

**FRANKLIN PLANNING BOARD
PUBLIC MEETING
April 27, 2022 6:00 p.m.
City Hall, Council chambers**

Minutes

Call to Order: 6:01 p.m.

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

☐ **Pledge of Allegiance**

☐ **Approval of Minutes from 3/23/2021.** Member Dzujna made a motion to approve the minutes, seconded by Mayor Brown. **Motion carried 6-0-1.** Rob Sargent abstained as he was not at that meeting.

☐ **New Business:**

- ☐ **P22-06:** IFA Realty Holdings – Franklin, LLC, owner, is seeking Condominium Conversion Approval for a mixed-use property. The property is located at 396-402 Central Street, Map/Lot 117-155-00 in the B2 [High-density Business & Commercial] zoning district.

Member Flaherty made a motion to accept the application as complete, seconded by Mayor Brown.

Motion carried 7-0-0.

Todd Workman, agent for the applicant, spoke to the application. They are applying for a Condominium Conversion of nine units at the property although Unit 7 may be subdivided into two units later creating a maximum of ten units. He said they do not need Attorney General review if there's a maximum of ten units. There will be two storefront units on the first floor, five residential units on the second floor and two units on the third and partial fourth floor. Unit 7 is a two-story unit that includes the partial fourth floor. Mr. Workman explained they have already received Heritage Commission approval to install the exterior elevator for access to all the units.

Member Flaherty asked when they were planning on starting the project to which Mr. Workman explained that the project was nearly complete and they expected a Certificate of Occupancy within 30 days.

Chairman Liberatore asked if Director Creighton had anything to add that they should consider. Director Creighton said the application was very well done and that a Condo Conversion is basically just a change in ownership.

Member Flaherty asked about the 20 parking spaces the application refers to. Where are they and for who? Mr. Workman said there is a municipal parking lot across the street that has 14 spaces, 4 spaces behind the building for tenants and 2 next to the elevator for loading and unloading.

Member Dzujna asked if there was still a plan for rooftop gardens. Mr. Workman explained the common area up there was primarily for the condensers but there may be individual space for private use as well.

Chairman Liberatore opened the discussion to the Public but with none present the hearing was closed and brought back to the Board. Mayor Brown made a motion to approve the application, seconded by Member Dzujna. **Motion carried 7-0-0.**

- ☐ **P22-07:** Blackfly Canoes, LLC, owner, is seeking site-plan approval for a 4,000 sq ft manufacturing facility, and associated site improvements. The property is located at Commerce Drive, Map/Lot 102-403-01 in the I1 [Industrial] zoning district.

APPROVED 5/25/2022

Mayor Brown made a motion to accept the application as complete, seconded by Member Starkweather. **Motion carried 7-0-0.**

Katie Weiss, engineer for Bedford Design Consultants and Jeremy Laucks, owner/applicant spoke to the application. Ms. Weiss gave an overview of the site plan, pointing out the parking area, building location, snow removal area, and indicated an error on the plans that say the building is 4,000 sq. ft. It is actually 2400 sq. ft. She said the water and sewer is already on site, utilities will be underground and stormwater collection will divert to the pond on site so nothing will run down to neighboring properties. They are asking for a waiver for the site line requirement from one direction. They will have signs indicating the blind driveway and indicators to keep oncoming traffic safe. There is minimal traffic from that direction so that will help, also. There will be a sign out front and one on the building, lights will be changed to be dark-sky compliant.

Member Flaherty asked Mr. Laucks if the water park was a factor in choosing this location for his business. Mr. Laucks replied that the availability of utilities was the biggest factor but said it would be nice to be able to get in the river on his lunch breaks, too.

Chairman Liberatore opened the discussion to the Public but with none present the hearing was closed and brought back to the Board. Director Creighton again commented on how well done this application was and the thoroughness of the presentation. At the time of his staff review he had not met with Municipal Services and Franklin Fire Department but he has since met with them and they have no concerns. This is an industrial use in the industrial zone and, therefore, an appropriate use.

Mayor Brown made a motion to approve the waiver, seconded by Member Starkweather. **Motion carried 7-0-0.**

Mayor Brown made a motion to approve the application, seconded by Member Starkweather. **Motion carried 7-0-0.**

☐ **Old Business:** None

☐ **Public Comment:** None

☐ **Other Business:** None

☐ **Planner's Update:** Director Creighton gave a brief update regarding the Cumberland Farms project, that they are working with the State and doing some more soil testing. Member Dzujna asked if they would consider donating the old location to the church next to it to be used for parking. Director Creighton said we could ask but it's entirely up to them.

☐ **Adjournment:**

Member Starkweather made a motion to adjourn, seconded by Member Dzujna. **Motion carried 7-0-0. Meeting adjourned at 6:25 p.m.**

- The next Planning Board regular meeting is scheduled for May 25, 2022 at 6:00 p.m. and the application dead line date is May 4, 2022.

Respectfully submitted,

Judy Bibbins

Administrative Assistant for Planning and Zoning