

**FRANKLIN PLANNING BOARD
PUBLIC MEETING
November 18, 2020
6:00 p.m.**

Due to the COVID-19 pandemic, and Executive Orders from the Governor, this meeting of the Franklin Planning Board met via Zoom: <https://us02web.zoom.us/j/86038373442> Meeting ID: 860 3837 3442

Minutes

Call to Order:

- ☐ Virtual Meeting Authorization read by Planner Lewis
- ☐ Roll Call – Present: Mayor Giunta [home alone], Library Director Rob Sargent [office, alone], Councilor Jo Brown [home alone], Christine Dzujna [home with Councilor George Dzujna], Chairman David Liberatore [home alone], Tim Flaherty [home alone], Kathy Lauer-Rago [home alone], David Testerman [home with Councilor Karen Testerman], James DeBernardo [home with daughter], Donna Tully [home alone], Councilor Ted Starkweather [home alone] and Planning Director Richard Lewis [home alone].
- ☐ Pledge of Allegiance
- ☐ Approval of October 28, 2020 Planning Board Minutes – Member Dzujna motioned to approve the minutes as written. The motion was seconded by Member Starkweather. The motion carried by roll-call vote of 8-0-0.

New Business:

P 20-08: Stanley Weglarz, owner and Colin Brown, agent, are requesting subdivision approval to create a new 3.23-acre residential lot fronting on Salisbury Road, Map/Lot 082-408-00 in the R-1 Zoning district. The remaining 21.84 acres will have access from Industrial Park Drive.

Member Starkweather motioned to accept the application as complete. Mayor Giunta seconded the motion. The motion carried by an 8-0-0 roll call vote.

Dr. Weglarz's agent, Colin Brown described the subdivision proposal which was to subdivide off a 3.23-acre lot that fronts on Salisbury Road to create a single-family residential lot with the required frontage and acreage for the R-1 zoning district. Planner Lewis added that the lot is being marketed, subject to subdivision approval, as a single-family home building site. Part of the building permit process will be the approved DES septic design for a 2-4-bedroom home. There was no public comment and Member Dzujna motioned to approve the subdivision and Member Starkweather seconded. **The motion carried by an 8-0-0 rollcall vote.**

Old Business:

P 20-07 Continuation: Stevens Mill, LLC [Chinburg Properties] is seeking Site Plan Review and a Special Use Permit to convert the existing mill buildings into 140 residential units & approximately 35,000 sq. ft. of commercial space. The project involves 4 Lots on Tax Map 117; 261-00 [81 Memorial St., Franklin Business & Industrial Corp]; 154-00 [Canal St., City of Franklin] and 153-00 and 365-00 [20 Canal St., Stevens Mill LLC]. The Lots are located in the B-2 [High Density Business & Commercial] zoning district.

Approved 12-16-2020

Brian Jones and Matt Assia were online to represent the Chinburg-Stevens Mill project. Mr. Jones shared the revised parking plan and the parking calculation. The only change was to the parking table listing the number of onsite parking and the potential for leased and overnight parking spaces.

Planner Lewis said the modifications/updates to sheet C-102 were appropriate and it correctly demonstrates compliance with the parking requirements as outlined in Section L of the Downtown Revitalization District. The discussion and maintenance plan is well put together, but there are a couple items that he highlighted in the draft decision where more information is needed on specific components which are fairly minor. A late memo to the Board was sent out this afternoon regarding some parking issues with regard to Fire Safety Codes. Mr. Assia and Mr. Jones were included in that emailing. As the Fire Department and the design team and their fire consultant get into more detailed discussions with the City on the more complex fire code issues regarding mobilization and access points, there could be some shifting of parking spaces. There are multiple options that could be employed to make up for parking that is lost in some areas.

New Finding "G" reads, **The Planning Board recognizes that a project of this scope involves multiple layers of Fire and Life Safety Code issues. Many of these layers involve internal designs or utility issues, which would not impact the site plan designs. It is the understanding of the Board that there will be future discussions between the Franklin Fire Department, the applicant's design team, and an outside fire safety code consultant(s). These discussions may require some changes to parking and landscaping designs. If the parking changes result in the loss of spaces, but this minor loss can be balanced by a combination of options, including, but not limited to, the shifting of on-site parking spaces, the sizing of spaces to accommodate 'small car' spaces, or the leasing of additional spaces from the City, then these plan revisions shall be considered minor and would not trigger a hearing for a revised site plan approval. Alternately, the applicant could address the loss of spaces by providing written confirmation [through copies of lease agreements] that certain residential units will only be permitted one overnight parking space. If the loss of parking spaces cannot be addressed by minor revisions to the plan, then the provisions of Condition 12 shall apply.** Revised Condition # 12 reads, If the applicant wishes to modify the project, a copy of a revised plan and any supporting material shall be submitted to the Planning and Zoning Office for review. If it is determined that the changes are minor then said revisions shall be approved **administratively**. If the changes are major in nature then a hearing, with all necessary and statutorily required notices to the abutters and the general public, for a modification shall be scheduled.

Planner Lewis went on to say that other than that, he had no issues with the plans which were topnotch and his recommendation is to approve with that modification.

When the meeting was opened to the public, Desiree McLaughlin from the Laundromat, asked if abutters would be notified if there were any changes in the parking. Planner Lewis said that there were different ways that the Chinburg team could reconfigure the site plan to retrieve any loss of spaces due to Fire Code issues without having to come back to the Board. Ms. McLaughlin praised the Chinburg team on their plans. There were no further comments from the public and Mayor Giunta made a motion to approve the site plan and the special use permit for the proposed Stevens Mill Revitalization project. The motion was seconded by Councilor Brown. **The motion carried with a rollcall vote of 8-0-0.**

Public Comment: None

Other Business: None

Planner's Update: Planner Lewis informed the Board that Nobis Engineering intends to present two projects at the December 16th meeting, a site plan for a Solar Array installation and a conceptional plan for parking at the old Mojalaki Golf Course on Prospect Street. Answering questions about Ciao Pasta and Cumberland Farms, the Planner said that he hasn't heard anything further about Ciao Pasta moving into Toad Hall and that Cumberland Farms is a work in progress. Mayor Giunta added that a lease agreement between Cumberland Farms and the City will be coming before the Council in December. Planner Lewis wound up the updates with mention of the Public Listening Session for the Pedestrian Walkway over the Trestle Bridge. There were over 45 participants in the discussion which gathered ideas from the public about what they would like to see happen with this project. The engineering firm McFarland Johnson will be doing some testing of the integrity of the bridge in the weeks ahead and the data they collect will be analyzed over the winter to determine the soundness of the bridge's structure.

Chairman Liberatore said he drove past the solar project between Mark & Duffy Streets and Sanborn Street. He said it was an impressive array being assembled and that he hadn't heard of any complaints from the abutters as of yet.

Mayor Giunta took the opportunity to thank Chairman Liberatore for his handling of the Chinburg application with all its complexities.

Adjournment: By unanimous vote, the meeting was adjourned at 7:13pm.

- The next Planning Board regular meeting is scheduled for December 16, 2020 at 6:00 p.m. and the application dead line date is November 25, 2020.
- Minutes recorded by Cheryl Fisher, Administrative Assistant Planning & Zoning