

**DESIGN REVIEW COMMISSION  
AGENDA**

**Tuesday, June 2, 2020 7:00 PM.**

**Virtual Meeting**

**Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).**

Please click on <https://us02web.zoom.us/j/85808872156> or call on your phone at 1-929-205-6099, meeting ID is 85808872156.

- 7:00 PM**      **Complete HVAC** – 1000 Chestnut Street  
Replace existing signs faces
- 7:05 PM**      **Stop & Shop** – 40 Franklin Village Drive  
Repaint designated areas where old signs were – replacing with new Corporate branded sign , new pylon faces in existing pylons
- 7:10 PM**      **94 East Central – Mixed Use** – 94/88 &70/72 East Central Street  
Construction of a new mixed use building with approx. 590 sf of commercial space and 13 residential units

**General Matters**

Approval of Minutes: May 19, 2020

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

**This agenda is subject to change. Last updated: May 28, 2020**

The next meeting of the Design Review Commission is scheduled for June 16, 2020

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Complete HVAC

Property Address 1000 Chestnut St

Assessors' Map # \_\_\_\_\_ Parcel # 248-076-000-000

Zoning District (select applicable zone): \_\_\_\_\_

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: \_\_\_\_\_ Signs By Cam, Inc.  
837 Upper Union Street

Address: \_\_\_\_\_ Suite C-18  
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Erin Woodcock

Property Owner: Jeff Winkler

Address: 1000 Chestnut St.  
Franklin, MA 02038

1000 Chestnut St.  
Franklin, MA

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Cam  
Signature of Applicant

Jeff Winkler  
Signature of Owner

Cam A. Faria  
Print name of Applicant

Jeff Winkler  
Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

**FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1-4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: \_\_\_\_\_ Signs By Cam, Inc.  
837 Upper Union Street  
Contact Person: \_\_\_\_\_ Suite C-18  
Address \_\_\_\_\_ Franklin, MA 02038  
Telephone Number: \_\_\_\_\_

**b. Architect/Engineer (when applicable)**

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: \_\_\_\_\_  
replace existing signs  
faces

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.) colors  
size/dimensions materials  
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION**

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



*Signs By Cam* Inc.

Sign & Graphic Solutions • Uncompromising Integrity

**Cam Afonso**

837 Upper Union St., Suite C-18  
Franklin, MA 02038

Phone: 508-364-2905

Fax/Office: 508-528-0766

E-Mail: [cam@signsbycam.com](mailto:cam@signsbycam.com)

Website: [www.signsbycam.com](http://www.signsbycam.com)

## APPROVED FOR PRODUCTION:

X \_\_\_\_\_

### JOB INFORMATION

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE:=

### SIGN MATERIAL SPECS

BANNER:  COROPLAST:  WOOD:

ACRYLIC:  MAGNETIC:  URETHANE:

PVC:  ALUMINUM:  NUEDGE:

SINGLE SIDED:  DOUBLE SIDED:

OTHER: \_\_\_\_\_

**© COPYRIGHT**

ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Stop + Shop

Property Address 40 Franklin Village Dr.

Assessors' Map # \_\_\_\_\_ Parcel # \_\_\_\_\_

Zoning District (select applicable zone): \_\_\_\_\_

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: Agnoli Sign Co.

Address: 722 WORTHINGTON ST  
SPRINGFIELD MA 01105

Telephone Number: 413-221-6298

Contact Person: CHRISTINA MOREAU

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: STOP + SHOP  
Address: 1385 Hancock St.  
POLOUNY, MA

Property Owner: Cedar Realty Trust  
44 Bayles Ave  
PORT WASHINGTON, NY

All of the information is submitted according to the best of my knowledge

Executed as a sealed instrument this 20 day of May 2020

Christina Moreau  
Signature of Applicant

attached  
Signature of Owner

CHRISTINA MOREAU  
Print name of Applicant

\_\_\_\_\_  
Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

**FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: Agnoli Sign Co. INC.  
Contact Person: CHRISTINA MOREAU  
Address: 722 WORTHINGTON ST Springfield, MA 01105  
Telephone Number: 413-221-6288

**b. Architect/Engineer (when applicable)**

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: Repaint designated areas where old sign were - replace with new corp Blanted sign per attached new pylon faces in existing pylons

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.)      colors  
size/dimensions      materials  
style of lettering      lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION**

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

## DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. yes

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area. yes

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. yes

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. no

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. yes

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: yes

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. yes

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. SAME AS EXISTING  
SIGN JUST LOGO CHANGE - NEW CORP BRAND

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. N/A

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. YES LED

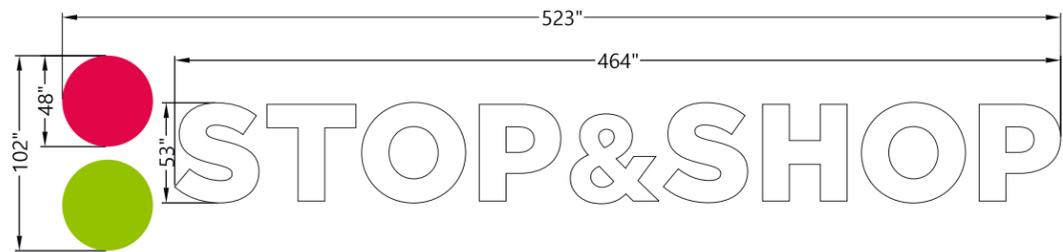
11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible. N/A

**SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.**

# EXISTING



# PROPOSED



CHANNEL LETTERS ILLUMINATED WITH LED'S SELF CONTAINED POWER SUPPLIES

LETTERS: WHITE ACRYLIC FACES  
WHITE TRIM & RETURNS 5" DARK GREY 1579

CIRCLES: BOTTOM LAYER - TRANS WHITE IJ3630-20  
TOP LAYER - TRANS VIVID ROSE FACE WITH MATCHING TRIM & RETURNS MP 2057  
TRANS APPLE GREEN FACE WITH MATCHING TRIM & RETURNS MP 2150

Serving our communities since 1914

3/8" ACRYLIC PAINTED COOL GREY 10C  
PINNED OUT FROM WALL USING 1/2" PLASTIC STUDS



CHANNEL LETTERS  
ACRYLIC FACES WITH TRANS GREEN VINYL  
GREEN TRIM, WHITE RETURNS



CHANNEL LETTERS ILLUMINATED WITH LED'S  
WHITE ACRYLIC FACES, WHITE 1" TRIM  
3 1/2" RETURNS PAINTED TO MATCH PMS COOL GREY 10C  
MOUNTED ON 5" x 4" RACEWAY PAINTED TO MATCH WALL



CHANNEL LETTERS INSTALLED ON A  
5" RACEWAY PAINTED TO MATCH BUILDING  
WHITE 3/16" PLEX FACES WITH TRANSLUCENT  
VINYL OVERLAY IN KELLY GREEN,  
GREEN TRIM, 4" GREEN PMS 340 RETURNS

### PAINTING NOTES:

REPAIR, RESCRATCH, AND PAINT EIFS WHERE SIGNS  
ARE REMOVED FROM CONTROL JOINT TO CONTROL  
JOINT, REPAINT USING INDICATED COLORS

ALL EXISTING MASONRY TO BE LEFT UNPAINTED

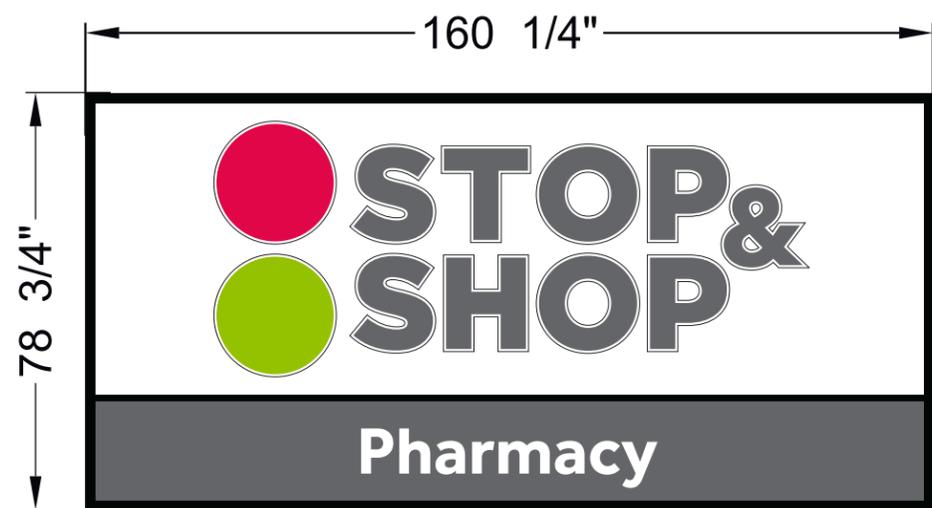
PAINT SCHEDULE			
TAG	SHERWIN-WILLIAMS NAME	PROJECT USE	SHERWIN-WILLIAMS PAINT FORMULA
PT 85	SW-21	A100 SATIN EXTERIOR	B1 BLACK [0-2-1-1] N1 RAW UMBER [0-3-0-0] Y3 DEEP GOLD [0-0-1-1]
PT 86	SW-22	A100 SATIN EXTERIOR	B1 BLACK [0-1-0-0] Y3 DEEP GOLD [0-3-0-0]
PT 87	SW-23	A100 SATIN EXTERIOR	W1 WHITE [0-43-0-1] B1 BLACK [202-10-1-1] R2 MAROON [0-1-0-0] Y3 DEEP GOLD [0-9-0-0]
PT 88	SW6991 BLACK MAGIC	A100 SATIN EXTERIOR	
PT 89	SW6921 ELECTRIC LIME	A100 SATIN EXTERIOR	

**NOT FOR PRODUCTION**

AGNOLI SIGN COMPANY, INC. • 722 WORTHINGTON STREET, SPRINGFIELD, MA 01105 • TEL. (413) 732-5111 • FAX (413) 787-2169							
FRONT	STOP&SHOP		SCALE:	DATE	CUSTOMER:	STORE:	
	LOGO	34 SQ FT	1/8" = 1'-0"	05-15-20	STOP&SHOP 1385 HANCOCK STREET QUINCY, MA	STOP&SHOP 40 FRANKLIN VILLAGE DR. FRANKLIN, MA	
	LETTER	170.6 SQ FT		05-20-20			
		204.6 SQ FT	TOTAL OF ALL SQUARE FOOTAGES		DRAWING CODE:	STORE NO.	
	PHARMACY	25.5 SQ FT	293.2 SQ FT		STOP&SHOP/2018 LOGO/MA/FRANKLIN, MA (#0472) 40 FRANKLIN VILLAGE DRIVE.PLT	#0472	
	BANK	13.6 SQ FT	NOTES:		STOP&SHOP/2018 LOGO/MA/FRANKLIN, MA (#0472) 40 FRANKLIN VILLAGE DRIVE.CDR		
	Serving our communities since 1914	34.6 SQ FT			SALESPERSON: CHRIS	DRAWN BY: LANCE	
	STARBUCKS	14.9 SQ FT			THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AGNOLI SIGN COMPANY INCORPORATED ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED		



DOUBLE FACED



LEXAN FACE WITH TRANS S&S VINYL  
OPAQUE BACKGROUND

EXISTING



PROPOSED



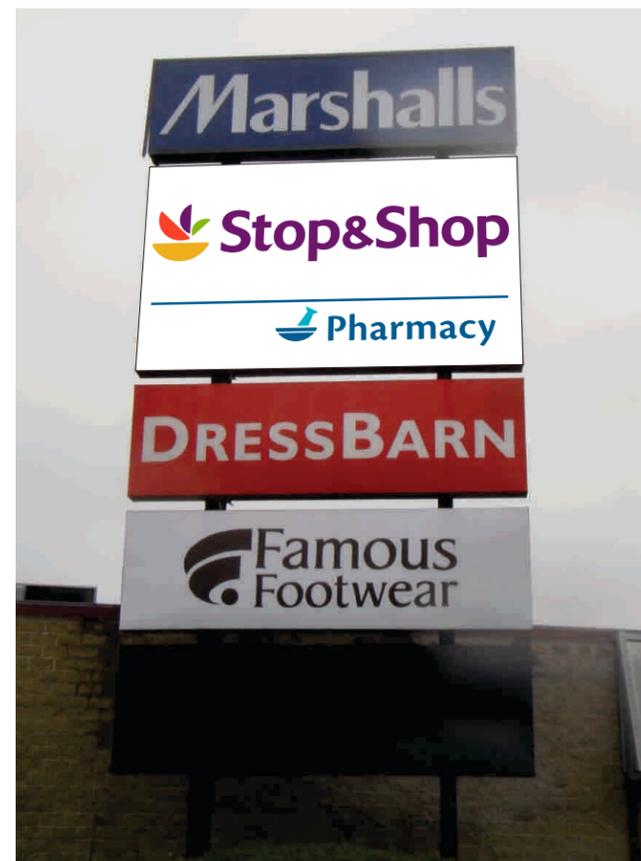
**NOT FOR PRODUCTION**

AGNOLI SIGN COMPANY, INC. • 722 WORTHINGTON STREET, SPRINGFIELD, MA 01105 • TEL. (413) 732-5111 • FAX (413) 787-2169					
PYLON 1	SCALE:	DATE	CUSTOMER:	STORE:	
	0" = 1'-0"	05-15-20	STOP&SHOP 1385 HANCOCK STREET QUINCY, MA	STOP&SHOP 40 FRANKLIN VILLAGE DR. FRANKLIN, MA	
	TOTAL OF ALL SQUARE FOOTAGES	REV DATE	DRAWING CODE:	STORE NO.	
	X SQ FT	REV DATE	STOP&SHOP/2018 LOGO/MA/FRANKLIN, MA (#0472) 40 FRANKLIN VILLAGE DRIVE.PLT	#0472	
	NOTES:	REV DATE	STOP&SHOP/2018 LOGO/MA/FRANKLIN, MA (#0472) 40 FRANKLIN VILLAGE DRIVE.CDR		
		REV DATE	SALESPERSON: CHRIS	DRAWN BY: LANCE	
		REV DATE	THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AGNOLI SIGN COMPANY INCORPORATED ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED		

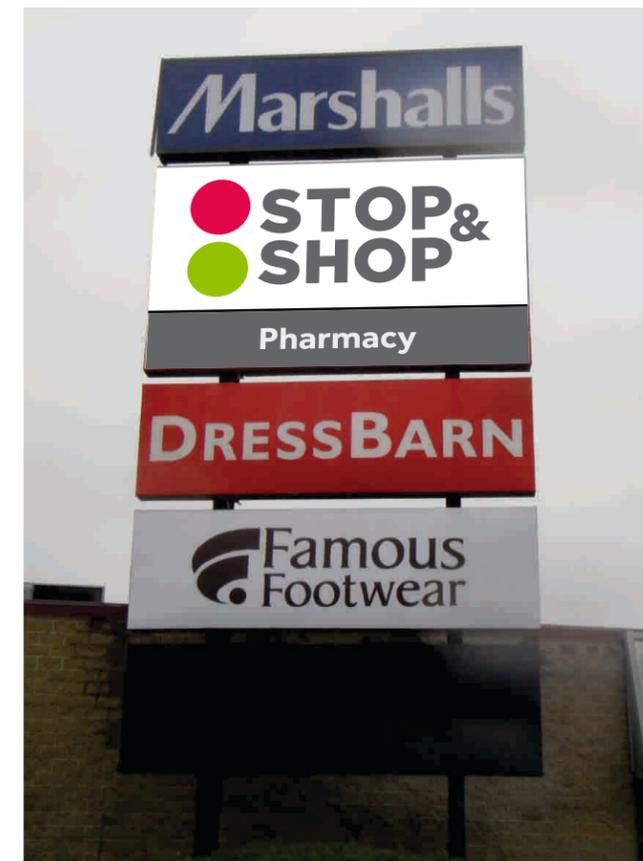


SINGLE FACED FLEXFACE SIGN WITH 3M TRANSLUCENT LETTERING  
FACE MUST BE OPAQUED

### EXISTING



### PROPOSED



AGNOLI SIGN COMPANY, INC. • 722 WORTHINGTON STREET, SPRINGFIELD, MA 01105 • TEL. (413) 732-5111 • FAX (413) 787-2169					
PYLON 2		SCALE:	DATE	CUSTOMER:	STORE:
		0" = 1'-0"	05-15-20	STOP&SHOP	STOP&SHOP
		TOTAL OF ALL SQUARE FOOTAGES	REV DATE	1385 HANCOCK STREET	40 FRANKLIN VILLAGE DR.
		X SQ FT	REV DATE	QUINCY, MA	FRANKLIN, MA
		NOTES:	REV DATE	DRAWING CODE:	
			REV DATE	STOP&SHOP/2018 LOGO/MA/FRANKLIN, MA (#0472) 40 FRANKLIN VILLAGE DRIVE.PLT	
			REV DATE	STOP&SHOP/2018 LOGO/MA/FRANKLIN, MA (#0472) 40 FRANKLIN VILLAGE DRIVE.CDR	
			REV DATE	SALESPERSON: CHRIS	DRAWN BY: LANCE
			REV DATE	STORE NO. #0472	
				THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AGNOLI SIGN COMPANY INCORPORATED ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED	

**NOT FOR PRODUCTION**

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: 94 East Central - Mixed Use

Property Address 94/88 & 70/72 East Central Street, Franklin, MA 02038

Assessors' Map # 286 Parcel # 286-032/33-000

Zoning District (select applicable zone): Commercial One

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: 70 East Central Street LLC

Address: 37 East Central St, Franklin, MA 02038

Telephone Number: 508-507-9020

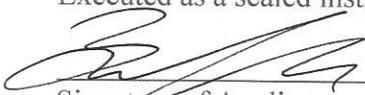
Contact Person: Brad Chaffee

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Same as owner Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

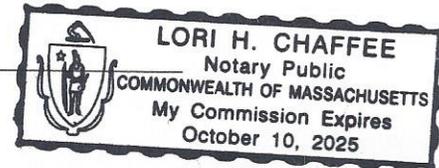
All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 28<sup>th</sup> day of May 2020

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Owner

  
\_\_\_\_\_  
Print name of Applicant  
Brad Chaffee

Brad Chaffee  
\_\_\_\_\_  
Print name of Owner



**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.  
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q



**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**b. Architect/Engineer (when applicable)**

Business Name: Ruth Ranieri Architects

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: \_\_\_\_\_

Construction of a new mixed use building with approx. 590 sf of commercial space, 13 residential units total

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.)      colors  
size/dimensions                              materials  
style of lettering                              lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION**

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
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4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

## DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. \_\_\_\_\_

The proposed building meets the requirements of a maximum building height of 50'-0" at 49'-6" and matches the height of the 70-72 East Central St mixed use project.

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

The proportions of windows and doors reflect the architectural style of the surrounding area with double hung windows & sliding glass doors for residential deck access. Ground floor commercial glazing is matches surrounding retail buildings.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. \_\_\_\_\_

The structure meets all set backs, as well as open space at the front of the building for planting & sidewalk, etc.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The design of the roof matches the roofline of surrounding buildings in the downtown area, we have pitched the roof where we found it was prudent to design and structure of the building.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The scale of the structure is similar in nature to 70-72 East Central Street and the Franklin Center commons. We are designing for an updated downtown style for this mixed use building.

6. **Facade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: \_\_\_\_\_

Facade materials are vinyl siding, fiber cement siding and fiber cement paneling.

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. \_\_\_\_\_

Details and material selections are designed match existing character as well as add a modernized look to the downtown area.

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. Once a business has leased the space, a sign design will be submitted for permit.

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9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. The current structure on the lot has no historical significance and is to be razed.

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10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. This building will is designed to meet all current energy codes and will boost high efficient interior fixtures.

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11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible. Frontage landscaping features planting & sidewalks. Exterior parking areas have been located at the front and side of the building.

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**SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.**

## ADDENDA

### INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION

#### A. General Information

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ [www.franklin.ma.us/Town/Assessors/PropertyTax](http://www.franklin.ma.us/Town/Assessors/PropertyTax) or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1<sup>st</sup> floor, Municipal Building

#### B. Applicant Information – complete and include name of contact person w/ phone number

#### C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

#### Page 2 –

#### D. Architect/Engineer or Sign Company Information:

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

#### E. Work Summary: Include brief summation of work to be done

#### Pages 3 & 4

#### F. Information & Materials to be Submitted w/Application

##### a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

##### b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- Nine (9) Copies of all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

**DESIGN STANDARDS** – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

ALL APPLICATIONS WITH NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2<sup>ND</sup> & 4<sup>TH</sup> TUESDAY OF THE MONTH.

**FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.**

# SITE PLAN MODIFICATION

## 70, 72, 88 AND 94 EAST CENTRAL STREET

PLAN 108 OF 1908



LOCUS MAP  
SCALE: 1" = 100'

94 EAST CENTRAL STREET PROPERTY IS LOCATED WITHIN A COMMERCIAL 1 ZONE.

REQUIREMENTS:	EXISTING	PROPOSED
DOWNTOWN COM. AREA:	5,000 S.F.	66,535± S.F.
FRONTAGE:	50'	186.07' & 49.02'
DEPTH:	50'	268'
HEIGHT:	3 STORIES - 40' *15	2 STORIES
WIDTH:	45'	>45'

COVERAGE - STRUCTURES:	EXISTING	PROPOSED
STRUCTURES:	9.1%	25.2%
STRUC. & PAVING:	42.7%	64.8%

SETBACKS-	EXISTING	PROPOSED
FRONT:	20' *1	161.2'
SIDE:	10' *14	24.6'
REAR:	15'	35.5'

\*1 - BUT NO NEW STRUCTURE SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN EXISTED ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.  
 \*14 - THE 10-FOOT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF THE LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT, A 20-FOOT SETBACK IS REQUIRED ON THE ABUTTING SIDE.  
 \*15 - BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

REQUIREMENTS FOR 94 EAST CENTRAL STREET ZONE COMMERCIAL 1  
 EXISTING AND PROPOSED LOT AREA, FRONTAGE, DEPTH, WIDTH AND COVERAGE BASED ON THE LOTS BEING COMBINED. BUILDING HEIGHT, AND SETBACKS BASED ON PROPOSED BUILDING LOCATED ON 94 EAST CENTRAL STREET. THE PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT. THE PROPERTY IS LOCATED IN A ZONE C BASED ON FEMA FIRM MAP 25021C0309E DATED JULY 17, 2012.

94 EAST CENTRAL STREET:  
 EXISTING BUILDING USE RESIDENTIAL  
 PROPOSED BUILDING USE MIXED WITH RESIDENTIAL.

**DRAWING INDEX:**

1. COVER SHEET
  2. EXISTING CONDITIONS PLAN
  3. SITE LAYOUT PLAN
  4. SITE GRADING AND UTILITY PLAN
  5. SITE PLANTING PLAN
  6. EROSION CONTROL PLAN
  7. CONSTRUCTION DETAILS
  8. CONSTRUCTION DETAILS
  9. CONSTRUCTION DETAILS
- SITE LIGHTING-LIGHTING PLAN,  
 PHOTOMETRICS AND SCHEDULES  
 BY SK & ASSOCIATES

MAP 286 PARCELS 32 AND 34  
 ARE TO BE COMBINED.  
 MAP 286 PARCEL 33 HAS A PROPOSED  
 EASEMENT FOR ACCESS AND UTILITIES.

- REFERENCES:**
- ASSESSORS MAP 286 PARCEL 32
  - DEED BOOK 36860 PAGE 516
  - DEED BOOK 35983 PAGE 116
  - DEED BOOK 24648 PAGE 492
  - PLAN 108 OF 1908
  - PLAN 576 OF 1900
  - OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC DATED OCTOBER 22, 2018
  - PLAN 3334 OF 1913
  - PLAN 853 OF 1928

**OWNER:**  
 MAP 286 PARCELS 32 AND 34  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

**OWNER MAP 286 PARCEL 33**  
 JOHN AND CARMEL SHERRY  
 88 EAST CENTRAL STREET

**APPLICANT:**  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

**SITE PLAN MODIFICATION**  
**COVER SHEET**  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 MARCH 4, 2020  
 SCALE: 1" = 100'

- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.

- WAIVER REQUESTS:**
1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.
  2. TO ALLOW THE USE OF HPDE PIPE FROM CATCH BASIN 92 TO THE POND, FROM THE POND TO DRAIN MANHOLE 93, FROM THE TRENCH DRAIN TO DRAIN MANHOLE 91 AND THE ROOF LEADER COLLECTION SYSTEM TO THE POND.

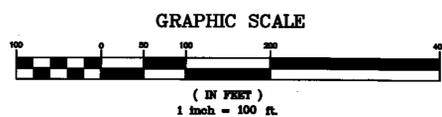


*Carlos A. Quintal*  
 CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE

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_____	_____
_____	_____

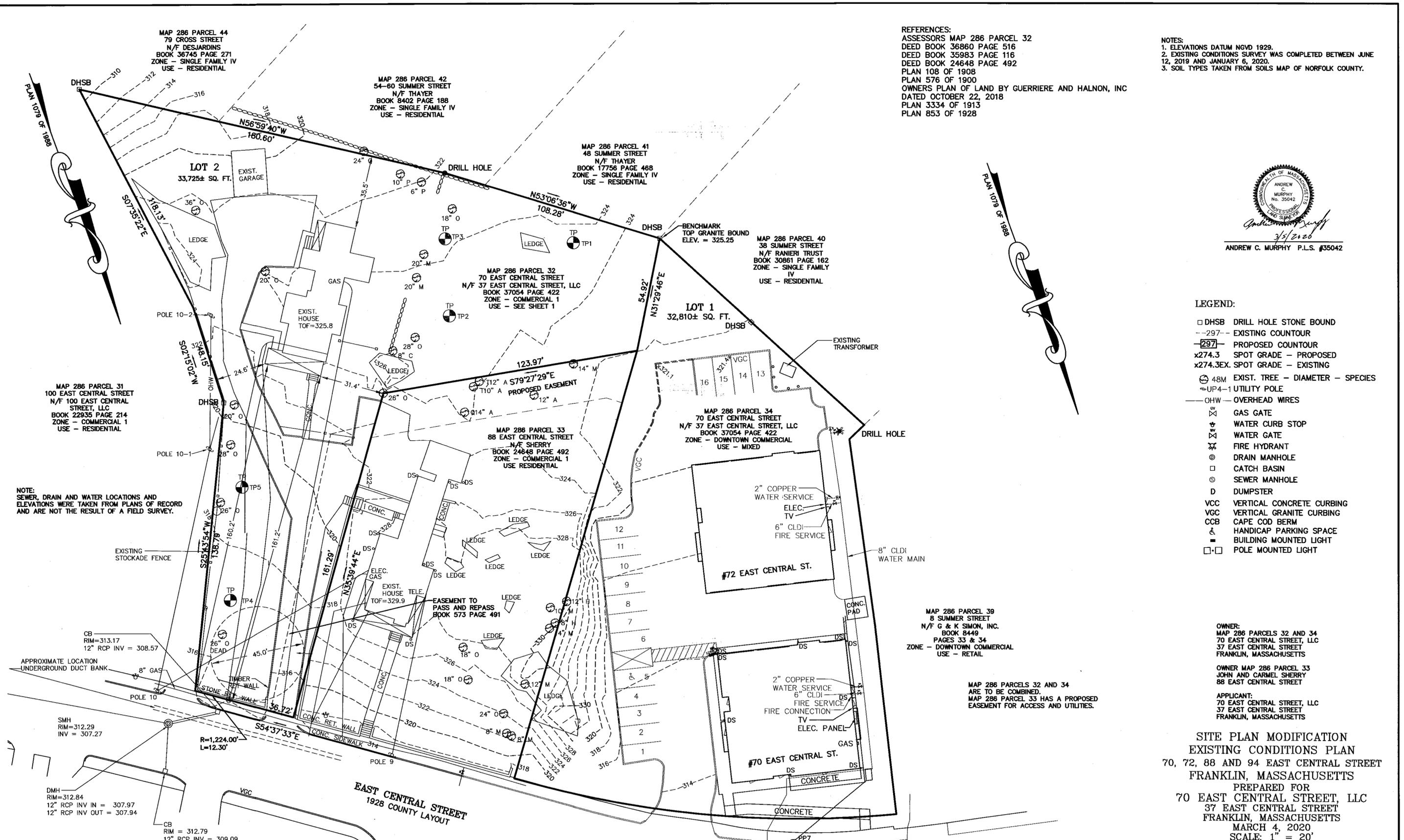


NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
6/19	BL	
BK#	FIELD BOOK	PG#
3/20	CALCS BY:	RRG
3/20	DESIGNED BY:	RRG
3/20	DRAWN BY:	COMP
3/20	CHECKED BY:	CAQ

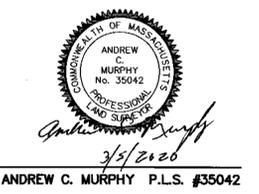
**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6580 FAX 508-384-6586

DATE	MAR. 4, 2020
SCALE	1" = 100'
PROJECT	UC1334
SHEET	1 of 9



REFERENCES:  
 ASSESSORS MAP 286 PARCEL 32  
 DEED BOOK 36860 PAGE 516  
 DEED BOOK 35983 PAGE 116  
 DEED BOOK 24648 PAGE 492  
 PLAN 108 OF 1908  
 PLAN 576 OF 1900  
 OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC  
 DATED OCTOBER 22, 2018  
 PLAN 3334 OF 1913  
 PLAN 853 OF 1928

NOTES:  
 1. ELEVATIONS DATUM NGVD 1929.  
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN JUNE 12, 2019 AND JANUARY 6, 2020.  
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.



- LEGEND:
- DHSB DRILL HOLE STONE BOUND
  - - - - - EXISTING COUNTOUR
  - 297 - PROPOSED COUNTOUR
  - x274.3 SPOT GRADE - PROPOSED
  - x274.3EX SPOT GRADE - EXISTING
  - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
  - ⊙ UP4-1 UTILITY POLE
  - OHW - OVERHEAD WIRES
  - ⊗ GAS GATE
  - ⊕ WATER CURB STOP
  - ⊕ WATER GATE
  - ⊕ FIRE HYDRANT
  - ⊙ DRAIN MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ SEWER MANHOLE
  - D DUMPSTER
  - VCC VERTICAL CONCRETE CURBING
  - VCC VERTICAL GRANITE CURBING
  - CCB CAPE COD BERM
  - ⊕ HANDICAP PARKING SPACE
  - ⊕ BUILDING MOUNTED LIGHT
  - POLE MOUNTED LIGHT

NOTE:  
 SEWER, DRAIN AND WATER LOCATIONS AND ELEVATIONS WERE TAKEN FROM PLANS OF RECORD AND ARE NOT THE RESULT OF A FIELD SURVEY.

OWNER:  
 MAP 286 PARCELS 32 AND 34  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33  
 JOHN AND CARMEL SHERRY  
 88 EAST CENTRAL STREET

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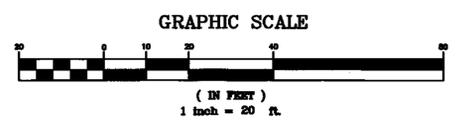
MAP 286 PARCEL 39  
 8 SUMMER STREET  
 N/F G & K SIMON, INC.  
 BOOK 8449  
 PAGES 33 & 34  
 ZONE - DOWNTOWN COMMERCIAL  
 USE - RETAIL

MAP 286 PARCELS 32 AND 34  
 ARE TO BE COMBINED.  
 MAP 286 PARCEL 33 HAS A PROPOSED  
 EASEMENT FOR ACCESS AND UTILITIES.

SITE PLAN MODIFICATION  
 EXISTING CONDITIONS PLAN  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 MARCH 4, 2020  
 SCALE: 1" = 20'

SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY

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BK#	FIELD BOOK	PG#
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3/20		
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CHECKED BY:	CAQ	
3/20		

**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
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 508-384-6560 FAX 508-384-6568

DATE	SCALE	PROJECT	SHEET
MAR. 4, 2020	1" = 20'	UC1334	2 of 9



**LEGEND:**

- DHSB DRILL HOLE STONE BOUND
- - - 297 - - EXISTING COUNTOUR
- - - 297 - - PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX SPOT GRADE - EXISTING
- ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
- ⊙ UP4-1 UTILITY POLE
- OHW — OVERHEAD WIRES
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- ⊗ WATER CURB STOP
- ⊗ WATER GATE
- ⊗ FIRE HYDRANT
- ⊗ DRAIN MANHOLE
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING
- VGC VERTICAL GRANITE CURBING
- CCB CAPE COD BERM
- ⊗ HANDICAP PARKING SPACE
- ⊗ BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT

MARCH 13, 2019

PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

TP 1 ELEV. = 324.24 - ABANDONED

TP 2 ELEV. = 324.75  
 0 - 8" A 10YR 3/3 SANDY LOAM  
 8" - 24" B 10YR 6/6 SANDY LOAM  
 24" - 60" C 2.5Y 5/6 SANDY LOAM

TP 3 ELEV. = 323.85  
 0 - 8" A 10YR 3/3 SANDY LOAM  
 8" - 24" B 10YR 6/6 SANDY LOAM  
 24" - 64" C 2.5Y 5/6 SANDY LOAM

TP 4 ELEV. = 317.52  
 0 - 12" A 10YR 3/3 SANDY LOAM  
 12" - 36" B 10YR 6/6 SANDY LOAM  
 36" - 90" C 2.5Y 4/3 GRAVELLY SANDY LOAM  
 NO GROUNDWATER  
 NO MOTILES AT 90" ELEV. = 310.02

TP 5 ELEV. = 318.53  
 0 - 18" A 10YR 3/3 SANDY LOAM  
 18" - 42" B 10YR 6/6 SANDY LOAM  
 42" - 109" C 2.5Y 5/6 SANDY LOAM  
 GROUNDWATER AT 100" ELEV. = 310.20  
 NO MOTILES OBSERVED

TP 6 ELEV. = 318.03  
 0 - 10" A 10YR 3/3 SANDY LOAM  
 10" - 42" B 10YR 6/6 SANDY LOAM  
 42" - 97" C 2.5Y 5/6 SANDY LOAM  
 NO GROUNDWATER OBSERVED  
 NO MOTILES OBSERVED AT 97" ELEV. = 309.94

ALL TEST PITS WERE DUG TO REFUSAL

SIGHT DISTANCE BASED ON POSTED SPEED OF 25 MPH AT THE INTERSECTION OF EAST CENTRAL STREET AND ALPINE PLACE. PER MASDOT STOPPING SIGHT DISTANCE FOR 25 MPH AT 0% GRADE - 155 FEET. SIGHT DISTANCE WAS MEASURED 14.5 FEET FROM EDGE LINE. EXITING THE SITE: LOOKING WEST 200 + FEET. LOOKING EAST 300 + FEET.

REFERENCE MASS HIGHWAY EXHIBIT 3.8 200 FOOT SIGHT DISTANCE AT ZERO GRADE HAD A DESIGN SPEED OF 30 MPH.

PAVEMENT RESTORATION WITHIN THE 140 RIGHT OF WAY SHALL MATCH THE EXISTING GRAVEL, DENSE GRADE, BINDER COURSE AND FINISH COURSE DEPTHS OF BITUMINOUS CONCRETE.

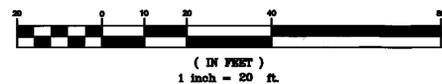
ACCESSIBLE ROUTE SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% OR A RUNNING SLOPE GREATER THAN 5% SEE 521 CMR 20.9.

CONSTRUCT A NEW CONCRETE SIDEWALK AT THE DRIVEWAY AREA. MATCH EXISTING GRAVEL AND CONCRETE THICKNESSES.

SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	4/23/20	REVIEW COMMENTS	RRG

1. POND 1 AND ALL ASSOCIATED PIPING TO BE HDPE PIPE.
2. ALL RCP DRAIN PIPE TO BE CLASS V.
3. ALL ROOF DRAIN PIPE WILL BE 6" PVC.
4. WHERE HDPE CONNECTS TO RCP INSTALL A FERNCO LDC 10 37.00 x 32.00 COUPLING.

**PROPOSED DRAINAGE STRUCTURE SCHEDULE:**

CB 91 RIM = 314.1 INV OUT = 310.74 12" RCP	DMH 91 - CDS WQU RIM = 315.1 INV IN = 310.68 12" RCP - CB 91 & 97 INV OUT = 310.58 12" RCP
CB 97 RIM = 314.2 INV OUT = 310.80 12" RCP	DMH 92 RIM 314.7 INV IN = 310.5 12" RCP - DMH 91 INV IN = 310.5 12" RCP - DMH 93 INV OUT = 308.5 12" RCP
CB 92 STORMCEPTOR 450I RIM = 317.75 INV OUT = 314.75 12" HDPE	DMH 93 RIM=317.9 INV IN =315.0 12" HDPE INV OUT = 312.45 12" RCP

**UTILITY NOTES:**

1. DOMESTIC WATER SUPPLY SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS.
2. FIRE SUPPLY LINE TO BE CONNECTED TO EXISTING WATER MAIN IN STREET. LOCATION SHOWN APPROXIMATELY. FINAL SIZE AND LOCATION SHALL BE DETERMINED BY THE PLUMBING ENGINEER.
3. ELECTRIC, TELEPHONE AND CABLE TV LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES. SERVICES ARE PROPOSED TO BE CONNECTED TO THE 70-72 EAST CENTRAL STREET AND SHALL BE UNDERGROUND.
4. GAS SERVICE AND LOCATIONS TO BE DETERMINED BY THE GAS COMPANY.
5. PIV AND SIAMESE CONNECTIONS SHOWN APPROXIMATE. FINAL LOCATIONS TO BE DESIGNED BY PLUMBING ENGINEER AND APPROVED BY FIRE DEPARTMENT.
6. THE DRAINAGE INSTALLATION SHALL BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO BACKFILLING.
7. EXISTING WATER SERVICE TO BE CUT AND CAPPED AT THE MAIN PER DPW REQUIREMENTS.
8. EXISTING SEWER SERVICE TO BE CUT AND CAPPED AT THE PROPERTY LINE.
9. EXISTING ELECTRIC, TELEPHONE AND CTV SERVICES TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANIES. POLE 10-2 TO BE REMOVED AS PERMITTED BY THE APPROPRIATE UTILITY COMPANY.

**NOTES:**

1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL OR STONE MATERIAL BEING PLACED.

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED. MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.



*Carlos A. Quintal*  
 CARLOS A. QUINTAL P.E. #30812

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 FRANKLIN, MASSACHUSETTS

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 88 EAST CENTRAL STREET

APPLICANT:  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

**SITE PLAN MODIFICATION  
 GRADING & UTILITY PLAN**  
 70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 70 EAST CENTRAL STREET, LLC  
 37 EAST CENTRAL STREET  
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 MARCH 4, 2020  
 SCALE: 1" = 20'

DATE	FIELD BY:	INT.
6/19	BL	BL
BK#	CALCS BY:	PG# 63
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3/20	DESIGNED BY:	RRG
3/20	DRAWN BY:	COMP
3/20	CHECKED BY:	CAQ

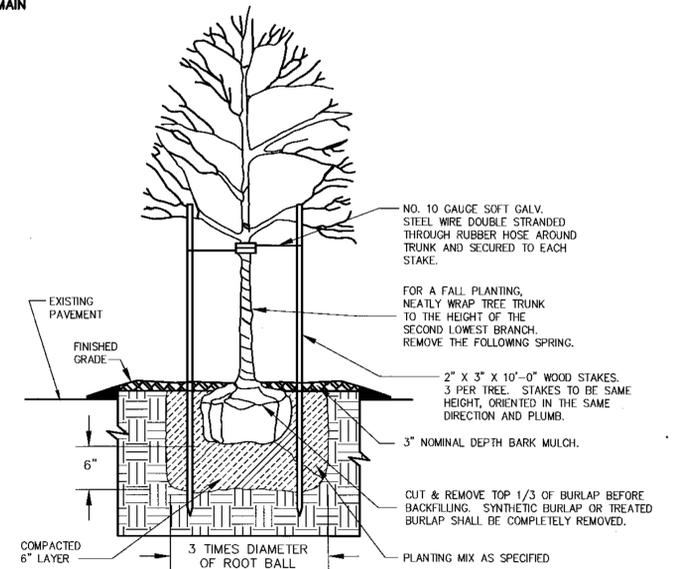
**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-0560 FAX 508-384-0566

DATE	SCALE	PROJECT	SHEET
MAR. 4, 2020	1" = 20'	UC1334	4 of 9

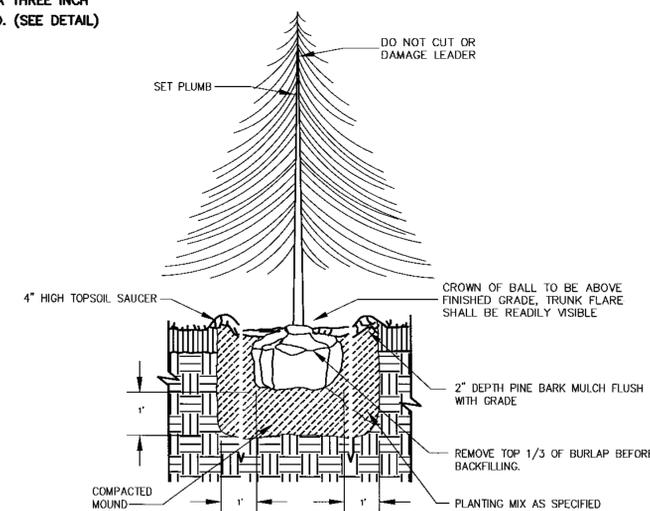
PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
2	AMERICAN ELM - AE	ULMUS AMERICANA	2 - 2 1/2"	B&B
1	RED MAPLE - RM	ACER RUBRUM	2 - 2 1/2"	B&B
8	ARBORVITAE - A	THUJA PLICATA	4 - 6 FEET	B&B

EXISTING TREE LEGEND:  
 R - TO BE REMOVED  
 K - TO REMAIN



DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING

OWNER:  
 MAP 286 PARCELS 32 AND 34  
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 FRANKLIN, MASSACHUSETTS  
 OWNER MAP 286 PARCEL 33  
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 88 EAST CENTRAL STREET  
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SITE PLAN MODIFICATION  
 PLANTING PLAN

70, 72, 88 AND 94 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

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CARLOS A. QUINTAL P.E. #30812

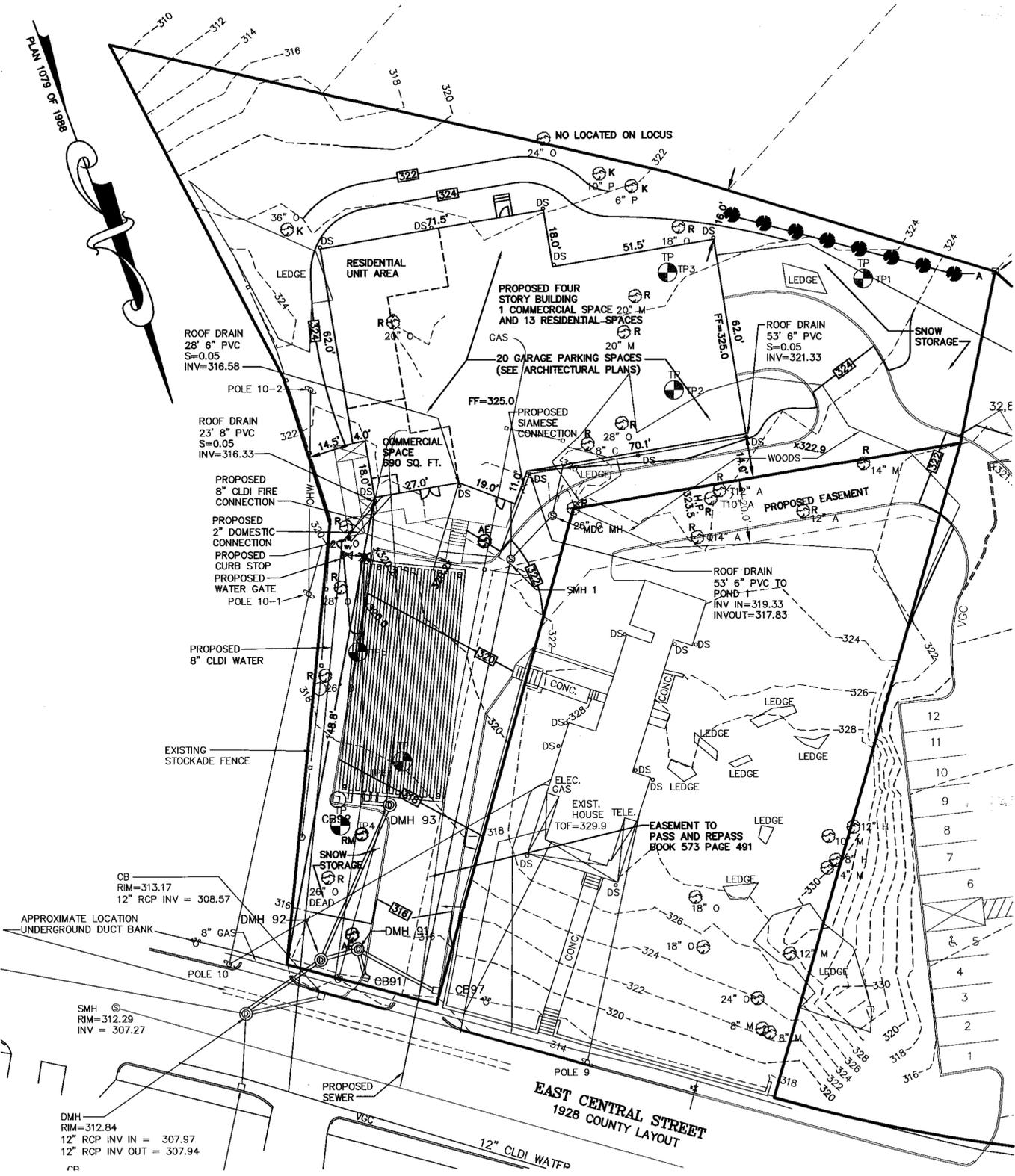
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GENERAL NOTES

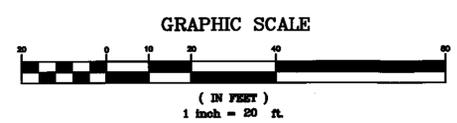
1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)

LEGEND:

- DHSB DRILL HOLE STONE BOUND
- - 297 - - EXISTING COUNTOUR
- - 274.3 - - PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX SPOT GRADE - EXISTING
- ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
- ⊙ UP4-1 UTILITY POLE
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- ⊕ FIRE HYDRANT
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- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING
- VGC VERTICAL GRANITE CURBING
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- ⊕ HANDICAP PARKING SPACE
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- POLE MOUNTED LIGHT



SITE PLAN APPROVAL  
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 FRANKLIN PLANNING BOARD  
 DATE



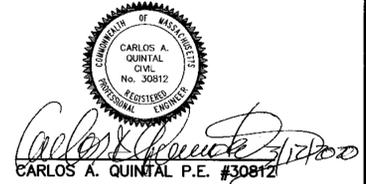
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 508-384-8560 FAX 508-384-8566

DATE	SCALE	PROJECT	SHEET
MAR. 4, 2020	1" = 20'	UC1334	5 of 9

# OPERATION AND MAINTENANCE PLAN



## CONSTRUCTION PHASE

1. THE OWNERS REPRESENTATIVE, BRAD CHAFFEE (1-508-331-8161), SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
5. DAMAGED OR DETERIORATED COMPOST SOCK AREAS SHALL BE REPLACED IMMEDIATELY.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.
9. THE STORMCEPTOR UNITS SHALL BE CLEANED WITH A VACUUM TRUCK.

## INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENT ARE TO BE REMOVED.
3. INSPECTIONS OF THE STORMCEPTOR UNITS TO DETERMINE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
4. INSPECTION OF THE EXISTING CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
5. INSPECTION OF POND 1, THE EXISTING POND AND THE RAIN GARDEN TO DETERMINE IF CLEANING IS NECESSARY.

## OPERATION AND MAINTENANCE SCHEDULE

### CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. ONCE THE PARKING LOT HAS BEEN PAVED DAILY INSPECTIONS SHALL BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
3. SILT SAKS SHALL BE INSTALLED AT THE STORMCEPTOR UNITS, CATCH BASIN 91 AND CB97 AND THE TWO CATCH BASINS ON 70 - 72 EAST CENTRAL STREET SITE.
4. ONCE INSTALLED THEY SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
5. THE STORMCEPTOR UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"
6. THE POND SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.

ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

### LONG TERM:

1. THE PARKING LOT SHALL BE SWEEPED TWICE PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
2. THE STORMCEPTORS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES
3. THE POND SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET.
4. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

### NOTES:

1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.
2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 DAYS.
3. NON-PHOSPHORUS FERTILIZER SHALL BE APPLIED AS NECESSARY.
4. NON-HALOGENATED ICE MELT SHALL BE APPLIED AS NECESSARY.

### PROJECT NARRATIVE:

THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING BUILDING AND IMPROVEMENTS. UPON RECEIPT OF ALL NECESSARY APPROVALS THE APPLICANT WILL FILE FOR AND OBTAIN THE NECESSARY ADDITIONAL PERMITS INCLUDING SEWER AND WATER CONNECTION PERMITS, STREET OPENING PERMITS AND BUILDING PERMIT. UPON SECURING ALL THE NECESSARY PERMITS THE PROJECT WILL MOVE TO THE CONSTRUCTION PHASE AND WILL BE COMPLETED BASED ON THE CONSTRUCTION SEQUENCE.

## EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. ENTRY MAT TO BE INSTALLED.
3. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
4. SLOPES GREATER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE STABILIZED WITH HYDROSEED, SECURED GEOTEXTILE FABRIC OR RIPRAP AS REQUIRED TO PREVENT EROSION. ALL SLOPE FLATTER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE HYDROSEED.
5. STORMCEPTOR UNITS, CATCH BASINS AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
6. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
8. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
10. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.

### CONSTRUCTION SEQUENCE:

1. INSTALL COMPOST SOCK, SILT SAKS AND ENTRY MAT.
2. DEMOLISH EXISTING BUILDING
3. LEDGE REMOVAL TO SUBGRADE.
4. EXCAVATE FOR BUILDING FOUNDATION.
5. FORM AND POUR BUILDING FOOTINGS AND FOUNDATION.
6. UPON ADEQUATE CURING OF THE FOUNDATION CONCRETE THE FOUNDATION SHALL BE BACKFILLED TO SUBGRADE.
7. CONSTRUCT BUILDING SIMULTANEOUSLY WITH THE FOLLOWING SITE WORK.
8. BRING THE REMAINDER OF THE SITE TO SUBGRADE.
9. INSTALL THE UNDERGROUND UTILITIES - WATER, SEWER, ELECTRIC AND DRAINAGE.
10. UPON COMPLETION OF THE UNDERGROUND UTILITIES, BRING THE PARKING AREAS TO PROPER GRADES WITH GRAVEL.
11. PAVE THE PARKING AREAS WITH THE BINDER COURSE.
12. INSTALL THE CURBING, THE DUMPSTER PAD AND THE FENCE.
13. LOAM ALL DISTURBED AREAS.
14. PLANT SITE TREES.
15. PAVE THE PARKING AREA WITH THE TOP COURSE.
16. IF NECESSARY COMPLETE AN AS-BUILT PLAN AND SUBMIT A FORM H.

OWNER:  
MAP 286 PARCELS 32 AND 34  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

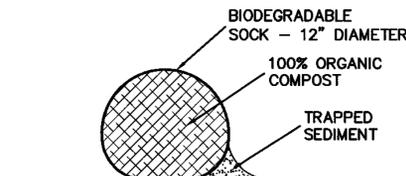
OWNER MAP 286 PARCEL 33  
JOHN AND CARMEL SHERRY  
88 EAST CENTRAL STREET

APPLICANT:  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION  
EROSION CONTROL PLAN  
70, 72, 88 AND 94 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
70 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
MARCH 4, 2020  
SCALE: 1" = 20'



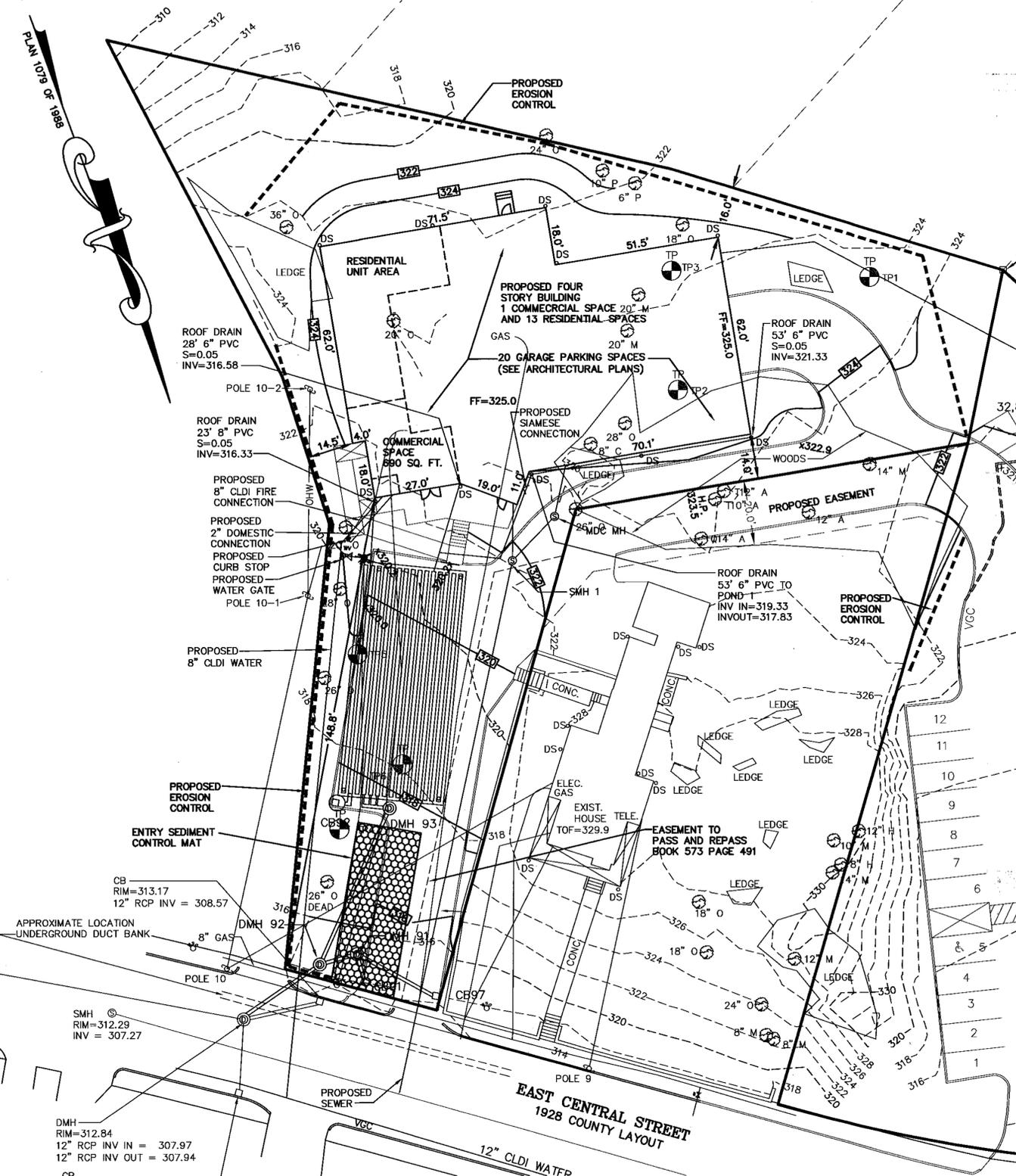
ENTRY SEDIMENTATION CONTROL  
MAT SECTION  
N.T.S.



COMPOST SOCK DETAIL

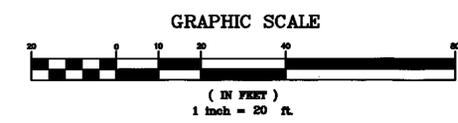
### NOTES:

1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.



SITE PLAN APPROVAL  
REQUIRED  
FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
6/19	FIELD BOOK:	BL
3/20	CALCS BY:	RRG
3/20	DESIGNED BY:	RRG
3/20	DRAWN BY:	COMP
3/20	CHECKED BY:	CAQ

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-8580 FAX 508-384-8586

DATE	SCALE	PROJECT	SHEET
MAR. 4, 2020	1" = 20'	UC1334	6 of 9









# 94 EAST CENTRAL ST

PROPOSED DEVELOPMENT

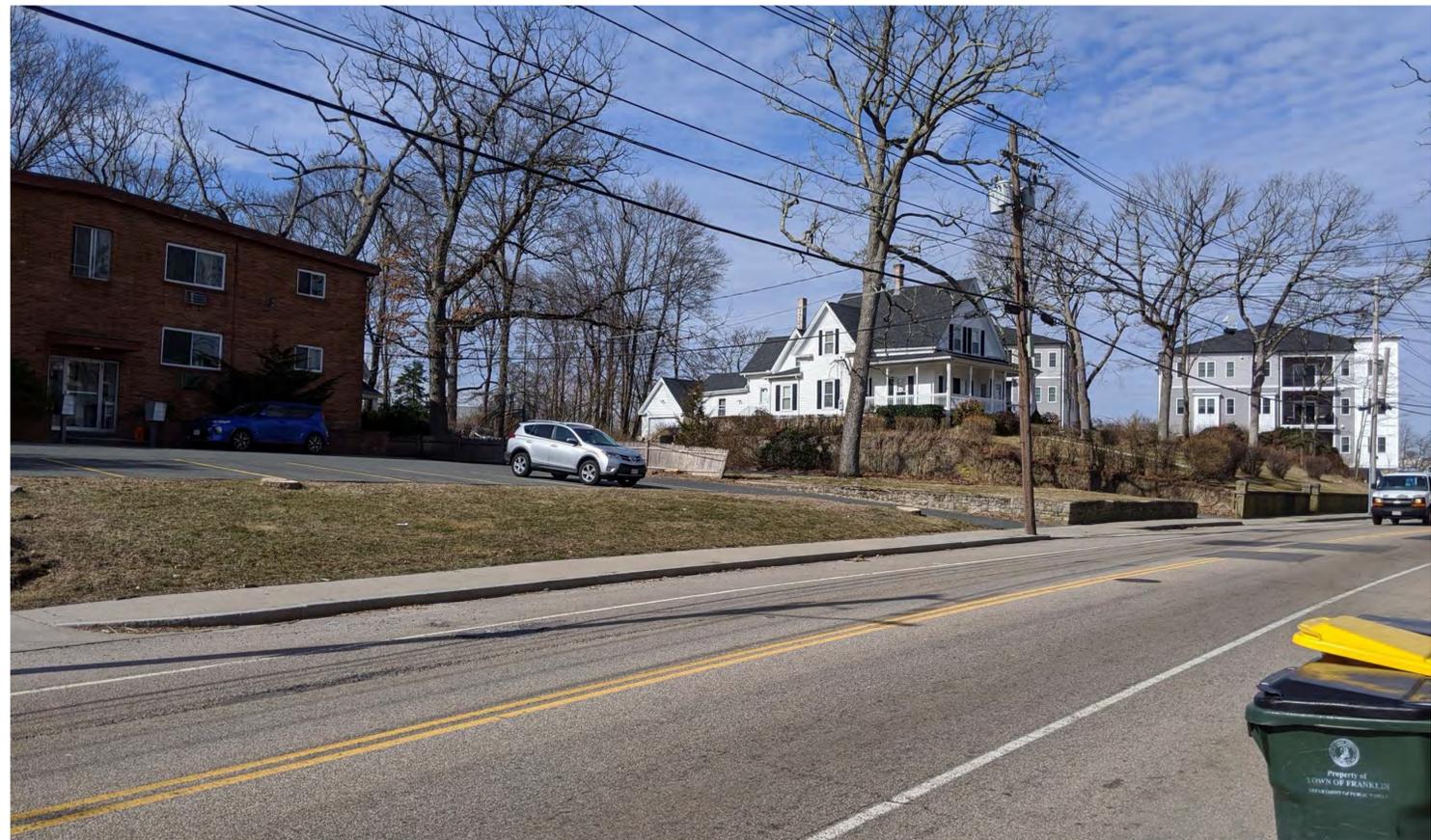
OWNER: 70 E. CENTRAL STREET, LLC

DESIGN REVIEW BOARD PRESENTATION  
JUNE 2, 2020



PREPARED BY  
**KUTHranieri**  
a r c h i t e c t s







**SITE PLAN**  
 1/32" = 1'



VIEW OF PROPOSED DEVELOPMENT:  
FROM STREETSIDE



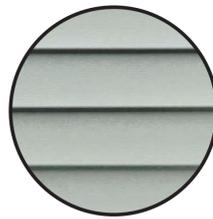
VIEW OF PROPOSED DEVELOPMENT:  
APPROACHING FROM HORACE MANN PLAZA



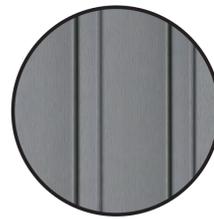
VIEW OF PROPOSED DEVELOPMENT:  
ENTRY TO 70 EAST CENTRAL



VIEW OF PROPOSED DEVELOPMENT:  
CENTER OF TOWN



VINYL SIDING  
MFR: PLYGEM  
MODEL: MASTIC LAP  
COLOR: SILVER GREY

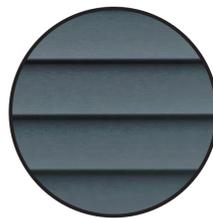
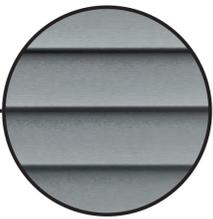


VINYL SIDING  
MFR: PLYGEM  
MODEL: MASTIC  
TONGUE AND GROOVE  
COLOR: NATURAL  
SLATE

VINYL PANELING  
AND TRIM  
MFR: AZEK  
COLOR: WHITE



VINYL SIDING  
MFR: PLYGEM  
MODEL: MASTIC LAP  
COLOR: DEEP GRANITE

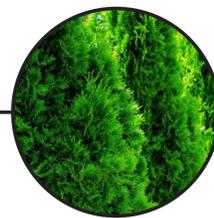


VINYL SIDING  
MFR: PLYGEM  
MODEL: MASTIC LAP  
COLOR: NATURAL SLATE



FIBER CEMENT PANELS  
MFR: NICHHA  
MODEL: VINTAGEWOOD  
COLOR: CEDAR

EVERGREEN  
PLANTINGS



STEEL RAILING  
COLOR: BLACK



STONE VENEER  
MFR: STONEYARD  
MODEL: BOSTON  
BLEND ROUND



MATERIALS PALETTE

## Town of Franklin



### Design Review Commission

#### Tuesday, May 19, 2020 Meeting Minutes

Vice Chair Baryluk called the above-captioned meeting to order this date at 7:00 PM, as a **Remote Access Virtual Zoom Meeting**. Members in attendance: Chris Baryluk, Ralph Niemi, James Bartro. Members absent: Mark Fitzgerald, Sam Williams.

As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

1. **Kaleidoscope – 440 East Central Street** – Front directory letters only, 2 sides decals applied (logo)

Mr. Rocco Cavallaro of Cavallaro Signs stated one new listing decal is being added to an existing kiosk/sign. There is no change in size.

**Motion:** To **Approve** the sign package as submitted. Motioned by R. Niemi. Seconded by J. Bartro. Roll Call Vote: Bartro-Yes; Niemi-Yes; Baryluk-Yes. Voted 3-0-0.

2. **122 Chestnut Street Residential Development – 122 Chestnut Street** – Construct new multi-family residential building

Mr. Michael McKay, project architect of McKay Architects, and Mr. Michael O'Brien, owner/developer, addressed the Commission. Mr. McKay summarized the proposed three-story residential building with 10 units with a mixture of unit types. He reviewed the landscape plan, lighting plan, elevations, design of the building, façade, materials, and proposed colors. He stated the condensers on the top of the buildings would be hidden by the parapets. Vice Chair Baryluk stated that the Design Review Commission approves signage, and they make recommendations to the Planning Board on building finishes, landscaping, and lighting. He requested the applicant submit a listing of the building materials and proposed colors to Maxine Kinhart. He noted the landscape plantings should include tree calipers.

**Motion:** To **Recommend** the packages as submitted for the façade, lighting, and landscaping. Motioned by J. Bartro. Seconded by R. Niemi. Roll Call Vote: Bartro-Yes; Niemi-Yes; Baryluk-Yes. Voted 3-0-0.

**Meeting Minutes: April 7, 2020**

**Motion:** To **Approve** the **April 7, 2020** Meeting Minutes as presented. Motioned by J. Bartro. Seconded by R. Niemi. Roll Call Vote: Bartro-Yes; Niemi-Yes; Baryluk-Abstain. Voted 2-0-1.

**General Matters:** Mr. Bartro stated that the existing sign hanging over the street on the former Acapulcos Restaurant building is broken and the sign on the building is not in good shape. He suggested the building owner should be notified and the signs should be removed.

**Motion to Adjourn** by R. Niemi. Seconded by J. Bartro. Roll Call Vote: Bartro-Yes; Niemi-Yes; Baryluk-Yes. Voted 3-0-0. Meeting adjourned at 7:21 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary