

**FRANKLIN PLANNING BOARD
PUBLIC HEARING MEETING
December 18, 2019
6:00 p.m.**

Minutes

Call to Order:

☐ Pledge of Allegiance

☐ Roll Call - Present: Chairman Dave Liberatore, Donna Tully, Ted Starkweather, Brian Barry, Tim Flaherty, & Rob Sargent. Absent: Kathy Lauer-Rago, David Testerman, Tim Stangroom, Christine Dzujna, Jo Brown, and Mayor Tony Giunta.

Brian Barry was appointed by Mayor Tony Giunta and Ted Starkweather was appointed by the City Council to fill vacancies to establish a quorum. Chairman Liberatore seated Member Starkweather for Alternate Member Lauer-Rago and Member Barry for Member Testerman for voting purposes.

☐ Approval of November 13, 2019 Planning Board Minutes
Members Flaherty/Sargent motioned/seconded approval of the minutes as written. The motion carried by a vote of 6-0-0.

Old Business:

P 19-09: Continued from November 13, 2019

Peabody Home [owner/applicant] is seeking site plan approval for the construction of a new 3-story, 62,000 sq. ft. assisted living community to replace the existing facility at 22-24 Peabody Place [Map/Lot 117-138-00] in the B-1 [Low density business & commercial] zoning district.

Applicants and representatives present included Meg Miller, John Benham and Attorney Seufert, Gerry Menke, EGA Architects and Chris Nadeau, Nobis Engineering. Mr. Nadeau outlined the project for those board members not present at the previous meeting. The proposal is for a 62,000 sq. ft., three-story building to replace the existing Peabody Home. The first phase is the construction of a 41,000 sq. ft. structure. When completed, the current residents will move into that building and the old Peabody Home will be demolished. Phase two will be the construction of the 21,000 sq. foot structure which will tie into the first phase building. The project will include 59 parking spaces. A two-year time frame is anticipated to complete the project. The new building will be connected to city water and sewer.

The project team has already met with Municipal Services and the Fire Department. Stormwater will be controlled with three infiltration ponds, two out back and a large one in front of the building. The Fire Department has informed them that the driveway on the east side needs to be 23 feet wide and no more than 50 feet from the building to accommodate the fire and ladder trucks. They are working with the VFW regarding that access. An easement through City property has been proposed as an escape route. The Fire Department is also asking for 3 fire hydrants. The existing dry hydrant on the river will be fixed by Municipal Services. The Fire Department is also asking for an electronic gate between the

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City property and the Peabody Home. Mr. Nadeau wondered if a gate was necessary and asked if the Planning Board consider eliminating the necessity for a gate. He went on to mention that electronic gates can be difficult in snow and ice.

Meg Miller, Director of Peabody Home, added that the gate is only for evacuation in case of flooding. It is not an access point. Member Barry asked if the gate could just be supplied with a lock and a lock box. Mr. Nadeau explained that the Fire Department only has one man on a truck and it is difficult for that person to get out of the truck, unlock the gate, get back in the truck and drive through. An electronic gate would alleviate that problem. Member Starkweather mentioned that there is a 13-foot-long ramp on the MSD property that would create a problem for a ladder truck negotiating the S-curve from the Fire Department to the gate. He suggested the gate be relocated to create a straight shot from the Fire Department to the Peabody Home. Mr. Nadeau said that the flood zone comes nearly halfway up the property, so that wouldn't work. This evacuation plan is dictated by Rural Development. Member Starkweather asked who owns the fence and Member Barry said that the City maintains it. Member Starkweather added that the fence was originally installed to deter foot traffic cutting across the Peabody Home property to and from West Bow Street.

Planner Lewis said that there have been several meetings between himself, the Fire Department and the Peabody representatives. This project will be an ongoing discussion and the draft Notice of Decision addresses that issue. Any changes resulting from future discussions wouldn't necessarily trigger a site plan review if such changes were minor.

Architect, Gerry Menke said there were no changes in façade since last meeting. Planner Lewis added that the Heritage Commission had given the project their approval the previous Wednesday. Member Starkweather asked about the clearance height of the overhang on the front door. Mr. Menke answered that it was 11 ft, 4 inches as requested by the Fire Department.

Member Sargent asked Planner Lewis if there is some latitude for minor changes to the site plans if the Board gives its approval tonight. Planner Lewis said that the location of fire hydrants or gates can be approved administratively. Ms. Miller added that DHHS will be involved with the Fire Marshall's office and that Peabody Home will have its own dry hydrant and two wet hydrants. Chairman Liberatore went on to say that the big stuff gets approved through the site plan and all the life safety issues get worked out within the department.

Member Starkweather asked about possible archeological relics on the site, given its proximity to Odell Park, a known historic Indian campground. Mr. Nadeau said that they had a phase one archeologic dig done on the Peabody Home site and it was discovered that the site has been disturbed so much that no archeological value exists any longer.

Chairman Liberatore asked about the runoff issues expressed by the Unitarian Church. Mr. Nadeau said they've reduced the flow to zero. The church's concern was the parking lot which currently drains into MSD property.

Planner Lewis handed out an outline of the approved plan sheets along with some revised landscaping sheets. He said there is potential for tweaking the plans and those revised plans will become part of the plan of record for the project.

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No one from public spoke. When the discussion was brought back to the board, Member Flaherty made a motion to approve the site plan. This was seconded by Member Starkweather. **The motion carried by a vote of 6-0-0.**

New Business: None

Public Comment: None

Other Business: None

Planner's Update: The 2020 meeting schedule was passed out to the Board. As of right now, Planner Lewis is not aware of anything coming in for the January meeting. He'll be working on some items to address in a workshop meeting. It is expected that Cumberland Farms will be signing a lease with the City in about 2-4 weeks. Once the lease is signed, they will acquire the Elks property. Cumberland Farms might be ready in February or March with a conceptual plan.

Adjournment: Adjourned at 6:28 with a motion by Member Flaherty, seconded by Member Starkweather.

- The next Planning Board regular meeting is scheduled for January 22, 2020 at 6:00 p.m. and the application dead line date is December 31, 2019.

Recorded by Cheryl Y. Fisher, Administrative Assistant, Planning and Zoning