

**FRANKLIN PLANNING BOARD
PUBLIC HEARING MEETING
MARCH 27, 2019
7:00 p.m.**

Minutes

Call to Order:

☐ Pledge of Allegiance

☐ Roll Call—**Present:** Chairman Dave Liberatore, Jo Brown, Christine Dzujna, Tim Flaherty, Kathy Lauer-Rago, Tim Stangroom, Donna Tully and Planning Director Richard Lewis

Absent: Mayor Tony Giunta and Brian Barry. David Testerman retired from the evening discussion due to Cross Mill property changes coming before the Zoning Board next week.

☐ Approval of February 27, 2019 Planning Board Minutes: Members Flaherty/Brown motioned/seconded approval of the minutes as written. The motion passed by a vote of 6-0-1 [Chair Liberatore abstained since he was absent from that meeting].

Old Business: None

New Business:

P 19-02: 15 Tannery Street, LLC requests a conceptual review and discussion for a proposed subdivision and site plan for property located on Cross Mill Road, [Map/lot 148-015-00] and situated in both the B-1 Business District and the RS [Single-Family Residential] zoning district.

Tim Bernier, Land Surveyor, told the board that the project has two parts: 1) to subdivide the property into two lots, one strictly for residential use and the other for commercial use; and 2) the site plan for the commercial construction and activity. Both lots will have water and sewer access and be slightly over one acre each. The commercial site is divided by two zones, the B-1 [low density business & commercial] zone and the RS [low density residential] zone. They will be meeting with the Zoning Board next week to request permission to use part of the property in RS zone for commercial use. The only items on the residential section of that lot will be part of the driveway and the storm water retention pond. They are proposing a 4800 square foot building, the front of which will be divided into two 540 sq. ft. rental office spaces, for something like a lawyer's or accountant's office. The remainder of the building will accommodate the Gap Mountain Drilling company. The back section will be gated. The residential section of that lot has some good buffer trees, but they will be clearing out the pine trees. The proposed storm water retention pond is rated not to overtop in a 25-year storm. They are also proposing to put a dumpster in back. The lighting plan has just been received and they will be presenting that at the formal site plan hearing.

Member Brown asked for clarification as to which section of the building would be the professional part. Mr. Bernier identified the front section on the plan with the covered walkway. This would include its own parking and be handicap accessible.

Member Flaherty asked about lighting and business hours. Mr. Bernier said all the lighting will be downward facing, dark-skies lighting. Mr. Garth Dubois, property owner, indicated that the hours would most likely be from 6 am to 7 pm at the most. Possibly some Saturday hours. Member Brown then asked about the difficulty of getting the drilling trucks in and out of the site. Mr. Dubois said that the drill rigs go job to job and would seldom be coming into the site, it would be mostly pickup trucks. Member Stangroom asked if they would be doing any maintenance on the vehicles and Mr. Dubois said the only thing they might do is fluid changes, no body work or painting. The facility is mostly for storage.

Public: Mr. George Shirley, 24 Cross Mill Road, asked about the activity he noticed on Monday around 3:25 in the afternoon. Mr. Bernier informed him that they were digging a test pit. Mr. Shirley is particularly concerned about the traffic on Cross Mill and the deterioration of the road. He said that many drivers use the road as a short cut and speed. Member Lauer-Rago asked if a traffic light would be necessary and Mr. Bernier said that the business itself would have low traffic volumes and that most would be turning left out of the parking lot and then right onto Central Street to access the highway.

Chairman Liberatore asked if state permission was necessary for a driveway permit, but Planner Lewis answered that it was a city road and the curb cut, apron area would be overseen by Municipal Services. There would also need to be road cuts to connect the water and sewer. Member Rago thanked the property owner for bringing another business to the area. Planner Lewis announced the meeting at the Zoning Board next Wednesday and that he sent them an updated plan.

Public Comment:

Other Business: Chairman Liberatore proposed moving the meeting time to 6 pm. Rago/Brown/Dzujna all seconded the motion and by a vote of 7-0-0 the motion passed.

Planner's Update: The Planner informed the board that he'd been doing a lot of grant applications but that next week he hoped to work on zoning amendments and related planning issues.

Member Stangroom asked about the status of Cumberland Farms. Planner Lewis said they were working through small issues, but still moving forward. Member Brown asked about the auto business operating out of the Charles Broughton property and was told that the business was a one-bay shop that opened years ago, then stopped working for a while and has now reopened. Member Lauer-Rago asked about the status of Toad Hall. Mr. Lewis answered that the proposed restaurant has been fitted out, but currently there is no one actively looking to purchase it. He said that the second floor connects with the second floor of the abutting building that is used as business space. The third floor is scheduled to be a penthouse apartment. Member Dzujna asked about Nannou-Nannou and Mr. Lewis told her that it is being fitted out for a pizza restaurant. The water damaged stucco has been stripped off and resealing is being done. They will be coming before the Heritage Commission for paint colors and sign design. Al's Pizza owns Packers and may demolish the building to make room for parking. The Grateful Café that was working out of the Hope for Recovery building is rumored to be moving into the Episcopal Church Food Pantry property next to Cumberland Farms. So far Planner Lewis hasn't heard from Michael Patrick of the Grateful Café.

Approved 4-24-2019

George Dzujna asked members of the board to join the city council members in signing a couple matted photographs for Dominos (photo of the wheel) and Vulgar Brewery (photo of the trestle bridge).

Adjournment:

Members Stangroom/Dzujna motioned/seconded approval for adjournment. All were in favor and the meeting closed at 7:30 pm.

- The next Planning Board regular meeting is scheduled for April 24, 2019 at 6:00 p.m. and the application dead line date is April 3, 2019.

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