

Approved 3/27/2024

**FRANKLIN PLANNING BOARD  
PUBLIC HEARING  
February 28, 2024 6:00 p.m.  
Franklin Public Library – 310 Central Street**

Minutes

**Call to Order:** 6:01 p.m.

Attendance: Vice-Chairperson Christine Dzujna, Councilor Valerie Blake, Rob Sargent, Mayor Desiree McLaughlin, Denis Duquette, Ernesto Gonzalez, Tom Boyce, Donald Gagnon (arrived at 6:08), Alternate Councilor Ted Starkweather.

Absent: James DeBernardo, Kathy Lauer-Rago

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

**Pledge of Allegiance**

**Seating of Alternates** – Councilor Ted Starkweather seated for Kathy Lauer-Rago

Vice-Chair Dzujna welcomed the new Board members and shared some comments on meeting etiquette and rules of order. Director Creighton then gave a brief overview of the role of the Planning Board and the regulations they must adhere to. He also offered to provide a paper or electronic copy of the site plan regulations to any member of the Board if they would find it helpful.

**Approval of Minutes from 12/13/2023.**

Councilor Blake made a motion to approve the minutes as presented, seconded by Member Boyce. **Motion carried 9-0-0.**

**Old Business**

**P23-11: Carolyn M. Hurst Revocable Trust, owner, is seeking subdivision approval.** The proposal would create one new lot from Map/Lot 136-407-00 which fronts on Prospect St, Pleasant St, and Wilderness Ave. The property is located in the R3 & RR [One, Two and Three-Family Residential & Rural Residential] zoning districts.

**[continued from 12/13/2023]**

Director Creighton presented a request from the applicant to continue the application until the April 24, 2024 Meeting. Member Gonzalez made a motion to grant the request, seconded by Member Duquette. **Motion carried 9-0-0.**

**New Business:**

**P24-01: William Vey, owner, is seeking subdivision approval. Map/Lot 134-406-00.** The proposal is to subdivide one lot into two lots. The property is located in the RS [Single Family Residential] zoning district.

Director Creighton announced that the application has been withdrawn by the applicant.

**P24-02: Henry Dow Properties, LLC, owner, is seeking site plan approval.** The proposal is to build a 2000 square foot storage structure. Map/Lot 082-408-01. The property is located in the I1 [Industrial] zoning district.

Bob Baskerville from Bedford Designs, agent for the applicant, spoke to the application. He explained the plan for a storage facility, the drainage design and the waivers requested for sight distance, drainage, and pavement requirements.

Approved 3/27/2024

Councilor Starkweather made a motion:

***"I move to accept the Site Plan application for Map-Lot 082-408-01 as complete."***

Motion was seconded by Mayor McLaughlin. **Motion carried 9-0-0.**

Councilor Starkweather made another motion:

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

Motion was seconded by Mayor McLaughlin. **Motion carried 9-0-0.**

Members of the Board asked questions regarding the drainage, expected traffic volume, future development and potential for material storage outside of the building. The applicant's agent explained the location of the property at the end of the road means minimal traffic.

Vice Chairperson Dzujna opened the hearing to the public. With no public comments made, the hearing was closed and brought back to the Board.

Member Sargent made a motion:

***"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 carried 9-0-0.**

Councilor Starkweather made a motion:

***"I move to approve the waiver request from Site Plan Regulation 402-5.G.3.b because the design will hold and release stormwater safely."*** Motion was seconded by Member Duquette. **Motion carried 9-0-0.**

Member Sargent made a motion:

***"I move to approve the waiver request from Site Plan Regulation 402-5.E regarding gravel verses paved surfaces"*** Motion was seconded by Member Duquette. **Motion carried 9-0-0.**

Member Boyce made a motion:

***"I move to approve the Site Plan application for Map-Lot 082-408-01, Commerce / Industrial Park 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 Sargent. **Motion carried 9-0-0.**

#### **Other Business:**

Election of Planning Board Officers

A discussion was held regarding the election of Planning Board Officers. Vice-Chair Dzujna expressed concern about the perception of a possible conflict of interest if she were to be Chairperson as she is married to a City Councilor but nominated Rob Sargent as Chairman and said she would remain as Vice-Chair. Member Sargent accepted the nomination. **A vote was held and the slate of officers was unanimously approved, 9-0-0.**

#### **Planner's Update:**

Director Creighton shared updates on the following projects:

Veteran's Campus on Holy Cross Road

Cumberland Farms – they are renewing their variance application and hope to break ground as soon as possible.

Traffic Lights on Central Street, why they were broken and how they have been fixed.

#### **Adjournment:**

Motion to adjourn the meeting made by Councilor Blake, seconded by Member Boyce. Motion carried 9-0-0.

Meeting adjourned 6:56 p.m.

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- The next Planning Board regular meeting is scheduled for March 27, 2024 at 6:00 p.m. and the application dead line date is March 06, 2024.

Respectfully submitted,

Judy Bibbins

Planning & Zoning Administrative Assistant