

**FRANKLIN PLANNING BOARD  
PUBLIC HEARING MEETING  
November 28, 2018  
7:00 p.m.**

**Minutes**

**Call to Order:**

- ☐ Pledge of Allegiance
- ☐ Roll Call: Present - Brian Barry, Jo Brown, Scott Clarenbach, Christine Dzujna, Tim Flaherty, Mayor Tony Giunta, Chairman David Liberatore, Tim Stangroom, Ted Starkweather, Donna Tully, Planning Director Richard Lewis      Absent - Michael Freeman & David Testerman  
Donna Tully is seated for voting purposes.
- ☐ Approval of October 24, 2018 Planning Board Minutes - Member Dzujna motioned and Mayor Giunta seconded approval of minutes as written. **Motion passed by vote of 10-0-0.**

**Old Business:** None

**New Business:**

**P18-13** Hoang Le (owner) & Con Pham (applicant) are seeking site plan approval to create a combination restaurant & bar at 338-340 Central Street [Map/Lot 117-149-00] in the B2 [High Density Business & Commercial] and Downtown Revitalization zoning districts.

Mayor Giunta / Member Flaherty motioned / seconded acceptance of the application as complete. **Motion passed by vote of 10-0-0.**

Con Pham, applicant, said he is currently doing improvements to the building and he wants to merge two of the storefronts to put in a Sports Bar. Member Stangroom inquired as to the type of cuisine the establishment would be serving and Mr. Pham said it would be American food, chicken and steaks.

Member Stangroom asked if the Heritage Commission would be dealing with lighting as well as signage and Planner Lewis said that is so. Mr. Stangroom then asked about the parking spaces detailed in the paperwork. He asked how many times "do we overlay the parking spaces in downtown before we are over capacity?" Planner Lewis said that the City Council held an Economic Development update workshop on Monday and parking was brought up a couple times during that meeting. The City, utilizing some Tax Increment Financing, purchased the building at 33 Memorial Street and the apartment building across the street at 42 Canal Street. The 33 Memorial building has been taken down and it will eventually be converted into a combination of parking and landscaping. Once the 42 Canal Street building is removed it too will be designated for parking. The idea is to blend these proposed lots into the larger improvements that Chinburg is doing on the larger Stevens Mill building. The parking lot of Franklin Street use to be a lease lot with only 2-3 leases out of the 18 spaces. That lot has been

opened up, but there will need to be discussions with the City Council about some long-term lease agreement with Toad Hall. Right now, there is plenty of parking although there may need to be some internal policing and scheduling when there are heavily attended events.

Member Stangroom mentioned that there have been parking issues with the auction hall attendees and restaurant patrons. Planner Lewis said that there is some thought about putting in another parking area on Church Street where the house burnt down.

Member Stangroom asked about the hours of operation and Mr. Pham stated the restaurant/bar would be open from 10 AM to 11 PM, but did not specify the number of days per week.

Member Flaherty asked Planner Lewis if this establishment would be the third restaurant proposal for Central Street. Mr. Lewis said that the microbrewery in the Buell Block would probably be submitting a site plan in late spring. There was no word about the proposed restaurant in Toad Hall at this time.

Planner Lewis asked Mr. Pham about the basement and Mr. Pham said it would be used for general storage and for the freezer. Mr. Lewis informed the board that Mr. Pham will need to apply for a building permit which addresses all the issues raised by the Fire Code Inspector and the Planning and Zoning Director.

Mr. Flaherty asked if the rear porch was for outdoor dining or just entry and Mr. Pham indicated that it was just a landing for access to the rear of the building.

Annette Andreozzi, Ward 3, addressed the board when the discussion was open to the public. She reminded the board of the traffic problems when the Opera House was having a production. Although she had no objection to another restaurant on Central Street, she felt the board needs to think about parking right now, not when there are no parking spaces left. She was particularly concerned about the older city residents who are unable to hike from a parking place blocks away from their destination. She asked about the proposed restaurant's capacity and number of employees, all needing parking. Chairman Liberatore asked Ms. Andreozzi if she was suggesting that there be no expansion downtown and Ms. Andreozzi said that isn't the case, that it is better to work on the parking issue before it is too late.

After closing the public session, Chairman Liberatore brought the discussion back to the board. Mayor Giunta made a motion to approve the application which was seconded by Member Starkweather. **There was no further discussion and the motion passed with a vote of 10-0-0.**

Mayor Giunta told Mr. Pham that the city appreciated what he was doing toward filling the goals and missions of the community.

**Other Business / Planner's Update:** Planner Lewis indicated that he just received plans for the December 19<sup>th</sup> meeting which included an annexation of some city property to 15 Tannery Street and a conceptual plan of a solar project off Mark and Duffy Roads.

Member Brown inquired about the status of the Cumberland Farms property. Mr. Lewis said the investigative work of the brownfield issues is ongoing. Funding has been acquired from the DES and testing will start next week. Ground penetrating testing has shown another possible underground storage tank. There is an active P & S with Cumberland Farms and there might be a closing on that property in spring. Dominos has started doing some site work. Liberty Utilities discovered a pressure gauge problem connected with the gas line that runs across Central Street between the new Dominos site and the Soda Shoppe, so the newly paved road will need to be dug up.

Planner Lewis ended his remarks by again mentioning the demolition of an apartment at 33 Memorial Street and the future demo of 42 Canal apartment building. The plan is to have additional parking and landscaping on both sites that will tie in with the Chinburg property development. He also mentioned the possibility of creating additional parking on 31 Church Street.

**Public Comment:** None

**Adjournment:** Mayor Giunta motioned and Scott Clarenbach seconded a motion for adjournment. **All were in favor and the meeting closed at 7:37 pm.**

Minutes Recorded by Cheryl Y. Fisher, Administrative Assistant, Planning & Zoning

- The next Planning Board regular meeting is scheduled for December 19, 2018 at 7:00 p.m. and the application dead line date is November 28, 2018.