

**FRANKLIN PLANNING BOARD
PUBLIC HEARING
March 27, 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, Kathy Lauer-Rago, Denis Duquette, Ernesto Gonzalez, Tom Boyce, Donald Gagnon. Absent: Mayor Desiree McLaughlin, Alternate Councilor Ted Starkweather, James DeBernardo.

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

☐ **Pledge of Allegiance**

☐ **Seating of Alternates** – No alternates were present.

Vice-Chair Dzujna led a moment of silence in remembrance of Donna Tully who passed away on February 24, 2024. Donna served many years on the Planning Board and Zoning Board of Adjustment for the City of Franklin.

☐ **Approval of Minutes from 2/28/2023.**

Member Gagnon made a motion to approve the minutes as presented, seconded by Member Duquette. **Motion carried 7-0-1 with Kathy Rago abstaining due to her absence at that meeting.**

☐ **New Business:**

P24-03: Franklin Commons Realty Group, owner, and Commerce Drive Solar, LLC, applicant, request a conceptual site plan review and discussion of their proposal to build a 2.0-Megawatt photovoltaic solar array on Commerce Drive, Map/Lot 102-009-00 and 102-402-00. The properties are located in the I1 [Industrial] zoning district.

Member Rago made a motion: ***“I move to accept the application as complete enough to begin the review process.”*** **Motion was seconded by Councilor Blake. Motion carried 8-0-0.**

Garrett Siebert of Nobis Group, agent for the applicant, spoke to the application. He gave an overview of the development plan, wetlands survey results, soils and confirmed they have been in touch with Eversource to begin the permitting process with them for connectivity. He also indicated they are still considering waivers for the landscaping and underground utility requirement due to the natural buffers.

Director Creighton gave an explanation of conceptual site-plans and the necessity for review according to City of Franklin ordinance. Mr. Siebert continued highlighting the property lines, where the panels will be and explained that the stormwater and clearing limits are still being developed. He responded to several questions from the Board regarding the permitting process with Eversource to tie in to the grid, the Alteration of Terrain permits from the State, wetlands permits, decommissioning plans, and stormwater plans.

Vice-chairperson Dzujna opened the hearing to the public. Betty Arsenault asked about the proximity of the project to her house and City Councilor George Dzujna asked about the number of abutters. The public hearing was closed with no further comments and brought back the Board.

APPROVED 4/24/2024

Councilor Blake made a motion to close the conceptual site-plan review, seconded by Member Gagnon. Motion passed 8-0-0.

☐ **Other Business:**

Discussion of Planning Board Officers

A discussion was held regarding the election of Planning Board Officers that was held at the last meeting. Director Creighton explained that it had been discovered that Rob Sargent, as an Ex-officio member, is not permitted to serve as Chairman. Member Gagnon put his name forth to serve as Chairman. Member Sargent made a motion to nominate Member Gagnon as Chairperson. Motion was seconded by Member Rago. Motion carried 8-0-0.

☐ **Planner's Update:**

Director Creighton shared an update on the Stanley Mill demolition project.

☐ **Adjournment:**

Motion to adjourn the meeting made by Member Rago, seconded by Member Duquette. Motion carried 8-0-0.
Meeting adjourned 7:01 p.m.

- The next Planning Board regular meeting is scheduled for April 24, 2024 at 6:00 p.m. and the application dead line date is April 03, 2024.

Respectfully submitted,

Judy Bibbins
Planning & Zoning Administrative Assistant