

**FRANKLIN PLANNING BOARD  
REGULAR MEETING AND PUBLIC HEARING – COUNCIL CHAMBERS  
Wednesday, January 27, 2016 at 7:00 p.m.**

**Call to Order:** Mayor Merrifield called the meeting to order at 7:05 p.m.

- Pledge of Allegiance
- Roll Call

Present: Brian Sullivan, David Testerman, Mayor Ken Merrifield, Ted Starkweather, Timothy Stangroom,  
David Veysey, Planning and Zoning Director, Richard Lewis

Absent: Brian Colburn, Michael Freeman, , Anthony Giunta, Powell Glenn, Jo Brown, and Tim Flaherty

Member Veysey was seated in place of absent voting Member Flaherty

**Approval of Minutes: Members Starkweather / Sullivan moved and seconded to approve the minutes of the December 9, 2015 Planning Board Meeting. All were in favor of approving the minutes as submitted.**

**Old Business:** None.

**New Business**

- P16-01: Concord Regional Solid Waste Recovery Coop, Owner, T. F. Bernier, Inc., Agent, for an application to consolidate Tax Map 82, Lots 401 and 409, and Map 83, Lots 009 and 010, and subdivide the land into two new lots to be identified as Map 82, lots 401 and 409, said properties located in the Conservation and Industrial Zoning Districts, located between Punch Brook and Salisbury Roads. The owner is seeking certain waivers as no new development will occur.

Motion to Accept the Application: Members Sullivan / Starkweather moved and seconded to accept the application; all in favor

Tim Bernier, LLS from TF Bernier, Inc. presented the application. He indicated that all 4 of the subject lots are under the ownership of the CRSWRRC. The now-closed ash landfill is completely located on one of the lots to be created; the other lot to be created will be deeded to the City of Franklin. The City lot is undeveloped except for assorted stockpiled materials [loam, catch basins or manholes, etc.]. Easements will be reserved by the Coop on the City land for a forced main sewer line. He discussed the waivers being requested for this subdivision; the rationale is that the overall lot area is too large to show on a smaller scale plan, and the landfill area will not be developed in any fashion.

**Board Questions:**

- ✓ Member Stangroom asked if any other easements or agreements would impact any other lots, especially the lot to be deeded to the City. T. Bernier answered that there are PSNH power line easements and there is an agreement to deed to the lot to the City.
- ✓ Member Sullivan asked Jim Prescher to explain long term issues with the landfill; J Prescher explained that the landfill is closed under a plan approved by NHDES; there is a fund established for the long term maintenance of the area; the landfill will be regularly inspected and any required maintenance [such as erosion control measures] will be conducted. Along these lines, member Merrifield asked if any of the landfill

area was located on the land coming to the City; J. Prescher answered no. Member Stangroom asked is the maintenance work would address any problems associated with natural disasters; J. Prescher answered yes.

Public Comments: Lillian Emerson, abutter, thanks Mr. Prescher and the Coop for being good neighbors. She expressed the hope that the City would be a good neighbor as well. She asked what the City might do with the deeded land. Member Merrifield answered that this area was already approved for the solar farm project [along with other sites in the City]. L. Emerson asked is there were any environmental reports on the solar project. D. Lewis answered that no specific reports were generated as the installation process was pretty simple; he also indicated that the approved plans could be viewed in the Planning Office. Member Merrifield indicated that the impacts from the solar project would be insignificant.

Public hearing was closed. Member Stangroom asked if the City had authorization to approve the solar project on the Coop land. D. Lewis indicated that the application and approval for the solar project all referenced the Coop as the owner.

Approval of the Subdivision: Members Sullivan / Starkweather moved and seconded a motion to approve the subdivision based on the draft approval document reviewed and approved by the Board. All in favor.

**Public Comment:** None.

**Other Business:** None

**Planner's Update** - Dick Lewis discussed the following items:

1. The City did receive funding form the State and FEMA for the construction of a new culvert at the Haynes Brook crossing of Central Street [near Hannafords]. A contract with the engineer firm will be signed very soon and then the preparation of updatd plans and bid documents will begin. A Wetland Permit from NHDES will be required. The goal is to get position to perform the work late summer or early fall of 2016. The City is contributing a match by using the City Municipal Transportation Fund account; the City Council has already approved this expenditure.
2. The City received funding USDA Rural Development to contract with a Downtown Business Coordinator who will work with property and business owners and interested investors to inventory and evaluate projects and plans for downtown revitalization efforts, and then match up projects with possible funding sources for loans or grants to help give a boost to the various projects.
3. EPA has finished their cleanup work at the Macosko Foundry on Chance Pond Road. This work, funded and carried out by EPA and their contractors, was very helpful in cleaning up this property taken by the City for Tax deeding. One idea for the reuse of the property is to create a parking area and a bridge over the brook to provide access to the Northern Rail Trail, a great recreational facility that will run from Lebanon to Concord.
4. Staff is conducting a search for a new Planning and Zoning Administrative Assistant. Hopefully a selection will be made in the next few weeks.

### **Adjournment**

**MOTION:** Members Sullivan / Starkweather moved and seconded to adjourn the meeting of January 27, 2016 at 7:35 p.m. All were in favor and the meeting was adjourned.