

**FRANKLIN PLANNING BOARD
PUBLIC HEARING
April 26, 2023 6:00 p.m.
Franklin City Hall, Council Chambers**

Minutes

Call to Order: 6:00 p.m.

Attendance: Vice-Chairman Christine Dzujna, Mayor Jo Brown, Councilor Valerie Blake, Rob Sargent, Tim Flaherty, Christine Sheedy, Alternate Councilor Ted Starkweather (seated for Dave Liberatore), Alternate Donna Tully (seated for Kathy Lauer-Rago). (Absent: Chairman Dave Liberatore, Kathy Lauer-Rago, Ernesto Gonzalez, Alternate James DeBernardo). Staff present: Planning Director Seth Creighton; Planning and Zoning Administrative Assistant Judy Bibbins

☐ **Pledge of Allegiance**

☐ **Approval of Minutes from 2/22/2023.**

Mayor Brown made a motion to approve the minutes, seconded by Councilor Blake. **Motion carried 6-0-2, with Member Sheedy and Councilor Starkweather abstaining due to absence from that meeting.**

☐ **Other Business:**

☐ **New Business:**

P23-03: GMI Acquisitions, Inc., owner, is seeking site plan approval for an expansion of current operations. The proposal is to construct 38' x 50' garage to serve as a maintenance/accessory building. There is also a proposal to create a landscape-materials display area. The property is located on Punch Brook Road, Map/Lot 103-406-00 in the I1 [Industrial] zone.

Mayor Brown made a motion to accept the application as complete. Seconded by Member Tully. **Motion carried 8-0-0.**

Tim Bernier, agent for the applicant, spoke to the application. He explained the need for indoor storage facilitated the desire to build a garage. He also showed the shape of the lot and the small portion that abuts South Main Street. He explained the plan is to display the available landscape materials in the small portion of the lot with a sign that sales are further up the hill on Punch Brook Road.

Mayor Brown shared that she thought the plan looked pretty straight-forward and it is in the Industrial zone. Councilor Starkweather asked if they would be doing any repairs in the shop/garage. Neil Arruda from GMI addressed the question that yes, they would be using it for some repairs. Councilor Starkweather asked if the Conex boxes that are currently there would be removed. Mr. Arruda said they would be moved further up the hill but confirmed they would still be there.

Member Sargent asked if the display would be where there is currently a storage trailer with a sign on it. Mr. Arruda confirmed that is where the display will be. Councilor Blake asked how the material would be displayed. Mr. Arruda explained it would be in piles. Member Tully commented that this is a very busy road and asked if the pick-up area would be by the road. Mr. Arruda confirmed that is display only and the pick-up area is up the hill. He also confirmed there is already a sign indicating that.

Director Creighton explained that the original plan had been to have loading at the bottom of the hill but it was determined that it was not safe to do so. The plan was redesigned to the current proposal. He also explained the requested waivers and why he thought they are appropriate.

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Acting-Chairperson Dzujna opened the hearing to the public. City Councilor George Dzujna asked if this would be for the general public or commercial sales. Mr. Arruda said this is for the public and any commercial sales would be directed to the plant in Boscawen.

With no further comments from the public, the hearing was closed and brought back to the Board.

Mayor Brown made the following motion:

"I move to approve the waiver request from Site Plan Regulation 402-5.B.9 – Requirement to survey the entire lot and show all bearings and distances. for the reasons Staff outlined in the Staff Report."

Motion was seconded by Councilor Blake. **Motion carried 8-0-0.**

Mayor Brown made the following motion:

"I move to approve the waiver request from Site Plan Regulation 402-5.F.2 – Requirement to submit a lighting plan for the reasons Staff outlined in the Staff Report."

Motion was seconded by Member Sheedy. **Motion carried 8-0-0.**

Mayor Brown made the following motion:

"I move to approve the waiver request from Site Plan Regulation 402-5.F.5&7 – Requirement to have a Landscape Architect design the proposed landscaping for the reasons Staff outlined in the Staff Report."

Motion was seconded by Member Flaherty. **Motion carried 8-0-0.**

Member Flaherty made the following motion:

"I move to approve the waiver request from Site Plan Regulation 402-5.G.1.a – Requirement to have a Stormwater Management Plan for the reasons Staff outlined in the Staff Report."

Motion was seconded by Member Tully. **Motion carried 8-0-0.**

Member Flaherty made the following motion:

"I move to approve the waiver request from Chapter 149-6.B – Requirement for driveways to have 400-feet of sight distance for the reasons Staff outlined in the Staff Report."

Motion was seconded by Member Tully. **Motion carried 8-0-0.**

Mayor Brown made the following motion:

6) I move to approve the Site Plan application for GMI Acquisition, LLC, 33 Punch Brook Rd, Map-Lot 103-406.

The approval is consistent with the draft decision provided by the Planning Director, with any amendments made by the Board and noted in the minutes.

Motion was seconded by Member Sargent. **Motion carried 8-0-0.**

3 Kenwood Avenue, Map-Lot 128-404-01, is seeking Planning Board review and recommendation on their request to build a garage on a private road, Kenwood Avenue. NH RSA 674:41 requires the Planning Board to offer a recommendation to the City Council on this matter.

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Keith McLeod, contractor for the applicant, spoke on the project. He explained that they already gained approval from the Board for the house but they would like to add a garage to the property as well.

Director Creighton explained that each time they request a building permit, they have to go through this process. He explained that the Municipal Services Director and Franklin Fire Chief had already reviewed the application and had no concerns.

Acting-Chairperson Dzujna opened the application to public comment but with no comments made, it was closed and brought back to the Board. Member Starkweather made a motion:

"I move to support Mr. Parenteau's request to construct a residential accessory use garage at 3 Kenwood Ave (private road), Map-Lot 128-404-01, with the condition that the City's standard Release of Liability be signed by both parties and recorded at the Merrimack County Registry of Deed, prior to issuance of a building permit." Motion was seconded by Councilor Blake. **Motion carried 8-0-0.**

☐ **Planner's Update:**

Various members of the Board asked Director Creighton for updates on the following projects:
Weglarz Solar plan extension request from last meeting: Did they meet the extended deadline? Yes.

Status update on the DuBois property violations: Still in process.

Colcord Motors has too many vehicles and has been working on cars in the Pizza Shop parking lot:
Suggestion is to fill out a Service Request to start the process within City regulations.

Chinburg Parking concerns: Yes, one of the contractors had 8 vehicles and they were directed to find space to park on site and not in the municipal parking lot. Director Creighton also shared that Chinburg is pushing to finish this calendar year so they will still qualify for historic tax credits. To complicate things, the City parking lot will be under construction.

How does this parking situation effect the tenants of the Syndicate Block apartments: Director Creighton explained what is City property and what is not. He also shared that anyone can approach the City Council to lease spaces but that Council should consider cautiously. There had been concerns about overnight parking and the challenges had come with snow plowing and moving/towing vehicles.

☐ **Adjournment:**

Member Starkweather made a motion to adjourn the meeting, seconded by Councilor Blake. **Motion carried 8-0-0.**
Meeting adjourned at 6:30 p.m.

- The next Planning Board regular meeting is scheduled for May 24, 2023 at 6:00 p.m. and the application dead line date is May 3, 2023.

Respectfully submitted,

Judy Bibbins
Planning and Zoning Administrative Assistant.