

**FRANKLIN PLANNING BOARD
PUBLIC HEARING MEETING
January 22, 2020
6:00 p.m.**

Minutes

Call to Order:

- ☐ Pledge of Allegiance
- ☐ Roll Call - Present: Chairman Dave Liberatore, Jo Brown, Christine Dzujna, Tim Flaherty, Rob Sargent, Ted Starkweather, & David Testerman. Absent: Major Giunta, Kathy Lauer-Rago, & Donna Tully
- ☐ Approval of December 18, 2019 Planning Board Minutes - Members Brown & Starkweather motioned approval of the minutes. No changes were noted and **the motion carried by a vote of 7-0-0.**

Old Business: None

New Business:

P20-01: PermaCityLife, owner and Sam Durfee, applicant are seeking subdivision approval for a boundary line adjustment between the City's parking lot [Map/Lot 117-059-00] and 361 Central Street [Map/Lot 117-053-00] Map Sheet N8 in the B-2 [High density business & commercial] zoning district. If approved, a 336 square foot strip of the City's parking lot will be transferred to 361 Central Street thus resolving a utilities encroachment issue.

Motion to accept application as complete was made by Member Flaherty and seconded by Member Brown. **The motion carried with a vote of 7-0-0.**

Todd Workman and Sam Durfee were present to speak about the application. Mr. Durfee, a member of the Board of PermaCityLife, said this is just a boundary line adjustment to clean up a prior utility encroachment. As part of a CDFA [Community Development Finance Authority] clean energy loan that PermaCityLife received, they chose to improve the energy efficiency of the building by installing mini-split utility components. Originally those units were going to be mounted with brackets, but the contractor put them on wooden racks. At the time, there was no survey work performed and no one knew exactly where the boundary line was. Later, when they sought a condominium subdivision, a survey was made and the encroachment was discovered. Approval of the boundary line adjustment would help them move forward with the condos. In fact, they have closing in February.

Planner Lewis stated that his memo to the Planning Board and Mr. Durfee's explanation outlines the situation. The plan presented to the Board shows the proposed dumpster location and the location of the parking spaces that would be subject to an easement by the City, through the City Council. Those locations are still discussion points and will be resolved between PCL and the City Council and perhaps City Manager. With no further questions or discussion, the chairman asked for a motion. **Members**

Brown and Starkweather motioned to approve the application and the motion carried by a vote of 7-0-0.

Public Comment: none

Other Business: Planner Lewis mentioned some issues with sand and gravel operations and some adjustments that need to be made. He will look at it in next couple of weeks and perform some minor tweaking. Number 3 on the memo mentions the Chinburg project. There is some good progress taking place and the board may see a site plan/special use permit in the near future. Planner Lewis added that he anticipates seeing something from Cumberland Farms on the Central Street relocation. He will be in communication with Cumberland Farms and will highlight a couple things they need to pay attention to.

Member Brown asked if there would be mixed use on the lower level of the Chinburg property. Planner Lewis said it will be a combination. The three-story front building that has been office space will remain so. The back of the big building will be residential. As a reminder, he added that what looks like one big building was subdivided about 20-25 years ago, with the dividing line cutting through the connector between the two big buildings. The back of storage building might also have some residential units with the rest being commercial space. The project is zeroing in on financing. At the regular bi-weekly meeting this morning, the team behind the White Water Park, which involves the engineering firm VHB, who are designing the features in water, are putting in some responses to DES on the wetland permits. Those responses will probably go in by the end of January and it is hoped that a conditional approval from DES will come in by the end of February.

Chairman Liberatore asked about the old dance studio at 340-342 Central Street. Planner Lewis said that he'd heard someone mention putting up sheetrock to make it more leasable. He reminded the Board that they had approved a conceptual plan to create a bar/lounge in the space, but that the owner had yet to come up with an engineered design plan to satisfy the building permit requirements.

Member Testerman asked about the letter regarding the Housing Appeals Board. Planner Lewis said the letters he'd received in the mail urged community planning board members to contact their senators to block the establishment of the Housing Appeals Board, saying that the board will undermine local planning & zoning board decisions. He added that like any piece of legislation it will be discussed and discussed again.

Planner's Update:

Adjournment: Members Starkweather & Brown motioned for adjournment at 6:17pm. All were in favor

- The next Planning Board regular meeting is scheduled for February 26, 2020 at 6:00 p.m. and the application dead line date is February 5, 2020.

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