped, the rest will just be striped to allow for more maneuvering space in the lot. Enclosed dumpsters will sit on the northwest corner of the parking lot. A pylon sign will be located near the road on the west side of the parking area.

Member Stangroom asked if the delivery trucks would be arriving after hours or while the store is still open and from which direction the trucks will leave the lot. Mr. Jenks said that their

supply chain arrives at different hours, but that all the trucks have two drivers and a man will get out and help direct or halt traffic until the truck leaves the site. The trucks come from and will return to I-93 so they will be making a left turn out of the lot. He said there are 250 feet of visibility to the east and a turn lane to facilitate exiting the property. If necessary, one of the drivers will again help to halt traffic.

Mr. Avery mentioned the slope of the property and the fact that the storm water drains toward the street, but the use of pervious pavement will help with the amount of flow, along with the two proposed dry wells. The utilities they will be tying into will consist of electric and water on the same side of the road and gas and sewer on the opposite side of Central Street.

He mentioned that they are asking for two waivers. A waiver from City Specifications and Standards for driveway pavement to enable the construction of porous pavement and a waiver from Driveway Grades due to the fact that the site's topography rises considerably in the area of the proposed parking lot.

Mr. Jenks, spoke of a conversation with the abutters to the east and the plan to install a privacy fence to within 20 feet of the road to allow for visibility for traffic. More than likely the fence will be 6 feet high and made of PVC.

Member Starkweather asked about the plans for the rest of the piece of property. Mr. Jenks said it would be left undisturbed. The area immediately to the rear of the parking lot will be utilized for snow removal.

Member Stangroom asked about the roof slope. Mr. Jenks said it was a flat roof with a mansard roof design on the side. The building would be constructed of corrugated galvanized metal with wood in the back and a glass store front. There will be soffit lighting.

Member Clarenbach asked about the pervious asphalt. Mr. Avery stated that this porous type of pavement handles drainage much better and doesn't ice up as easily in winter. Member Clarenbach then added that drainage from the lot tends to puddle on Central Street. Mr. Avery said there will be two catch basins to help with that issue.

Member Freeman asked about the year-round performance of the driveway material. Director Sullivan answered that the city parking lot at Griffin Beach is made of that material and it has performed very well if it is correctly maintained. It is being used throughout the state.

Member Tully asked to have the traffic pattern described again and questioned the left turn out of the parking lot. Mr. Sullivan answered that this was discussed at the technical review meeting and the consensus was that with the turn lane the left turn could be accomplished.

Member Starkweather questioned the short distance between the Hannafords and Franklin Shopping Center lights making the difficult to do the left turn at heavy traffic times. Mr. Avery said that the lights actually provide breaks in the traffic to help with left turns.

Open to public: Jim Wells expressed his concern with the line of site in the westerly direction. Although it is posted as a 30mph zone people are going 35 and 40 mph. He suggested looking at placing the entrance on the west side of the property and utilizing the shopping center light and parking lot for access. The board's response to that suggestion was that such a solution would involve getting permission from numerous property owners which was unlikely.

Ronald Duhamel, property owner to the east, asked for assurance that the privacy fencing agreed upon would be binding even if it isn't on the site plan drawings. Chairman Liberatore told him that it is a condition of the approval that the board will be voting on.

Annette Andreozzi, Ward 3, told the board that between 4 and 5:30 pm traffic on that stretch of Central Street is particularly heavy and requested that any work that involves digging up the road for utility connections not be done during that time period. Mr. Sullivan said that the work would be done under a dig permit and that arrangements would be made to keep traffic moving.

William R (signature illegible) said he didn't see why everyone is worried by traffic on that road, there are already businesses where left turns are being made and the decision to approve the plan shouldn't rest on that issue.

The Meeting was brought back to the board.

Brian Sullivan motioned for approval of two Waivers from Section 402-5.E.2, Driveway Design and 402-5.E.6, Driveway Grade as written in the findings. The motion was seconded by Member Clarenbach. All were in favor.

Mr. Sullivan then made a motion to approve the site plan P18-02 with the conditions listed under Decision and Conditions of the draft approval. Member Starkweather seconded the motion and Chairman Liberatore confirmed that it includes the privacy fencing. All were in favor.

Public Comment:

Other Business: Hand out **FINAL** update of the 2018 Master Plan. Chairman Liberatore requested that the members review the Master Plan before the next meeting. Member Sullivan asked if the Board was ready to approve the plan at this meeting but it was felt that the new board members needed time to thoroughly read through it first. Mr. Sullivan asked the recording secretary to place this item on next month's agenda.

Planner's Update:

Adjournment: Clarenbach / Brown motioned / seconded adjournment at 7:45 p.m.

- An additional correction to the January 24, 2018 minutes was pointed out by Christine Dzujna: the buildings mention by Tim Stangroom on page 3, paragraph 2, were the Cumberland Farms and the Episcopal Church Food Pantry, not the old Elks building and Ciao Pasta as listed.
- The next Planning Board regular meeting is scheduled for March 28, 2018 at 7:00 p.m. and the application dead line date is March 7, 2018.