

Approved 10-28-2020

**FRANKLIN PLANNING BOARD
PUBLIC MEETING
September 23, 2020
6:00 p.m.**

****** Due to the COVID-19 pandemic this meeting of the Franklin Planning Board was conducted via Zoom through the link below:

<https://us02web.zoom.us/j/82083701695>

Minutes

Call to Order: Chairman Dave Liberatore called the meeting to order at 6:02pm

- ☐ Reading of the Virtual Meeting Authorization – read by Planning Director Richard Lewis
- ☐ Roll Call: **Present**-Councilor Jo Brown [alone], Christine Dzujna [alone], Chairman David Liberatore [alone], Tim Flaherty [alone], Kathy Lauer-Rago [alone], Donna Tully [alone], Councilor Ted Starkweather [alone], Planning Director Richard Lewis [office alone], and Administrative Assistant Cheryl Fisher [office, alone]. Donna Tully is seated for David Testerman for voting purposes.
Absent-Mayor Anthony Giunta, Library Director Robert Sargent, David Testerman, and James DeBernardo.
- ☐ Pledge of Allegiance
- ☐ Approval of August 26, 2020 Planning Board Minutes: Member Dzujna motioned and Councilor Brown seconded the approval of the minutes. There were no corrections noted and **the motion carried by a 5-0-2 roll call vote** with Member Lauer-Rago and Member Tully abstaining due to the fact that they were not present at the previous meeting.

Old Business: None

New Business: P 20-05: Haynes Brook Limited Partnership, owner and Keach-Nordstrom Associates, Inc., applicant, are seeking approval for a Subdivision and Boundary Line Adjustment, at 952 Central Street, Map/Lot 148-409-00 [the Hannaford site] & 148-010-00 [the Munroe Muffler site], in the B-1/RS [Low Density Business & Commercial / Single Family Residential] zoning districts.

Member Flaherty made a motion to accept the application which was seconded by Councilor Starkweather. Mr. Jason Lopez from Keach-Nordstrom Associates represented the owner/applicant Haynes Brook Limited Partnership. The two lots under consideration are under a common ownership so a boundary line adjustment is the only way to address the encroachment of the parking lot at 936 Central Street [Monro Auto Service and Tire Center] onto the Hannaford Supermarket property at 952 Central Street. The boundary line adjustment will place the entire parking area and some space for snow storage on the Monro site. There will be approximately 1,700 sq. feet of area added to the Monro lot. The other aspect of the proposal is the subdivision

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of the Hannaford site to create a new lot 2 acres in size, leaving approximately 9.3 acres to Hannaford. This new lot will share a common access easement along the driveway to Hannaford thus avoiding an additional curb cut on Central Street. A drainage easement will be included on the new lot to cover the existing drainage retention for the benefit of Hannaford. All lots will conform with the frontage and area requirements. All lots will be serviced by public water and sewer.

Member Flaherty asked about the car wash that was proposed for the new lot. Mr. Lopez stated that the prospective purchaser wished to have the subdivision completed before committing to the purchase. Member Lauer-Rago asked about the location of the wetlands. Director Lewis confirmed that it was the dashed area on the plan that was presented by Mr. Lopez.

No one from the public phoned in with questions or concerns. Member Dzujna made a motion to approve the application. This was seconded by Councilor Starkweather. **By a roll call vote of 7-0-0 the motion carried.**

Public Comment: There was no public comment

Other Business: None

Planner's Update: Planner Lewis said that he reached out to Chinburg regarding the Stevens Mill project and heard back that they anticipate submitting the application on or before October 7th for the meeting on October 28th. Chairman Liberatore expressed a desire to hold the meeting publicly and asked if that couldn't be arranged along with a Zoom component. Planner Lewis answered that the logistics would need to be sorted out between Chinburg and the City. He was meeting with Dan Darling at the Opera House and Rocky Marsh from Buildings and Grounds to discuss how to set up the meeting space. Chinburg indicated that only about 4-5 individuals from their team would be coming to the meeting. Chairman Liberatore added that all the Covid protocol would need to be observed. Member Lauer-Rago stated that she wouldn't be able to attend if a mask was required.

Member Dzujna informed the Board that it was posted on Facebook that the Peabody Home Board accepted a Federal Rural Development loan just this morning so the Peabody project should be starting soon. Councilor Starkweather asked about the stakes he's seen over near the future Cumberland site. Planner Lewis said he thought it was some testing and sampling by Nobis.

Adjournment: Councilor Starkweather moved to adjourn the meeting. A second was made by Member Dzujna. The motion carried by roll call vote of 7-0-0. The meeting ended at 6:36pm.

- The next Planning Board regular meeting is scheduled for October 28, 2020 at 6:00 p.m. and the application dead line date is October 7, 2020.
- Minutes recorded by Cheryl Y. Fisher, Administrative Assistant, Planning & Zoning.