

**FRANKLIN PLANNING BOARD
PUBLIC HEARING
November 08, 2023 6:00 p.m.
Franklin Public Library – 310 Central Street**

Minutes

Call to Order: 6:00 p.m.

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

Staff present: Planning Director Seth Creighton; Planning and Zoning Administrative Assistant Judy Bibbins

Pledge of Allegiance

Approval of Minutes from 10/25/2023.

Mayor Brown made a motion to approve the minutes, seconded by Councilor Starkweather. **Motion carried 7-0-1 with Jo Brown abstaining as she was not at that meeting.**

New Business:

P23-09: Foden Realty Holdings, LLC, owner, is seeking Site Plan approval with Special Use Permit to convert a single-family dwelling to a 3-unit multi-family dwelling. The property is located at 71 View Street, Map/Lot 118-095-00 in the R3 [One, Two and Three-family residential] zoning district.

Mayor Brown made a motion:

"I move to accept the Site Plan application for 71 View St as complete enough to begin the review process".

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

Mayor Brown made a motion:

"I move to declare the Site Plan is NOT a development of regional impact."

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

Engineer for the applicant was not present so application was suspended to allow him time to arrive.

Other Business:

Director Creighton discussed the members whose terms would be expiring in January and those that had indicated they would like to remain on the Board. David Liberatore and Tim Flaherty have indicated they would like to serve another term. Donna Tully (Alternate) has asked to not serve another term. Christine Sheedy has not responded. Chairman Liberatore will reach out to Member Sheedy.

Mayor Brown indicated that three residents have been appointed to the Lakes Region Planning Commission Board of Commissioners. They are Chip Ach, Jo Brown and Dave Liberatore as an alternate Commissioner.

Planner's Update:

Director Creighton gave updates on the following properties:

Irving Gas Station – expect to be opening by end of November
221 South Main Street/Tetal Gas Station – making progress

APPROVED 12/13/2023

Shop Express – work being done to upgrade the pumps

Chinburg/Stanley Mill – planning to finalize paving/striping, waiting on some electrical equipment but hope to have occupancy around the first of the new year.

Easter Seals Campus on Holy Cross Road

Cumberland Farms – we have been in touch with them and they are looking at the next steps to get started.

436 Central Street/formerly Dan's Pharmacy

Director Creighton also shared he had spent three days at the Northern New England Planners Association (NNEPA) Conference and that many people were talking about the great things happening in Franklin.

Member Dzujna excused herself from the meeting at 6:20 p.m.

P23-09 was resumed as Ben Osgood, engineer for the project, was available to speak to the application via speaker phone. He explained the design, the parking area, stormwater management, trash collection area, landscape and lighting.

Members of the Board asked questions about the number of bedrooms, size of each unit, connection to City water/sewer, and market rate versus low-income rental units. They also asked for a refresher on the prior application as this property had come before the Board 2 years ago with a proposal for 4 units. Director Creighton provided that refresher.

Chairman Liberatore opened the hearing to the public. The following members of the public spoke in opposition to the proposal:

Wanda Redfield of 63 View Street; Lori Seog of 19 View Street; Ryan Wattendorf of 77 View Street; Danielle Corning of 46 View Street; Stephen Pascucci of 2 East High Street; Sharon Gagnon of 60 View Street; Michael Garnaat of 59 View Street; Henry Corning of 46 View Street; Neil Nogues of 99 View Street. All addressed concerns about the number of vehicles, additional traffic on a narrow road and changes to the character of the neighborhood.

Chairman Liberatore closed the public hearing and brought it back to the Board. Director Creighton explained the concerns that are not within the Board purview such as violation of traffic laws and water/sewer connections. Members of the Board asked for clarification on the number of parking spaces required per unit, whether it should be owner occupied and whether they could consider the character of the neighborhood. Director Creighton expressed concern about basing a decision on anything subjective and that they need to consider whether or not it meets the ordinance.

Member Flaherty made a motion:

"I move to approve the Site Plan application for 71 View St, Map-Lot 118-095-00. The approval is consistent with the draft decision provided by the Planning Director, and with any amendments made by the Board and noted in the minutes." Motion was seconded by Mayor Brown. There was more discussion about the concerns of a 3-unit building and the impact on the character of the neighborhood.

Member Flaherty withdrew his motion.

Mayor Brown made a motion:

"I move to continue the application to the December 13, 2023 meeting of the Planning Board." Motion was seconded by Member Flaherty. **Motion passed 6-1-0.**

Adjournment:

Member Flaherty made a motion to adjourn, seconded by Mayor Brown. **Motion carried 7-0-0. Meeting adjourned at 7:58 p.m.**

APPROVED 12/13/2023

- The next Planning Board regular meeting is scheduled for December 13, 2023 at 6:00 p.m. and the application deadline date was November 22, 2023.

Respectfully submitted,

Judy Bibbins
Planning and Zoning Administrative Assistant