

**FRANKLIN PLANNING BOARD
PUBLIC MEETING
March 23, 2022 6:00 p.m.**

Minutes

Call to Order: 6:02

Attendance: Chairman Dave Liberatore, Mayor Jo Brown, Councilor Valerie Blake, Christine Dzujna, Christine Sheedy, Kathy Lauer-Rago, Alternate Donna Tully – seated for Rob Sargent. (Absent: Rob Sargent, James DeBernardo, Ted Starkweather)

☐ **Pledge of Allegiance**

☐ **Approval of Minutes from 2/23/2021.** Member Dzujna made a motion to approve the minutes, seconded by Mayor Brown. **Motion carried 6-0-1.** Donna Tully abstained as she was not at that meeting.

☐ **New Business: None**

☐ **Old Business:** Continued from 1/26/2022

- **P22-03:** Tyag Realty, LLC, owner, is seeking Site Plan Approval with Special Use Permit for renovation of and expansion to an existing “Motor vehicle-oriented business” (fueling station). The property is located at 221 South Main Street, Map/Lot 099-006-00 in the B1 [Low-density Business & Commercial] zoning district.

Marc Antonia, engineer on the project, spoke to the application. He explained they had made a number of changes to the design including an addition to the back of the store. He explained they had tried to incorporate all the suggested changes that had come out of the last meeting. The list of changes was provided to the Board along with updated drawings. Mr. Antonia went through each item on the list. That list is attached to these minutes.

Myank Patel, owner, also addressed the Board. He thanked them and Director Creighton for the work they have done on this. He said he believes they have addressed all the concerns of the Board but also shared that because of the delay, the company he was getting his fuel tanks from sold them to another buyer and now may have to wait up to another 18 months. He asked the Board for their help in moving the project forward so he can start making back some of the costs he has endured.

Director Creighton explained that he felt they had addressed all the concerns but Municipal Services and Franklin Fire Department had not seen the redesign yet so they may still have some concerns. He also explained that if delivery of the tanks goes beyond the 18-month window, they have the option to come back and ask for an extension. He stated the RSA 674:39 affords the applicant to reach active and substantial development.

Mr. Patel said he was happy to get started on the other parts of the plan. Chairman Liberatore reiterated that if the tanks take longer than 18 months to come in, he only needs to request the extension, not go through this whole process again.

Chairman Liberatore brought the discussion back to the Board for any additional questions. There were none. Member Tully made a motion to approve the Special Use Permit, seconded by Member Dzujna. **Motion carried 7-0-0.** Member Sheedy made a motion to approve the Revised Site Plan, seconded by Mayor Brown. **Motion carried 7-0-0.**

☐ **Public Comment:** None

☐ **Other Business:** None

APPROVED 4/27/2022

☐ **Planner's Update:** Mayor Brown asked Director Creighton if he thought the new Cumberland Farms would have a similar issue with getting new tanks. Director Creighton confirmed that he had not heard anything like that from Cumberland Farms but felt that since they are a much bigger operation, they probably have a supply of tanks readily available. He also shared that the Building Permit application for Chinburg's Stevens Mill had just been received. They will be focusing on Building D for now. Last, Director Creighton shared that the Mojolaki Golf Course had appealed their case to the Supreme Court so we are waiting to hear a final ruling on that.

☐ **Adjournment:** Mayor Brown made a motion to adjourn, seconded by Member Dzujna. **Motion carried 7-0-0, meeting adjourned at 6:22 p.m.**

- The next Planning Board regular meeting is scheduled for April 27, 2022 at 6:00 p.m. and the application dead line date is April 6, 2022.

Respectfully submitted,

Judy Bibbins
Planning & Zoning Administrative Assistant