

**FRANKLIN PLANNING BOARD
PUBLIC MEETING
August 26, 2020
6:00 p.m.**

**** Due to the COVID-19 pandemic, and Executive Orders from the Governor, this meeting met through Zoom using the following link: <https://us02web.zoom.us/j/85824530261>**

Minutes

Call to Order: Chairman Liberatore called the meeting to order at 6:01 p.m.

- ☐ Reading of the Virtual Meeting Authorization – by Planner Lewis
- ☐ Roll Call - Present: Library Director Rob Sargent [Library-alone], Councilor Jo Brown [home-alone], Christine Dzujna [home-alone], Chairman David Liberatore [home-alone], Tim Flaherty [home-alone], & Councilor Ted Starkweather [home-alone]. Absent: Mayor Tony Giunta, Kathy Lauer-Rago, David Testerman, and Donna Tully.
- ☐ Pledge of Allegiance
- ☐ Approval of July 22, 2020 Planning Board Minutes: Motion to approve made by Member Dzujna and seconded by Councilor Brown. **The motion carried with 5-0-1 roll call vote**, with Member Flaherty abstaining because he was absent from the last meeting.

Old Business: None

New Business: **P 20-04:** Garrick Realty Holding Company, LLC owner/applicant and T. F. Bernier, Inc., agent, are seeking site plan approval for the construction of a 6,600 sq. foot, 3-sided steel building to shelter work trucks at 635 South Main Street, Map/Lot 102-011-00 in the I-1 [Industrial] zoning district.

Member Flaherty motioned to accept the application as complete. This was seconded by Councilor Starkweather. **The motion carried with a 6-0-0 roll call vote.**

Tim Bernier of T. F. Bernier, Inc. represented the property owner. Also present via Zoom was Richard Crowley, with Tri State Painting, LLC which works out of the property. Mr. Bernier shared existing and proposed plans of the site. He explained the need of a three-sided 6,600 sq. ft. shed-like structure to house both work vehicles and supplies. The site is serviced by municipal water with a septic system in the rear of the property. The facility is secured with a chain link fence around the perimeter. The site is 5.09 acres, but the existing development only uses a small portion of the lot. Mr. Bernier went on to describe the proposed location of the new building, the proposed expansion of the existing graveled area behind the paved area, and the grading, loaming and seeding of the property behind the expanded graveled area. He also indicated that a rain garden retention area would be installed behind the building to alleviate runoff.

Several Board Members questioned the issues of rainwater run-off. Mr. Bernier explained that although the proposed building has a shed roof, the building would be placed on a pad that is elevated above the present paved area. This will help direct the water from both the existing 9,100 sq. ft. building and the paved area to the rain garden. The current flow of water is from the northeast corner along Industrial Park Drive to the southwest corner at NH Route 3 [South Main Street]. There are two catch basins on South Main Street directly in front of the property. Mr. Bernier said that the run off from the new building will still go toward the southern-most corner of the property and into the catch basins on Route 3.

Chairman Liberatore asked if the City would send people out to monitor the changes in the grade. Planner Lewis answered that it would be the responsibility of applicant to bring the T. F. Bernier staff out to double check on grades. Planner Lewis went on to ask about the grading on the northside of the property along Industrial Park Drive. He mentioned past issues and solutions to drainage and asked that the applicant make sure that the grading does not impede the flow that goes into the drainage channel along the road. Mr. Bernier indicated the raised berm that runs along Industrial Park Drive. The plan is to preserve the berm with contoured grading that will increase the height of the existing berm on the client's property. Planner Lewis asked if the berm would supply the necessary protection to keep the fill from the site from escaping the construction site. Mr. Bernier said it will be in the owner's interest to maintain a healthy berm and he would recommend hydro-seeding.

Planner Lewis asked when they plan to start work. Richard Crowley said that it takes at least six weeks to get the building. The structure would go up first and the landscaping cut would come next year. Chairman Liberatore asked what would happen to the snow melt this year and Mr. Crowley answered that it would be the same as previous years because nothing is changing for the contours. The water coming off the new proposed building will hit the concrete curbing on the left-hand side of the proposed building location. Member Starkweather asked what was being proposed for the remainder of the property. Mr. Bernier said that although there was nothing planned now, the lot could be subdivided and still meet the zoning requirements.

Chairman Liberatore asked about the waiver. Planner Lewis said that strict adherence to the site plan regulations would dictate that there is a design review phase, but given the fact that it is a three-sided building on an impervious surface, it didn't make sense to demand the design review. Planner Lewis felt the waiver request to be justified. Planner Lewis said that the draft approval talks about the waiver, so a motion to approve the application would automatically include the waiver.

No one from the public called in. The public portion was closed and the discussion brought back to the Board. Planner Lewis suggested that given some of the drainage issues in the past, it would be a good idea to require hydroseeding immediately after the grading is finished. He suggested this be added as condition number six. This additional condition was included in the motion to approve made by Councilor Starkweather. Member Dzujna seconded the motion. **The motion carried by a 6-0-0 roll call vote.**

Public Comment: None

Other Business: None

Planner's Update: Planner Lewis informed the Board that the zoning amendments they voted on in July were approved by the City Council. They will be incorporated into the City Code. He also mentioned ongoing discussions with the Chinburg team. They are planning to come before the City Council on September 14th for their application for tax relief through RSA 79.e, and he expects to see the site plan application coming up at the September 23rd meeting of the Planning Board. It is a big project with a proposed 140 units. They'll have an overview of the parking. Chinburg will be purchasing some additional parking space from the City on the corner of Canal and Memorial Street. At a later date, they will be acquiring the former R&D/Ambulance Building parcel on the bend in Memorial Street. A surveyor has already been out there looking at both those parcels.

The purchase and sale for the City to acquire the Birke property is being reviewed by the Cumberland Farms legal team. The closing on that property should be the end of September at the latest. It is probable that site plans from Cumberland will come before the Board in October or November. The building permit plans for the solar project off Foundry/Mark/Duffy roads have been submitted. A third-party reviewer hired by the City has reviewed the plans and the permit should be able to be turned around within the next couple of weeks. The development team for the solar project up on Industrial Park Drive is doing some additional work up there. The next solar projects coming forward should be the two City solar projects at the end of River Street beyond the State's Wastewater Treatment Facility.

Councilor Brown asked about the Peabody Home and the lack of work. Planner Lewis said that the permit was issued last week. Peabody Home is waiting for the final word from USDA Rural Development office for the funding. That should be coming within the next few weeks. The building permit went through the State Fire Marshall's office, the Department of Health and Human Services and a third-party reviewer and has been given the go ahead. Hopefully, the cottage will come down in the next 5-6 weeks. Council Brown asked if the next Planning Board Meeting couldn't be a real public hearing with social distancing since the Chinburg project is such a big project and there will be a lot of materials presented. Planner Lewis said that the City will look toward going back to in-person meetings once the Emergency Order is lifted by the Governor. Obviously, the setup will need to be changed to create a safe environment.

Adjournment: A motion to adjourn was made by Councilor Starkweather and seconded by Councilor Brown. The motion carried by a roll call vote of 6-0-0. The meeting ended at 6:45p.m.

- The next Planning Board regular meeting is scheduled for September 23, 2020 at 6:00 p.m. and the application dead line date is September 2, 2020.
- Minutes recorded by Planning & Zoning Administrative Assistant Cheryl Fisher.