

APPROVED 6/28/2023

**FRANKLIN PLANNING BOARD
PUBLIC HEARING
May 24, 2023 6:00 p.m.
Franklin City Hall, Council Chambers**

Minutes

Call to Order: 6:00 p.m.

Attendance: Chairman Dave Liberatore, Christine Dzujna, Mayor Jo Brown, Councilor Valerie Blake, Rob Sargent, Tim Flaherty, Christine Sheedy, Alternate Councilor Ted Starkweather (seated for Kathy Lauer-Rago), Ernesto Gonzalez, Alternate Donna Tully. (Absent: Kathy Lauer-Rago- arrived at 6:07, Alternate James DeBernardo). Staff present: Planning Director Seth Creighton; Planning and Zoning Administrative Assistant Judy Bibbins

☐ **Pledge of Allegiance**

☐ **Approval of Minutes from 4/26/2023.**

Member Dzujna made a motion to approve the minutes, seconded by Mayor Brown. **Motion carried 8-0-1, with Chairman Liberatore abstaining due to absence from that meeting.**

☐ **Other Business:**

☐ **New Business:**

P23-04: Dillon's Custom Cabinetry, owner, is seeking site-plan approval for a 22,130 sq ft light manufacturing facility, and associated site improvements. The property is located at Commerce Drive, Map/Lot 102-403-03 in the I1 [Industrial] zoning district.

Mayor Brown made a motion to accept the application as complete, seconded by Member Flaherty. **Motion carried 9-0-0.**

Katie Weiss from Bedford Design, agent for the applicant, spoke to the application. She explained that while the general plan had been approved by the Planning Board last fall, there had been some changes to the site disturbance, size of the building and the exact location so they thought it would be prudent to come back to the Board. She explained the landscaping, stormwater runoff design, power and sewer lines. She also covered the waiver request and the site lines. Ms. Weiss asked Director Creighton for clarification on the turnaround at the end of Commerce Drive as she had remembered that was previously agreed to be a shared responsibility.

Director Creighton explained that was an error on his notes regarding the responsibility of the cost of a turn-around. Chairman Liberatore said he had been told by Jim Aberg from Franklin Business and Industrial Development Corporation (FBIDC) that the cost and responsibility had been worked out between the parties.

Director Creighton explained that the changes in the design are really only details, not conceptual changes. He shared that Franklin Fire Department and the Municipal Services Department have approved the changes. Councilor Starkweather asked if there was any more information on the noise of the dust collector component of the building. Director Creighton did not have any more information but said it would be taken care of in the precedent conditions.

Chairman Liberatore asked if there were any more questions. There were none. Member Flaherty made a motion:

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"I move to approve the waiver request from Chapter 149-6.B because the design still allows for safe traffic movements." Motion was seconded by Councilor Blake. **Motion passed 9-0-0.**

Member Flaherty made a motion to approve the Site Plan Application:

"I move to approve the Site Plan application for Dillon Custom Cabinetry at Map-Lot 102-403-3, Commerce Drive. 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 Sheedy. **Motion passed 9-0-0.**

Chairman Liberatore welcomed Ernesto Gonzalez as the newest member of the Planning Board and offered assistance from himself or any member of the Board if he has questions.

☐ **Planner's Update:**

Director Creighton shared news of three grants that the City has been awarded for clean-up of the Stanley Mill property and downtown improvements, and that we are a finalist for an EPA grant of 1.9 million dollars for that property as well. He also gave updates on the following projects:

Cumberland Farms – will be placing a dumpster on the property and cleaning up the property maintenance issues.

901 Central Street – demolition is complete and they are working towards approval of the Building Permits.

221 South Main Street – moving full-steam ahead on the new gas pumps and store renovations.

Peabody Place – Finished

Stevens Mill – Chinburg is moving very quickly to have the project complete by the end of the year.

Canal Street Parking Lot nearing completion.

Groundwater Protection Ordinance is temporarily on hold due to Budget Season discussions.

Mayor Brown asked if there was anything to share about what will happen to the Stanley Mill property. Director Creighton explained that the grant application had to include a proposal but nothing has been finalized. He shared that the current idea is to connect a Riverwalk from the one around O'Dell Park to the sidewalk at the Chinburg Property. He also explained that the Armory building would be staying but the concrete addition to it would be removed, a retaining wall built and the parking lot at O'Dell Park expanded into that area.

Councilor Starkweather asked if there were any drop-dead dates on the Cumberland Farms project. Director Creighton explained the approval allows for 2 years to become active and acknowledged they are edging up on that but the rules haven't changed.

☐ **Adjournment:**

Mayor Brown made a motion to adjourn the meeting, seconded by Member Flaherty. **Motion carried 9-0-0. Meeting adjourned at 6:28 p.m.**

- The next Planning Board regular meeting is scheduled for June 28, 2023 at 6:00 p.m. and the application dead line date is June 7, 2023.

Respectfully submitted,

Judy Bibbins

Planning and Zoning Administrative Assistant.