

FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

March 15, 2023

Meeting will be held at the **Municipal Building**

2nd floor, Council Chambers

355 East Central Street

7:00 PM

A NOTE TO RESIDENTS: All citizens are welcome to attend public board and committee meetings in person. Meetings are also [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29.

In an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone OR Zoom. Link to access meeting via Zoom for the March 15, 2023 Town Council meeting:

- Zoom Link [HERE](#) -- Then click "Open Zoom".
- Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/87612554946>
- Call-In Phone Number: Call 1-929-205-6099 and enter **Meeting ID # 876 1255 4946** --Then press #

1. ANNOUNCEMENTS FROM THE CHAIR

- This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon Channel 29. This meeting may be recorded by others.*
- Chair to identify members participating remotely.*

2. CITIZEN COMMENTS

- Citizens are welcome to express their views for up to three minutes on a matter that is not on the agenda. The Council will not engage in a dialogue or comment on a matter raised during Citizen Comments. The Town Council will give remarks appropriate consideration and may ask the Town Administrator to review the matter.*

3. APPROVAL OF MINUTES

- [March 1, 2023](#)

4. PROCLAMATIONS / RECOGNITIONS

- Swearing In: Marciano Silva - Police Department
- Swearing In: Christopher Gulla - Police Department
- Swearing In: Michael LaCure - Police Department
- Swearing In: Kevin Quinn - Police Department

5. APPOINTMENTS

- [Master Plan Update Committee](#)

6. PUBLIC HEARINGS - 7:00 PM - None Scheduled.

7. LICENSE TRANSACTIONS - None Scheduled.

8. PRESENTATIONS / DISCUSSION

- [Discussion: FLOCK Cameras](#) - Chief of Police Thomas J. Lynch

- b. Discussion & Project Presentation: 121 Grove Street, a “Friendly 40B” - Fairfield
 - i. Legislation for Action #9a
 - 1. [Staff Memo](#), [Chapter 40B PowerPoint Presentation](#); [Friendly 40B process & State Median Income Qualifications](#)
 - 2. Proposed [121 Grove Street Application](#) & [121 Grove Street Site Plan](#)
 - 3. [Planning Board comment letter](#) & [Conservation Commission comment letter](#)

9. LEGISLATION FOR ACTION

- a. [Resolution 23-26: Franklin Town Council Support for Proposed GL Chapter 40B Affordable Housing Project at 121 Grove Street Pursuant to DHCD’s Local Initiative Program \(LIP\): Friendly 40B](#) (**Motion to Approve Resolution 23-26 - Majority Vote**)
- b. [Resolution 23-27: Acceptance of an Additional 2% COLA for Retirees, as Authorized by Chapter 269 of the Legislative Acts of 2022](#) (**Motion to Approve Resolution 23-27 - Majority Vote**)
- c. [Bylaw Amendment 23-893: Amendment to Sewer System Map - Second Reading](#) (**Motion to Approve Bylaw Amendment 23-893 - Majority Roll Call Vote**)

10. TOWN ADMINISTRATOR’S REPORT

11. SUBCOMMITTEE & AD HOC COMMITTEE REPORTS

- a. Capital Budget Subcommittee
- b. Economic Development Subcommittee
- c. Budget Subcommittee
- d. GATRA Advisory Board

12. FUTURE AGENDA ITEMS

13. COUNCIL COMMENTS

14. EXECUTIVE SESSION - None Scheduled.

15. ADJOURN

Note: Two-Thirds Vote: requires 6 votes

Majority Vote: requires majority of members present and voting

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
March 1, 2023**

A meeting of the Town Council was held on Wednesday, March 1, 2023, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Brian Chandler, Theodore Cormier-Leger, Robert Dellorco, Melanie Hamblen, Glenn Jones, Thomas Mercer, Deborah Pellegrini, Patrick Sheridan. Councilors absent: Cobi Frongillo. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney.

CALL TO ORDER: ► Chair Mercer called the meeting to order at 7:00 PM. Chair Mercer called for a moment of silence. All recited the Pledge of Allegiance.

ANNOUNCEMENTS: ► Chair Mercer reviewed the following as posted on the agenda. A Note to Residents: All citizens are welcome to attend public board and committee meetings in person. Meetings are live-streamed by Franklin TV and shown on Comcast Channel 11 and Verizon Channel 29. In an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone or Zoom. He announced that this meeting is being recorded by Franklin TV; this meeting may be recorded by others.

CITIZEN COMMENTS: None.

APPROVAL OF MINUTES: ► *February 15, 2023.* ► **MOTION** to **Approve** the February 15, 2023 meeting minutes by **Dellorco**. **SECOND** by **Jones**. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**

PROCLAMATIONS/RECOGNITIONS: None.

APPOINTMENTS: None.

HEARINGS: 7:00 PM. ► *Zoning Bylaw Amendment 23-887: Zoning Map Changes from Rural Residential II and Single Family Residential III to Rural Residential II or Single Family Residential III an Area On or Near Lincoln Street and Lincolnwood Drive (Legislation for Action #9a).* ► Chair Mercer declared the public hearing open. ► Mr. Hellen stated that the public hearing is the first step; the legislation for action is forthcoming. He stated that both proposals for the public hearings are lot line clean ups; this one is off Lincoln Street. He stated that the Planning Board had their hearing this week and unanimously endorsed the changes. ► Councilor Hamblen stated that this came to the EDC first and is pretty straightforward. She stated that this cleans up things and makes it easier for people who live in these parcels and it does not change how much the parcel is worth. ► Chair Mercer declared the public hearing closed.

LEGISLATION FOR ACTION:

Note: Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- a. *Zoning Bylaw Amendment 23-887 (Formerly 22-887): Zoning Map Changes from Rural Residential II and Single Family Residential III to Rural Residential II or Single Family Residential III an Area On or Near Lincoln Street and Lincolnwood Drive - First Reading (Motion to Move Zoning Bylaw Amendment 23-887 (Formerly 22-887) to a Second Reading - Majority Vote).* ► Councilor Jones read the zoning bylaw amendment. ► **MOTION** to **Move** Zoning Bylaw Amendment 23-887 (Formerly 22-887): Zoning Map Changes from Rural Residential II and Single Family Residential III to Rural Residential II or Single Family Residential III an Area On or Near Lincoln Street and Lincolnwood Drive to a Second Reading by **Dellorco**. **SECOND** by **Hamblen**. **No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**

HEARINGS: 7:00 PM (continued). ► **Zoning Bylaw Amendment 23-891: Zoning Map Changes from Rural Residential II and Single Family Residential III to Rural Residential II or Single Family Residential III an Area On or Near Lincoln Street (Legislation for Action #9b).** ► Chair Mercer declared the public hearing open. ► Mr. Hellen stated that this is the same as before; it is a couple of dozen parcels. He stated that the Planning Board voted unanimously at their meeting on Monday to endorse the bylaw change. ► Councilor Hamblen stated that this is almost the same as the last map, it is just down a little further on Lincoln Street. She stated that it is the same reasoning; it is making it easier for people and cleaning it up. She stated that this is probably the last multiple lot clean up in front of the Town Council. ► Director of Planning and Community Development Bryan Taberner stated that this clean up started about 15 years ago. He stated that little by little they have gotten them done. He stated that after this, there are only about 40 parcels in town that will be split parcels. ► Councilor Jones stated that there have not been too many contentions about these. He thanked Mr. Taberner and his staff for the hard work that has gone into getting these changes completed. ► Chair Mercer declared the public hearing closed.

LEGISLATION FOR ACTION (continued):

- b. Zoning Bylaw Amendment 23-891: Zoning Map Changes from Rural Residential II and Single Family Residential III to Rural Residential II or Single Family Residential III an Area On or Near Lincoln Street - First Reading (Motion to Move Zoning Bylaw Amendment 23-891 to a Second Reading - Majority Vote).** ► Councilor Jones read the zoning bylaw amendment. ► **MOTION to Move** Zoning Bylaw Amendment 23-891: Zoning Map Changes from Rural Residential II and Single Family Residential III to Rural Residential II or Single Family Residential III an Area On or Near Lincoln Street to a Second Reading by **Dellorco. SECOND by Hamblen. Discussion:** ► Councilor Pellegri asked for the location of one of the listed streets. ► Mr. Hellen reviewed the location and stated it is a private way off Lincoln Street. ► Mr. Cerel explained that assuming it was a relatively new approved small lot subdivision, the Planning Board would have waived construction; it would still provide frontage and the streets would be named and emergency people would have the identification, but it could look just like a driveway. ► **VOTE: Yes-8, No-0, Absent-1.**
- c. Bylaw Amendment 23-892: A Bylaw to Amend the Code of the Town of Franklin at Chapter 82, Fees, Municipal Service - Second Reading (Motion to Approve Bylaw Amendment 23-892 - Majority Vote).** ► Councilor Jones read the bylaw amendment. ► **MOTION to Approve** Bylaw Amendment 23-892: A Bylaw to Amend the Code of the Town of Franklin at Chapter 82, Fees, Municipal Service by **Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen stated that this is the second and final reading of the updated BLS and mileage rates in the Town's fees bylaw. He stated that every year or two we look at the rates to make sure we are in the middle of the pack in the market in our region; these are small tweaks to get us to that point. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegri-YES; Sheridan-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**
- d. Resolution 23-22: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44, §53F3/4 (Motion to Approve Resolution 23-22 - Majority Vote).** ► **MOTION to Waive** the reading by **Cormier-Leger. SECOND by Dellorco. No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.** ► **MOTION to Approve** Resolution 23-22: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44, §53F3/4 by **Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Cerel stated that there has been remedial legislation pending for some time which would eliminate this requirement for the appropriations. ► Town Council members asked questions. ► Mr. Hellen reviewed that everyone in the industry knows that with streaming services, cable subscriptions have dwindled. He stated that there has been a lot of legislation filed regarding this issue and how to fund local cable access. He stated that this is a statewide, regional, and national issue. ► Mr. Steven Sherlock, Board Member of Franklin Cable organization, stated that we are concerned. He explained that a topic at their next board meeting is providing future revenue sources. He stated that at some point in time the cable fees are going to go away

and what will happen. He stated they will probably look for sponsors. He stated that it starts at the federal level as the state cannot do much. He explained that Comcast and Verizon subscribers pay a fee as a line item on the bill for this. ► Mr. Cerel explained the fee assessment that is shown on a subscriber's bill. ► Councilor Jones stated that he thinks that to continue PEG funding that the legislation should potentially shift the fee to internet provider instead of just cable so we do not lose the revenue stream. ► **VOTE: Yes-8, No-0, Absent-1.**

LICENSE TRANSACTIONS: None.

PRESENTATIONS/DISCUSSIONS: None.

TOWN ADMINISTRATOR'S REPORT: ► *Personnel Update.* ► Mr. Hellen stated that the Senior Center café is back open this week and progress is moving faster than they thought. He stated that he hopes the rest of the building will be open in the next few weeks. He thanked the Senior Center staff and the Friends for their creative thinking regarding the Senior Center. He stated that there are many transitions and staffing changes. He congratulated Ms. Julie McCann in his office. He stated that she has been doing a great job and she is being promoted to Alecia's former position as the Operations Assistant to the Town Administrator. He stated that Ms. Julie Jacobson will be working part time for us and will be filling in while he is on vacation. He stated that she will also be doing some economic development projects for us for the next four months and she will pick up some of the projects that were on Alecia's plate and carry them forward for four or five months until the full Deputy Town Administrator gets appointed, hopefully early this summer. He noted that Ms. Jacobson just retired having spent 12 years in Auburn as their first town manager and almost 20 years in the City of Worcester. He stated that she would be working on the town branding project as well. He stated that in the Facilities Department they recently hired a Deputy Director of Engineering. He stated that Stephen O'Neill is being promoted to the Deputy Director of Maintenance and Trades in the Facilities Department; Mr. O'Neill previously worked as the local inspector in the Building Department. He stated that in a few weeks the posting will go up for the open inspector position in the Building Department. He reviewed the following new hires and transitions: Ms. Maureen Canesi, administrative assistant for the Board of Health; Ms. Raeleen Gallivan, social services coordinator for the Senior Center; Ms. Sarah Amaral, deputy director for the Senior Center; Ms. Ariel Doggett, program coordinator for the Senior Center; and Ms. Kathleen Laughran, head of the supportive day program for the Senior Center. He noted that at the next Town Council meeting he may make more new hire/transition announcements.

► ***Joint Budget Subcommittee March 8th, 2023 7:00 PM.*** ► Mr. Hellen stated that the meeting packet was sent out. He clarified that the meeting time is 7 PM, although the agenda indicates 6:30 PM. He stated that the meeting will be reposted. He stated that there will be a draft preliminary budget in the meeting packet and a six-page memo describing the assumptions. He noted that it is a \$150 million budget. ► Chair Mercer stated that this is the beginning of our process of the budget; it starts with the Joint Budget Subcommittee. He stated that if people out there are interested in where their tax dollars are going and why they are going there, this is the time to start to tune in and get your questions answered. ► Councilor Cormier-Leger stated that the Franklin Police issued a leadership flyer for July 10-14, 2023, for kids in town for \$175. He stated that it indicates that the payments go to the Police Department and not the Town; he asked why that is. ► Mr. Hellen stated it is for administrative transactions; the funds will be collected by the Police and when processed will go into the general fund. ► In response to Councilor Pellegri's question, Mr. Hellen stated that all the personnel positions that he mentioned are already in the budget.

SUBCOMMITTEE REPORTS:

- a. **Capital Budget Subcommittee.** None.
- b. **Economic Development Subcommittee.** ► Councilor Hamblen stated that they met twice since the last meeting. She stated that they met last week and discussed Chapter 40B and the processes in town. She stated that they put together an informational meeting about what was happening. She stated that before

the meeting tonight they had an EDC+ meeting where we started our discussion on accessory dwelling unit bylaw, and we will discuss it again sometime soon.

c. **Budget Subcommittee.** None.

d. **GATRA Advisory Board.** None.

FUTURE AGENDA ITEMS: None.

COUNCIL COMMENTS: ► Councilor Cormier-Leger noted the Police leadership application is available online and is happening July 10-14 at \$175 for kids. He stated that the Franklin Recreation summer camp is now open and online. He stated thanks to the Building Department and all the folks at the Senior Center staff and Town departments for everything they have done to get the Senior Center partially reopened during some strenuous and difficult times on top of bad weather. He stated thanks to Director of Public Works Brutus Cantoreggi and the entire DPW staff for handling the last snowstorm incredibility. He thanked everyone who came out to the Franklin Art Association gallery opening last week. ► Councilor Chandler wondered when the Police's new therapy dog Frankie will be coming here for a visit. He noted that people can pull papers in five and one-half months for the Town Council race. ► Mr. Hellen stated that the Chief of Police will be here on the March 15th and maybe Frankie can come at that time. ► Councilor Pellegrini stated thanks to the Senior Center staff for all that they are doing up there. She stated thanks to the DPW for taking good care of the roads. She confirmed that volunteers are still coming in for all the committees. She stated that March 2nd is Franklin's birthday of 245 years. She stated that she hopes the School Department will honor Franklin tomorrow. ► Councilor Sheridan stated agreement with what has been said about the Senior Center. ► Councilor Hamblen noted that the Arts & Culture listening tour starts next week; the first one is on Tuesday, March 7th, 5 PM to 7 PM at Dean College. She stated that the Open Space survey is out there. She noted past and upcoming Open Space meetings. ► Councilor Jones encouraged everyone to take the Open Space survey. He noted that many of the committee openings that were posted have March 5th as the last day to apply. ► Chair Mercer reviewed the process for the committee openings. He stated that Mr. Hellen will review the applications and make recommendations to the full Town Council to ratify the appointments. ► Councilor Dellorco stated that he agrees with what everyone said. ► Chair Mercer stated that he spent a few hours at the Senior Center this week with the building inspector and the facilities director and his new assistant. He stated that they looked through the entire thing. He stated that two weeks is an aggressive wish as there is still a lot of work that has to be done. He stated that he applauded the efforts of the staff and the Senior Center people who have done a great job trying to keep the seniors as active as they can with programs.

EXECUTIVE SESSION: None.

ADJOURN: ► MOTION to Adjourn by Dellorco. SECOND by Jones. No Discussion. ► VOTE: Yes-8, No-0, Absent-1.

Meeting adjourned at 8:05 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

March 10, 2023

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Master Plan Update Committee Appointments

On January 4, 2023 the Town Council voted to approve Resolution 23-07, to establish a Master Plan Update Committee. The resolution specifies that the Committee must be comprised of 3 members of the Town Council, 2 members of the Planning Board, 1 member of the ZBA, 1 member of the Conservation Commission, and 6 citizen members At-Large.

Each board voted and provided their recommendations to the Town Administrator for approval.

For the At-Large seats, residents were invited to submit applications through the Town website, with a deadline of March 3rd. We received a total of 16 applications for the 6 At-Large seats, and after careful review have decided to appoint the individuals listed below. Their applications are included in the packet.

I am asking the Town Council to ratify the appointments of the 13 individuals listed below to the Master Plan Update Committee.

- 1) Glenn Jones (Town Council)
- 2) Cobi Frongillo (Town Council)
- 3) Melanie Hamblen (Town Council)
- 4) Rick Power (Planning Board)
- 5) Jennifer Williams (Planning Board)
- 6) Bruce Hunchard (Zoning Board of Appeals)
- 7) Meghann Hagen (Conservation Commission)
- 8) Kenneth Elmore (At Large)
- 9) Erin Gallagher (At Large)
- 10) Joe Halligan (At Large)
- 11) Ginelle Lang (At Large)
- 12) Eric Steltzer (At Large)
- 13) Gino Carlucci (At-Large)

We'd like to thank these 13 individuals for serving on the Master Plan Update Committee, as well as everyone who submitted an application.

I hope to finalize the Davis-Thayer and Police Station Building Committee appointments next month. We appreciate everyone's patience.



APPOINTMENTS

Master Plan Update Committee

Franklin Town Council

Glenn Jones - 172 School Street

Cobi Frongillo - 140 Maple Street

Melanie Hamblen - 70 Daniels Street

Franklin Planning Board

Richard Power - 10 Royal Court

Jennifer Williams - 28 Queen Street

Franklin Zoning Board of Appeals

Bruce Hunchard - 496 Summer Street

Franklin Conservation Commission

Meghann Hagen - 13 Woodhaven Drive

Citizens At-Large

Kenneth Elmore - 29 School Street

Erin Gallagher - 2 Cohasset Way

Joseph Halligan - 1 Newell Drive

Ginelle Lang - 2 Harlow Pond Court

Eric Steltzer - 7 Mercer Lane

Gino Carlucci - 1 Toni Lane

MOTION to ratify the appointments of the names listed above by the Town Administrator to serve as members of the Master Plan Update Committee with terms to expire upon delivery of a final report to the Planning Board for their consideration.

DATED: _____, 2023

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

Nancy Danello
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



FRANKLIN POLICE DEPARTMENT

Thomas J. Lynch, Chief of Police
James M. West, Deputy Chief of Police
911 Panther Way, Franklin, MA 02038
Telephone: (508) 528-1212
Fax: (508) 520-4747
www.franklinma.gov/police-department

To: Chief Thomas Lynch

From: Officer Michael Demers

RE: Stationary FLOCK System License Plate Reader Proposal

Sir, please find the following proposal pertaining to the installation of two fixed license plate reader cameras sourced from FLOCK safety.

EXECUTIVE SUMMARY

Discreet license plate readers positioned at the Route 495 off and on-ramps would provide our department with a powerful investigative tool. A passive monitoring system could automatically alert officers if a flagged vehicle enters Franklin from the interstate highway system; allowing for force-multiplication without adding police personnel. The FLOCK system in particular is favorable due to its inexpensive all-inclusive software and hardware package which connects via a wireless connection and has the ability to network with other local communities. The proposed FLOCK cameras would cost \$2,500 each annually; with a one-time setup and installation cost of around \$300 per camera. There is no minimum contract period and the service may be cancelled at any time in the case that the town wishes to terminate the subscription. Maintenance, software updates, and the equipment are covered by the annual fee with no ownership responsibility being placed on the town.

INTRODUCTION

The town of Franklin is home to over 36,000 citizens. Daytime population is substantially increased by commuters traveling to companies within the two large commercial parks and/or the Munroe Dairy production plant. The town commuter population is also increased by several popular town eateries, hotels, Dean College, and the connection to two Massachusetts Bay Transit Authority (MBTA) commuter rail stations. Geographically, our town is at an opportune location for transit between the large cities of Boston, Providence, and Woonsocket.

At current staffing levels, sworn police personnel are often dedicated to calls for service, investigation of past crimes, and regular daily traffic enforcement activities. Numerous criminal case investigations require officers to request video footage from the public. The reliance on privately owned doorbell and surveillance cameras makes quality and availability of footage unreliable and sometimes unusable. Vehicle license plates may be present, but may require professional enhancement to be used for an investigative starting point. License plates and vehicle descriptions are one of the few avenues through

which individuals are connected and identified in larger criminal schemes. With the installation of these two cameras, the two most likely avenues of entry and escape for the commission of crimes in our community would be guarded 24 hours per day, 7 days a week.

OPERATION

The best tools in the world are useless without accessibility. The FLOCK cameras and associated plate reader network would be accessible to all sworn officers through existing cruiser terminals. Access is made through a secure, password protected web-based program. Web access minimizes compatibility issues, the burden of information security, and the need for additional software updates.

As part of the subscription, a camera owned by FLOCK is provided for mounting on a fixed position. The camera system is small, discreet, and battery operated (with a solar array attached for daytime recharging). The unit has an integrated cellular network capability to communicate with the FLOCK information servers. The plate reader automatically refreshes from CJIS (the criminal justice information system) to ensure the "hot" list of wanted vehicles is updated and accurate. While scanning, the camera retains plates read for approximately thirty days. This timeframe allows investigators time to access relevant information while simultaneously ensuring that the data is not being used in malicious manner. Data sharing is optional, with the town having discretion over whether information is made available to neighboring communities also equipped with the system. FLOCK is also a partner with the NESPIN (New England State Police Information Network); which would allow criminal analysts to reveal and prevent criminal activity trends.

LOCATION

This proposal is for the placement of two cameras, one next to the off-ramps for exit 41 (old exit 16) and one beside the exit 43 off-ramps (old exit 17). These two specific locations were selected due to them being the fastest route for criminals exiting and entering the town. In recent incidents the department has investigated, it has been observed that individuals involved with criminal activity are traveling to Franklin from surrounding communities (which are both inside and outside of Massachusetts). The interstate highway system is the most efficient and likely avenue of approach and egress for offenders using vehicles to travel. Suspects in recent crimes have traveled to Franklin via vehicle from locations such as Connecticut, Texas, Florida, and Rhode Island. Surrounding communities that also use the system include Medway, Attleboro, Woonsocket, Tewksbury, Providence, and Cranston.

ON-GOING COSTS

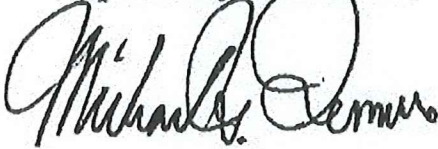
Currently the annual fee associated with the FLOCK subscription is \$2,500 per camera per year. An installation fee of \$300 per camera is assessed outside of the annual subscription cost. The complete upfront cost of the proposal at this time for one year with 2 cameras would require \$5,600. After speaking with the sales representative, Craig Lynch; he reported that the annual subscription fee has not been raised in recent years. He anticipated a subscription cost increase if the system was installed after April of 2023. The contract can be cancelled at any time without obligation in the event of necessary budget reductions. Any payments for the year made prior to cancellation would be pro-rated and returned. A system removal fee of \$600 would be charged per camera to have it removed (meaning a

worst case scenario of a \$1200 removal fee).

CLOSING

In closing, this system presents an opportunity to provide another level of protection to our community. The value of this system is material; allowing every officer in the department another avenue of investigating the criminal activity being brought to Franklin. With this system, the main focus is on felony warrants for violent crimes (ie armed robbery, assaults with dangerous weapons) and wanted vehicles (such as cars operated by suicidal individuals or used in the commission of crimes against the people of Franklin). If you require additional information, please feel free to contact me. Sales associates from FLOCK are also willing to make a more in-depth presentation to the department if requested.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael G. Demers". The signature is fluid and cursive, with the first name "Michael" being more prominent than the last name "Demers".

Officer Michael G. Demers
Patrol Division
Franklin Police Department

flock safety

Law Enforcement



YOUR PARTNER IN ELIMINATING CRIME

Flock Safety provides 1000+ law enforcement agencies in over 2000 cities a scalable solution for public safety that reduces crime by up to 60%. Spend less time chasing investigative leads; leverage Flock Safety's automatic license plate recognition (ALPR) and Vehicle Fingerprint™ technology to get actionable, objective evidence that drives results in your community for less than the cost of hiring an additional officer.

ALPR CAMERAS THAT GO ANYWHERE

Our devices are infrastructure-free with solar power and LTE connectivity, so we can install them quickly where they make the most impact on crime.

CAPTURE MORE THAN LICENSE PLATES

Search footage with Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.

MULTIPLY YOUR FORCE WITH LESS

\$2,500 per camera/year includes hardware, software, solar power, data, cloud storage, ongoing maintenance, and access to 1B+ plate reads/month.*

PARTNER WITH YOUR COMMUNITY

Thousands of communities use privately-funded Flock Safety cameras nationwide. This means law enforcement has access to more footage without the additional cost.

INTEGRATED AUDIO DETECTION

Uncover more than shell casings; get from "shots fired" to a suspect vehicle in real-time with the Raven™ audio detection device, an accessory for your ALPR that identifies crimes in progress before 911 is called.

1000+

Agency
Relationships
Nationwide

120

Hot List
Notifications
Per Hour

1B+

License Plate
Reads Per Month

2000+

Cities with
Private Cameras



Flock Safety's public safety operating system includes fixed license plate reading cameras and software for unlimited users to access footage and receive Hot List notifications.

Learn more at
flocksafety.com/lawenforcement

*One-time \$350 implementation fee

Increase Case Clearance for Your Agency with Flock OS

1 DETECT OBJECTIVE EVIDENCE 24/7

Scale public safety without growing your force or exceeding your budget. Instead of knocking on doors after a crime occurs, proactively deploy ALPR cameras or transform existing IP cameras into cameras that see like a detective 24/7 without overtime pay.

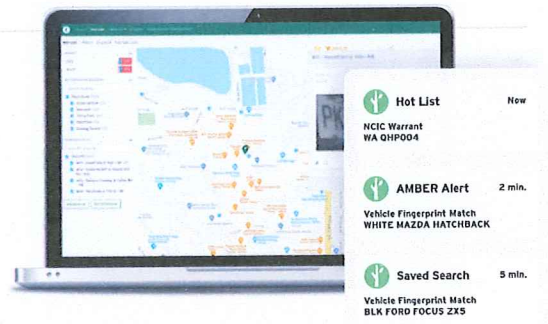


2 DECODE FOOTAGE TO UNCOVER LEADS

Our software identifies body type, make, color, license plate (partial, missing, or covered plates), temporary plates, license plate state, and unique features like decals, bumper stickers, and accessories that create a traceable Vehicle Fingerprint.

3 DELIVER ACTIONABLE DATA TO YOUR AGENCY

Give Dispatch a birds-eye view of your jurisdiction and empower your Patrol Officers to be more effective in the field with real-time notifications related to active investigations.



“ This technology provides officers the investigative leads necessary to go after suspects immediately, which is great for morale.

– Sgt. Adam Senf, Vacaville, CA

95%

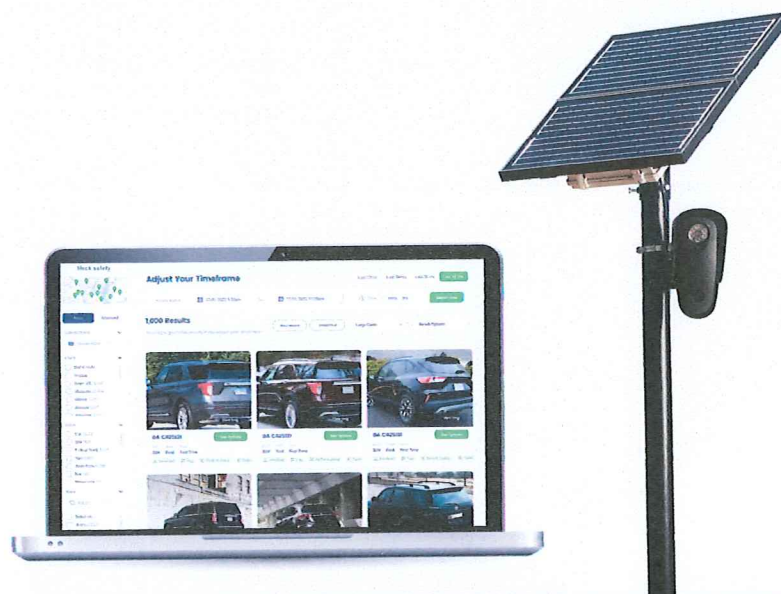
Customer Retention

Our commitment to protecting your privacy while eliminating crime

Flock Safety helps 1400+ cities prevent and eliminate crime with technology that captures objective evidence and delivers it into the hands that serve and protect. In our pursuit of a safer, more equitable society, we place our commitment to protecting human privacy and mitigating bias at the core of every policy and product we develop.

Our focus on privacy & security

- Store all encrypted data (footage + metadata) on the AWS GovCloud for maximum security compliance.
- Build devices that capture objective evidence, like license plates and never facial recognition.
- Permanently and automatically delete footage after a recommended 30-day period.
- Give 100% ownership of footage to customers and never share or sell data with third parties.
- Capture documented reason or case number to search footage to create an audit trail.



Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

February 24, 2023

To: Town Council
From: Jamie Hellen, Town Administrator

Re: 121 Grove Street, a "Friendly 40B"

The Town Council will receive a presentation on the project proposal at 121 Grove Street.

The decision before the Town Council will be to authorize, or not, me to fill out and file the requisite paperwork with the Commonwealth of Massachusetts for a Local Incentive Program (LIP) project. A LIP is a project where a community has over the required 10% and works with a developer to provide a required project with 25% affordable units (deeded, in perpetuity). The State housing agency, Department of Housing and Community Development (DHCD), is the next step in the project valuation process. The resolution tonight is to authorize me to submit the paperwork, which will allow for DHCD review and then the project will proceed to the local ZBA. It is important to note the proponent can move to the ZBA regardless of the Council's decision this evening.

The project has been reviewed by the Planning Board (per town protocol) and is currently going through the Conservation Commission process regarding wetlands delineations. The Town Council has no jurisdiction on wetlands and the Conservation Commission proceedings. The EDC also had a Chapter 40B forum two weeks ago and had a preliminary presentation of the project at its 2/22/23 meeting.

I have attached to tonight's packet a plethora of materials. It's in everyone's best interest to read as much of these materials as possible. The List:

- Franklin Friendly 40B process.
- A Chapter 40B overview powerpoint presentation given at the EDC meeting on 2/22/23.
- Planning Board project review letter.
- Conservation Commission project review letter.
- 121 Grove Street Project application and site plan.

The proponent will be giving a powerpoint presentation at the Council meeting.

As always, please call if you have any questions.

Chapter 40B and the Comprehensive Permit

Economic Development Subcommittee Meeting
February 22, 2023

Presentation Outline

- So What's a 40B?
- The Comprehensive Permit
- A Note on the HPP
- Franklin's Subsidized Housing Inventory
- What is Affordable?
- Franklin's Current 40Bs
- Franklin's Friendly 40B Project Review Process

So What's a 40B?

- M.G.L. Chapter 40B, also known as the Comprehensive Permit Law
- Enacted in 1969 to help expand the number of communities and neighborhoods where households with low and moderate incomes could secure a safe, affordable home.
- Affordable housing production tool.
- 40B Projects must have at least 20 to 25% of housing units as affordable
- Permitting of a so-called 40B Project is through the Zoning Board of Appeals (ZBA), not the Planning Board.
- ZBA Comprehensive Permit Process
 - Allows for a streamlined permit process
 - The ZBA may apply more flexible standards than the local zoning requirements.

So What's a 40B? (Continued)

- Chapter 40B requires that each City and Town have at least 10% of its total year-round housing units as affordable housing
 - 10% Statutory Minimum set forth in 760 CMR 56.03(3)(a)
- 40B is considered somewhat controversial, in that many Communities feel the 40B projects are forced on them, and there is little local control.
 - Override of a communities zoning regulations is of special concern.
- However, in 2010, 58% of voters in Massachusetts supported keeping Chapter 40B as a tool for providing affordable homes for people of all ages.

The Comprehensive Permit (Continued)

A Comprehensive Permits can be issued for a wide range of Housing Development Types

- Single Family Homes (Subdivisions)
 - Home Ownership
- Multi-family Housing
 - Condominium Development
 - Home Ownership
 - Apartment Developments
 - Senior Housing

A Note on the HPP

(Housing Production Plan)

A community's proactive strategy for planning and developing affordable housing.

- The HPP's most important purpose is to develop goals and strategies that will result in the community reaching the 10% Statutory Minimum set forth in 760 CMR 56.03(3)(a).
- Mass DHCD keeps track of the number and status of each communities' affordable housing on its Subsidized Housing Inventory (SHI).

In 2017, the Town of Franklin surpassed the State-mandated target of 10% affordable housing

A Note on the HPP (Continued)

The HPP contains the following major elements:

- 1. Comprehensive Housing Needs Assessment
- 2. Affordable Housing Goals
 - Basic goals intended to increase the number of SHI Eligible Housing units, and
 - Increase the number of affordable housing units available to the community's families, individuals, persons with special needs, and the elderly.
- 3. Implementation Strategies
 - Explores incentives, zoning amendments and other options to increase Franklin's affordable housing supply.

Franklin's Subsidized Housing Inventory

- M.G.L. Chapter 40B requires that each City and Town have at least 10% of its total year-round housing units as affordable housing.
- The Subsidized Housing Inventory (SHI) is the List of Affordable Housing Units that Massachusetts Department of Housing & Community Development (DHCD) uses to calculate a Community's percentage of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B
- If the SHI is at 10% or better the Town is not susceptible to housing development proposals that seek to override the Town's zoning regulations through the ZBA Comprehensive Permit process.
- After the 2010 U.S. Census the Town of Franklin had only 8.89% affordable housing according to the SHI.
- Several 40B developments were in front of the ZBA during the next several years, and we are now over 10%.

Franklin's Subsidized Housing Inventory (Continued)

Reasons that Franklin's SHI is Over 10%

- Franklin's Municipal Affordable Housing Trust has been somewhat successful in increasing the number of SHI units.
- Franklin ZBA approved a Comprehensive Permit Application for Weston Woods (1330-1342 W. Central St.) in September 2015.
 - Resulted in 280 apartments (over 25% increase) being added to Town's SHI.
- During 2017 MassDevelopment provided financing to Glen Meadow apartment complex.
 - Resulting in 288 units being added to Franklin's SHI (over 20% additional increase, to 11.89%).
 - Please note: Glen Meadow had 26 housing units on the Town's SHI in 2010 that expired in 2016; the MassDevelopment funding restored the 26 units and added the remaining 262 units to the SHI.

Franklin's Subsidized Housing Inventory (Continued)

- According to the DHCD web page, as of December 21, 2020, 11.96% of the Town of Franklin's total year-round housing units are on the Chapter 40B Subsidized Housing Inventory.
- Therefore, the Town of Franklin is in compliance with Chapter 40B, and is not immediately under pressure to increase the number of affordable units on its SHI.
- The total year-round housing inventory is based on the 2010 Census. So the Actual total number of year-round housing units housing units is more.
- Therefore, Franklin is not at 11.96%, but substantially less.

Note from DHCD SHI Webpage:

The SHI has not yet been updated to reflect 2020 Census figures. The 2020 Census Data that has been released does not include data on vacant "seasonal, occasional, or recreational use" units used by DHCD to determine Census "year-round housing units" for the SHI. The SHI will therefore continue to reflect the 2010 Census Year-Round Housing unit figures until such data is released.

Franklin's Subsidized Housing Inventory (Continued)

Do We Need More SHI Residential Units

Franklin's SHI Status	Housing Units	10%	SHI Units Nov. 2019	% SHI Units	SHI Units > or < 10%
MA DHCD SHI - Nov. 2019	11,350	1,135	1,356	11.95%	221
New Housing Starts: 2010 -2020 ^(a)	1,295				
Estimated Number of Housing Units during 2020 Census ^(b)	12,645	1,265	1,356	10.72%	92
New Housing Starts: 2020 -2030 ^(c)	1,295				
Estimated Number of Housing Units during 2030 Census ^(d)	13,940	1,394	1,356	9.73%	-38

(a) Approximately 1,295 housing units added in 10-11 years, representing an 11.4% increase.

(b) Estimated number of housing units based on 2010 Census data, and Building Permits issued from 2010 to 2020.

(c) If the number of housing units increase during 2020 through 2030 the same as during 2010 - 2020, the Town will have roughly 13,940 housing units during the 2030 Census.

(d) Over the next 10 years the Town will need at least 39 additional SHI Units to stay over 10% in 2030.

Franklin's Subsidized Housing Inventory (Continued)

Permitted SHI Projected, Not Constructed

SHI Housing Development	Total Units	SHI Units
Franklin Ridge	60	60
Madalene Village	32	8
Chestnut Senior Village	27	4
Totals	119	72

Three multifamily housing developments have been permitted that would add 72 housing units to Franklin's SHI.

What is “Affordable Housing”?

- The U.S. Department of Housing & Urban Development (HUD) determines that housing is affordable when a household will spend between 30 - 33% of its annual income (gross) on housing costs
- Housing costs are defined as mortgage, taxes, & insurance
- Assess Median Gross Family Income

What is “Affordable Housing”? (Continued)

Who Qualifies For Franklin’s SHI Affordable Housing Units?

Household Income

Boston Area Median Income: \$140,200

Households with income under 80% of Median Income qualify.

80% Limits	\$78,300	\$89,500	\$100,700	\$111,850	\$120,800	\$129,750
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person

- A Person Qualifies for an Affordable Housing Unit if:
 - They meet the current income guidelines based on household size
 - They are a 1st time home buyer (defined as not having owned a home in the past three years)
 - They can obtain a mortgage assuming 3% down payment
 - Meet the asset limit of \$75,000

What is “Affordable Housing”? (Continued)

A Housing Unit is Affordable if:

- A household will not spend more than 30 – 33% of income on housing costs
 - housing costs are defined as mortgage, taxes, & insurance
- A household earning 70% of the area median income can obtain a mortgage.
- Has a deed rider restricting value in perpetuity.

Franklin's Current 40Bs

Beaver Court

- Beaver Court (2)
- JR's Lane (1)
- Mark's Way (1)

Benjamin's Landing

- Benjamins Landing Lane (15)

Brandywine Village

- Charles Drive (1)
- Brandywine Rd. (15)

The Woodlands

- Stonehedge Rd. (4)

Dover Farms

- Canter Lane (4)
- Derby Lane (4)
- Palomino Dr. (10)

Franklin Heights

- 24 Shayne Rd (Garden Style) (4)
- Leanne Way (4)
- Trooper Paul Barry Way (1)

Home Ownership

Single Family
&
Condominium



Franklin's Current 40Bs (Continued)

Franklin Commons

8 Gatehouse Lane (Waitlist)

96 Apartments

- Units earning up to 50% of Area Median Income (3)
- Units earning up to 60% of Area Median Income (60)

Residences at Union Place

10 Independence Way (3 Units Available)

300 Apartments

- 75 Units available to households earning Up to 80% Area Median Income



Glen Meadow

43 Glen Meadow Road (Waitlist)

287 Apartments

- Units available to households earning up to 60% Area Median Income (29)
- Workforce housing available to households earning up to 70% Area Median Income (43)

The Westerly

50 Woodview Way (Waitlist)

- 70 Units available to households earning up to 80% Area Median Income

Franklin's Current 40Bs (Continued)

40B Senior Housing

Eaton Place

Veterans Memorial Drive (50)

Franklin Ridge

Veterans Memorial Drive (60)

Approved, Not Built



Approved 40Bs, Not Built

Oliver Crossing

(Formerly Franklin Heights Parcel B)

Lincoln Street (19)

Madelene Village

0 Cottage Street & 21 Peck Street (8)

St. John's Episcopal

237 Pleasant Street (64)

64 Apartments, all affordable



Franklin's Friendly 40B Project Review Process

Friendly Chapter 40B Projects - Local Initiative Program (LIP)

- Franklin is above the 10% affordable housing threshold.
- It is therefore not under pressure accept 40B Projects.
- However it can permit “Friendly 40B” projects to build mixed-income housing under the 40B Local Initiative Program.
- A “Friendly 40B” project is a project that has local support because of:
 - Contribution the project can make to the community's need for more diverse housing options, and
 - Contributions the developer agrees to make to meet local needs (infrastructure, public safety, land protection).
- Unlike traditional 40B projects, this allows municipalities to remain in control of most aspects of project design and construction.

Franklin's Friendly 40B Project Review Process (Continued)

- During 2022 there were several proposed “Friendly 40B” projects coming forward.
- Town Staff did not believe development of all of the proposed Friendly 40B Projects would be acceptable to the Town, but could not favor one over the other.
- Town Administrator tasked DPCD with developing a preliminary process to determine if a project meets the needs of the Town and follows the LIP process.
- A Friendly 40B Project Preliminary Review Checklist was developed.
- Developers complete the checklist and submit with other materials.
- Town's Point of Contact receives the completed form, and the Town begins a 30 day review of the proposed development.

Franklin's Friendly 40B Project Review Process (Continued)

30 Day Review

- Presentation by the applicant to the Technical Staff Review Committee.
 - Staff input intended to identify issues of concern.
- Nonbinding review by the Planning Board.
- Nonbinding review by the Conservation Commission.

After 30 Day Review

- Mass DHCD Letter
 - Letter acknowledging the number of units that will be accepted on the Town's SHI.
- Town Council Presentation
 - Applicant should present an overview of the proposed project and outline benefits, and gather feedback from the Council.
- Applicant will submit a full application to ZBA for review and decision.

Note: Participation in the Friendly 40B Review Process is not a requirement.

Questions

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Town of Franklin Affordable Housing Friendly Chapter 40B Projects - Local Initiative Program (LIP)

According to the Massachusetts Department of Housing & Community Development (DHCD), the Town of Franklin currently has 11.97% of the Town's year-round housing units on the Subsidized Housing Inventory (SHI). Because Franklin is above the 10% affordable housing threshold, it can permit so-called "Friendly 40B" projects to build mixed-income housing.

Unlike traditional 40B projects, this allows municipalities to remain in control of most aspects of project design and construction. A "Friendly 40B" project is a project that has local support because of the contribution it can make to the community's need for more diverse housing options, and the contributions the developer agrees to make to local needs (infrastructure, public safety, land protection, etc.).

All 40B developments are required to create housing where at least 25% of housing units are affordable according to DHCD regulations, but not all projects are equal in other ways including: type and size housing units; location; proximity to transit; traffic impacts; public space; recreation or open space resources; aesthetics; building design; community character; wetland protection; safety; walkability; sustainability; low impact development.

The Town is not under pressure to increase its SHI by immediately approving additional 40B developments. Given that the Town has been made aware of several possible Friendly Chapter 40B projects, the Town's Development Staff has put together a preliminary process to determine if the project meets the needs of the Town and follows the LIP process.

On pages 3 and 4 of this document is the new Friendly 40B Project Preliminary Review Checklist. Developers hoping to permit a Friendly 40B in Franklin should take the time to complete and return it, and any related documents (e.g., preliminary site plans; ANRAD; project summary), to the Town's Point of Contact for Chapter 40B Development Issues.

Once the Town's Point of Contact receives the completed form the Town will begin a 30 day review of the proposed development. The 30 day review includes a review of the proposal by Town Staff, a presentation by the applicant to the Technical Staff Review Committee, and non-binding reviews by the Planning Board and Conservation Commission.

Franklin's Town Administrator has appointed the Town Planner as a single point of contact to serve as the primary municipal liaison for all issues relating to Chapter 40B affordable housing development matters. The Municipal Point of Contact will assist developers/applicants to sort out the 40B process and related requirements. Casual early pre-permit discussions with the Municipal Point of Contact are highly recommended.

Municipal Point of Contact for Chapter 40B Development Issues:

Amy Love, Town Planner
Planning and Community Development
Town of Franklin
355 East Central Street
Franklin, MA 02038-1352
Phone: 508-520-4907
Email: alove@franklinma.gov

Friendly 40B Project Preliminary Review Checklist

Below outlines the Town of Franklin recommended Checklist to proceed with a LIP application:

1. Project Information

- a. Project Name: _____
- b. Applicant Point of Contact Name: _____
Phone number _____ Email _____
- c. Project Team - Names, Titles, Contact information.
- d. Project Location: _____
- e. Number of Units: _____
- f. Bedroom Count: 1 Bedroom ____ 2 Bedrooms ____ 3 Bedrooms ____
- g. Rental or Ownership
- h. List of all waivers, if any, that the applicant will request from the ZBA
- i. Preliminary Plans.

2. Criteria for Review

- a. Percent of Affordable Units _____
- b. Number of Affordable Units _____
- c. Number of units to count on the SHI _____
- d. Public Benefits
 - i. Roadway Improvements
 - ii. Other Infrastructure Improvements
 - iii. Public Access/Trails/Open Space
 - iv. Other Public Amenities
 - v. Positive and or Negative Impacts on the Town
 - vi. Impacts on the abutting property owners
 - vii. Safety/Fire Impacts to Town.

3. 30-Day Preliminary Project Review Process

- a. Once the Applicant has submitted required information to the Municipal Point of Contact, the Applicant's information will be distributed to the Town's Administration and Technical staff, Franklin Planning Board, and Franklin Conservation Commission.
- b. Technical Staff Review and Comment
 - i. Town staff will be asked for written comments on the proposed housing project.
- c. Technical Staff Review Committee Meeting
 - i. The Applicant will be asked to attend a Technical Staff Review Committee meeting, held on Wednesdays at 3:00 p.m. The Municipal Point of Contact will coordinate with the Applicant.

- d. Planning Board - A non-binding review from the Planning Board
 - i. The Applicant will be asked to attend a Planning Board Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
 - ii. Planning Board members will perform a non-binding project review.
Review to include
 - 1. Compliance with Section 185-31 of Town-Zoning By-Law
 - 2. Special Permit Criteria
 - 3. Stormwater Review
 - 4. Parking review
 - 5. Traffic Review.
- e. Conservation Commission (if required) - non-binding review from the Commission
 - i. If the proposed project is within the 100 feet buffer zone or will impact other jurisdictional resources, the Applicant will be asked to attend a Conservation Commission Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
 - ii. Conservation Commission members will perform a non-binding project review under Chapter 181 (Wetlands Protection Bylaw) of the Franklin Code and the Town of Franklin Conservation Commission Regulations..
Review to include
 - 1. Wetland Resource Impacts
 - 2. Completed ANRAD
 - 3. Wetland Crossings
 - 4. Area Wetland maps and disturbance.

4. Department of Housing and Community Development (DHCD)

- a. The Applicant is required to obtain a letter from DHCD acknowledging the number of units that will be accepted on the Town's SHI List.

5. Town Council Presentation & LIP Determination

- a. Applicant should present an overview of the proposed project and outline the benefits for the Public
- b. Gather feedback from Town Council members
- c. Formal Vote from the Town Council.

6. Zoning Board of Appeals Approval

- a. Applicant shall submit a Comprehensive Permit to the ZBA for review and decision.

Please note, the Applicant is free to submit an application directly to the Zoning Board of Appeals. However, if the Applicant wants the support from the Town and file under the LIP, it is highly suggested they follow this checklist.

Note that any activities subject to Conservation Commission review under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, will need to be reviewed by the Conservation Commission independent from an LIP application.

FY 2022 Income Limits

The table below shows the current Area Median Income and household size at 80% for the Boston-Cambridge-Quincy, MA-NH HUD Metro Area

Household Size:	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
Area Median Income: \$140,200							
Maximum Income allowed:	\$78,300	\$89,500	\$100,700	\$111,850	\$120,800	\$129,750	\$138,700

LAW OFFICES
CORNETTA, FICCO & SIMMLER, P.C.
ATTORNEY AT LAW
4 WEST STREET
FRANKLIN, MASSACHUSETTS 02038

RICHARD R. CORNETTA, JR.

VOICE (508) 528-5300
FAX (508) 528-5555

September 23, 2022

Ms. Amy Love, Town Planner
Franklin Planning & Community
Development Town of Franklin
355 East Central Street
Franklin, MA 02038

Via: alove@franklin.ma.us btaberne@franklin.ma.us

RE: Friendly 40B – Local Initiative Program
Applicant: **Fairfield Residential**
Locus: 121 Grove Street, Franklin, Massachusetts 02038

Dear Ms. Love:

Please be advised that this firm is legal counsel to Fairfield Residential in the proposed development of the above-entitled property in the town of Franklin.

Enclosed please find Application, supporting documentation and plan renderings, on behalf of Fairfield Residential seeking approval in accordance with the Town of Franklin Local Initiative Program for development of the above-entitled parcel in accordance with Massachusetts General Laws, Chapter 40B.

We look forward to the opportunity to present the development application through the LIP Review Process.

Please feel free to make any communications as to this application directly to my office. Thank you for your consideration in this matter.

Very truly yours,

Richard R. Cornetta, Jr.

Richard R. Cornetta, Jr.

Friendly 40B Project Preliminary Review Application

121 Grove Street

Fairfield Residential

September 21, 2022

Re: Residential Community
Friendly Chapter 40B Project – Local Initiative Program
Preliminary Review

Submitted to: Amy Love, Town Planner
Planning and Community Development
Town of Franklin
355 East Central Street

Applicant: Fairfield Residential
5 Burlington Woods, Suite 203
Burlington, MA 01803
Attn: Robert D. Hewitt, [REDACTED]
John Shipe, [REDACTED]

(Owner: Bryn Smith, 106 Mendon Street, Bellingham, MA 02019)

Property Locus: 121 Grove Street
Parcel ID 295-001-000-000 and 294-007-000-000

List of attachments: This application narrative is accompanied by the drawing set titled “Site Plan for Redevelopment of 121 Grove Street – Franklin, MA” prepared by RJ O’Connell & Associates, Inc. dated 9/21/22

Introduction: This preliminary application was prepared and is submitted in accordance with the process established by the Town Administrator and the Department of Planning and Community Development for administering a Friendly Chapter 40B Project as a Local Initiative Program (LIP).

We appreciate the opportunity to submit this preliminary application. If the Project Review Process results in support from the town and the associated boards and commissions, we look forward to proceeding with the LIP application jointly with the town.

This application is formatted to align with and speak to the topics outlined in the Friendly 40B Project Preliminary Review Checklist.

1. Project Information

- a. Project Name: Grove Street Residences
- b. Applicant Point of Contact: John Shipe, [REDACTED]
- c. Project Team:

Cornetta, Ficco & Simmler, P.C.
4 West Street
Franklin, MA 02038
Phone: 508-528-5300

Lucas Environmental, LLC (Wetlands)
500A Washington Street
Quincy, MA 02169
Phone: 617-405-4140

RJ O'Connell & Associates, Inc (Civil)
80 Montvale Ave
Stoneham, MA 02180
Phone: 781-279-0180

Northeast Geotechnical, Inc.
166 Raymond Hall Drive
North Attleborough, MA 02760
Phone: 508-598-3510

Guerriere & Halnon, Inc (Survey)55 West
Central Street
Franklin, MA 02038
Phone: 508-528-3221

RW Sullivan Engineering (MEP)529 Main
Street,
Suite 203
Boston, MA 02129
Phone: 617-523-8227

Vanesse & Associates, Inc (Traffic)
35 New England Business Center Drive
Suite 140
Andover, MA 01810
Phone: 978-474-8800

CNK Architects, Inc.
3301 W. Airport Freeway
Suite 220
Bedford, TX 76021
Phone: 817-684-088

LandDesign, Inc. (Landscaping)200 S.
Peyton Street
Alexandria, VA 22314
Phone: 703-549-7784

Shipe Consulting P.O. Box 1217
Concord, MA 01742
Phone: 978-857-8877

Fougere Planning and Development, Inc.
253 Jennison Road
Milford, NH 03055

- d. Project Location: 121 Grove Street **Please see Attachment A.**
- e. Number of Units: 330
- f. Bedroom Count: 1 Bedroom: 153 2 Bedrooms: 142 3 Bedrooms: 35
- g. Rental or Ownership: Rental.
- h. List of Waivers that we will request from the ZBA: Please see Attachment B.
- i. Preliminary Plans: Please see the accompanying 24-drawing set titled “Site Plan for Redevelopment of 121 Grove Street – Franklin, MA” prepared by RJ O’Connell & Associates, Inc. dated 9/19/22

2. Criteria for Review

- a. Percent of Affordable Units: 25%
- b. Number of Affordable Units: 83 units
- c. Number of units to count on the SHI: 330 units
- d. Public Benefits & Impacts: Please see Attachment C.
 - i. Roadway Improvements
 - ii. Other Infrastructure Improvements
 - iii. Public Access/Trails/Open Space
 - iv. Other Public Amenities
 - v. Positive or Negative Impacts on the Town
 - vi. Impacts on the abutting property owners
 - vii. Safety/Fire Impacts to Town

3. 30-Day Preliminary Project Review Process

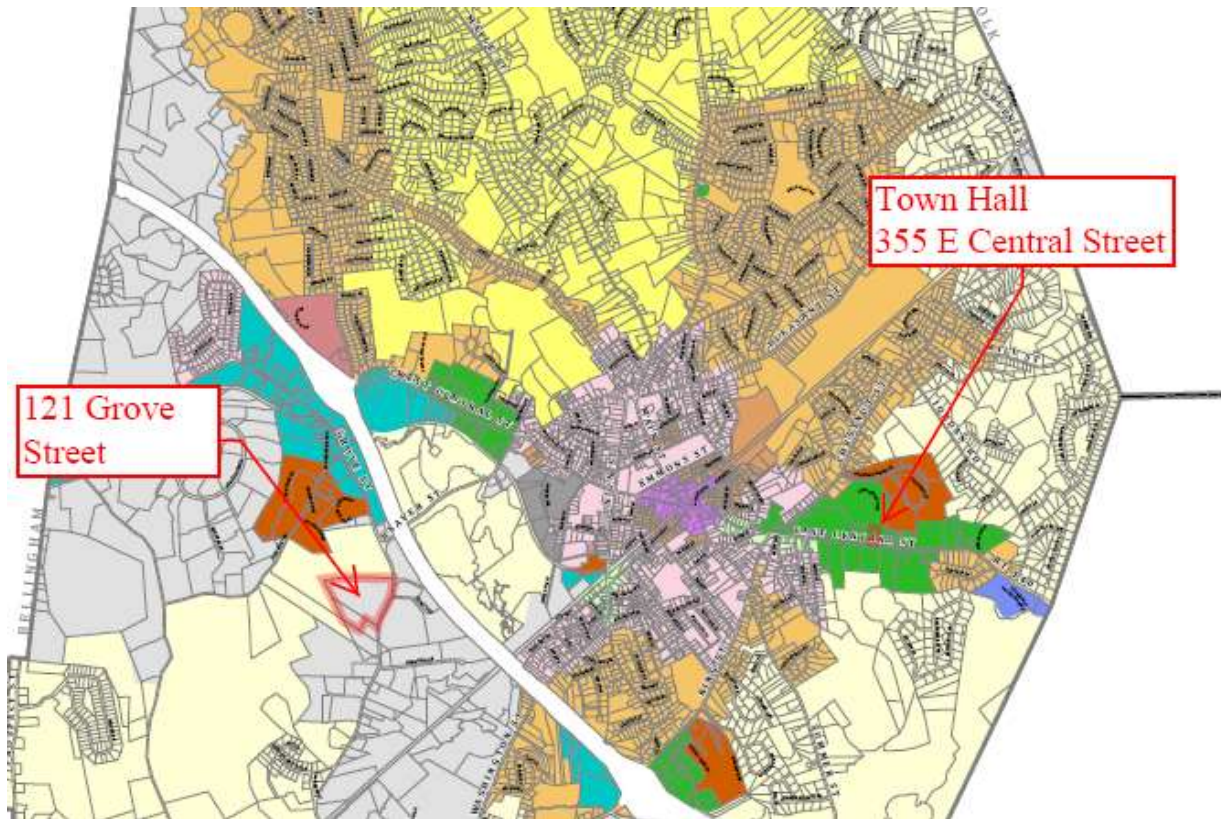
- a. We understand that this application will be distributed to the Town’s Administration and Technical staff, Franklin Planning Board, and Franklin Conservation Commission.
- b. We are available as needed to answer any questions as the Technical Staff Review and prepare comments
- c. We are available at the Town’s earliest convenience to attend a Technical Staff Review Committee meeting.
- d. Planning Board:
 - i. We are available to attend a Planning Board Meeting at the board’s convenience.

- ii. Planning Board Project Review: Please see Attachment D.
 - 1. Compliance with Section 185-31 of Town Zoning By-Law
 - 2. Special permit Criteria
 - 3. Stormwater Review
 - 4. Parking Review
 - 5. Traffic Review
 - e. Conservation Commission
 - i. We are available to attend a Conservation Commission Meeting at the commission's convenience.
 - ii. Conservation Commission Project Review: Please see Attachment E.
 - 1. Wetland Resource Impacts
 - 2. Completed ANRAD
 - 3. Wetland Crossings
 - 4. Area Wetland maps and disturbance
- 4. Department of Housing and Community Development (DHCD)
 - a. If the results of this review indicate support from the Town, we will submit a request to the DHCD for a letter acknowledging the number of units that will be accepted on the Town's SHI List.
- 5. Town Council Presentation & LIP Determination
 - a. If the results of this review indicate support from the Town, we will present the project to the Town Council
 - b. We will work with the Town Council members to further define, as appropriate, the benefits to the Public.
 - c. We welcome the Town Council's decision relative to support for the project and willingness to jointly submit an application to DHCD, or authorized Subsidizing Agency, for site eligibility.
- 6. Zoning Board of Appeals
 - a. Once the Project Eligibility Letter is issued, we will prepare a Comprehensive Permit application with detailed studies, plans and reports to the ZBA under the provisions of the Chapter 40B process.

Attachment A Project Summary

1. Location.

The proposed development is address 121 Grove Street and includes Parcel ID 295-001-000 (26.49 acres) and 294-007-000 (4.9 acres), totaling 31.4 acres. It is located across the street from the Franklin Oaks Office Park and New England Appliances and is currently improved by two single family homes and several small outbuildings. To the north and west is the Franklin Town Forest and to the south is a NGRID Electrical substation and overhead power transmission lines.



Other than the houses and outbuildings, the property is undeveloped and consists of a mix of open field, wetlands and wooded areas. The topography drops from an elevation of 370 down to elevation 260 from west to east with rock outcroppings in the higher areas and bordering vegetated wetland to the east. The 100-year flood plain does not exist on site.

2. Proposed Redevelopment.

The proposal is to develop the property as a Friendly 40B residential community with local support as it contributes to the need for diverse housing options. Part of the design and permitting of such a project is the study of the potential impacts and determining the appropriate mitigation. We are committed to working with the town to assess contributions toward local needs including utility infrastructure, roadways, public safety and amenities and open space.



Schematic design yields a likely project of four-and five-story apartment buildings, a centralized clubhouse, a swimming pool, dogpark and several 6-bay detached parking garages. Post office mail might be accommodated in a stand-alone mail kiosk. The northwest 3 acre-corner of the site, proximate to the adjacent state park, can likely remain undisturbed, wooded upland. We believe the surface parking, distributed throughout the project, is appropriate at a ratio of 1.7 to 1.8 spaces per unit.

As we progress thru the town process, appropriate detailed analyses of the potential economic, environmental, and traffic and infrastructure impacts will be performed. Based on the 30+ acre land area, accounting for the preliminary review of the environmentally sensitive areas, and understanding the local housing demand we believe the appropriate unit mix to be 153 one-bedroom units, 142 two-bedroom units and 35 three bedroom units. The total is 330 units of which 83 units (25%) will be deed restricted to serve households below 80% of the median area income in accordance with the Department of Housing and Community Development (DHCD) regulations. All 330 units will count toward the town's Subsidized Housing Inventory (SHI).

Our design team is largely made up of the same professionals that developed the very successful Station 117 on Dean Avenue. We will advance design details based on successful aspects of the Dean Avenue project, the input from town officials, the local bylaws and the Town of Franklin Best Development Practices Guidebook prepared by the Department of Planning and Community Development, dated September 2016.

End of Attachment A.

Attachment B - List of Waivers

Based on the Schematic Design advanced to date, we currently estimate that the following waivers will be requested with the Comprehensive Permit Application to the ZBA:

Bylaw Section	Description	Waiver Request
Franklin Zoning Bylaw Franklin Code Chapter 185		
185-7: Attachment 7 Use Regulations Schedule Part VI	Multifamily or Apartment is not an allowed use in the Industrial District	Request waiver to allow Multifamily or Apartment in the Industrial District
Section 185-12: Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Regulations	Front Yard Setback of 40 feet	Waiver to allow a Front Yard Setback of 20 feet
Section 185-13: Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Regulations	Maximum Building Height of 3 stories. 60 feet may be permitted by Special Permit from the Planning Board	Waiver to allow 5 stories and 70 feet
Section 185-19.B(1) Accessory Building and Structures	No accessory building or structure shall be located within a required front yard setback. Lots having frontage on any street will maintain the front yard setback from all street frontage.	Waiver to allow a front yard Setback of 20 feet to Accessory Building and Structures
Section 185-19.B(2) Accessory Building and Structures	No accessory building or structure shall be located in any side yard area nearer to the side lot line than 10 feet in any zoning district.	Waiver for potential retaining walls within 10 feet of side lot line.
Section 185-19.B(3) Accessory Building and Structures	No accessory building or structure shall be located in any rear yard area nearer to the rear lot line than 10 feet.	Waiver for potential retaining walls within 10 feet of rear lot line.
Section 185-21.B.(3) Parking Loading and Driveway Requirements	2 spaces per dwelling unit (Regardless of the number of bedrooms)	Waiver to allow 1.75 spaces per dwelling unit.
Section 185-31 Site Plan and Design Review	Site Plan and Design Review Required	Waiver from Site Plan and Design Review requirements. Zoning Board of Appeals is the review and approval board.

Franklin Wetland By-Law and Regulations Franklin Code Chapter 181		
Section 181-2 Jurisdiction	Permit under the local By-Law required from Conservation Commission	Waiver from local By-Law Permit Requirements
Section 181-4 Buffer Zone Protections	Requirements specific to the 0-25, 25-50 and 50-100 foot wetland buffer zones	Waiver from the local Regulation requirements.
Section 181-7.13 Alternatives Analysis	Requires the submission of an Alternatives Analysis for specific project types	Waiver from the local Regulation requirements. Application will comply with Massachusetts Wetlands Protection Act.
Section 181-7.14	Requires the submission of a Replication Plan and Protocol	Waiver from the local Regulation requirements. Application will comply with Massachusetts Wetlands Protection Act.
Section 181-7.15	Required the submission of a Construction Sequence and Schedule	Waiver from the Local Regulation requirements.
Franklin Stormwater Management By-Law Franklin Code Chapter 153		
Stormwater Management	Requires local approvals for stormwater management	Waiver is requested as the project will be permitted under the Mass DEP Stormwater Regulations. The stormwater will be designed to comply with the local stormwater by-law to the extent feasible.

End of Attachment B.

Attachment C - Public Benefits & Impacts:

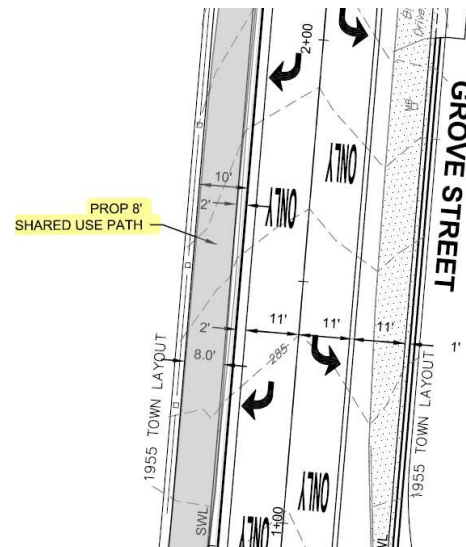
- i. Roadway Improvements
- ii. Other Infrastructure Improvements
- iii. Public Access/Trails/Open Space
- iv. Other Public Amenities
- v. Positive or Negative Impacts on the Town
- vi. Impacts on the abutting property owners
- vii. Safety/Fire Impacts to Town

i. Roadway Improvements.

Grove Street has ample reserve capacity to accommodate additional traffic and more importantly, the locus is just one mile south of the interchange with I-495. The development will increase the volume of traffic trips per day on Grove Street and nearby intersections and a detailed Traffic Impact Analysis (TIA) will be performed in order to determine appropriate mitigation.

Grove Street is a two lane roadway with 16-foot travel lanes and a total right of way of 50 feet. Although the majority of traffic is expected to/from the north on Grove Street, the resulting volume of left turns into the side may warrant consideration of a northbound left-turn lane. We will work with the town to determine if this is required and how it may be implemented.

We will also work with the town to further advance some of the improvements that are already underway with the Grove Street/Washington Street intersection and northerly on Grove Street to Kenwood Circle just south of the Site. We are particularly interested to see how we can contribute to pedestrian and bicycle accommodations – possibly extending the shared-use path across the Site frontage and connecting to the adjacent State Forest.



Proposed Site Access is via a new primary driveway curb cut and a secondary, possibly emergency access only curb cut. The existing driveway curb cuts will be closed. Sight lines in both directions are sufficient but final design will reveal constraints associated with proposed landscaping or signs.

ii. Other Infrastructure Improvements

Wastewater. Initial review of the wastewater demand and available capacity reveals one concern regarding sanitary sewer. The existing 15” diameter sewer pipe in Grove Street has ample capacity, but there are a series of sewer pump stations along the route they may require study to determine potential impacts of the additional flows. The estimated sewer generation is around 27,000 gallons per day (gpd). If necessary, the project can accommodate an on-site, 30,000 gallon wastewater storage tank and pump into the municipal system during off hours.

Regarding the overall municipal sewer system, there is ample wastewater capacity. The Town is serviced by the Charles River Pollution Control District in Medway and on average has a reserve capacity of more than 700,000 gpd.

The Sewer Department administers a sewer fee system in order to contribute to their infrastructure on an as-needed basis. The fee for the 330 unit project would be in the range of \$350,000.

Water. Based on conversations with the Town water department officials, there is ample capacity in the municipal system and specifically in the 16-inch water pipe in Grove Street. Hydrant flow tests reveal ample flow and capacity.

iii. Public Access/Trails/Open Space

The location is uniquely situated between the Franklin Town Forest to the north and west, and the Southern New England Trunkline Trail (SNETT) crossing Grove Street about one mile south. We will explore with the town various alternatives to capitalize on the proximity to the state park, possibly build a multi-use path along our frontage along Grove Street, connect to the SNETT and connect to the improvements currently underway by the Town at the Grove Street/Washington Street intersection.

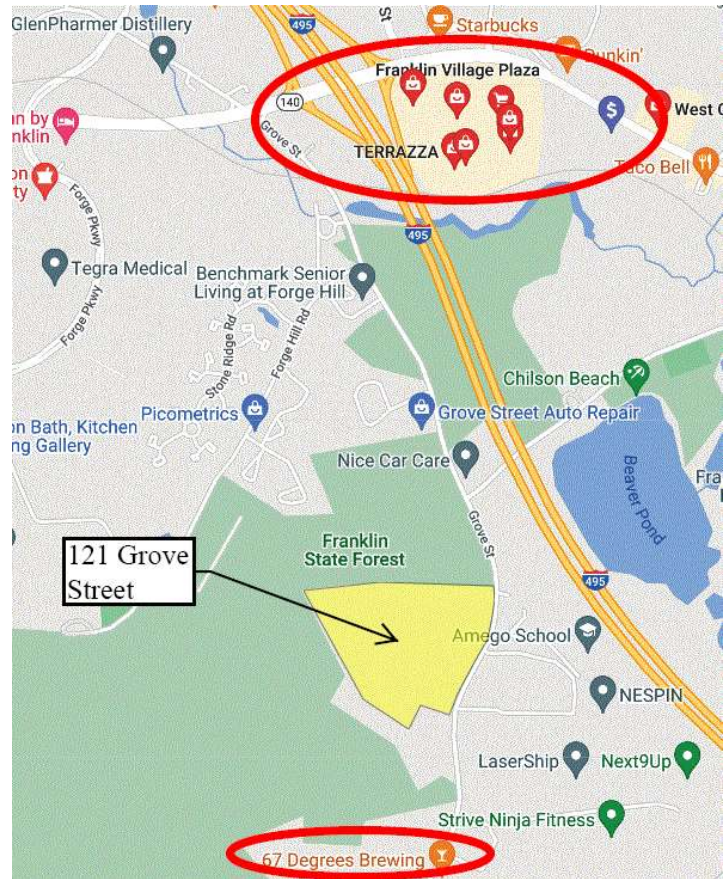
iv. Other Public Amenities

The primary benefit is the creation of new and diverse housing types at the right density and at an appropriate location. Twenty-five percent of the units will remain, in perpetuity, restricted to households below 80% of the median income. The entire project contributes to the net increase in housing alternatives and counts toward the Subsidized Housing Inventory. The location is ideal in its proximity to local transit, public amenities and shopping. Lastly, there are opportunities for the development to implement or contribute toward improvements in roadways and pedestrian connections.

v. Positive or Negative Impacts on the Town

- The combined parcel area is more than 30 acres which will likely result in at least one large, contiguous upland area of about 3-4 acres of undisturbed Open Space, abutting the state forest land and trails.
- Based on detailed traffic study to be performed, Mitigate traffic impacts with appropriate off-site improvements.
- The increase in persons living in the area logically results in an increase in the calls for emergency services, yet increase in tax revenue is expected to provide for the increase in demands.
- Proposed community will include two and three bedroom units that will have some school aged children that will attend the local public school system. Our consultant found that, using the school age data (SAC) from the Union Place apartment complex, an estimated .239 SAC reside within the 222 two and three bedroom units. Applying this SAC ratio to the proposed project generates an estimated **43** new school age children (179 two and three bedroom units x .239).
- Impacts to the environment – considering the industrial zone, this is less impactful. Proposed “pockets” of new impervious surface can be more easily accommodated with the creation of a combination of surface detention, subsurface infiltration and wetland replication
- Groundwater impacts are often studied when new impervious surfaces are created. Compared to a lot of industrial uses, the proposed residential use is not a “Land Use With Higher Potential Pollutant Loads. Furthermore, no work is proposed in the limited portion of the site that is a designated as a Zone II Water Resource overlay district. Indications are that there is no apparent obstacles to complying in all respects with the Massachusetts Stormwater Guidelines and the local Zoning Bylaw Section 153, Stormwater Management.

- Significantly increase the tax assessment. We asked our planning consultant to provide a preliminary estimate of tax revenues as part of this analyses. Mark Fougere, AICP estimated that annual revenues including property taxes, CPA surcharge and vehicle excise taxes will increase by more than \$800,000 per year. Existing tax revenue is \$13,841 and the proposed estimated taxes are greater than \$830,000 per year.
- Included in the fees to be provided to the town is the Building permit fee, more than \$600,000.
- The proximity to the I-495 interchange coincident with the existing shopping along route 140 near the highway allows for lesser volume of traffic with an increase in revenue by residents utilizing the stores and services at the nearby Franklin Village Plaza.



vi. Impacts on the abutting property owners

Impacts to abutting property owners should not be a concern at this location. The subject property has two immediate abutters: The State Forest and the NGRID Electric substation. The project location is ideal as it will promote the use of the state park system by residents of Franklin. Furthermore, there is an area of about three acres immediately abutting the State Forest that can potentially be preserved as wooded open space and made available to augment the existing wooded trail system.

The existing electrical sub-station and associated overhead electric transmission lines can be screened with proposed landscaping and the proposed use for rental housing.

vii. Safety/Fire Impacts to Town

A detailed analysis of the estimated impacts to the town related to emergency services will be discussed with the ZBA, however, we asked our planning consultant to provide a preliminary estimate of impacts as part of this analyses. The information provided by Mark Fougere, AICP for a 332 unit project is as follows and is largely based on information gathered from the 297 unit Union Place rental community located at 10 Independence Way, Franklin.

Emergency Services: Based upon emergency call data from the Union Place residential community, the proposed 332 unit residential apartment community is estimated to generate 82 police calls, 21 fire related calls and 49 EMS¹ calls annually.

Estimated Emergency Calls

Project	Units	Police Calls Three Years	Avg. Police Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
Union Place - Franklin	297	220	73	0.247	
Grove Street	332				82
Project	Units	Fire Calls Three Years	Avg. Fire Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
Union Place - Franklin	297	56	19	0.063	
Grove Street	332				21
Project	Units	EMS Calls Three Years	Avg. EMS Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
Union Place - Franklin	297	132	44	0.148	
Grove Street	332				49

End of Attachment C.

¹ EMS calls generate revenue to the community.

Attachment D

Planning Board Project Review:

1. Compliance with Section 185-31 of Town Zoning By-Law
2. Special Permit Criteria
3. Stormwater Review
4. Parking Review
5. Traffic Review

1. Compliance with Section 185-31 of Town Zoning By-Law

Section 185-31.1.C(4) establishes the following Planning Board Review Criteria:

(a) Internal circulation, queuing, entrance and egress are such that traffic safety is protected and access via secondary streets servicing residential neighborhoods is minimized.

(b) Reasonable use is made of building location, grading and vegetation to reduce visibility of structures, parking area, outside storage or other outdoor service areas (e.g., waste removal) from public views.

(c) Adequate access to each structure for fire and service equipment is provided.

(d) Utilities, drainage and fire-protection provisions serving the site provide functional service to each structure and paved area in the same manner as required for lots within a subdivision.

(e) No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded and the light is directed downward.

(f) Proposed limit of work is reasonable and protects sensitive environmental and/or cultural resources. The site plan as designed will not cause substantial or irrevocable damage to the environment, which damage could be avoided or mitigated through an alternative development plan.

(g) In accordance with the most recent Town of Franklin MS4 permit, the use of low-impact development and green infrastructure practices are encouraged and shall be incorporated into the site plan to the maximum extent feasible.

Relative to (a), Internal circulation, queuing, entrance and egress are such that traffic safety is protected and access via secondary streets servicing residential neighborhoods is minimized.

The site access, circulation and parking has been schematically laid out per industry standards with no deviations from standard practice. Emergency access is provided and will be vetted thru final design with town offices. There will be no connections with or impacts to any other residential neighborhoods.

Relative to (b), Reasonable use is made of building location, grading and vegetation to reduce visibility of structures, parking area, outside storage or other outdoor service areas (e.g., waste removal) from public views.

As a residential community, attention to aesthetics is intrinsic to the layout, orientation and architectural façade of the buildings. The schematic design is based on the constraints of the existing topography, the environmentally sensitive areas, the views for the street and the sight distances for driveway location. Refuse areas will be screened, parking is broken up by landscaping but still the appropriate walking distances to each building. The architectural elevation is appealing, especially in relation to the industrial use across Grove Street.

Relative to (c), Adequate access to each structure for fire and service equipment is provided.

Using our experience in working with the Franklin Police and Fire Departments on the Dean Avenue project, the schematic design accommodates the require emergency response vehicles. Final permitting will include the normal vetting by Police and Fire.

Relative to (d), Utilities, drainage and fire-protection provisions serving the site provide functional service to each structure and paved area in the same manner as required for lots within a subdivision.

Our due diligence studies indicate ample water supply for domestic and fire protection use, ample sanitary sewer service, ample gas, electric and telcomm services. Stormwater management will mitigate for water quantity and quality control.

Relative to (e), No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded and the light is directed downward.

The proposed site lighting will be low level in full compliance with the local regulations and industry standard. It will provide for safe and convenient access throughout the site and despite having no residential neighbors to be concerned about, the light levels will be zero at all lot lines.

Relative to (f), Proposed limit of work is reasonable and protects sensitive environmental and/or cultural resources. The site plan as designed will not cause substantial or irrevocable damage to the environment, which damage could be avoided or mitigated through an alternative development plan.

The Site is in an industrial zone and most any industrial use would require a larger, contiguous area of parking and buildings. The residential use can and does accommodate “pockets” of development pads to break up the land disturbance and minimize impacts to sensitive areas. The actual crossing of the wetland areas is the only place where jurisdictional wetlands are disturbed and there are ample areas for mitigation, including 2:1 wetland replication. .

Relative to (g), In accordance with the most recent Town of Franklin MS4 permit, the use of low-impact development and green infrastructure practices are encouraged and shall be incorporated into the site plan to the maximum extent feasible.

Final design of both the stormwater management system and the landscaping will implement low-impact design elements as much as feasible and appropriate. See further discussion relative to stormwater and the MS4 requirement included herein.

2. Special Permit Criteria

Section 185-45(E)(3) of the Zoning Bylaws states:

Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:[Amended 3-25-1987 by Bylaw Amendment 87-91; 3-21-2012 by Bylaw Amendment 12-669]

- (a) Proposed project addresses or is consistent with neighborhood or Town need.*
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.*
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.*
- (d) Neighborhood character and social structure will not be negatively impacted.*
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.*

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

Relative to (a), Proposed project addresses or is consistent with neighborhood or Town need:

The creation of new, diverse and affordable residential housing options would contribute to mitigate the acute housing supply shortage currently being experienced in the town of Franklin and surrounding area. Of the total number of housing units (330 units) being proposed, 83 units (25%) will be deed restricted to serve households below 80% of the median area income in accordance with the Department of Housing and Community Development regulations. As the redevelopment being proposed are residential apartment style, rather than a home equity condominium style development, all 330 units will count toward the town's Subsidized Housing Inventory. The close geographic location of the locus to the West Central Street and Downtown Commercial Districts would foster a symbiotic relationship between the newly established residences and the available goods, services and transportation amenities offered within these commercial areas.

Relative to (b), Vehicular traffic flow, access and parking and pedestrian safety are properly addressed:

The proposed redevelopment includes the construction of new parking areas, motor vehicle travel aisles, and pedestrian sidewalks within the locus, along with a design to encourage alternative means of transportation. Proposed motor vehicle access to the proposed redevelopment is to be provided by way of two (2) driveways that will intersect the westerly side of Grove Street consisting of a full access driveway and an emergency access driveway that will accommodate traffic to the residential properties. The proposed redevelopment shall also accommodate on site motor vehicle parking amounting to 1.7 parking spaces per residential unit. Further, as the multi-family housing is planned for rental use, as opposed to individual equity ownership, the landlord owner will be uniquely positioned to oversee and control the number of vehicles permitted within the proposed on site parking lots.

Relative to (c), Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Grove Street is a two lane roadway with 16-foot travel lanes and a total right of way of 50 feet. Although the majority of traffic is expected to/from the north on Grove Street, the resulting volume of left turns into the site may warrant consideration of a northbound left-turn lane.

Additionally the applicant will work with the town to further advance some of the improvements that are already underway with the Grove Street/Washington Street intersection and northerly on Grove Street to Kenwood Circle just south of the locus, with a particular focus upon the enhancement of pedestrian and bicycle accommodations – possibly extending the multi-use path across the locus frontage and connecting to the adjacent State Forest. The redevelopment plan anticipates connection to the municipal water and sewer system which would have ample capacity within the municipal system for both water and sewer. Although the municipal sewer system would have ample capacity to serve the proposed redevelopment of the locus, the existing 15” diameter sewer pipe along Grove Street includes a series of sewer pump stations along the route they may require study to determine potential impacts of the additional flows. If necessary, the project can accommodate an on-site wastewater storage tank and pump into the municipal system during off hours. To address the additional impervious areas created by the proposed redevelopment, a new stormwater management system will be designed in compliance with the Massachusetts Stormwater Management Policy and the Town of Franklin Best Development Practices Guidebook to the maximum extent practicable. The proposed stormwater management system will reduce stormwater runoff peak flow rates and volumes, and improve runoff water quality, through the implementation of Runoff control, water quality improvement, and groundwater recharge.

Relative to (d) Neighborhood character and social structure will not be negatively impacted.

Impacts to neighborhood character and social structure should not be a concern at this location. The locus has two immediate abutters: The State Forest and the NGRID Electric substation. The project location is ideal as it will promote the use of the state park system by residents of Franklin. Furthermore, there is an area of about three acres immediately abutting the State Forest that can potentially be preserved as wooded open space and made available to augment the existing wooded trail system. The existing electrical sub-station and associated overhead electric transmission lines can be screened with proposed landscaping and the proposed use for rental housing.

Relative to (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

There are several existing wetland areas on the 31 acre locus that must be accommodated and will require review and approvals through the Massachusetts Wetlands Protection Act and the Town of Franklin Wetlands Protection Bylaw. The new development will be served by municipal sewer to minimize degradation of the groundwater by nitrates and phosphates. Compared to a lot of industrial uses in the immediate area, the proposed residential use is not a “Land Use With Higher Potential Pollutant Loads. Furthermore, no work is proposed in the

limited portion of the site that is designated as a Zone II Water Resource overlay district. Indications are that there are no apparent obstacles to complying in all respects with the Massachusetts Stormwater Guidelines and the local Zoning Bylaw Section 153, Stormwater Management.

Relative to (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

The redevelopment of the Locus, which includes a redesign of the site with an emphasis on residential design in compliance with local requirements, would minimize or eliminate the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances that may be customary of exclusively industrial uses permitted within the Industrial zoning district.

Relative to (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

The estimated wastewater generation is anticipated to be approximately 27,000 gallons per day (gpd). The Town is serviced by the Charles River Pollution Control District and on average has a reserve capacity of more than 700,000 gpd. The Town of Franklin water system pumps 3-4 million gallons of water each day. The estimated peak usage for the planned multi-family/apartment residential use would be approximately 70,460 GPD. According to information and belief, the water demand for this proposed locus would be less than 2% of the pumping capacity to the Town's water system, and thus this proposed water flow would not adversely affect the Town's water supply.

3. Stormwater Review

A portion of the site is developed with a three-family home and multiple shed type buildings, driveways, and walkways. The remainder of the site is undeveloped and includes open field area, woodland, and wetlands. The majority of the site is undeveloped. The residential development has two driveways onto Grove Street.

There is a significant grade change across the site from east to west. The grade change is approximately 95 feet from elevation 270 on the east side along Grove Street to elevation 365 on the west side. There is no on-site drainage system. All stormwater runoff from the upland areas on the site sheet flow to the several on-site wetlands. Stormwater runoff from a small portion of the site, along Grove Street, sheet flows onto Grove Street and into the street drainage system.

The proposed project consists of demolishing the existing structures and pavement and constructing five, multi-story, residential apartment buildings with associated parking, drive aisles, garages, and clubhouse. The redevelopment will include landscaping in the parking areas and around each building. The landscaping will be designed to provide quality, visual relief using native landscape plants.

The site planning and design will be completed using the guidance of the Town of Franklin Best Development Practices Guidebook, dated September 2016. Low Impact Development (LID) strategies will be included in the design to the extent feasible to minimize stormwater runoff and retain stormwater for groundwater recharge. Land disturbance will be minimized with a site layout and grading that works with the existing site topography. The amount of parking provided will be the minimum amount needed for the project to minimize impervious area. LID will include planting native and water tolerant vegetation. The northwestern corner of the site will remain undeveloped preserving the natural features and vegetation.

A stormwater management system will be designed in compliance with the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Policy and the Town of Franklin's Stormwater Management Bylaw to the maximum extent feasible upon review of existing site conditions. The proposed stormwater management system will be designed to reduce stormwater runoff peak flow rates and volumes, and provide the required water quality treatment. Runoff control, water quality treatment, and groundwater recharge will be accomplished by implementing Best Management Practices (BMP) such as:

- Street sweeping;
- Collect storm runoff in catch basins with deep sumps and hooded outlets;
- Construct sediment forebays or water quality treatment structures in conjunction with deep sump catch basins to remove at least 44% Total Suspended Solids (TSS) prior to discharging to an infiltration device or other treatment system;
- Construct infiltration/detention basins to retain and infiltrate stormwater runoff from impervious areas, reducing peak flow rates and volumes of runoff from the site and increasing groundwater recharge;
- Implement an Operations and Maintenance Plan for the proposed stormwater management system that describes the various components of the system and identifies the inspection and maintenance tasks and schedules to follow which will ensure the proper, long-term performance of the system.
- Implement a Long Term Pollution Prevention Plan (LTPPP) to prevent illicit discharges to the stormwater management system.
- The northern corner of the site is within a local Water Resource Overlay District, but no work is proposed within this area as part of this project, and it will remain undisturbed preserving the natural features and vegetation.

3.1 Compliance with the *Massachusetts Stormwater Handbook*

The project is a mix of redevelopment and new development and results in a net increase in impervious area of approximately 11 acres. The goal is to design the stormwater management system to fully comply with all the Stormwater Management Standards as if the site was previously, completely undeveloped. Compliance with each Standard is described below:

Standard 1: No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

Stormwater runoff from impervious, paved areas will be collected in deep sump catch basins with hoods, water quality units and/or vegetated filter strips and sediment forebays for pretreatment before discharging to surface infiltration/detention basins. At least the first one-inch of runoff (water quality volume) will be retained and treated through infiltration into the ground. Rip rap aprons will be provided at all outfalls from the detention basins to prevent downstream erosion in the wetland.

Standard 2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

The proposed stormwater management system will be designed so that post-redevelopment peak discharge rates and volumes do not exceed pre-redevelopment peak discharge rates and volumes. The proposed infiltration/detention basins will be designed to detain stormwater, using outlet control devices, to reduce stormwater discharge rates for the 2-, 10-, 25-, and 100-year storms.

Standard 3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

The required groundwater recharge volume will be provided through the use of the infiltration/detention basins.

Standard 4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).

Stormwater runoff from paved surface parking areas will be collected in catch basins with deep sumps and hooded outlets, and then routed through water quality units to sediment forebays to remove at least 44% of the TSS from the water quality volume. Stormwater will then discharge to an infiltration/detention basin providing at least 80% removal of the average annual load of TSS from runoff discharge.

Standard 5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

The proposed stormwater management system will be designed to retain and treat the first one-inch of runoff from the impervious areas on the entire site. A Long-Term Pollution Prevention Plan (LTPPP) that includes measures to eliminate or minimize discharges that have the potential to generate high concentrations of pollutants will be developed and will be included in the Operations and Maintenance plan.

Standard 6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.

Some of the stormwater discharge from the site will discharge to wetlands that flow to a Zone II. The stormwater management will be designed to treat required water quality volume of one inch over the impervious area. 80% TSS removal will be achieved prior to groundwater recharge and surface flow discharge. A long-term pollution prevention plan will be prepared and implemented.

Standard 7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

The proposed project involves a mix of redevelopment and new development, and will result in a net increase in impervious area on-site. The site will be designed to fully comply with all the Stormwater Management Standards as if the site was previously undeveloped.

Standard 8: A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to construction in accordance with the EPA's National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from construction activities. The SWPPP will be designed to control erosion, sedimentation, and other pollutant sources, and prevent erosion and sediment from moving off-site or entering resource areas during construction and land disturbance activities. Sediment and Erosion Control Plans will be included in the site plan set. The project will be required to register under the EPA's NPDES General Permit.

Standard 9: A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

An Operations and Maintenance Plan will be prepared and implemented.

Standard 10: All illicit discharges to the stormwater management system are prohibited.

There will be no illicit discharges to the stormwater management system. An Illicit Discharge Compliance Statement will be included in the Operations and Maintenance Plan.

3.2 Compliance with the Town of Franklin's Stormwater Management Standards

153-16(A): Control of stormwater runoff shall meet all federal and state requirements, including the Massachusetts Stormwater Handbook, the requirements of the Town of Franklin's Subdivision of Land Stormwater Regulations, the most recent Town of Franklin MS4 stormwater permit, and the Town of Franklin's Best Development Practices Guidebook. All assumptions, methodologies and procedures used to design stormwater treatment practice and stormwater management practices shall accompany the design. All activities, project design, stormwater treatment practices and stormwater management practices should aim to minimize stormwater runoff, maximize infiltration and recharge where appropriate, and minimize pollutants in stormwater runoff.

The stormwater management will be designed to comply with the Massachusetts Stormwater Handbook. The design will comply with the Town of Franklin's Subdivision of Land Stormwater Regulations, the most recent Town of Franklin MS4 stormwater permit, and the Town of Franklin's Best Development Practices Guidebook to the extent feasible. The drainage system will, if feasible, avoid any connection to the Town's drainage system which is subject to the MS4 Permit.

153-16(B): In addition to meeting the requirements of the Massachusetts Stormwater Standards, as required under the Town of Franklin MS4 stormwater permit, all stormwater management systems shall meet the following criteria:

- 1) For new development sites, all stormwater management systems shall be designed to:**
 - a. Retain the volume of runoff equivalent to, or greater than, 1.0 inch multiplied by the total post construction impervious surface area on the site; and/or**
 - b. Remove 90% of the average annual load of total suspended solids (TSS) generated from the total post-construction impervious area on the site and 60% of the average annual load of total phosphorous (TP) generated from the total post-construction impervious area on the site. Pollutant removal shall be calculated consistent with EPA Region 1's BMP Performance Extrapolation Tool and other BMP performance evaluation tool provided by EPA Region 1, where available. If EPA Region 1 tools do not address the planned or installed BMP performance, any federally or state approved BMP design guidance or performance standards (e.g., state stormwater handbooks and design guidance manuals) may be used to calculate BMP performance.**

The stormwater management system will be designed to comply with these criteria to the extent feasible. The existing soil and groundwater conditions may create a hardship to achieve full compliance. A waiver from these criteria may be requested if determined that full compliance is not possible.

4. Parking Review

The applicable sections of the bylaw require 2 parking spaces per unit. Based on our experience, and pending a more detailed review of current market trends, we believe an appropriate parking ratio is 1.75 spaces per unit. Factors that go into deciding the right amount of parking include a review of the actual unit mix, accounting for employees and visitors, proximity to public transportation and market conditions. During detailed design and permitting, our consultants will use representative sample data and the Institute of Transportation Engineers (ITE) Parking Generation reports to propose the appropriate number of spaces which can be mutually vetted by the town and their peer reviewers.

Parking will include provisions for electric vehicle charging stations.

5. Traffic Review

The project will generate approximately 1,500 new trips per day and will require a detailed Traffic Impact Analysis (TIA) to determine the During our due diligence period, we had a brief traffic study prepared and except as noted herein, it did not identify any existing major traffic issues. We were informed of the proposed roadway improvements planned for Grove Street north of Washington Street, including the proposed multi-use path. Similar to Dean Avenue, we envision that our project could facilitate additional improvements for Grove Street and the potential for connecting the multi-use path to the State Forest. We have a proposed scope of work from Vanasse & Associates, Inc. (VAI) to perform the meet with town officials, decide on which intersections to study, perform traffic counts, estimate the directional split for new trips and estimate impacts to levels of service.

We will provide the TIA to the town and meet to discuss any off-site traffic infrastructure improvements necessary to provide safe and efficient access to the Site, address any current deficiencies, and accommodate project-related traffic (motor vehicles, pedestrians and bicyclists).

End of Attachment D.

Attachment E

Conservation Commission Project Review:

1. Wetland Resource Impacts
2. Completed ANRAD
3. Wetland Crossings
4. Area Wetland maps and disturbance

1. Wetland Resource Impacts

There are several existing wetland areas on the 31 acre locus that must be accommodated and will require review and approvals through the Massachusetts Wetlands Protection Act and the Town of Franklin Wetlands Protection Bylaw.

Initial studies have been performed by our consultant, Lucas Environmental, Inc. We will submit a Notice of Intent (or ANRAD) to the Franklin Conservation Commission with our depictions of the various types and extents of jurisdictional areas and work with the commission as required seeking an Order of Conditions.

In the northwest portion of the site is a large forested upland areas. Typical tree species within this area includes red oak, white oak, black cherry, white pine, and sassafras. Common upland shrubs include witch hazel, multiflora rose and glossy buckthorn. Common herbaceous species in the upland include Canada mayflower, poison ivy, teaberry, and bracken fern.

Other upland portions of the Site consist of lawn areas, mowed fields, meadows, and older apple and pear trees. Common vegetation within the fields includes goldenrods, autumn olive, multiflora rose, oriental bittersweet and wild onion.

According to the FEMA maps, the Site is located within Zone X, which is classified as areas determined to be outside the 0.2% annual chance floodplain (500-year floodplain). Therefore, Bordering Land Subject to Flooding (100 year floodplain) does not exist within the Study Area.

A review of the current Massachusetts Natural Heritage Atlas under the Natural Heritage and Endangered Species Program (NHESP) indicates that no portion of the site is located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species. No Certified or Potential Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations or the Massachusetts Endangered Species Act occur on site.

The Study Area is not located within an Area of Critical Environmental Concern, Outstanding Resource Water or Watershed Protection Area. The northeast corner of the Study Area is located within an approved MassDEP Zone II Wellhead Protection Area, which is considered a Critical Area under 310 CMR 10.04 and the Massachusetts Stormwater Management Standards.

Two separate areas of Bordering Vegetated Wetlands (BVW) (Wetlands A and B) associated with separate intermittent streams, (Streams 1, 2 and 3) and a small Isolated Vegetated Wetland (IVW) (Wetland C) are located within the Study Area. These areas are identified on the Existing Conditions Plan submitted with this application.

Under the Wetlands Protection Act (WPA), the 100 Foot Buffer Zone associated with the Bank and BVW extends into the upland areas. Under the WPA, IVWs do not have an associated 100-Foot Buffer Zone, although the Franklin Wetlands Protection Bylaw establishes a 100-Foot Buffer Zone from the edge of all wetlands.

2. Abbreviated Notice of Resource Area Delineation (ANRAD).

Our consultant's determinations of the jurisdictional areas is depicted on the Site plans submitted. Supporting documentation, including the field delineation forms and relevant calculations will be submitted to the Franklin Conservation Commission as part of an ANRAD or, depending on the level of town support, a Notice of Intent (NOI).

3. Wetland Crossings

Two wetland crossings are required in order to implement the proposed program and access the upland areas of the Site. One wetland crossing is in the vicinity of an existing "farmer's stone box culvert" and our proposal is to "daylight" the existing culvert and perform additional wetland and bank replication. A new, open bottom, arch culvert is proposed in close proximity of this location but at a part of the wetland that causes the least disturbance.

The second wetland crossing is small and crosses an intermittent stream. The estimate in this is less than 200 linear feet of bank impact and it is an area that is currently mowed lawn surface. Nevertheless, Lucas Environmental had flagged this as a jurisdictional area that will require review, design, permitting and mitigation in accordance with the applicable regulations.

Based on interpretation of the Stream Crossing Standards, we believe both crossings qualify and we will work with the commission to meet the performance standards as much as possible. We can discuss the merits and alternatives for other access routes, however the geometry of Grove Street and the desire to have one primary access drive precludes multiple new curb cuts that would otherwise be required to avoid the second wetland crossing. Furthermore, on-site circulation for residents and emergency response would be substantially restricted if the second crossing were not permitted.

4. Area Wetland maps and disturbance.

The schematic design program submitted with this application depicts the existing conditions and proposed layout. The wetland resource areas are depicted. As noted above, two wetland crossings are proposed and each will require disturbance and wetland replication. Some work including grading a stormwater management is proposed inside the 25-foot buffer zone. Some parking and structures are proposed in the 25 to 50 foot buffer zone and other work in the 50 to 100 foot buffer zone and so relief from the local wetland bylaw is requested. Opportunities for avoidance and mitigation can be work out during the permitting (NOI) process.

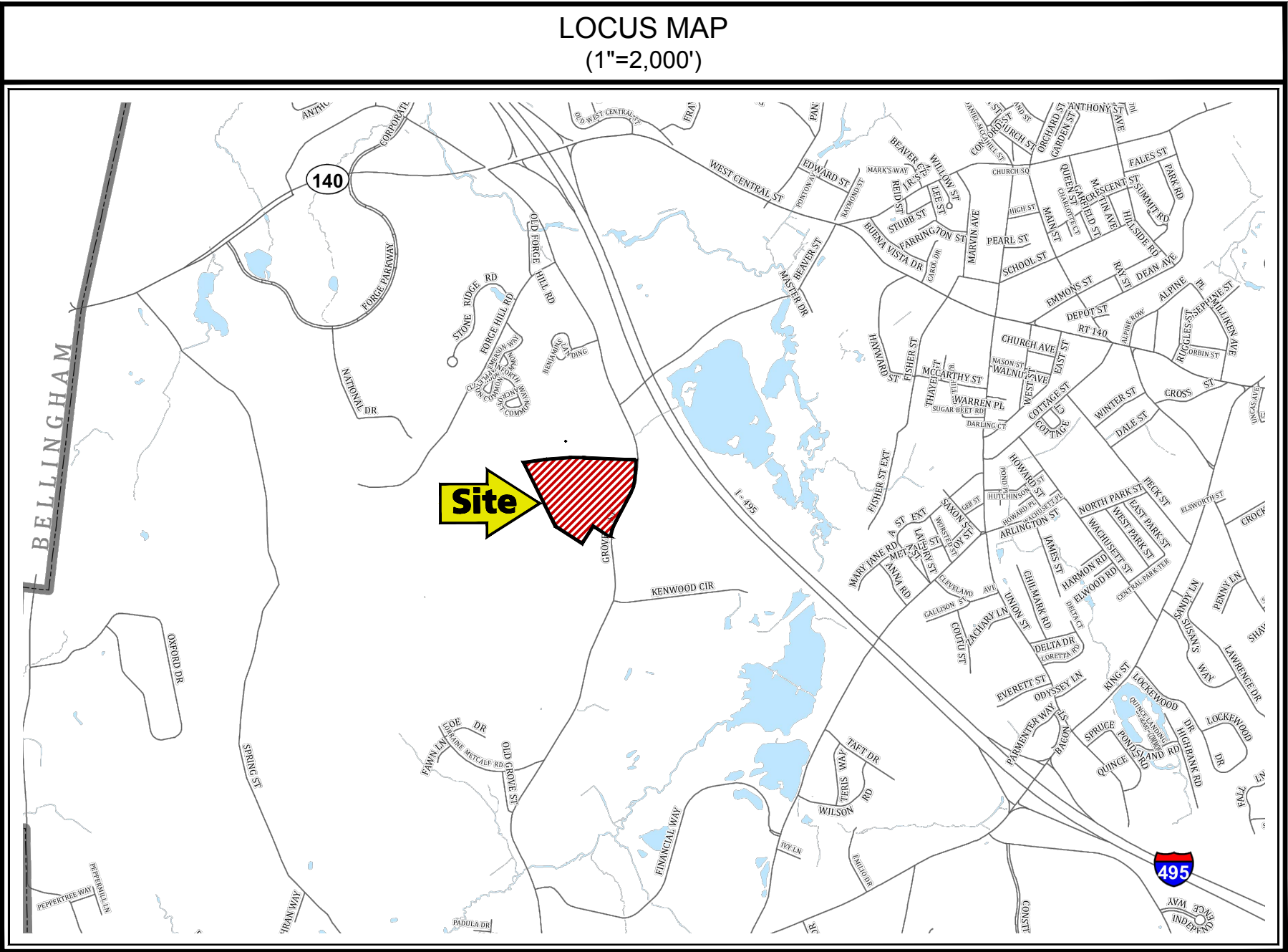
The area calculations indicate the impacts are less than 5,000 square feet and so avoid the need for filing for a Water Quality Certificate with the US Army Corps of Engineers.

One area of potential IVW is proposed to be filled, which is permissible under the Massachusetts Wetland Protection Act. We are aware that the IVW is regulated under the local wetland bylaw and we will work with the Town to determine the best approach to address this concern.

End of Attachment E.

SITE PLAN FOR REDEVELOPMENT OF 121 GROVE STREET - FRANKLIN, MA

DRAWING INDEX			
DRAWING DATE	LAST REVISION	DRAWING	DRAWING DESCRIPTION
09/21/2022	-	C-0	COVER SHEET
05/25/2022	-	EX-1	EXISTING CONDITIONS SITE PLAN
09/21/2022	-	OS-1	OVERALL SITE PLAN
09/21/2022	-	ABB-1	ABBREVIATION, NOTES AND LEGENDS
09/21/2022	-	C-1A	DEMOLITION AND EROSION CONTROL PLAN
09/21/2022	-	C-1B	DEMOLITION AND EROSION CONTROL PLAN
09/21/2022	-	C-2A	GRADING AND DRAINAGE PLAN
09/21/2022	-	C-2B	GRADING AND DRAINAGE PLAN
09/21/2022	-	C-3A	UTILITY PLAN
09/21/2022	-	C-3B	UTILITY PLAN
09/21/2022	-	C-4A	PARKING AND TRAFFIC CONTROL PLAN
09/21/2022	-	C-4B	PARKING AND TRAFFIC CONTROL PLAN
09/21/2022	-	C-5	DEMOLITION AND EROSION CONTROL DETAILS - I
09/21/2022	-	C-6	DEMOLITION AND EROSION CONTROL DETAILS - II
09/21/2022	-	C-7	DRAINAGE DETAILS - I
09/21/2022	-	C-8	DRAINAGE DETAILS - II
09/21/2022	-	C-9	UTILITY DETAILS
09/21/2022	-	C-10	PARKING AND TRAFFIC CONTROL DETAILS - I
09/21/2022	-	C-11	PARKING AND TRAFFIC CONTROL DETAILS - II
09/21/2022	-	C-12	PARKING AND TRAFFIC CONTROL DETAILS - III
09/21/2022	-	FT-1	FIRE TRUCK TURNING PLAN
09/21/2022	-	L-1	OVERALL LANDSCAPE PLAN
09/21/2022	-	L-2	TYPICAL PLANTING PLAN
09/21/2022	-	L-3	PLANTING DETAILS



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RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

**FAIRFIELD RESIDENTIAL
COMPANY LLC**
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BURLINGTON, MA 01803

OWNER:

BRYN SMITH
106 MENDON STREET
BELLINGHAM, MA 02019
PARCEL ID 295-001 AND 294-007

DESIGN TEAM

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OFFICE MANAGER
PHONE: (508) 528-3221

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LANDSCAPING:
LAND DESIGN
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ALEXANDRIA, VA 22314
PHONE: (703) 549-7784

MANAGEMENT CONSULTANT:
SHIPE CONSULTING
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ATTN: JOHN SHIPE, P.E.
PHONE: (978) 857-8877

WETLANDS:
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QUINCY, MA 02169
ATTN: CHRISTOPHER M. LUCAS,
PRINCIPAL, PWS, CWS, RPSS
CERTIFIED WETLAND SCIENTIST/
PROFESSIONAL SOIL SCIENTIST
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**BUILDING AND INSPECTIONS
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FRANKLIN, MA 02038
ATTN: LLOYD BROWN,
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CONSERVATION COMMISSION:
MUNICIPAL BUILDING
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FRANKLIN, MA 02038
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CONSERVATION AGENT
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ENGINEERING DEPARTMENT:
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FRANKLIN, MA 02038
ATTN: MIKE MAGLIO, TOWN ENGINEER
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FIRE DEPARTMENT:
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FRANKLIN, MA 02038
ATTN: JAMES McLAUGHLIN, FIRE CHIEF
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HEALTH DEPARTMENT:
MUNICIPAL BUILDING
355 EAST CENTRAL STREET
FRANKLIN, MA 02038
ATTN: CATHLEEN LIBERTY, MPH
HEALTH DIRECTOR
PHONE: (508) 520-4905

**PLANNING AND COMMUNITY
DEPARTMENT:**
MUNICIPAL BUILDING
355 EAST CENTRAL STREET
FRANKLIN, MA 02038
ATTN: AMY LOVE, TOWN PLANNER
PHONE: (508) 520-4907

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911 PANTHER WAY
FRANKLIN, MA 02038
ATTN: THOMAS J. LYNCH,
CHIEF OF POLICE
PHONE: (508) 528-1212

PUBLIC WORKS:
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WATER AND SEWER DIVISION:
DPW ADMINISTRATION BUILDING
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FRANKLIN, MA 02038
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SUPERINTENDENT
PHONE: (508) 520-4910

SCHEMATIC DESIGN

DRAWING NUMBER:

C-0

PROJECT NUMBER:

22016



Preliminary Waiver List For project at 121 Grove Street, Franklin, MA		
Section	Description	Waiver Request
Section 185-7: Attachment 7 – Use Regulations Schedule Part VI	Multifamily or Apartment is prohibited in the Industrial District.	Waiver to allow Multifamily or Apartment in the Industrial District
Section 185-12: Attachment 9 – Schedule of Lot, Area, Frontage, Yard and Height Regulations	Front Yard Setback of 40 feet	Waiver to allow a Front Yard Setback of 20 feet
Section 185-13: Attachment 9 – Schedule of Lot, Area, Frontage, Yard and Height Regulations	Maximum Building Height of 3 stories. 60 feet may be permitted by Special Permit from the Planning Board	Waiver to allow 5 stories and 70 feet
Section 185-19.8(1) – Accessory Building and Structures	No accessory building or structure shall be located within a required front yard setback. Lots having frontage on any street will maintain the front yard setback from all street frontage.	Waiver to allow a front yard Setback of 20 feet to Accessory Building and Structures
Section 185-19.8(2) – Accessory Building and Structures	No accessory building or structure shall be located in any side yard area nearer to the side lot line than 10 feet in any zoning district.	Waiver for potential retaining walls within 10 feet of side lot line.
Section 185-19.8(3) – Accessory Building and Structures	No accessory building or structure shall be located in any rear yard area nearer to the rear lot line than 10 feet.	Waiver for potential retaining walls within 10 feet of rear lot line.
Section 185-21.8.(3) – Parking Loading and Driveway Requirements	2 spaces per dwelling unit. (Regardless of the number of bedrooms)	Waiver to allow 1.75 spaces per dwelling unit.
Section 185-31 – Site Plan and Design Review	Site Plan and Design Review Required	Waiver from Site Plan and Design Review requirements. Zoning Board of Appeals is the review and approval board.
Franklin Wetland By-Law and Regulations Franklin Code Chapter 181		
Section 181-2 – Jurisdiction	Permit under the local By-Law required from Conservation Commission	Waiver from local By-Law Permit Requirements
Section 181-4 – Buffer Zone Protections	Requirements specific to the 0-25, 25-50 and 50-100 foot wetland buffer zones	Waiver from the local Regulation requirements.
Section 181-7.13 – Alternatives Analysis	Requires the submission of an Alternatives Analysis for specific project types	Waiver from the local Regulation requirements. Application will comply with Massachusetts Wetlands
Section 181-7.14	Requires the submission of a Replication Plan and Protocol	Waiver from the local Regulation requirements. Application will comply with Massachusetts Wetlands Protection Act.
Section 181-7.15	Required the submission of a Construction Sequence and Schedule	Waiver from the Local Regulation requirements.
Franklin Stormwater Management By-Law Franklin Code Chapter 153		
Stormwater Management	Requires local approvals for stormwater management	Waiver is requested as the project will be permitted under the Mass DEP Stormwater Regulations. The stormwater will be designed to comply with the local stormwater by-law to the extent feasible.

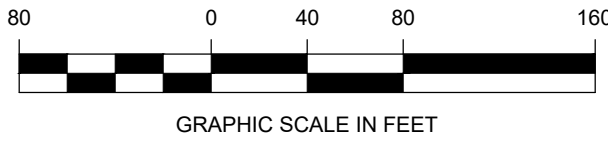
FRANKLIN ZONING TABLE			
ZONE DISTRICT: INDUSTRIAL AND ZONE II WATER RESOURCE OVERLAY DISTRICT USE: MULTIFAMILY APARTMENTS ARE NOT ALLOWED IN INDUSTRIAL ZONE DISTRICT.			
DESCRIPTION	REQUIRED/ALLOWED	PROPOSED *	COMPLIANCE
LOT AREA (185: ATTACHMENT 9)	40,000 S.F.	1,368,634 S.F. (31.42 Ac)	COMPLIES
FRONTAGE (185: ATTACHMENT 9)	175 FT.	1,203 FT.	COMPLIES
LOT DEPTH (185: ATTACHMENT 9)	200 FT.	954± FT.	COMPLIES
LOT WIDTH (185: ATTACHMENT 9)	157.5 FT.	990± FT.	COMPLIES
FRONT YARD (185: ATTACHMENT 9)	40 FT.	22 FT. (BUILDING #3)	WAIVER REQUEST
SIDE YARD (185: ATTACHMENT 9)	30 FT.	31 FT. (GARAGE)	COMPLIES
REAR YARD (185: ATTACHMENT 9)	30 FT.	132 FT. (BUILDING #2)	COMPLIES
HEIGHT (185: ATTACHMENT 9)	3 STORIES	5 STORIES	WAIVER REQUEST
MAX IMPERVIOUS COVERAGE OF EXISTING UPLAND (185: ATTACHMENT 9)	70% STRUCTURES 80% STRUCTURES AND PAVING	20% STRUCTURES 50% STRUCTURES AND PAVING (BASES UPON UPLAND, AS REQUIRED)	COMPLIES

* SEE WAIVER LIST THIS SHEET

PARKING REQUIREMENTS
USE: 330 DWELLING UNITS
REQUIRED PARKING = 2.0 SPACES PER DWELLING UNIT (185-21B(1)(a)) = 660 SPACES REQUIRED
PARKING PROVIDED = 578 SPACES (INCLUDES 12 ADA SPACES)
AMERICANS WITH DISABILITIES ACT (ADA) REQUIRED SPACES = 12 SPACES (2% OF TOTAL PARKING PROVIDED)
ADA SPACES PROVIDED = 21 SPACES

NOTE:
AS SHOWN ON THE PLAN, THE PROPERTY CAPTURES A SMALL PORTION OF THE WATER RESOURCES OVERLAY DISTRICT. NO WORK IS PROPOSED IN THIS AREA AS PART OF THE RESIDENTIAL COMMUNITY.

SCHEMATIC DESIGN



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NO.	REVISION	DATE	NO.	REVISION	DATE

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	1" = 80'

PREPARED FOR:
FAIRFIELD RESIDENTIAL COMPANY LLC
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
90 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:
FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:
OVERALL SITE PLAN

DRAWING NUMBER:
OS-1

DATE:
09/21/2022

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ABBREVIATIONS

TRAFFIC CONTROL SCHEDULE

ABAN	ABANDON	POT	POINT ON TANGENT
ACCOMP	ASPHALT COATED CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVATURE
ADJ	ADJUST	PROP	PROPOSED
B	BORING	PT	POINT
BC	BOTTOM OF CURB ELEVATION	PVC	POLYVINYL CHLORIDE
BIT	BITUMINOUS	PWW	PAVED WATERWAY
BIT CONC	BITUMINOUS CONCRETE	QTR	QUARTER
BLDG	BUILDING	QTY	QUANTITY
BM	BENCH MARK	R&R	REMOVE AND RESET/REPLACE
(BM)	BOLLARD MOUNT	R&S	REMOVE AND STACK
BMA	BITUMINOUS MACADAM	RCP	REINFORCED CONCRETE PIPE
BOS	BOTTOM OF SLOPE ELEVATION	RD	ROAD OR ROOF DRAIN
BRK	BRICK	RED	REDUCER
BV&B	BUTTERFLY VALVE AND BOX	GEN	GENERAL
BVW	BORDERING VEGETATED WETLAND	GG	GATE GATE
BW	BOTTOM OF WALL ELEVATION	GI	GALVANIZED IRON
BWLL	BROKEN WHITE LANE LINE	GM	GAS METER
CATV	CABLE ACCESS TELEVISION	GPD	GALLONS PER DAY
CB	CATCH BASIN	GPM	GALLONS PER MINUTE
CBCL	CATCH BASIN WITH CURB INLET	GR	GUARDRAIL
CC	CONCRETE CURB	GRAN	GRANITE
CCM	CEMENT CONCRETE MASONRY	GV	GATE VALVE
CD	COMPACTOR DRAIN	GV&B	GATE VALVE & BOX
CF	CUBIC FEET	GVL	GRAVEL
CFS	CUBIC FEET PER SECOND	GW	GROUNDWATER
CI	CAST IRON	HDR	HEADER
CL	CENTERLINE	HOR	HORIZONTAL
CLDI	CEMENT LINED DUCTILE IRON	HH	HANDHOLE
CM	CONSTRUCTION MANAGER	HT	HEIGHT
CMP	CORRUGATED METAL PIPE	HW	HEADWALL
CO	CLEAN OUT	HYD	HYDRANT
COMP	COMPACTOR	I	INVERT ELEVATION
CONC	CONCRETE	ID	INSIDE DIAMETER
CONST	CONSTRUCTION	ILSF	ISOLATED LAND SUBJECT TO FLOODING
CONT	CONTRACTOR	IN	INCHES
CRD	COORDINATE	INCL	INCLUDE
CPP	CORRUGATED POLYETHYLENE PIPE	INST	INSTALLED
CUL	CULVERT	INV	INVERT ELEVATION
CY	CUBIC YARD	L	LENGTH
DB	DISTRIBUTION BOX	LB	LEACHING BASIN
DBL	SOUBLE	LOW	LIMIT OF WORK
DEM	DEMOLISH	LP	LIGHT POLE
DET	DETENTION	MAT	MATERIAL
DI	DUCTILE IRON	MAX	MAXIMUM
DIA	DIAMETER	MH	MANHOLE
DIM	DIMENSION	MIN	MINIMUM
DMH	DRAIN MANHOLE	MISC	MISCELLANEOUS
DW	DRY WELL	MTD	MOUNTED
DWG	DRAWING	MTL	MATERIAL
DYCL	DOUBLE YELLOW CENTERLINE	MW	MONITORING WELL
EHH	ELECTRIC HANDHOLE	N	NORTH
EL	ELEVATION	NIC	NOT IN CONTRACT
ELEC	ELECTRIC	NO	NUMBER
ELEV	ELEVATION	NTS	NOT TO SCALE
EM	ELECTRIC METER	OC	ON CENTER
EMH	ELECTRIC MANHOLE	OD	OUTSIDE DIAMETER
EOP	EDGE OF PAVEMENT	OHE	OVERHEAD ELECTRIC
EOR	EDGE OF ROAD	OHV	OVERHEAD WIRE
EOW	EDGE OF WETLANDS	OVHD	OVERHEAD
EXIST	EXISTING	PC	POINT OF CURVATURE
EXT	EXTERIOR	PCC	POINT OF COMPOUND CURVATURE
		PH	PERCOLATION HOLE
		PI	POINT OF INTERSECTION
		PKG	PARKING
		PL	PROPERTY LINE
		PLMB	PLUMBING
		POA	POINT OF ANALYSIS
		POC	POINT ON CURVATURE
		RELOC	RELOCATED
		REM	REMOVE
		RML	REMODEL
		RET	RETAINING OR RETENTION
		ROW	RIGHT OF WAY
		RR	RAILROAD
		RWL	RAIN WATER LEADER
		RWY	ROADWAY
		SD	SUBDRAIN
		SDWK	SIDEWALK
		SF	SQUARE FEET
		SGC	SLOPED GRANITE CURB
		SGE	SLOPED GRANITE EDGING
		SL	SLEEVE
		SMH	SEWER MANHOLE
		SP	STANDPIPE
		SPEC	SPECIFICATION
		ST	SEPTIC TANK
		STA	STATION
		STD	STANDARD
		STRTL	STRUCTURAL
		SWEL	SOLID WHITE EDGE LINE
		SWLL	SOLE WHITE LANE LINE
		SYCL	SOLID YELLOW CENTERLINE
		SYEL	SOLID YELLOW EDGE LINE
		TB	TEST BORING
		TC	TOP OF CURB
		TD	TRENCH DRAIN
		TEL	TELEPHONE
		TMH	TELEPHONE MANHOLE
		TOS	TOP OF SLOPE
		TP	TEST PIT
		TS	TOP OF SIDEWALK
		TS&V	TAPPING SLEEVE & VALVE
		TYP	TYPICAL
		UD	UNDERDRAIN
		UE	UNDERGROUND ELECTRIC
		UT	UNDERGROUND TELEPHONE
		UNEXCAV	UNEXCAVATED
		UNFIN	UNFINISHED
		UP	UTILITY POLE
		V	VELOCITY
		VGC	VERTICAL GRANITE CURB
		VCP	VITRIFIED CLAY PIPE
		VERT	VERTICAL
		W	WATER
		WD	WOOD
		WG	WATER GATE
		WM	WATER MAIN
		(WM)	WALL MOUNT
		WMH	WATER MANHOLE

SIGN NUMBER	SIGN	SIZE OF SIGN		DESCRIPTION	MOUNT TYPE	MOUNT SIZE	REMARKS
		WIDTH	HEIGHT				
C1-1		12"	18"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
EA-1		30"	24"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
H1-2		24"	24"	NINE 3" DIA. YELLOW REFLECTORS ON YELLOW REFLECTIVE DIAMOND PANEL	CHANNEL	4'-0"	REFLECTORIZED SIGN
R1-1		30"	30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R1-2		36"x36"x36" TRIANGLE		WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-1		24"	24"	RED AND BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-2		24"	24"	RED AND BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-7		30"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-8L		30"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-8R		30"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R4-7		24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R4-7A		24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R4-7B		24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R4-8		24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R4-8A		24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R4-8B		24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R4-9		24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R4-13A		48"	36"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R5-1		30"	30"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R5-2		24"	24"	RED AND BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R6-1L		36"	12"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R6-1R		36"	12"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R6-9		24"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-1		12"	18"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN (MODIFIED)
R7-8		12"	18"	BLUE AND GREEN ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A		12"	6"	GREEN ON WHITE	CHANNEL	6'-6"	REFLECTORIZED SIGN
W1-2L		30"	30"	BLACK ON YELLOW	CHANNEL	7'-0"	REFLECTORIZED SIGN
W1-2R		30"	30"	BLACK ON YELLOW	CHANNEL	7'-0"	REFLECTORIZED SIGN
W11A-2		30"	30"	BLACK ON YELLOW	CHANNEL	8'-6"	REFLECTORIZED SIGN

EXISTING	PROPOSED	DESCRIPTION
		AREA DRAIN
		BENCHMARK
		BORING LOCATION
		BOTTOM OF SLOPE
		BOTTOM OF WALL
		BOUND
		BROKEN YELLOW CENTERLINE
		BROKEN WHITE LANE LINE
		BUILDING LIGHT
		CATCH BASIN
		CHAIN LINK FENCE
		CLEANOUT
		CONDUIT UNITS
		CONTOUR
		CROSSWALK
		CURB TYPES
		DIRECTIONAL ARROWS
		DISC
		DOUBLE CATCH BASIN
		DOUBLE YELLOW CENTERLINE
		DRAIN MANHOLE
		DRAIN PIPE
		DRILL HOLE
		ELECTRIC BOX
		ELECTRIC CONDUIT
		ELECTRIC HAND HOLE
		ELECTRIC MANHOLE
		ELECTRIC METER
		FIRE HYDRANT
		FIRE PULL BOX
		FLARED END SECTION
		FLOOD LIGHT
		FLOW DIRECTION
		GAS LINE
		GATE VALVE
		GENERATOR PAD
		GUARD RAIL (TERMINAL END SECTIONS)
		GUY POLE
		GUY WIRE
		HANDICAP ACCESSIBLE PARKING SYMBOL
		HANDICAP ACCESSIBLE VAN PARKING SYMBOL
		HAYBALE
		HEADWALL
		IRRIGATION CONTROL VALVE

EXISTING	PROPOSED	DESCRIPTION
		LIGHT POLE
		LOADING PAD
		MAST ARM POLE
		MAINTENANCE MANHOLE
		PARKING COUNT
		PLUG
		RETAINING WALL
		ROOF DRAIN
		SEWER LINE
		ROUND CATCH BASIN
		SEWER MANHOLE
		SHRUB
		SIGN
		SILTATION FENCE
		SLOPE (CUT OR FILL)
		SOLID WHITE EDGE LINE
		SOLID WHITE LANE LINE
		SOLID YELLOW CENTERLINE
		SOLID YELLOW EDGE LINE
		SPLASH PAD/RIP RAP
		SPOT GRADE
		SPRINKLER
		STOCKADE FENCE
		STRIPED/PAINTED ISLAND
		TEE
		TELEPHONE CONDUIT
		TELEPHONE MANHOLE
		TEST PIT LOCATION
		TOP/BOTTOM OF CURB
		TOP OF SLOPE
		TOP OF WALL
		TRAFFIC CONTROL SIGNAL
		TRAFFIC CONTROL SIGNAL POLE
		TRAVERSE POINT
		TRANSFORMER PAD
		TREE
		TRENCH DRAIN
		UTILITY POLE
		VALVE
		VENT
		WATER MAIN
		WATER MANHOLE
		WATER METER
		WELL

SCHEMATIC DESIGN



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NO.	REVISION	DATE	NO.	REVISION	DATE

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	N.T.S.

PREPARED FOR:

FAIRFIELD RESIDENTIAL
COMPANY LLC
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
90 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCOONELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

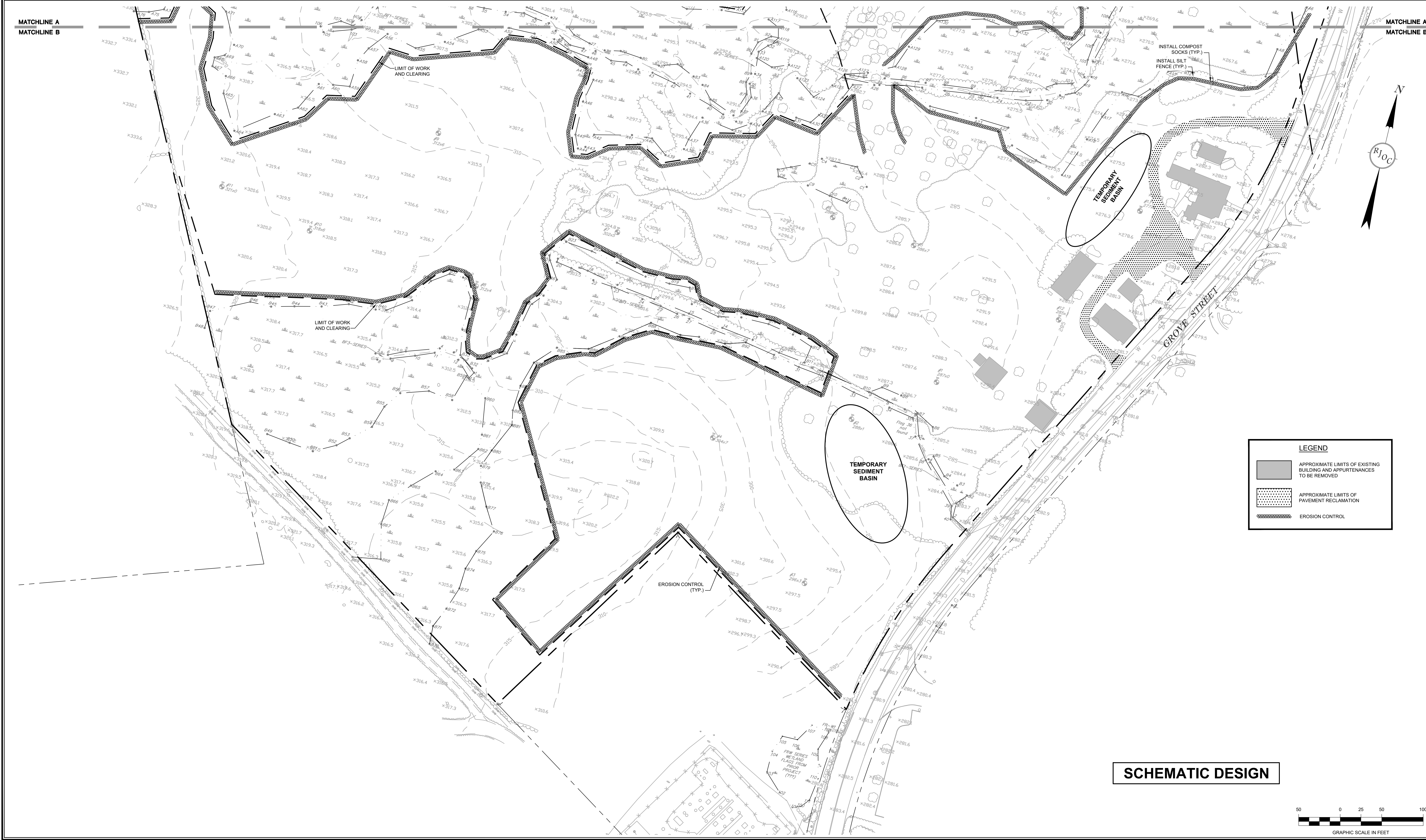
SCHEMATIC DESIGN
ABBREVIATION &
LEGEND SHEET

DRAWING NUMBER:

ABB-1

DATE:
09/21/2022

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NO.	REVISION	DATE	NO.	REVISION	DATE

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	1" = 50'

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COMPANY LLC**
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:
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CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:
FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:
**DEMOLITION & EROSION
CONTROL PLAN**

DRAWING NUMBER:
C-1A

DATE:
09/21/2022

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1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE USED ON AS BEING THE EXACT OR COMPLETE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" (1-800-344-7233) AT LEAST 72 BUSINESS HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. EXISTING SITE FEATURES AND TOPOGRAPHY SHOWN HEREON IS BASED ON A SURVEY PLAN TITLED "EXISTING CONDITIONS SITE PLAN, 121 GROVE STREET, FRANKLIN, MA" BY GUERRIERE & HALNON, INC. DATED 05/25/2022.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES, FOR URBAN AND SUBURBAN AREAS MARCH 1987, THE U.S.D.A. S.C.S. EROSION AND SEDIMENT CONTROL IN SITE DEVELOPMENT, MASSACHUSETTS CONSTRUCTION GUIDE, SEPTEMBER 1983, LOCAL MUNICIPAL REGULATIONS AND THE PERMIT REQUIREMENTS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION RELATED ACTIVITIES AS OUTLINED IN THE MOST RECENT NPDES GENERAL PERMIT.
5. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED COMPOST WATTLES/STOCKS AND/OR SILTATION FENCE TO PREVENT AND/OR CONTROL SILTATION AND EROSION.
6. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
7. EARTHWORK ACTIVITIES ON THE SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO THE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON CIVIL EROSION CONTROL PLAN.
8. FILTER BAGS SHALL BE PLACED UNDERNEATH THE GRATES OF EXISTING AND PROPOSED CATCH BASINS AND MAINTAINED AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
9. ALL 3H:1V SLOPES OR STEEPER WILL BE STABILIZED WITH A CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELSIOR COMPANY (OR ENGINEER APPROVED EQUAL) PRIOR TO HYDROSEEDING AND PROTECTED FROM EROSION.
10. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL COMPOST WATTLES/STOCKS, FILTER BAGS AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
12. THE LIMIT OF WORK LINE SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).
13. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
14. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
15. CATCH BASINS WITH TEMPORARY FILTER BAGS MUST BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT. SEDIMENT WILL BE REMOVED FROM FILTER BAG IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
16. UPON COMPLETION OF ALL SITE WORK CONSTRUCTION, SITE CONTRACTOR SHALL INSPECT ALL ON-SITE CATCH BASINS, SWALES, SEDIMENT FOREBAYS AND BASINS, AND REMOVE ALL SEDIMENT AND TRASH DEBRIS THAT HAS ACCUMULATED WITHIN EACH BMP STRUCTURE DURING THE COURSE OF CONSTRUCTION. ALL ON-SITE CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE VACUUMED CLEAN PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
17. ALL CONSTRUCTION SHALL MEET OR EXCEED THE TOWN OF FRANKLIN'S ENGINEERING AND DPW DEPARTMENT SPECIFICATIONS.

- SEDIMENT BARRIERS:** DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF COMPOST WATTLES/SOCKS OR SILT FENCES.

SOIL STOCKPILING: STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A 4-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

SEEDING: BETWEEN THE DATES OF FEBRUER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINE, FINISHED GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEEDING. AFTER THEN MULCHED, DORMANT SEEDING SHALL BE AT A RATE OF 10 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEEDING. SEEDING SHALL BE DONE IN THE FALL. SEEDING SHALL BE DONE IN THE FALL. SEED SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1000 SQ. ALL AREAS DISTURBED DURING THE WINTER WILL BE INSPECTED IN THE SPRING BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE RE-VEGETATED IN THE SPRING.

WINTER STABILIZATION OF DISTURBED SLOPES: ALL STONE-COVERED SLOPES GREATER THAN 15% MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. AND ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE.

SOD: THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINDING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

EROSION CONTROL MIX: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

WINTER STABILIZATION OF DISTURBED SOILS: BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN:

TEMPORARY VEGETATION: BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1000 SF. LIGHTLY MULCH THE

SOD: STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH

WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

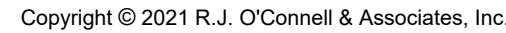
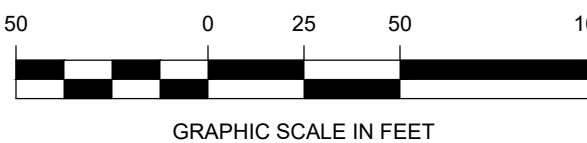
MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SOILS OF READING ROAD OR A ROW AT A RATE OF AT LEAST 100 CUBIC YARDS PER 1000 SQ. YD. OF THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE USED AS A GUARANTEE OF THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND STRUCTURES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" (1-800-344-7233) AT LEAST 72 BUSINESS HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES AND STRUCTURES. IF THE CONTRACTOR IS UNABLE TO OBTAIN THE NECESSARY INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL HORIZONTAL CONTROL POINTS AND ELEVATION BENCH MARKS NECESSARY FOR THE WORK.
3. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES WHETHER DESIGNATED ON THESE DRAWINGS OR DISCOVERED IN THE FIELD. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE UNLESS NOTED OTHERWISE. ALL CAPPING/REMOVAL SHALL BE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY/UTILITY STANDARDS.
4. ALL EXISTING BITUMINOUS CONCRETE PAVEMENT ON SITE SHALL BE PULVERIZED AND MIXED WITH ON-SITE MATERIAL OR IMPORT MATERIAL FOR REUSE AS ON-SITE FILL. TO BE REUSED MATERIAL MUST MEET THE SPECIFIED GRADATION FOR FILL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL EXISTING AND NEW SITE DRAINAGE AND UTILITIES WHICH ARE TO REMAIN AND/OR BE CONSTRUCTED.
6. DEMOLITION ACTIVITIES ON SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO THE TEMPORARY SEDIMENT CONTROL BMP'S AS SHOWN ON THE EROSION CONTROL PLANS.
7. SOIL BORING WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.
8. PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITIES THE ON-SITE, EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED AND APPROVED BY THE SITE/CIVIL ENGINEER.
9. DISPOSAL OF ALL DEMOLISHED MATERIAL MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
10. EXISTING DRAIN AND WATER MAIN PIPES TO BE ABANDONED SHALL BE CAPPED AND/OR PLUGGED BY USING BRICKS AND MORTAR, OR PLUGS/CAPS AVAILABLE FROM PIPE SUPPLIERS.
11. WORK INVOLVED IN THE ABANDONMENT OF EXISTING MAN-HOLES AND CATCH BASINS SHALL BE AS FOLLOWS:
 - A. REMOVE EXISTING CASTINGS
 - B. REMOVE A MINIMUM OF THE TOP THREE FEET OF THE STRUCTURE.
 - C. PLUG ALL PIPES
12. BACKFILL THE STRUCTURE WITH COMPACTED GRANULAR FILL UP TO THE BOTTOM OF REQUIRED SURFACE MATERIALS.

LEGEND

	APPROXIMATE LIMITS OF EXISTING BUILDING AND APPURTENANCES TO BE REMOVED
	APPROXIMATE LIMITS OF PAVEMENT RECLAMATION
	EROSION CONTROL



NO.	REVISION	DATE	NO.	REVISION	DATE

PREPARED FOR:

5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:

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PROJECT NAME:

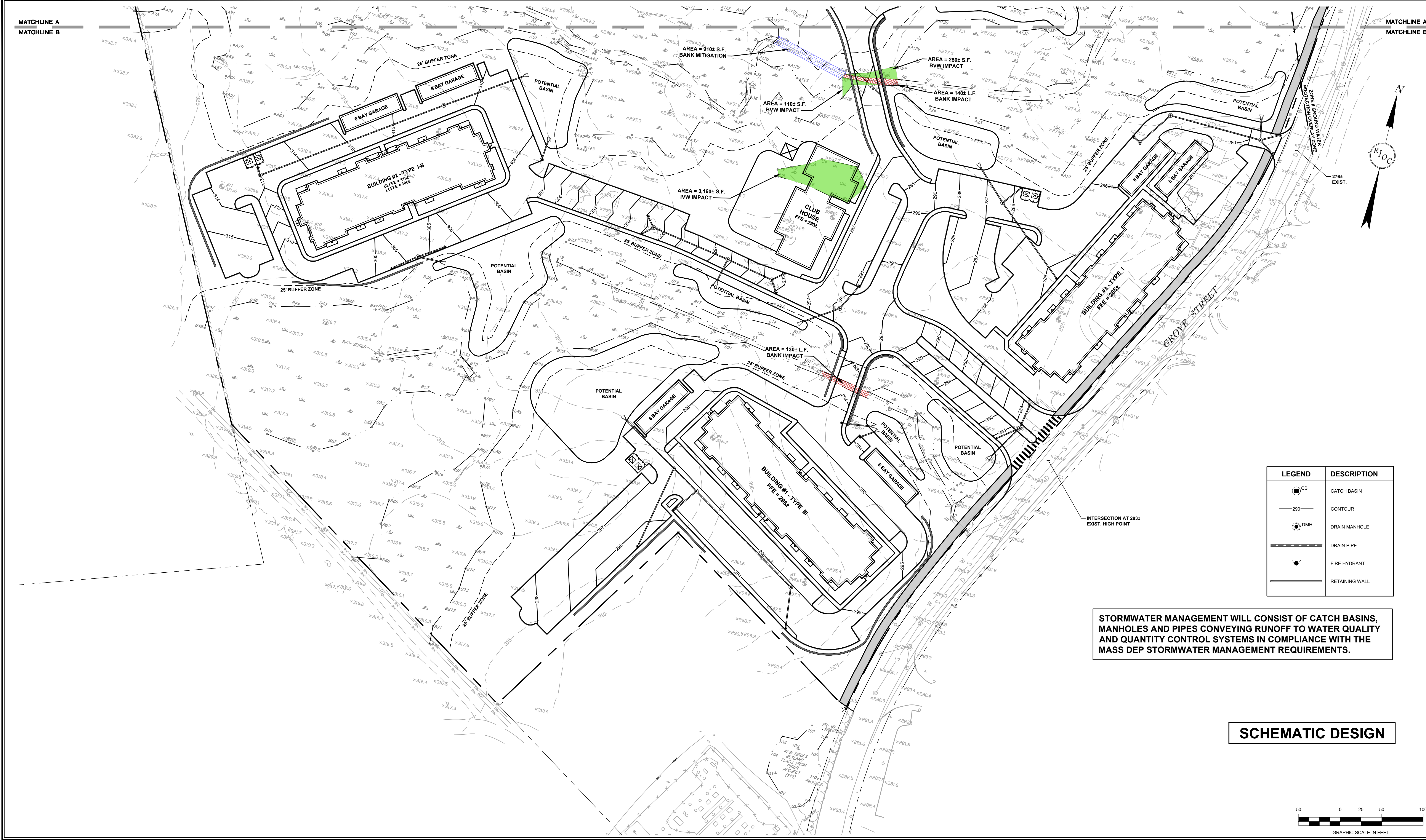
FAIRFIELD AT GROVE STREET

DRAWING NAME:

DRAWING NUMBER:

09/21/2022

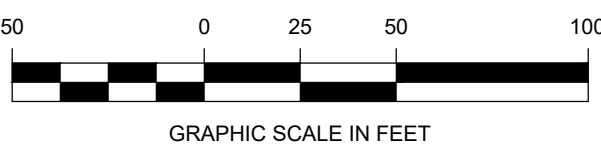
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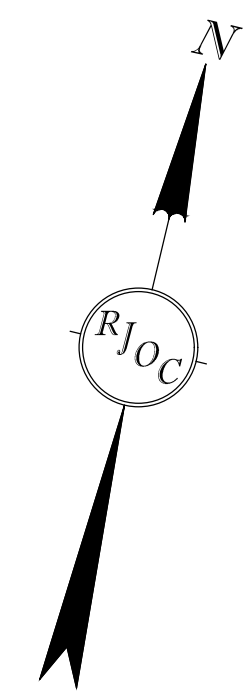
LEGEND	DESCRIPTION
	CATCH BASIN
	CONTOUR
	DRAIN MANHOLE
	DRAIN PIPE
	FIRE HYDRANT
	RETAINING WALL

STORMWATER MANAGEMENT WILL CONSIST OF CATCH BASINS, MANHOLES AND PIPES CONVEYING RUNOFF TO WATER QUALITY AND QUANTITY CONTROL SYSTEMS IN COMPLIANCE WITH THE MASS DEP STORMWATER MANAGEMENT REQUIREMENTS.

SCHEMATIC DESIGN



NO.	REVISION	DATE	NO.	REVISION	DATE	DESIGNED BY: AAA	FAIRFIELD RESIDENTIAL COMPANY LLC	PREPARED BY: RJO'CONNELL & ASSOCIATES, INC.	DRAWING NAME: GRADING AND DRAINAGE PLAN
						DRAWN BY: AAA	5 BURLINGTON WOODS SUITE 203 BURLINGTON, MA 01803	CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS	DRAWING NUMBER: C-2A
						REVIEWED BY: AAA		90 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180	DATE: 09/21/2022
						SCALE: 1" = 50'		PHONE: 781.279.0180 RJOCONNELL.COM	



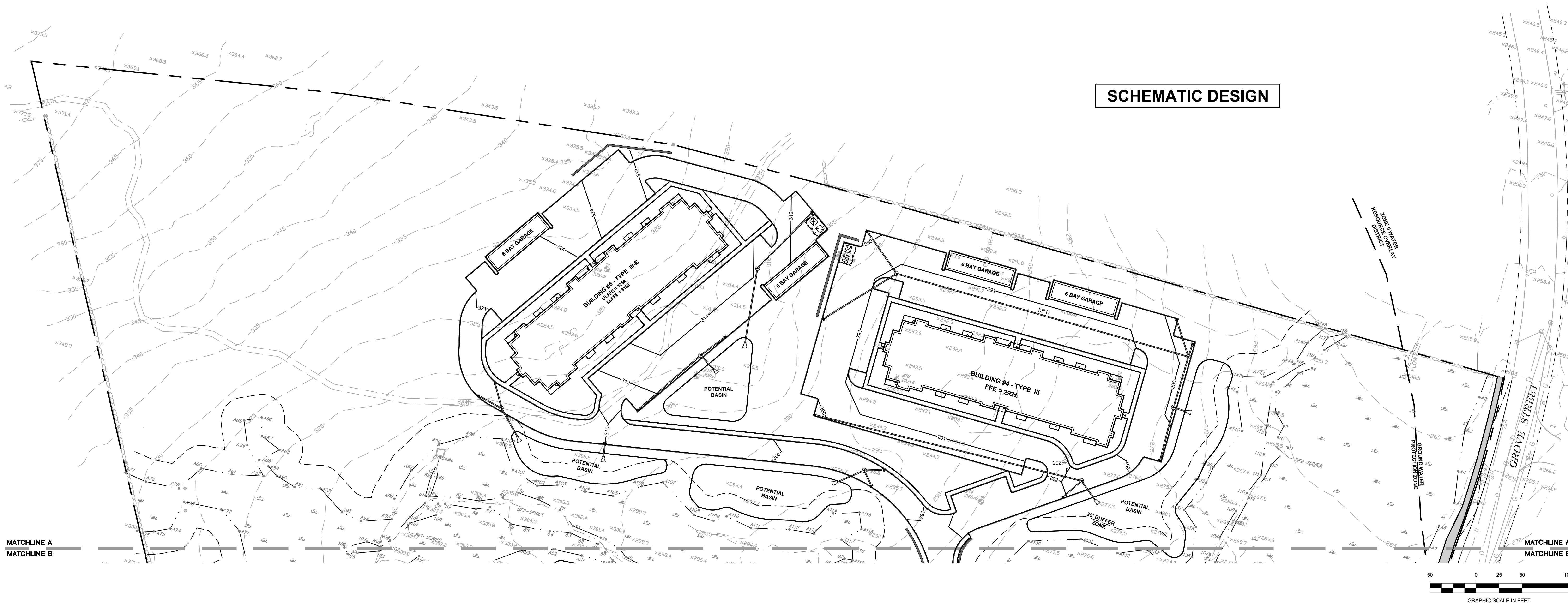
LEGEND	DESCRIPTION
	CATCH BASIN
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STORMWATER MANAGEMENT WILL CONSIST OF CATCH BASINS, MANHOLES AND PIPES CONVEYING RUNOFF TO WATER QUALITY AND QUANTITY CONTROL SYSTEMS IN COMPLIANCE WITH THE MASS DEP STORMWATER MANAGEMENT REQUIREMENTS.

GRADING AND DRAINAGE NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 BUSINESS HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- EXISTING SITE FEATURES AND TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A SURVEY PLAN TITLED "EXISTING CONDITIONS SITE PLAN 121 GROVE STREET, FRANKLIN, MA" BY GUERRIERE & HANLON, INC. DATED 05/25/2022.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL HORIZONTAL CONTROL POINTS AND ELEVATION BENCH MARKS NECESSARY FOR THE WORK.
- ALL STORM DRAINAGE PIPING SHALL BE REINFORCED CONCRETE PIPE, EXCEPT AS NOTED OTHERWISE IN LANDSCAPE AREAS AND INFILTRATION BASINS. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III IN ACCORDANCE WITH ASTM C-76. GASKETS SHALL BE O-RING TYPE IN ACCORDANCE WITH ASTM C-443. CLASS V RCP SHALL BE USED IN AREAS WITH LESS THAN 42" VERTICAL COVER FROM TOP OF PIPE TO FINISHED GRADE.
- CORRUGATED PLASTIC PIPE (CPP) SHALL CONFORM WITH AASHTO DESIGNATIONS M294 AND M252. SHALL BE MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADS N-12 PIPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON DETAILS.
- THE EXISTING UTILITIES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION PRIOR TO EXCAVATION AND CONSTRUCTION.
- A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
- ALL NEW CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH GAS/OIL HOODS AND 4 FOOT SUMPS.
- RIP-RAP SPLASH APRONS SHALL BE PROVIDED AT ALL OUTFALLS AS SHOWN ON THE DRAWINGS.
- ALL ROOF DRAIN CONNECTIONS SHALL BE CPP PIPE AND SHALL BE INSTALLED TO A POINT 10' FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478.
- ALL DRAINAGE STRUCTURES AND PIPING SHALL BE DESIGNED FOR HEAVY DUTY TRAFFIC LOADING (H20).
- ALL AREA DRAINS TO BE 24" UNLESS OTHERWISE NOTED.
- NYLOPLAST PEDESTRIAN GRATES ALLOWED ONLY IN LANDSCAPED AREAS, DESIGNED TO H-10 LOADING.

SCHEMATIC DESIGN



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NO.	REVISION	DATE	NO.	REVISION	DATE

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	1" = 50'

PREPARED FOR:

**FAIRFIELD RESIDENTIAL
COMPANY LLC**
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
90 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCONELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

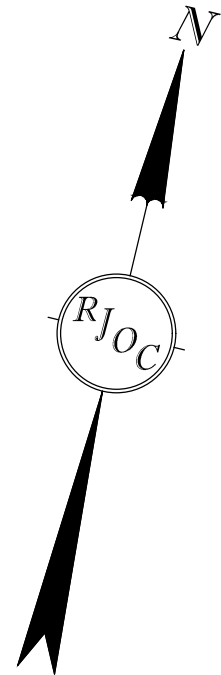
**SCHEMATIC DESIGN
GRADING AND
DRAINAGE PLAN**

DRAWING NUMBER:

C-2B

DATE:
09/21/2022

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UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" (1-800-344-7233) AT LEAST 72 BUSINESS HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN
2. EXISTING SITE FEATURES AND TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A SURVEY PLAN TITLED "EXISTING CONDITIONS SITE PLAN, 121 GROVE STREET, FRANKLIN, MA" BY GUERRIERE & HANLON, INC. DATED 05/25/2022.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL HORIZONTAL CONTROL POINTS AND ELEVATION BENCH MARKS NECESSARY FOR THE WORK.

WATER NOTES

1. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 6 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. GREATER DEPTHS ARE PERMITTED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
2. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS REQUIRED UNDER THE CONTRACT ARE NOTED, SHOWN, OR INDICATED.
3. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.
4. DOMESTIC WATER SERVICE 3" OR SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP WITH APPROVED SADDLE, CURB STOP, AND BOX. DOMESTIC WATER MAIN SHALL BE INSTALLED OVER SEWER MAIN WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18") AT THEIR CROSSING.
5. ALL WATER MAINS 4" AND LARGER SHALL BE CEMENT LINED DUCTILE IRON CLASS 52 AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
6. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED THE TOWN OF FRANKLIN WATER STANDARDS.
7. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH THE TOWN OF FRANKLIN WATER DEPARTMENT STANDARDS AND REQUIREMENTS. IN THE ABSENCE OF STANDARDS, THEY SHALL CONFORM TO THE REQUIREMENTS OF THE SITE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE TOWN OF FRANKLIN'S WATER DEPARTMENT. COPIES OF TEST RESULTS WILL BE SUBMITTED TO THE FRANKLIN WATER DEPARTMENT FOR THEIR RECORDS.
8. ALL WATER LEADS TO THE BUILDING WILL TERMINATE TEN FEET (10') OUTSIDE THE BUILDING LIMITS AS SHOWN ON THE PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
9. THE CONTRACTOR SHALL NOTIFY THE FRANKLIN WATER DEPARTMENT BEFORE MAKING ANY CONNECTIONS TO THE MUNICIPAL WATER MAIN.
10. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL BACTERIOLOGICAL TESTING. BACTERIA TESTING MUST BE DONE IN THE PRESENCE OF WATER DEPARTMENT PERSONNEL AND SENT TO A DEP CERTIFIED LABORATORY FOR ANALYSIS. THE WATER MAIN WILL NOT BE ACCEPTED BY THE WATER DEPARTMENT UNTIL NOTIFIED IN WRITING THAT THE SAMPLE IS FREE OF BACTERIA.
11. PRIMARY METERS AND BACKFLOW PREVENTERS SHALL BE LOCATED AT THE POINT WHERE THE WATER LINES ENTER THE BUILDING UNLESS OTHERWISE NOTED.

GAS NOTES

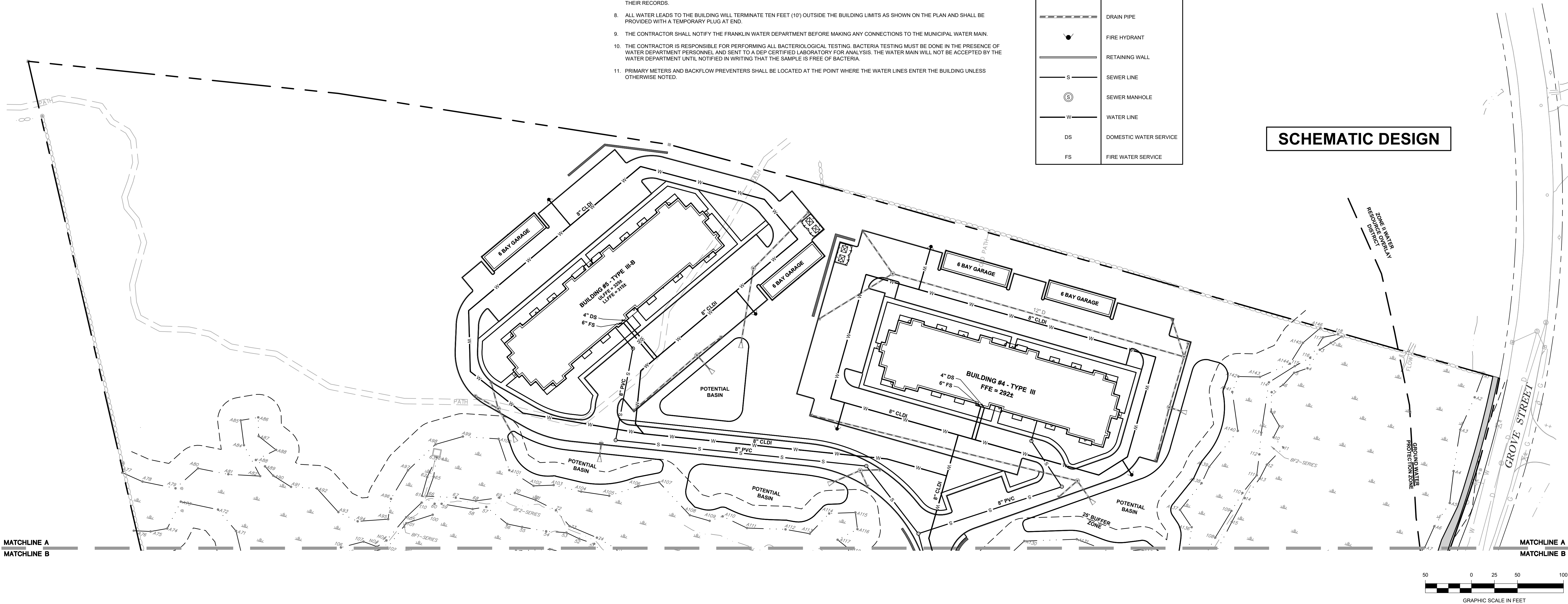
1. THE PROPOSED GAS SERVICE LOCATION IS APPROXIMATE ONLY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED. THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, BACKFILL AND COMPACTION OF THE GAS LINE IN ACCORDANCE WITH THE SITE WORK AND/OR GAS COMPANY SPECIFICATIONS (MORE STRINGENT SPECIFICATIONS WILL APPLY). THE CONTRACTOR IS ALSO RESPONSIBLE FOR FURNISHING AND INSTALLING PIPE BOLLARDS AS REQUIRED BY THE GAS COMPANY AND/OR LOCAL INSPECTOR IN ORDER TO PROTECT ABOVE GROUND GAS EQUIPMENT.

SEWER NOTES

1. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE (P.V.C.), S.D.R. 35 AND SHALL CONFORM WITH ASTM-D3034 UNLESS NOTED OTHERWISE.
2. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS. SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THEN THE SANITARY SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
3. ALL SEWER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED THE TOWN OF FRANKLIN'S SEWER DEPARTMENT STANDARDS.
4. SANITARY SEWER STUB TO BUILDING WILL END TEN FEET (10') OUTSIDE THE BUILDING LIMITS AS SHOWN ON THE PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.

LEGEND	DESCRIPTION
	AREA DRAIN
	CATCH BASIN
	DRAIN MANHOLE
	DRAIN PIPE
	FIRE HYDRANT
	RETAINING WALL
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	DOMESTIC WATER SERVICE
	FIRE WATER SERVICE

SCHEMATIC DESIGN



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NO.	REVISION	DATE	NO.	REVISION	DATE

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	1" = 50'

PREPARED FOR:

**FAIRFIELD RESIDENTIAL
COMPANY LLC**
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

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PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

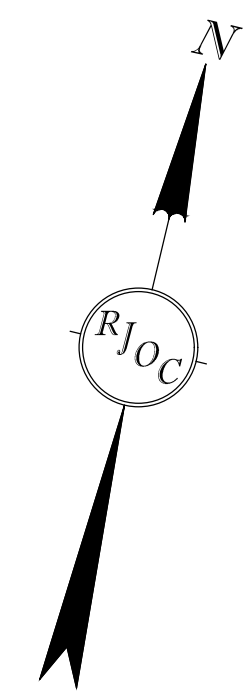
UTILITY PLAN

DRAWING NUMBER:

C-3B

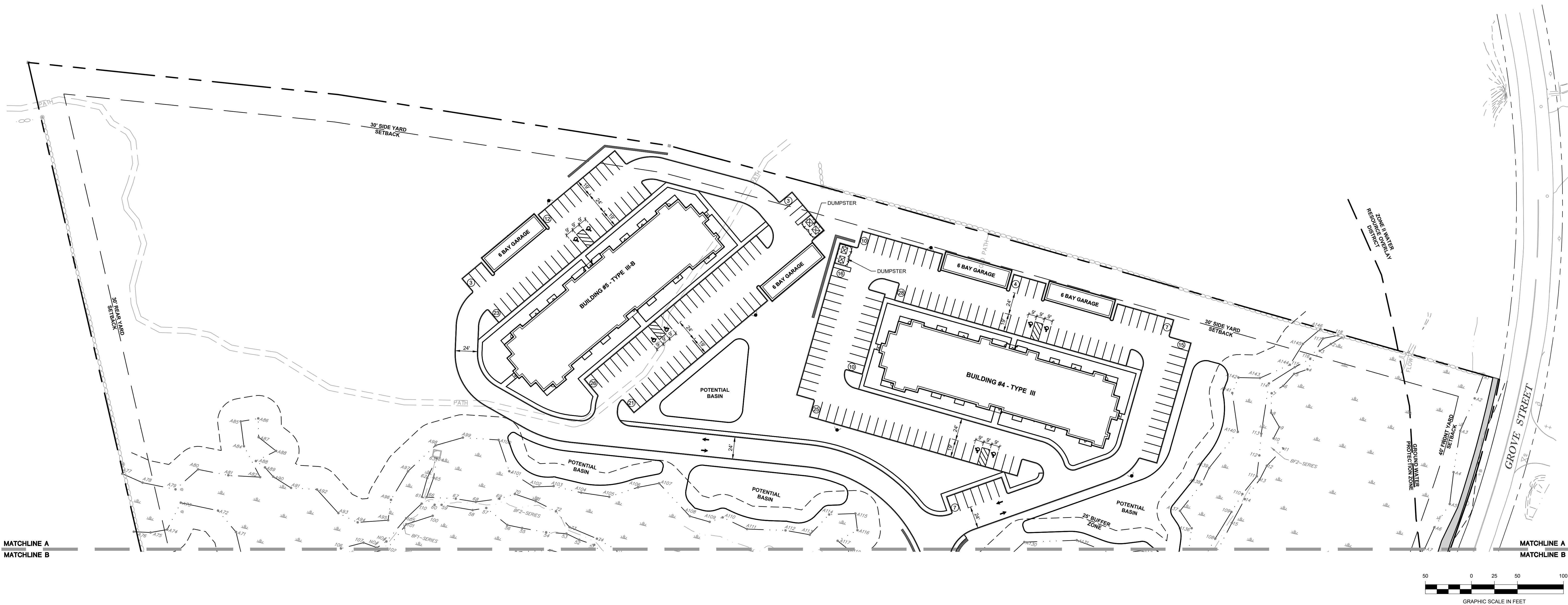
DATE:
09/21/2022

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PARKING AND TRAFFIC CONTROL NOTES

- HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) OF 1990, REVISED SEPT. 15, 2010 AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD OF REGULATIONS, 521 CMR UNLESS OTHERWISE NOTED.
- ACCESSIBLE PARKING SPACES DESIGNATED WITH A "V" SHALL BE SIGNED AS VAN ACCESSIBLE ACCESSIBLE" PER A.D.A. 4.1.2.5B.
- ALL PARKING LOT CURBING SHALL BE PRECAST CONCRETE, UNLESS NOTED OR DETAILED OTHERWISE.
- ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.
- ALL ADA PARKING, CROSS HATCH AREAS AND STANDARD PARKING SPACES SHALL BE 9-FEET IN WIDTH BY 19-FEET IN LENGTH. SEE SHEET C-4 AND C-12 FOR LAYOUT LOCATIONS AND DIMENSIONS.
- ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF WHITE PAINT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS, DETAILS AND DIMENSIONS OF CONCRETE SIDEWALKS, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXACT UTILITY ENTRANCE LOCATIONS.
- PARKING AND TRAFFIC CONTROL PLANS ARE SCHEMATIC AND FOR LOCATION OF MARKINGS ONLY. SPECIFIC DETAILS FOR INSTALLATION OF PAVEMENT MARKINGS ARE PROVIDED AS PART OF THIS PLAN SET.
- FOR PARKING LOT PAVEMENT SECTION SEE DETAILS.
- REFER TO STANTEC PLANS FOR INFORMATION REGARDING GRADING, LANDSCAPING, DRAINAGE AND MISC. SITE FEATURES BETWEEN THE BACK OF SIDEWALK AND THE BUILDING FOUNDATION UNLESS OTHERWISE DEFINED.
- REFER TO PLANS BY LSO ENGINEERING, LLC FOR SOUNDWALL MATERIALS AND LAYOUT.



Drawing name: C:\MA\Fairfield\Fairfield121 Grove Street\MainSchematic Set\202108_C-4 Parking & Traffic Control Plan.dwg
Sep 21, 2022 - 14:01 pm



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NO.	REVISION	DATE	NO.	REVISION	DATE

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	1" = 50'

PREPARED FOR:

FAIRFIELD RESIDENTIAL
COMPANY LLC
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:

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CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

SCHEMATIC DESIGN
PARKING & TRAFFIC
CONTROL PLAN

DRAWING NUMBER:

C-4B

DATE:

09/21/2022

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Drawing name: C:\MA\Franklin\Fairfield Residential\121 Grove Street\MainSchematic Set\202019_C-5 Demolition & Erosion Control Details - 1.dwg
Sep 21, 2022 - 14:06pm



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Representative sample of the level of final details
to be incorporated into final permit plans (shown
here: Details from the Dean Avenue Project)

NO.	REVISION	DATE	NO.	REVISION	DATE
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DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	N.T.S.

PREPARED FOR:

**FAIRFIELD RESIDENTIAL
COMPANY LLC**
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
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PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

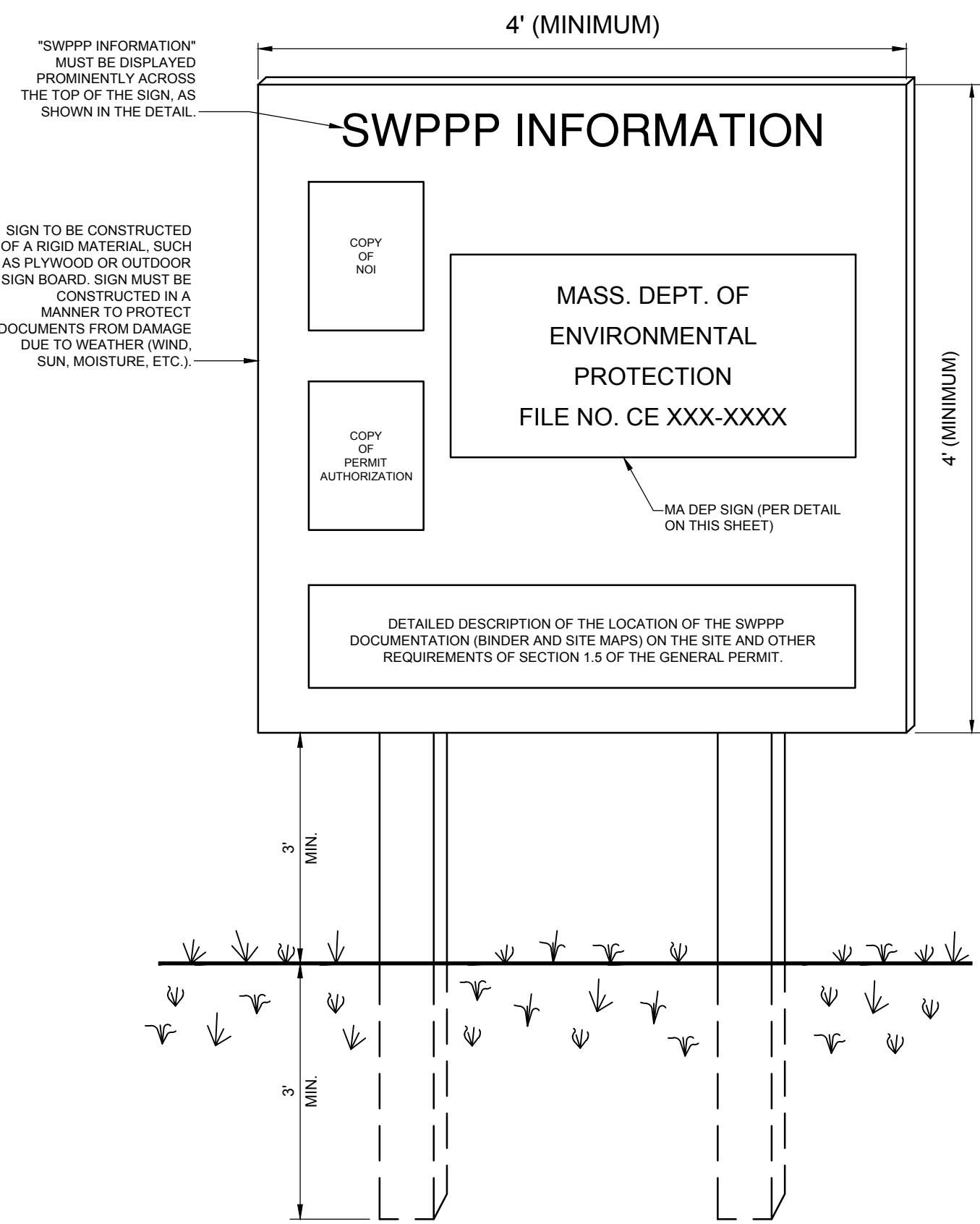
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**DEMOLITION &
EROSION CONTROL
DETAILS - I**

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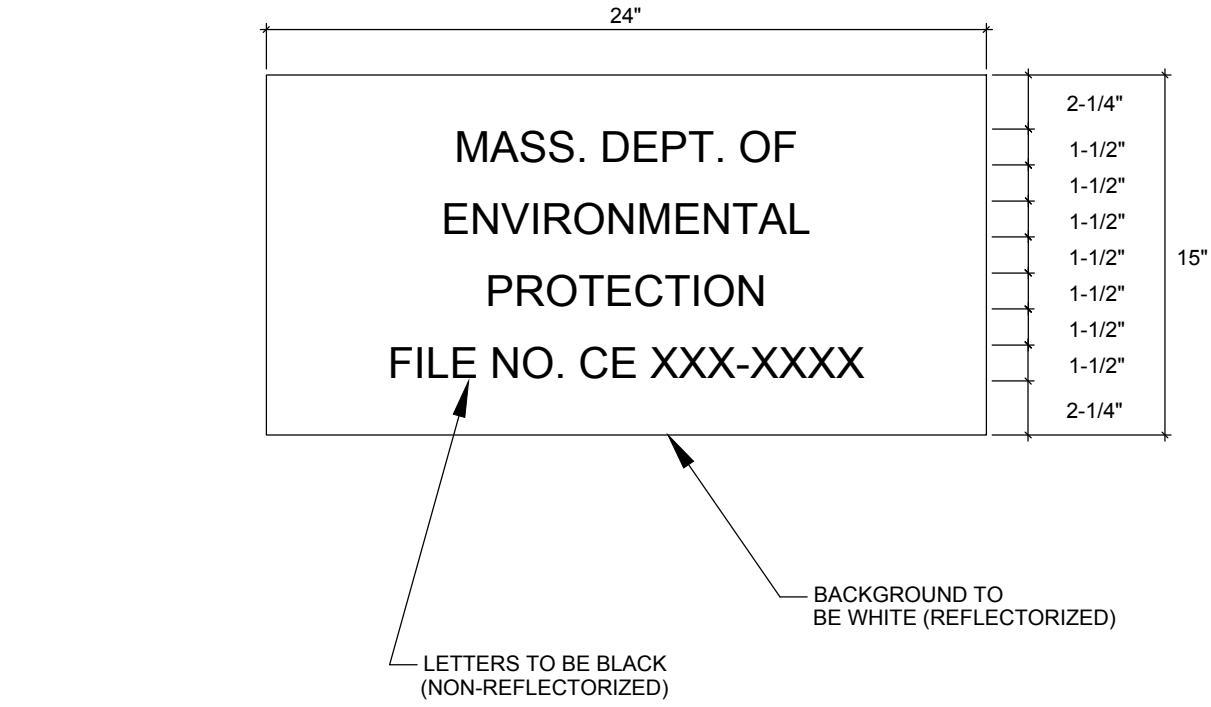
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DATE: 09/21/2022
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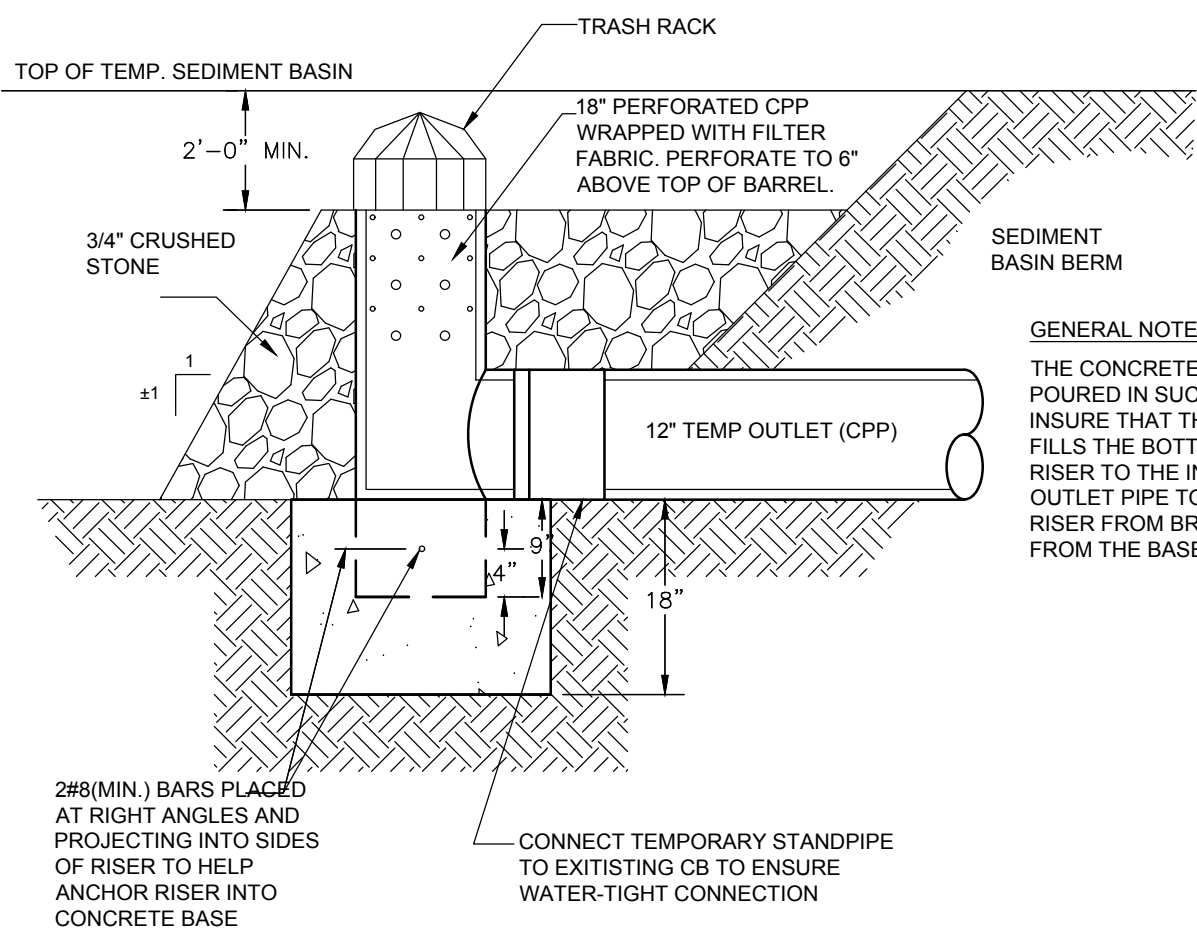


- NOTES:
- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 - 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
 - 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
 - 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 - 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

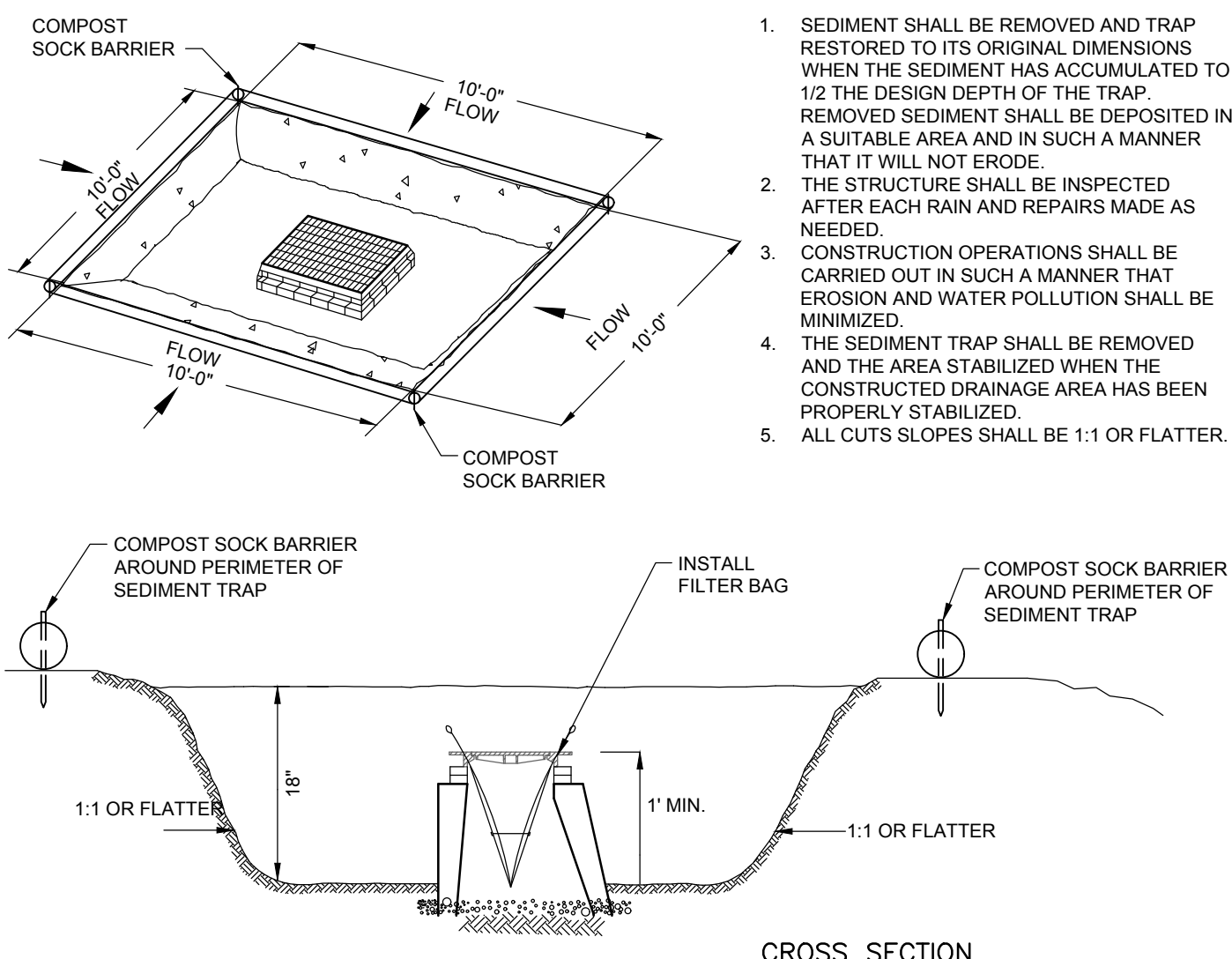
SWPPP INFORMATION SIGN
SCALE: N.T.S.



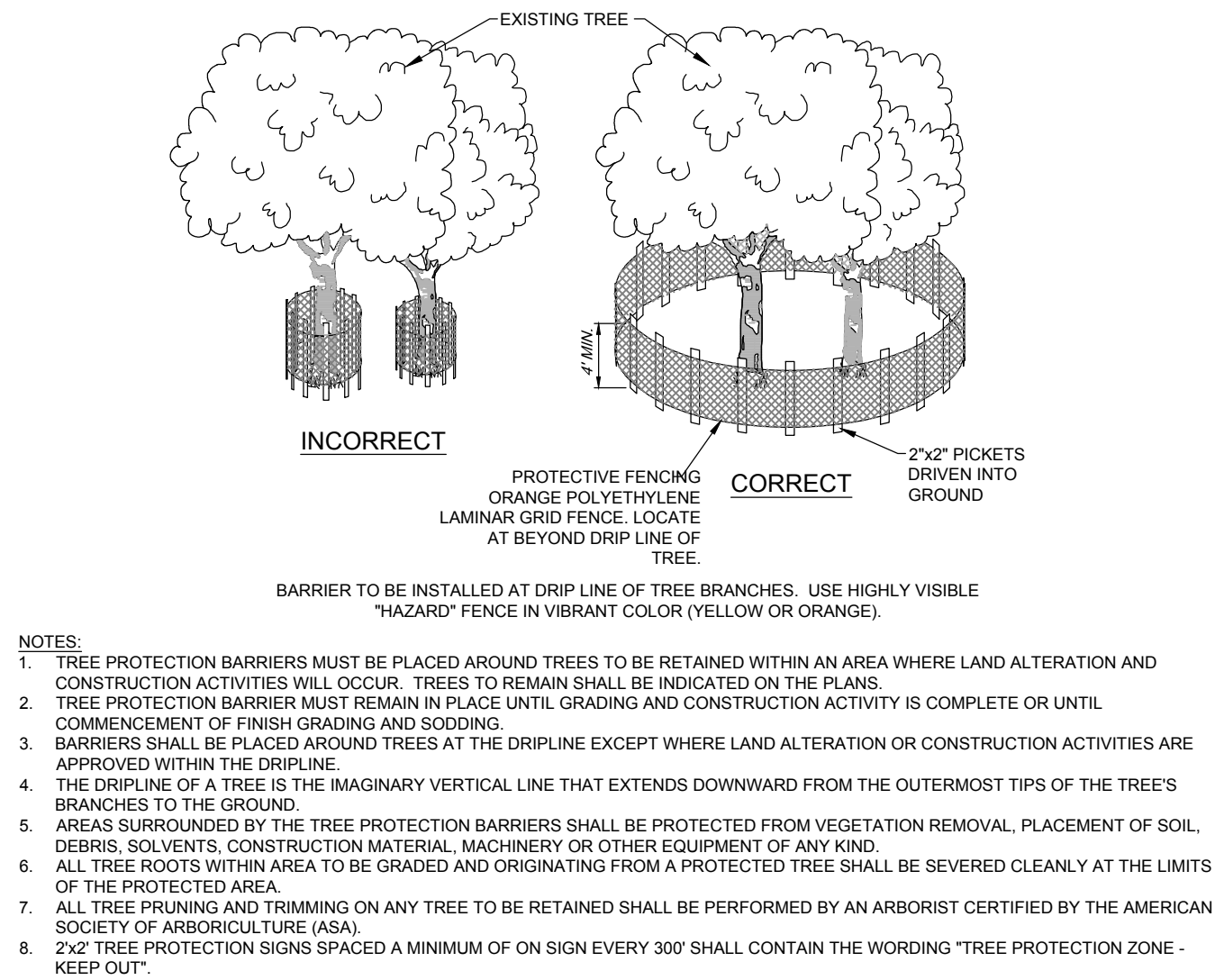
TYPICAL MASSACHUSETTS DEP SIGN DETAIL
SCALE: N.T.S.



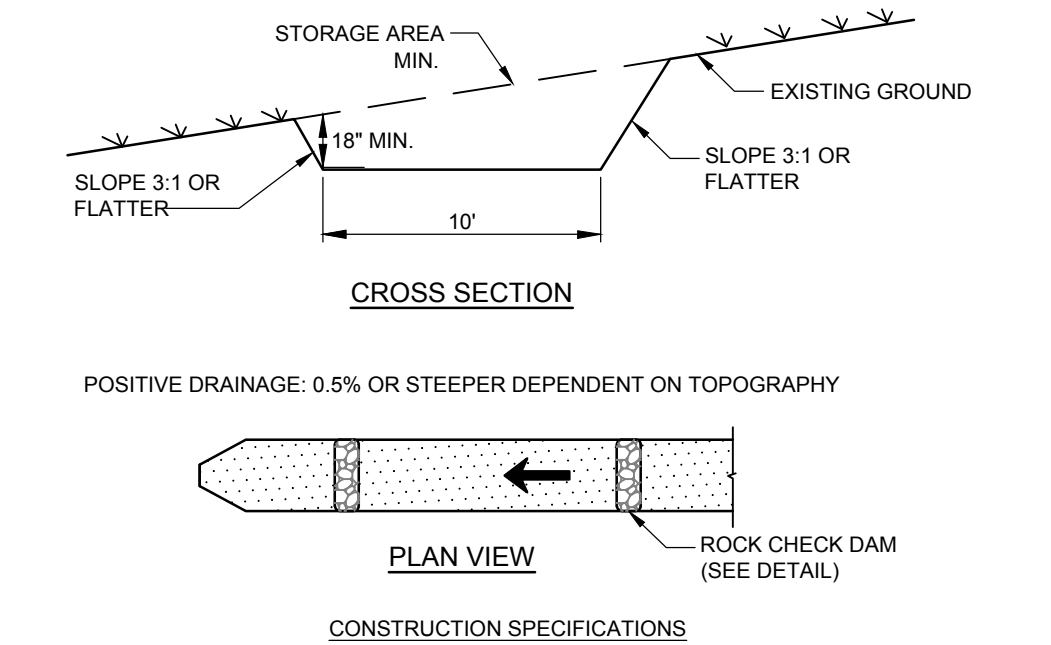
TEMPORARY STAND PIPE DETAIL
SCALE: N.T.S.



STORM INLET SEDIMENT TRAP
SCALE: N.T.S.

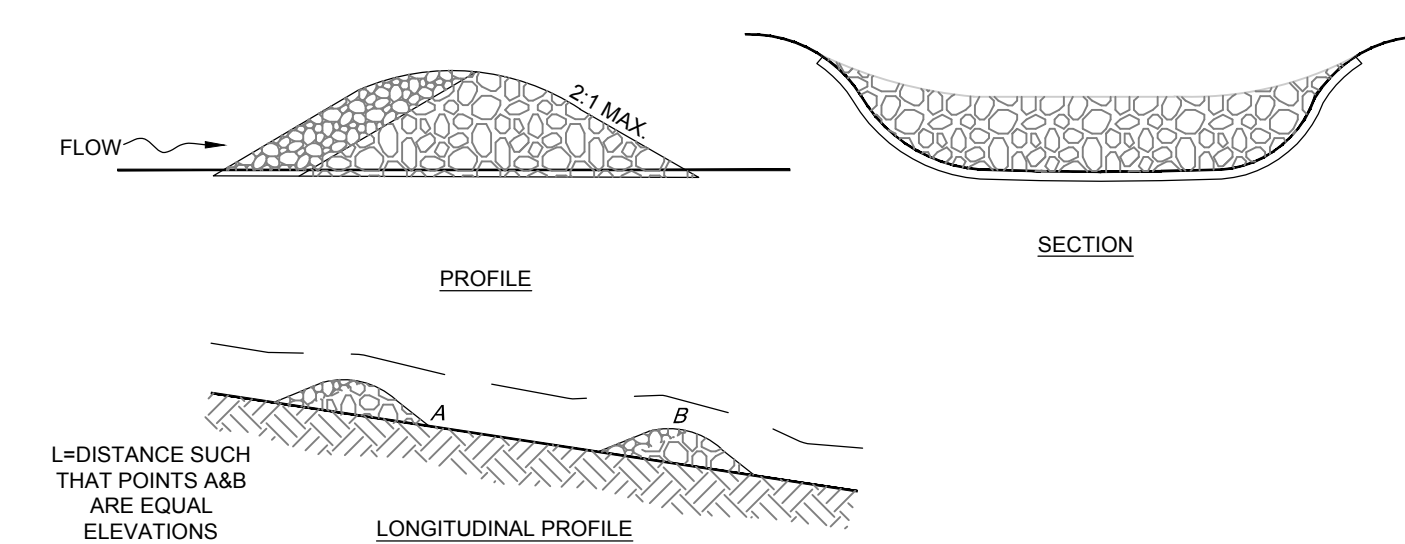


TREE PROTECTION BARRIER
SCALE: N.T.S.



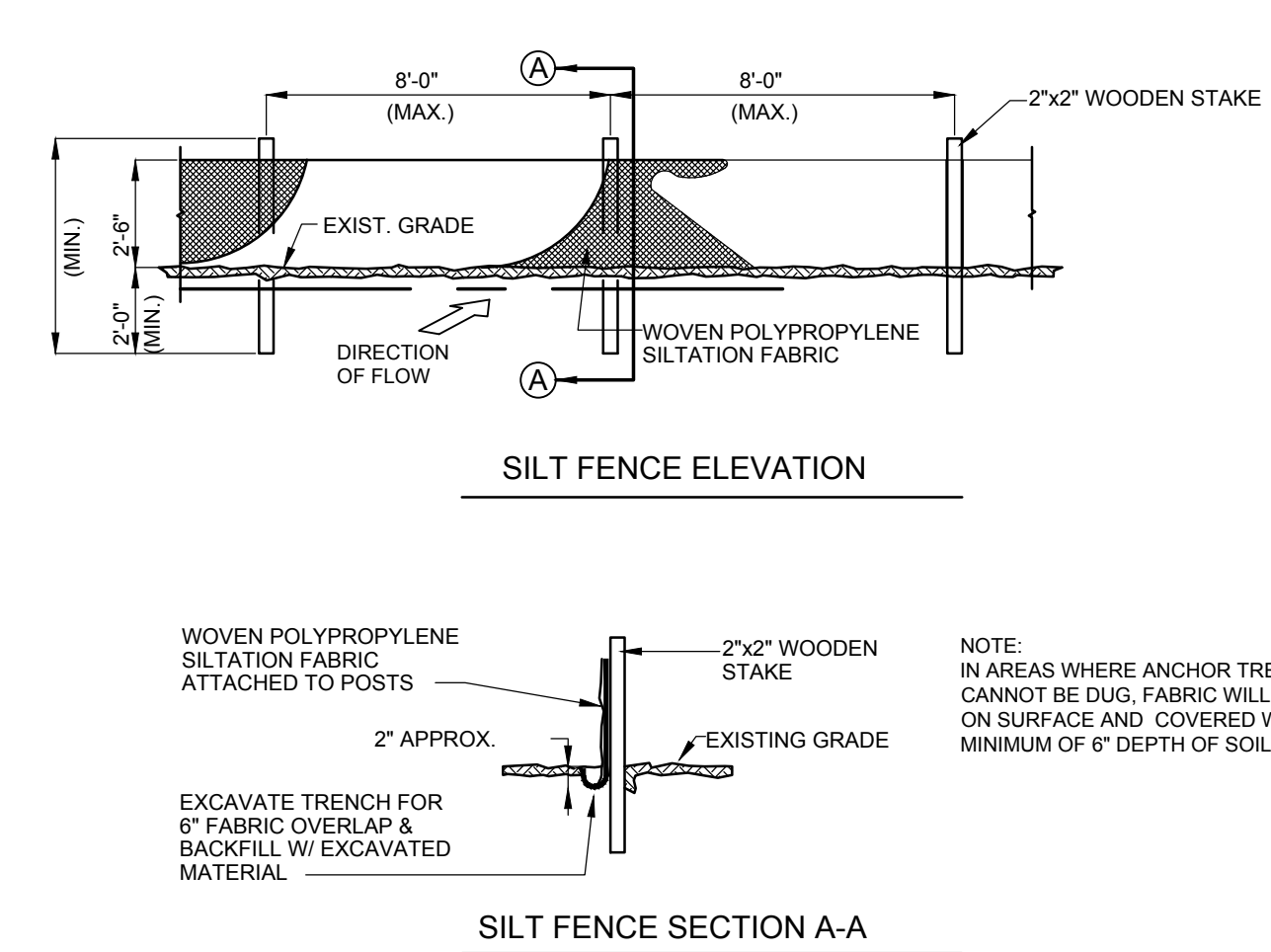
- CONSTRUCTION SPECIFICATIONS
1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE FLOW TO AN OUTLET.
 2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 6. FILLS SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
 7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
 8. STABILIZATION SHALL BE FOR SLOPES GREATER THAN 2%.
 9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT AND AS REQUIRED BY THE PERMIT.

TEMPORARY SWALE DETAIL
SCALE: N.T.S.

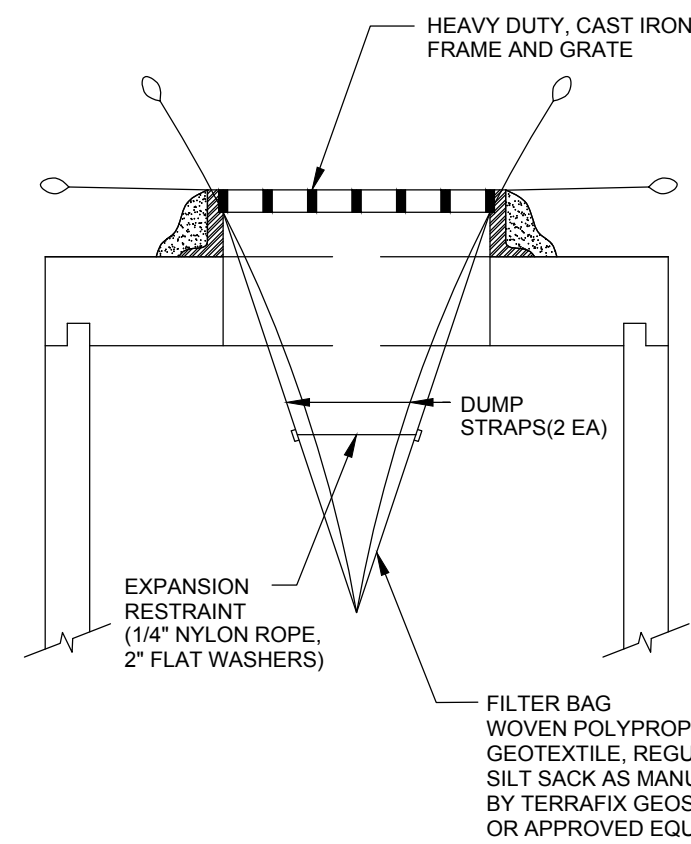


- NOTES:
1. THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER SHALL NOT EXCEED ONE HALF THE DEPTH OF THE CHANNEL.
 2. MAXIMUM SPACING SHALL BE SO THE TOE OF THE UPSTREAM DAM IS THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
 3. REMOVE SEDIMENT WHEN ACCUMULATION IS 25% THE HEIGHT OF THE WEIR.
 4. REMOVE CHECK DAMS WHEN SITE STABILIZATION IS ACHIEVED.
- CHECK DAM SPACING CRITERIA
- | SPILLWAY HEIGHT | CHANNEL SLOPE | CHECK DAM SPACING |
|-----------------|---------------|-------------------|
| 1.5 | 1% | 150 FT. |
| 2.0 | 1% | 200 FT. |
| 1.5 | 2% | 75 FT. |
| 2.0 | 2% | 100 FT. |
| 1.5 | 3% | 50 FT. |
| 2.0 | 3% | 67 FT. |
| 1.5 | 4% | 38 FT. |
| 2.0 | 4% | 50 FT. |
| 1.5 | 5% | 30 FT. |
| 2.0 | 5% | 40 FT. |
- *ASSUME CHANNEL DEPTH IS 2 TIMES SPILLWAY HEIGHT

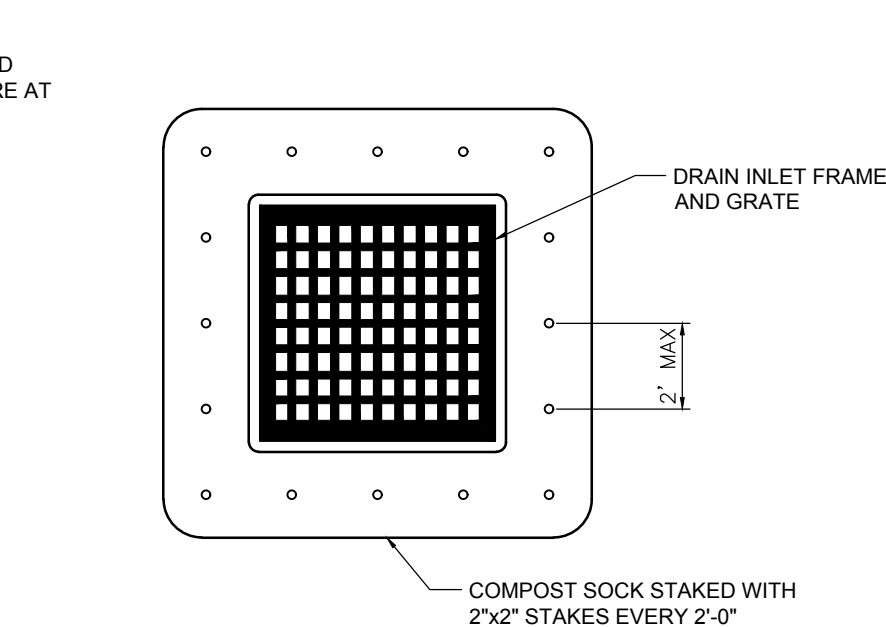
ROCK CHECK DAM DETAIL
SCALE: N.T.S.



SILTATION FENCE DETAIL
SCALE: N.T.S.

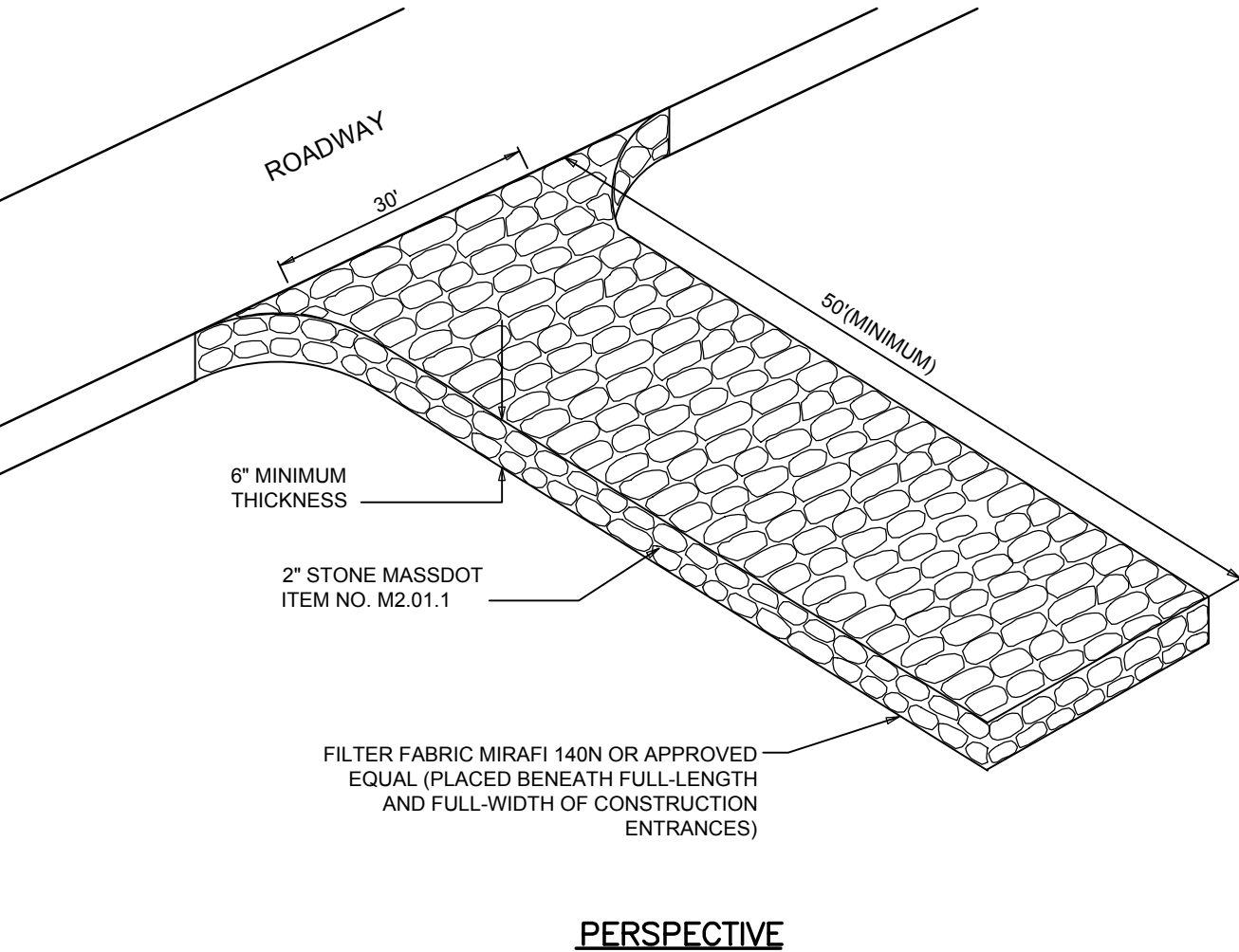


TYPICAL FILTER BAG DETAIL
SCALE: N.T.S.



- NOTES:
1. COMPOST SOCK SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT COMPOST SOCK.
 2. COMPOST SOCK SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE COMPOST SOCK.
 3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

TYPICAL COMPOST SOCK INLET PROTECTION DETAIL
SCALE: N.T.S.



VEHICLE TRACKING PAD
SCALE: N.T.S.

SCHEMATIC DESIGN

Drawing name: C:\MA\Franklin\Fairfield Residential\121 Grove Street\MainSchematic Set\20218_C-6 Demolition & Erosion Control Details - II.dwg
Sep 21, 2022 - 14:07pm



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Representative sample of the level of final details
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NO.	REVISION	DATE	NO.	REVISION	DATE
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DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	N.T.S.

PREPARED FOR:

FAIRFIELD RESIDENTIAL
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5 BURLINGTON WOODS
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BURLINGTON, MA 01803

SEAL:

PREPARED BY:

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PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

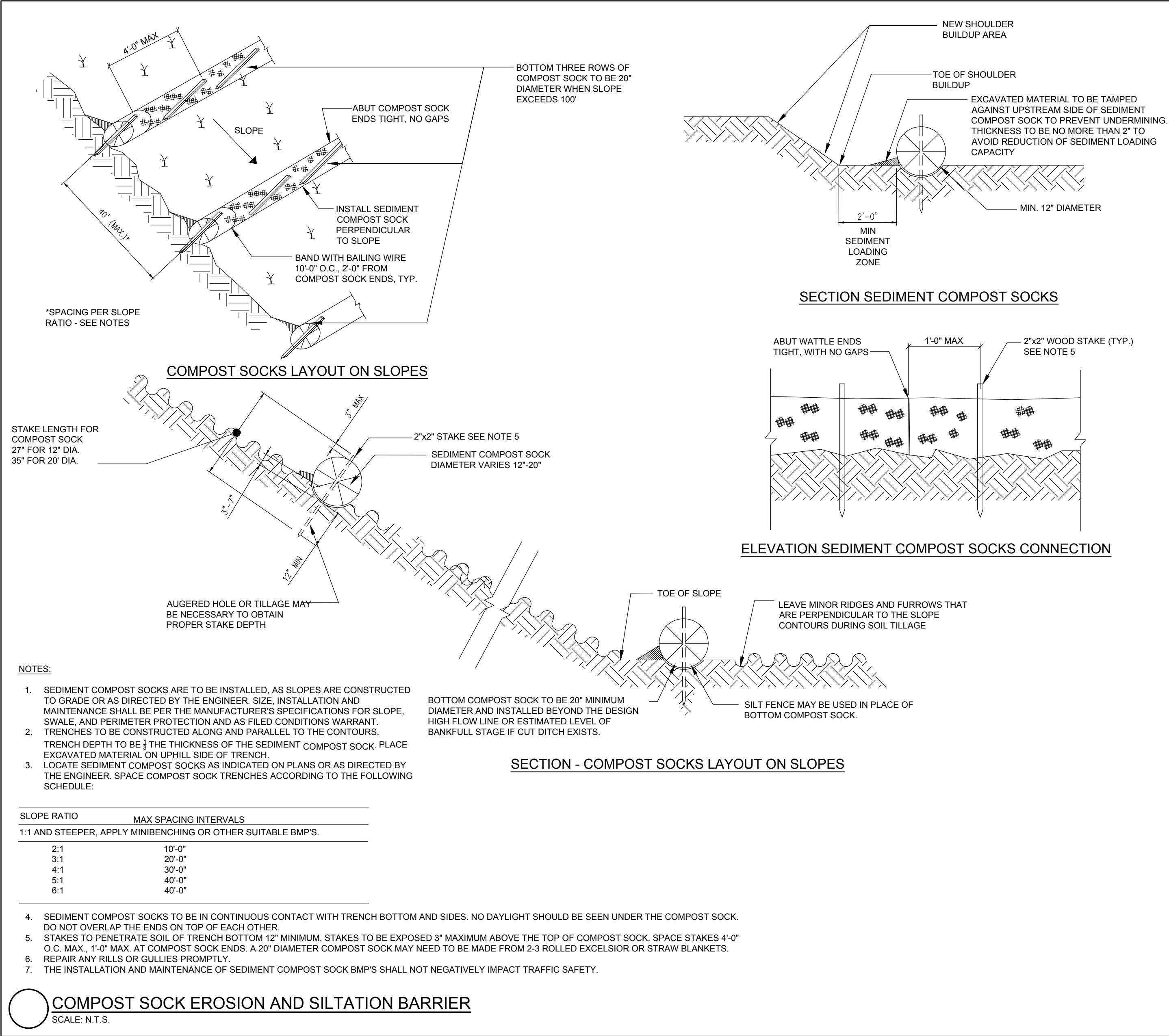
DEMOLITION &
EROSION CONTROL
DETAILS - II

DRAWING NUMBER:

C-6

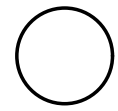
DATE:
09/21/2022

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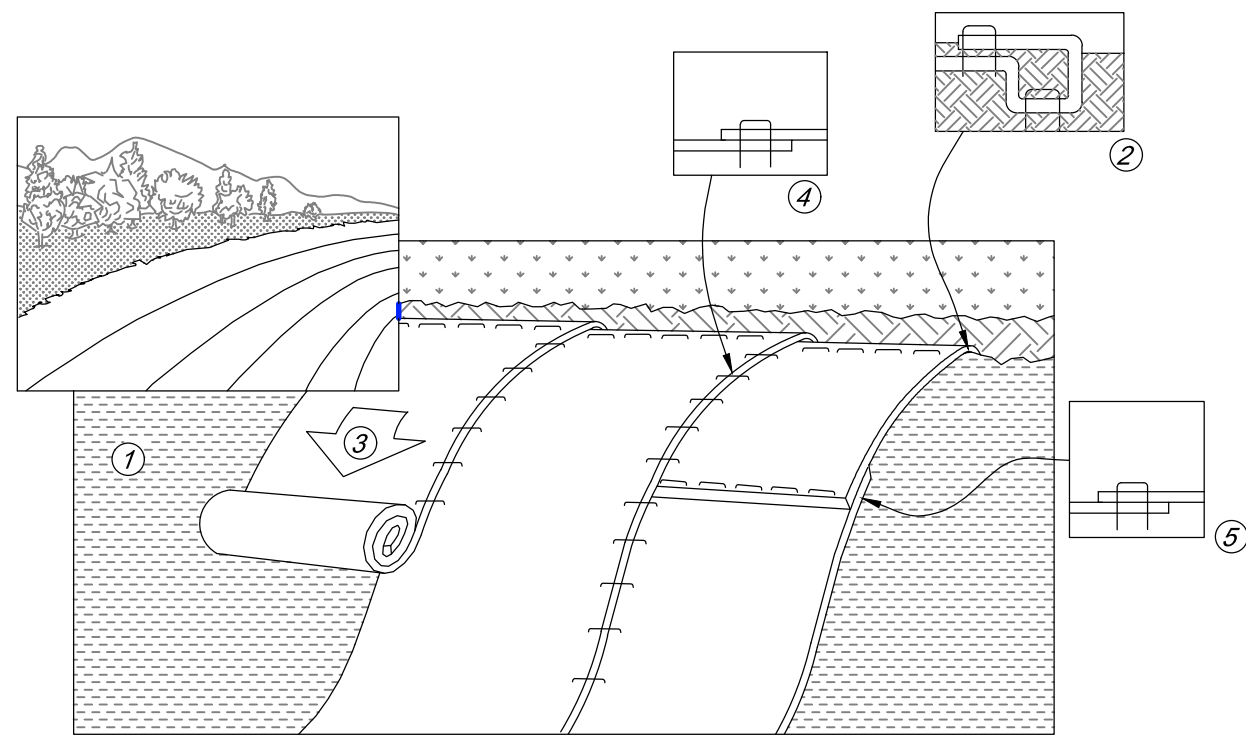
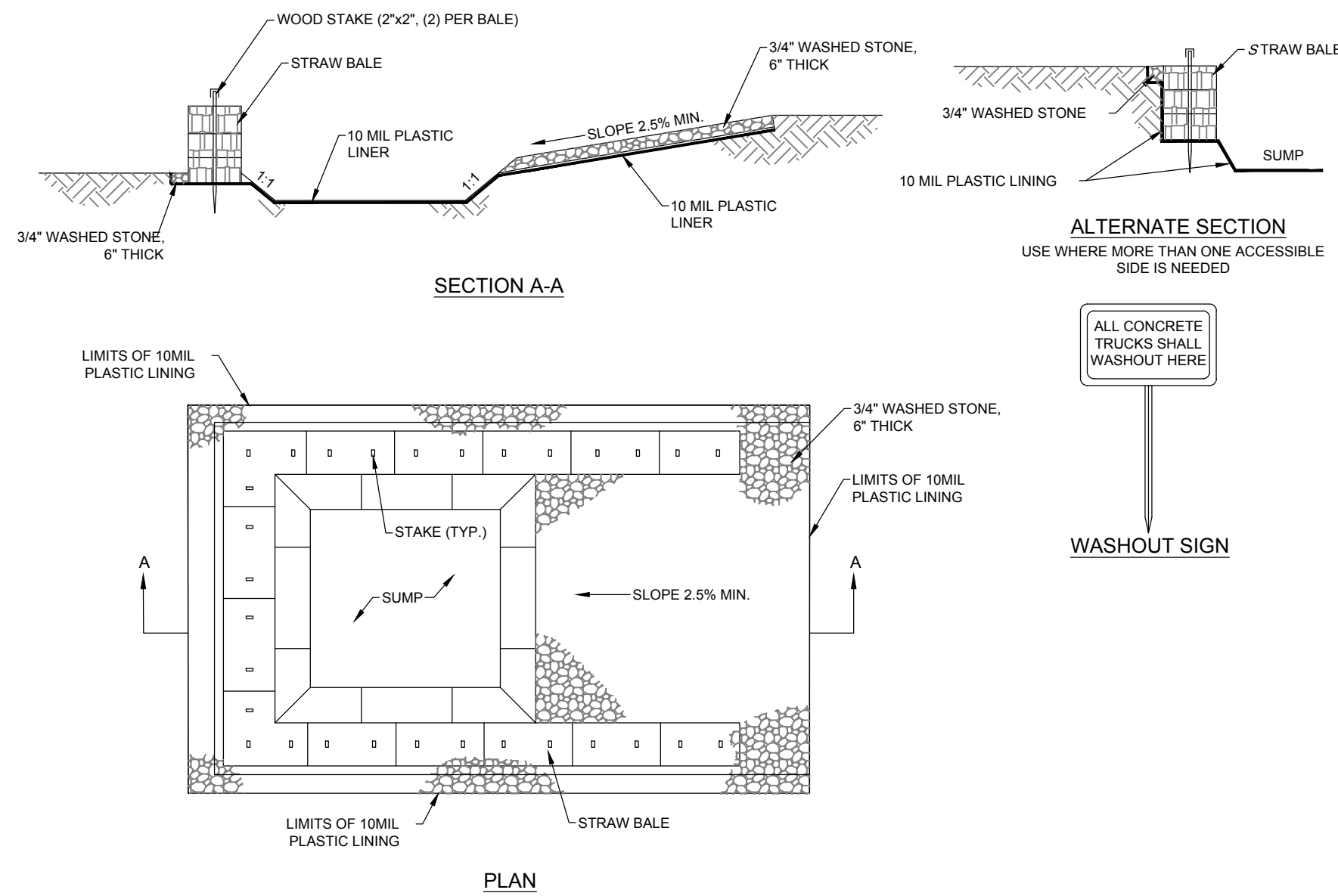
NOTES:

- PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
- WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
- FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
- FACILITY SHALL NOT BE FILLED BEYOND 75% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
- SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
- CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
- MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.



CONCRETE WASHOUT AREA

SCALE: N.T.S.



SCHEMATIC DESIGN

Drawing name: C:\MA\Fairfield\Fairfield Residential\121 Grove Street\MainSchematic Set\202018_C-7 Drainage Details - 1.dwg
Sep 21, 2022 - 14:08pm



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Representative sample of the level of final details to be incorporated into final permit plans (shown here: Details from the Dean Avenue Project)

NO.	REVISION	DATE	NO.	REVISION	DATE
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DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	N.T.S.

PREPARED FOR:

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FRANKLIN, MA

DRAWING NAME:

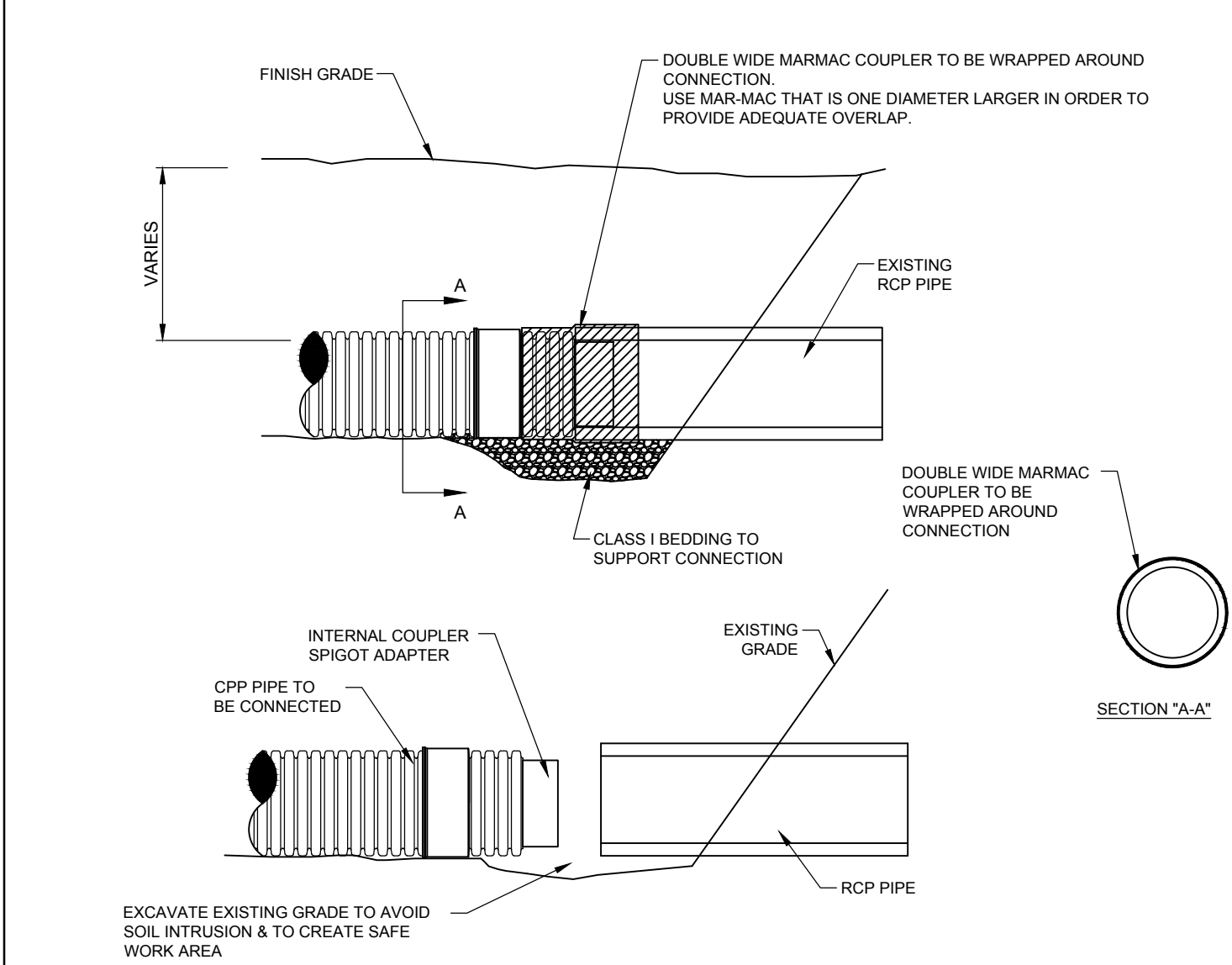
**DRAINAGE
DETAILS - I**

DRAWING NUMBER:

C-7

DATE:
09/21/2022

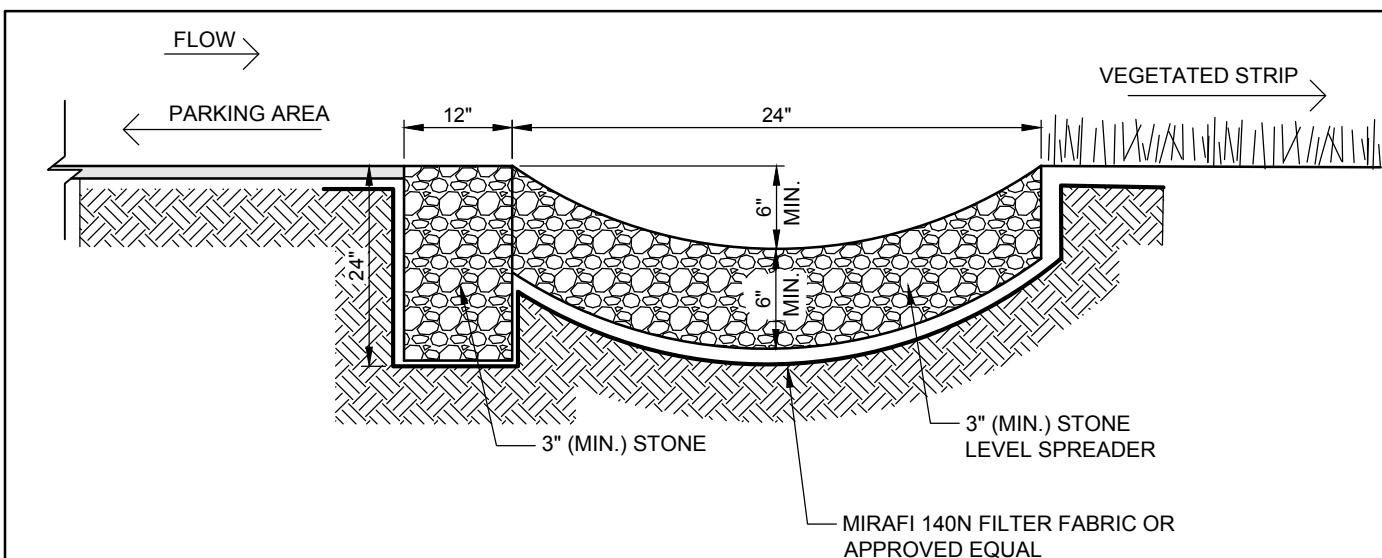
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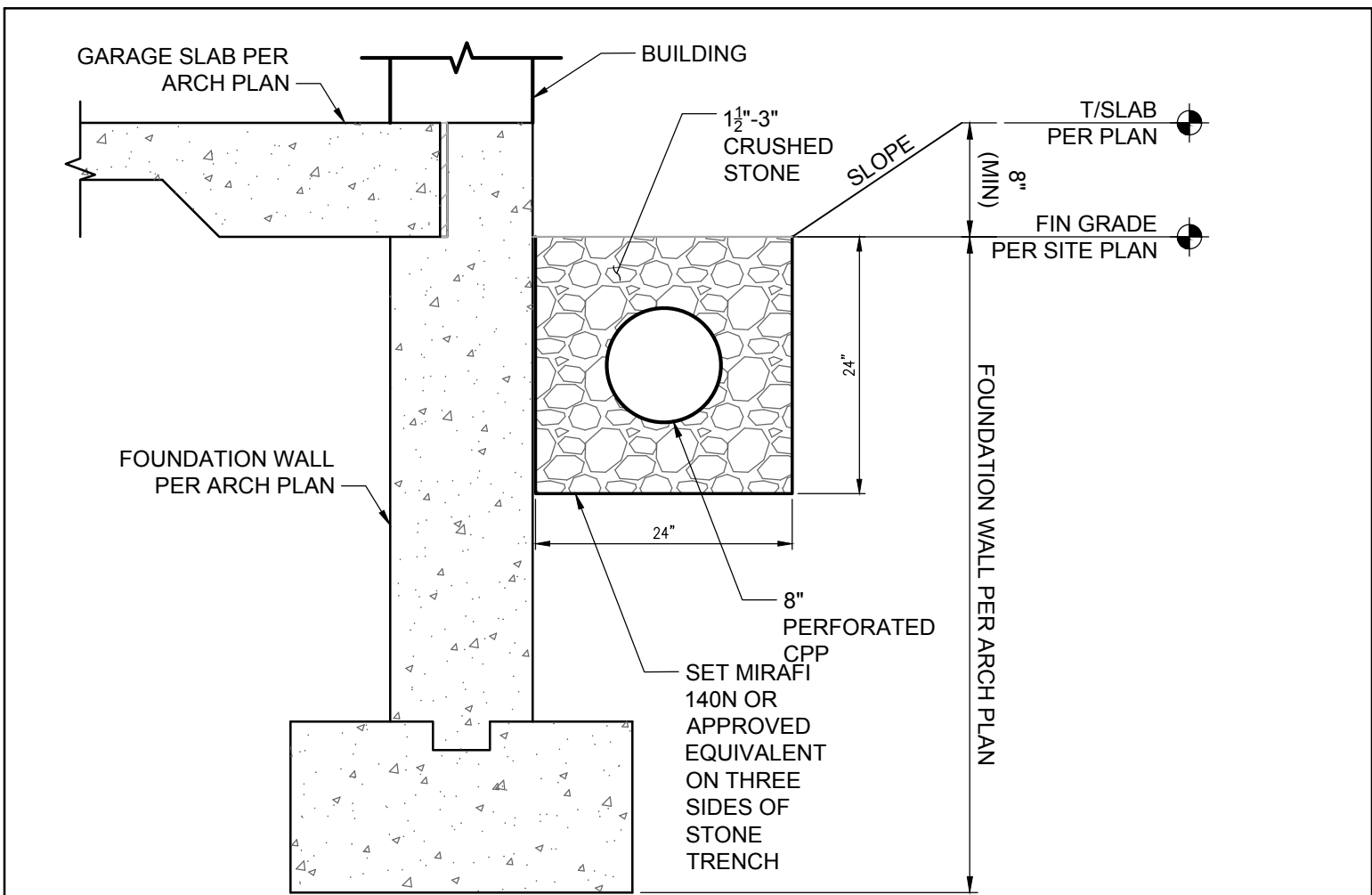
NOTES:

1. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321, LATEST EDITION.
2. IN LIEU OF AN INTERNAL CYLINDER, AN HOE WATER TIGHT REPAIR COUPLER CAN BE USED.
3. INTERNAL CYLINDER ADAPTER IS NOT RECOMMENDED FOR DOWNSTREAM CONNECTIONS.

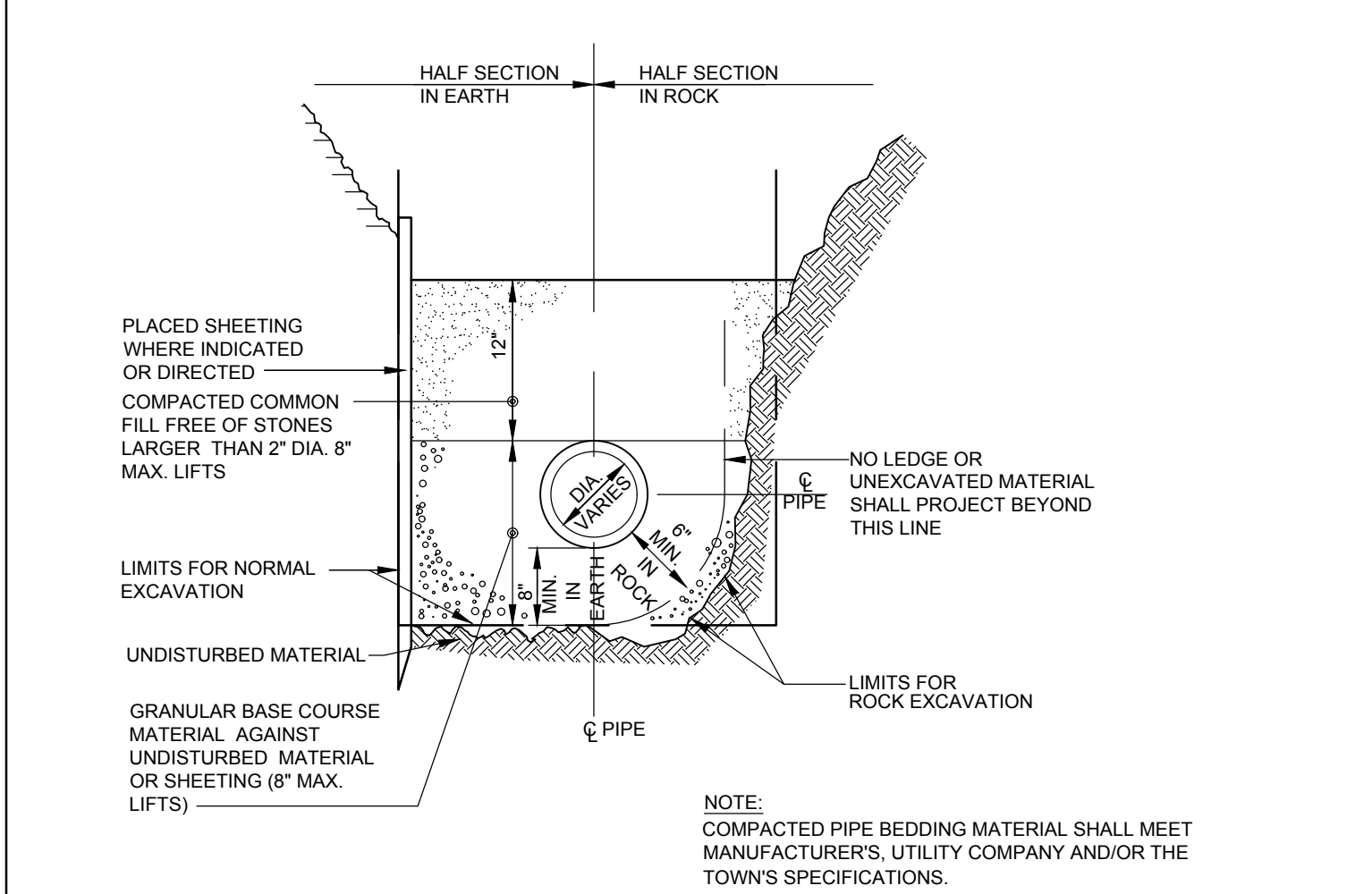
CPP TO RCP CONNECTION (MARMAC) DETAIL
SCALE: N.T.S.



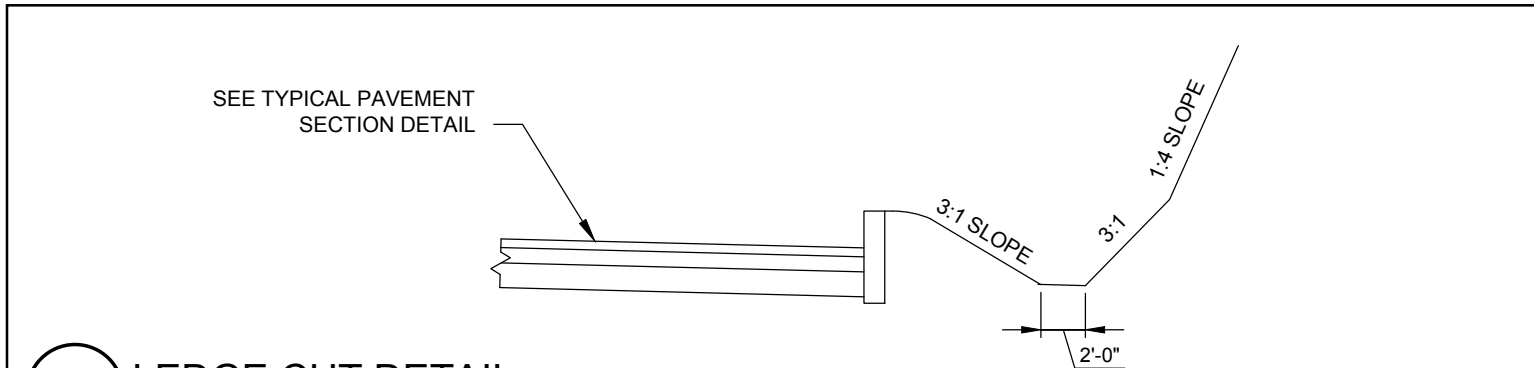
STONE DIAPHRAGM AND LEVEL SPREADER DETAIL
SCALE: N.T.S.



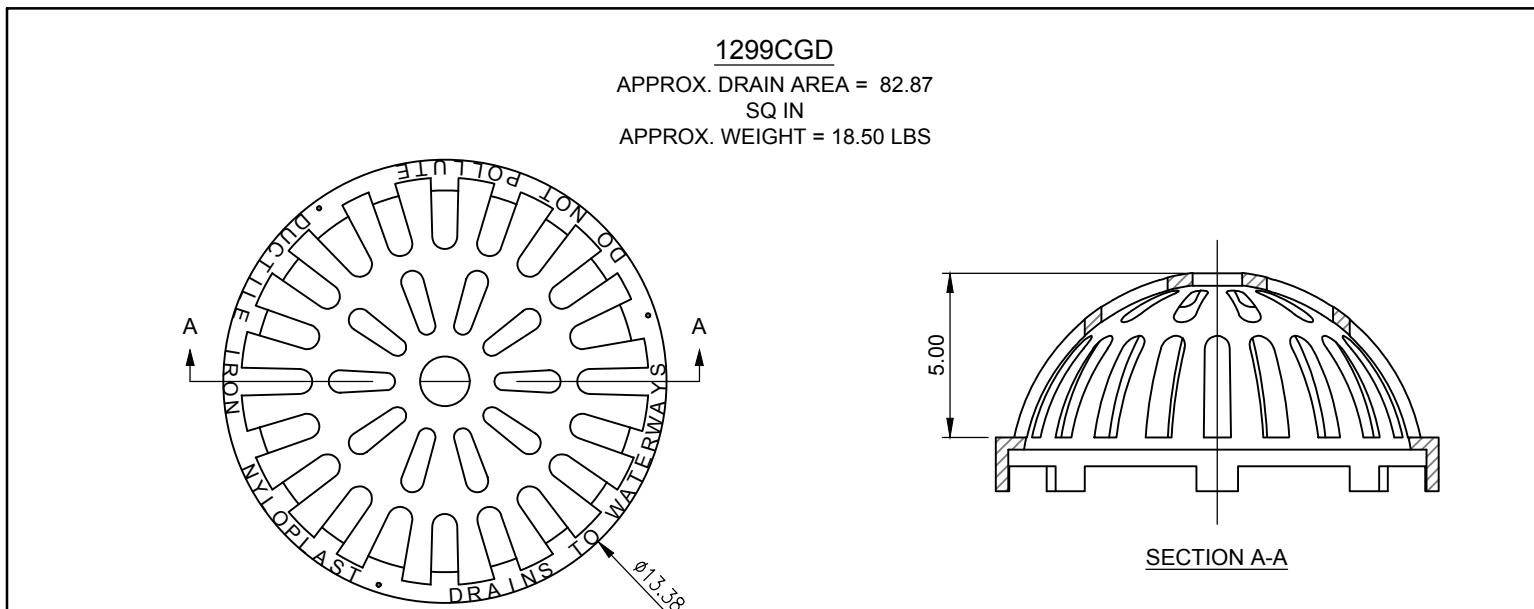
STONE TRENCH BEHIND GARAGES 3, 5, 6, 10
SCALE: N.T.S.



TYPICAL DRAINAGE TRENCH DETAIL
SCALE: N.T.S.

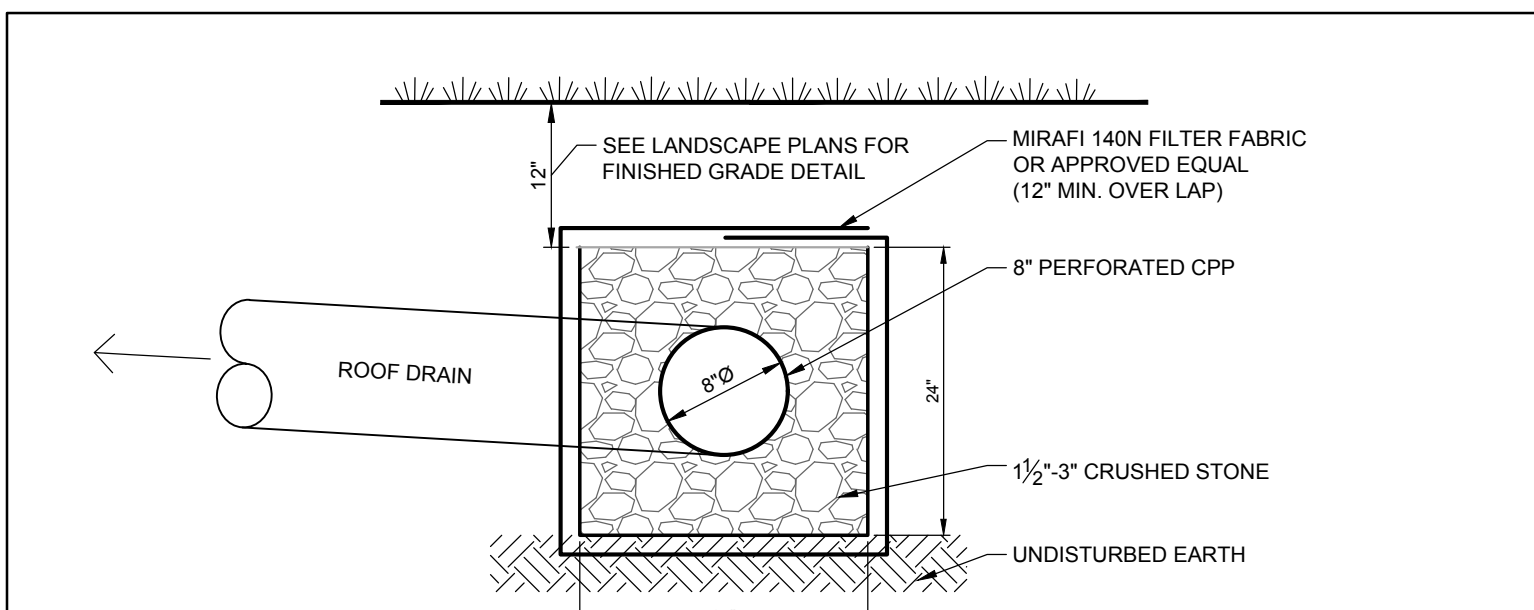


LEDGE CUT DETAIL
SCALE: N.T.S.

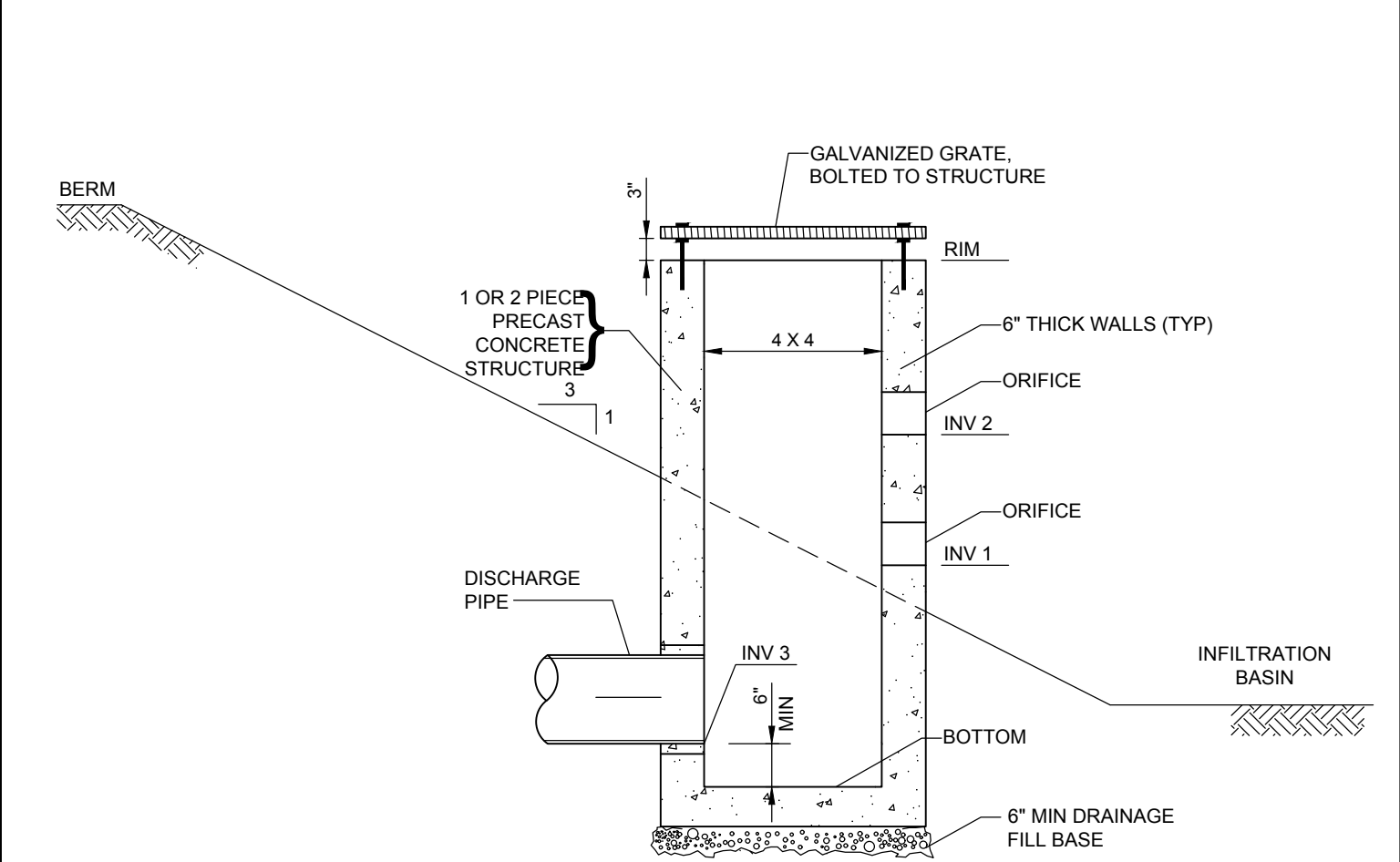


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
QUALITY: MATERIALS SHALL CONFORM TO
ASTM A636 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A
BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

NYLOPLAST 12" INCH DOME GRATE
SCALE: N.T.S.

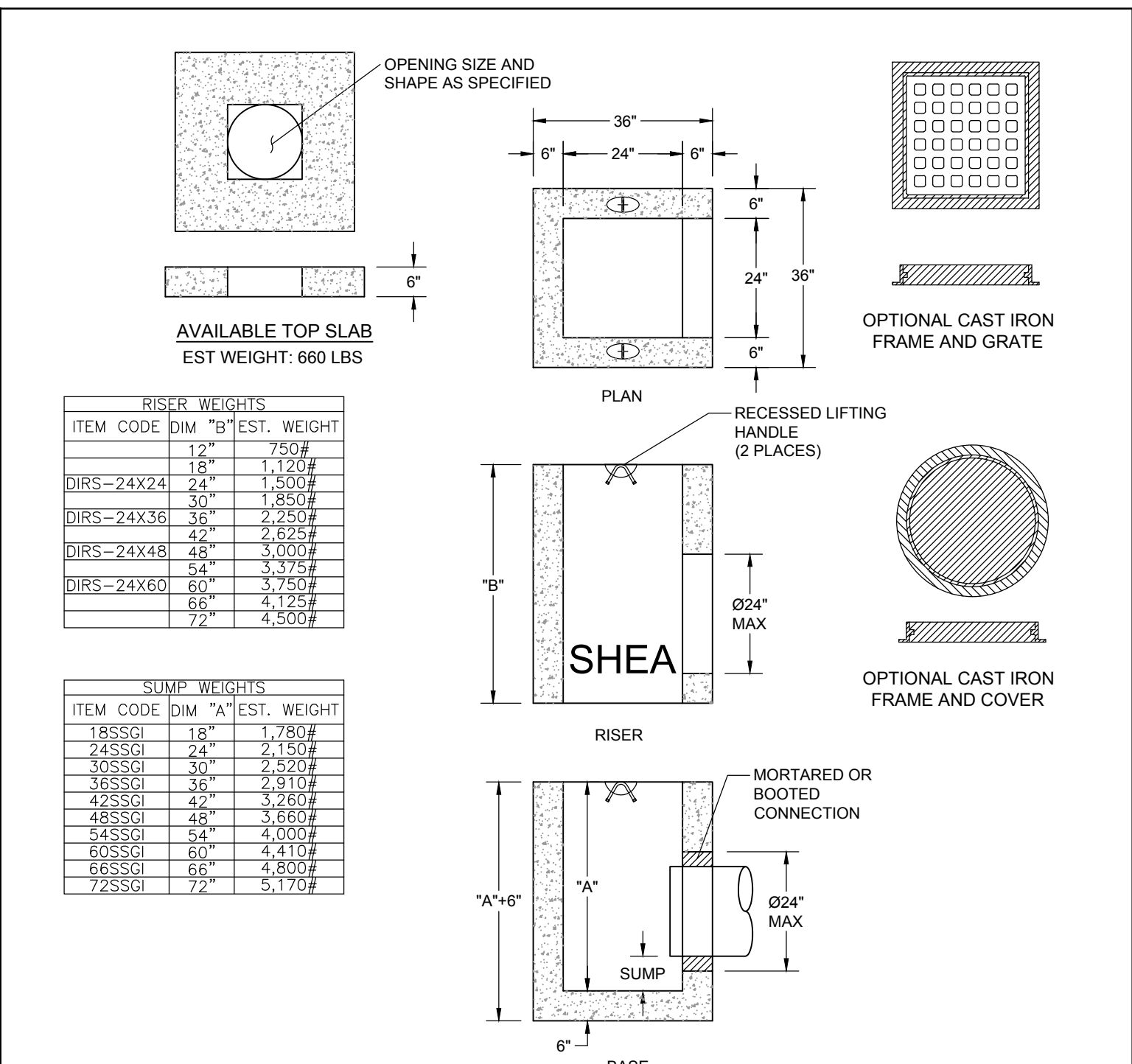


INFILTRATION TRENCH DETAIL AT GARAGE #1 AND #2
SCALE: N.T.S.



OCS-	SIZE	RIM	INV 1	INV 2	INV 3	BOTTOM
1	4X4X6.5	273.50	270.00 (30" ORIFICE)		267.00 (30" RCP)	266.50
2	4X4X5	268.50	264.50 (12" ORIFICE)	265.50 (6" ORIFICE)	264.00 (24" RCP)	263.50

**OUTLET CONTROL STRUCTURE AT SEDIMENT FOREBAY #1B
AND INFILTRATION BASIN #1**
SCALE: N.T.S.

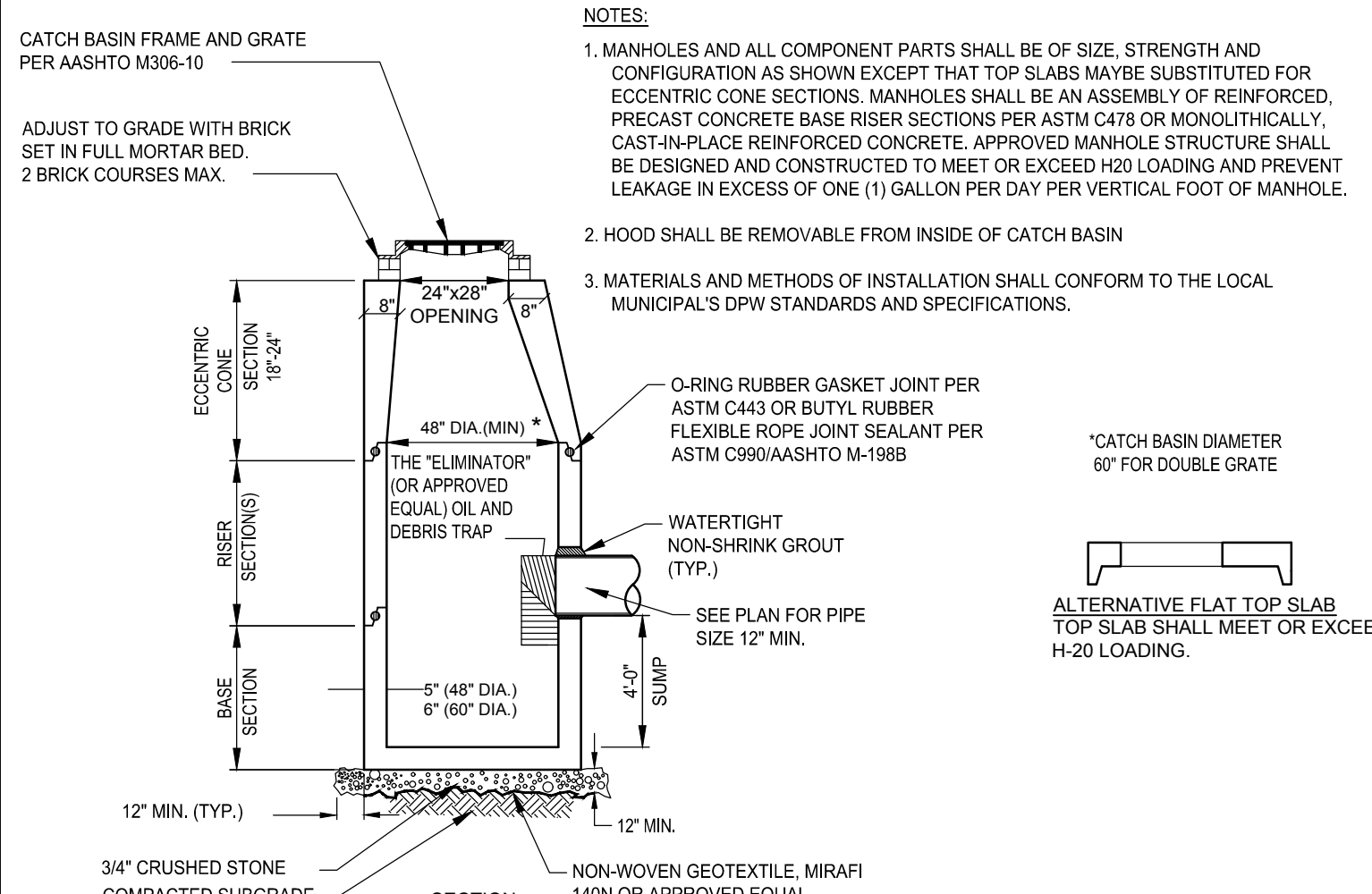


RISER WEIGHTS		
ITEM CODE	DIM "A"	EST. WEIGHT
18SSGI	18"	1,780#
24SSGI	24"	2,150#
30SSGI	30"	2,520#
36SSGI	36"	2,910#
42SSGI	42"	3,300#
48SSGI	48"	3,750#
54SSGI	54"	4,125#
60SSGI	60"	4,500#
72SSGI	72"	5,170#

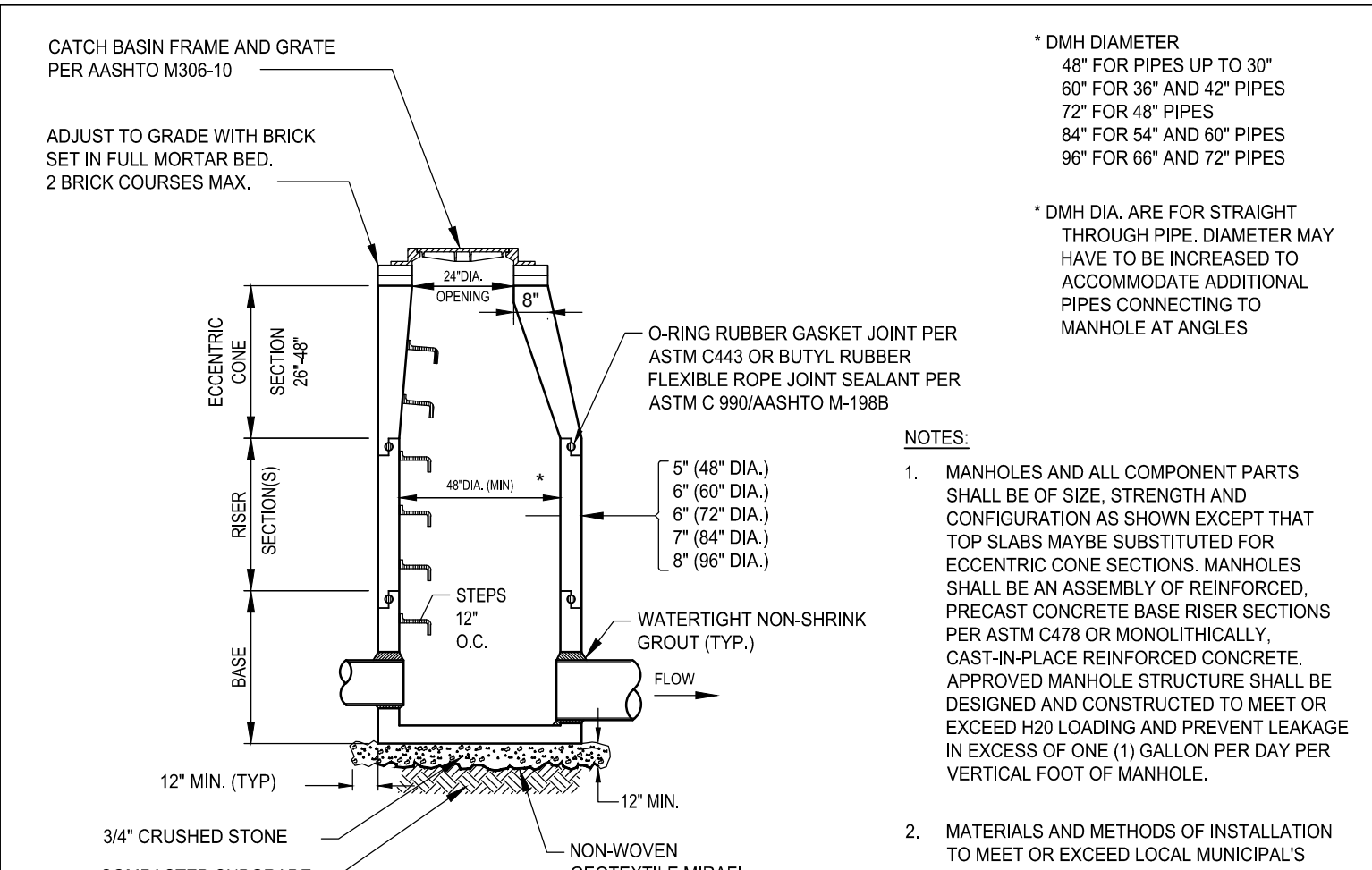
SUMP WEIGHTS		
ITEM CODE	DIM "A"	EST. WEIGHT
18SSGI	18"	1,780#
24SSGI	24"	2,150#
30SSGI	30"	2,520#
36SSGI	36"	2,910#
42SSGI	42"	3,300#
48SSGI	48"	3,750#
54SSGI	54"	4,125#
60SSGI	60"	4,500#
72SSGI	72"	5,170#

- NOTES:
1. CONCRETE: 4,000 PSI MIN. AFTER 28 DAYS
 2. DESIGNED FOR AASHTO HS-20 LOADING
 3. SUMP AS REQUIRED

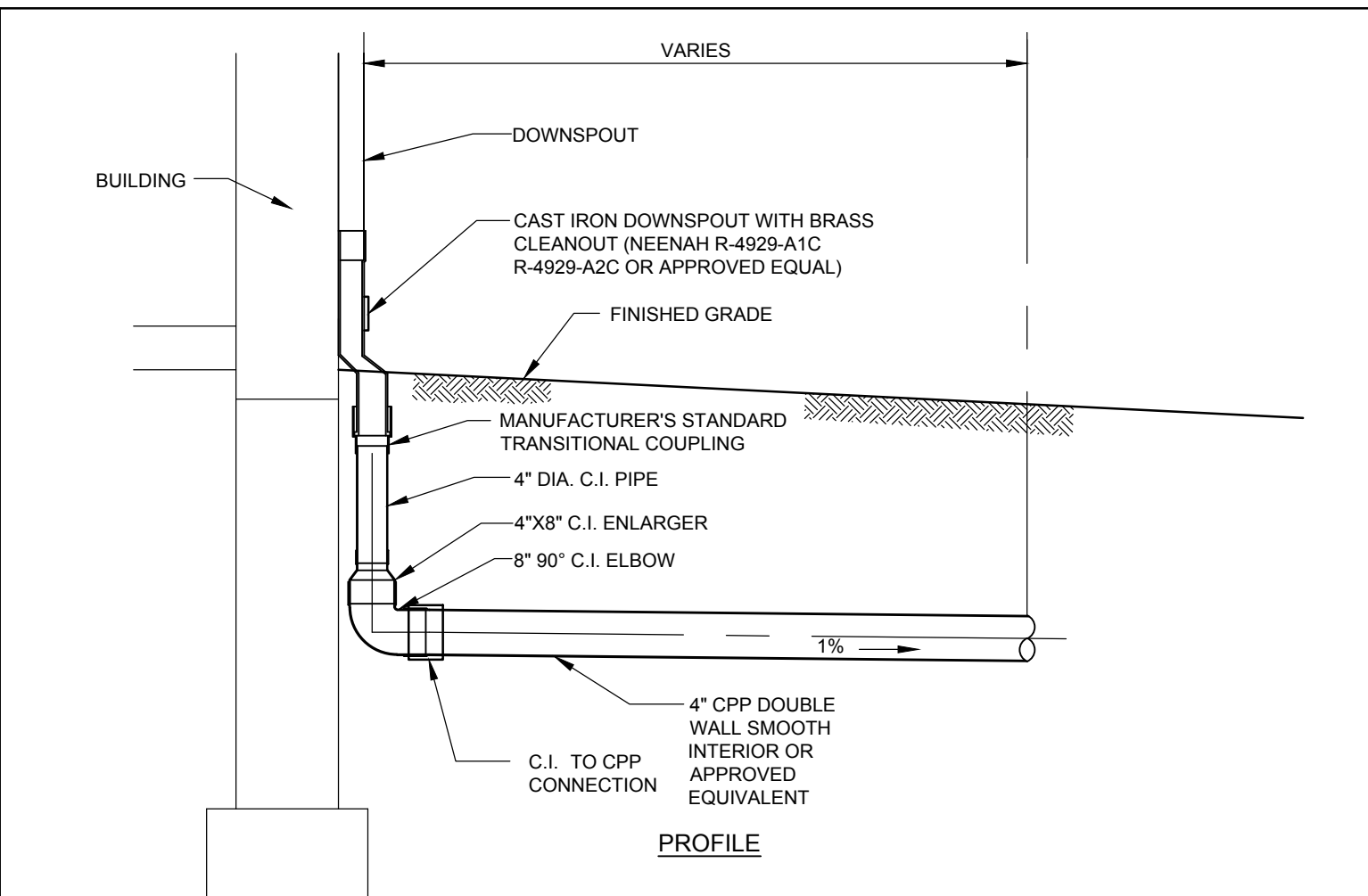
2' (FOOT) SQUARE AREA DRAIN DETAIL
SCALE: N.T.S.



TYPICAL CATCH BASIN WITH HOOD
SCALE: N.T.S.



TYPICAL PRECAST CONCRETE DRAIN MANHOLE (DMH)
SCALE: N.T.S.



TYPICAL EXTERIOR ROOF DRAIN DETAIL
SCALE: N.T.S.

SCHEMATIC DESIGN

Drawing name: C:\MA\Fairfield\Fairfield Residential\121 Grove Street\MainSchematic Set\202108_C-8 Drainage Details - II.dwg
Sep 21, 2022 - 14:09pm



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Representative sample of the level of final details to be incorporated into final permit plans (shown here: Details from the Dean Avenue Project)

NO.	REVISION	DATE	NO.	REVISION	DATE
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DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	N.T.S.

PREPARED FOR:

FAIRFIELD RESIDENTIAL
COMPANY LLC
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
90 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

DRAINAGE
DETAILS - II

DRAWING NUMBER:

C-8

DATE:
09/21/2022

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- (1, 2) INTEGRATED PLASTIC FRAME & GRATE TO MATCH BASIN O.D.
- (3) VARIABLE INVERT HEIGHTS AVAILABLE TO MATCH TO PLANS (TAKE OFF)
- MINIMUM PIPE BURIAL RECOMMENDATION MANUFACTURER (REQ. SAME AS MIN. SUMP)
- (5) ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS
- TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.
- THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
- (3) VARIABLE SUMP DEPTH AVAILABLE TO MATCH TO PLANS (TAKE OFF) (MANUFACTURING REQ.)
- WATERTIGHT JOINT (CORRUGATED CPP SHOWN)
- (4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 12" FOR CORRUGATED CPP (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC CS900/C905, CORRUGATED & RIBBED PVC
- SEE LANDSCAPE PLANS FOR PLANTING INFORMATION
- 16" MIN. WIDTH GUIDELINE
- SEE STONE DIAPHRAGM AND LEVEL SPREADER DETAIL
- 4" MIN.
- 4" OUTLET PIPE 25' O.C.
- 12" MAX
- WATER QUALITY TREATMENT VOLUME
- GRASS FILTER STRIP LENGTH (50')
- 25'
- 25'
- 18"
- 1"
- 1"
- PERVIOUS BERM SAND: ASTM C-33 FINE AGGREGATE CONCRETE SAND 0.02"-0.04" GRAVEL: AASHTO M-43 1/2" TO 1"
- 4" OUTLET PIPE 25' O.C.
- 4" MIN.
- GRATE OPTIONS
- | GRATE OPTIONS | LOAD RATING | PART # | DRAWING # |
|-------------------|-------------|----------|--------------|
| PEDESTRIAN | MEETS H-10 | 1299CSP | 7001-110-202 |
| STANDARD | MEETS H-20 | 1299CGB | 7001-110-203 |
| SOLID COVER | MEETS H-20 | 1299CSP | 7001-110-204 |
| PEDESTRIAN BRONZE | N/A | 1299CSPB | 7001-110-205 |
| CABLE | N/A | 1299CGB | 7001-110-206 |
| DROP IN GRATE | LIGHT DUTY | 1299CJ | 7001-110-207 |
- SEE DRAWING NO. 7001-110-065
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2312 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

NYLOPLAST 12" AREA DRAIN DETAIL

SCALE: N.T.S.

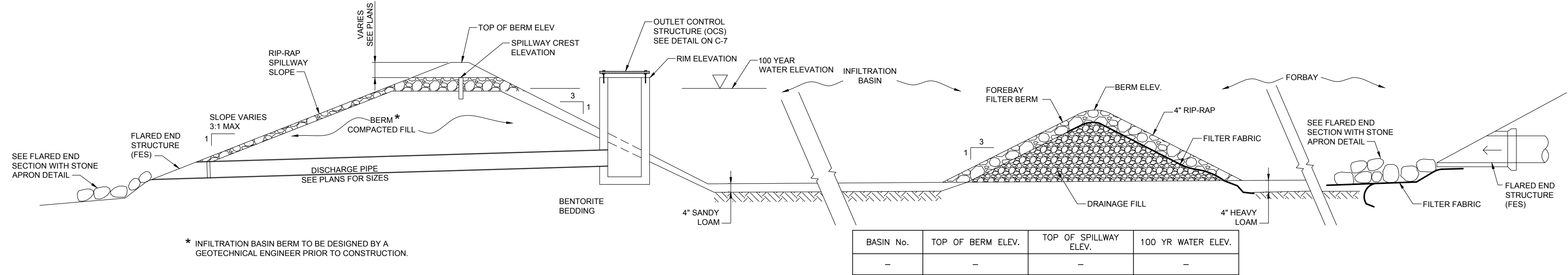
NYLOPLAST 12" AREA DRAIN GRATE ASSEMBLY DETAIL

SCALE: N.T.S.

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-034

TYPICAL INFILTRATION BASIN AND SEDIMENT FOREBAY SECTION

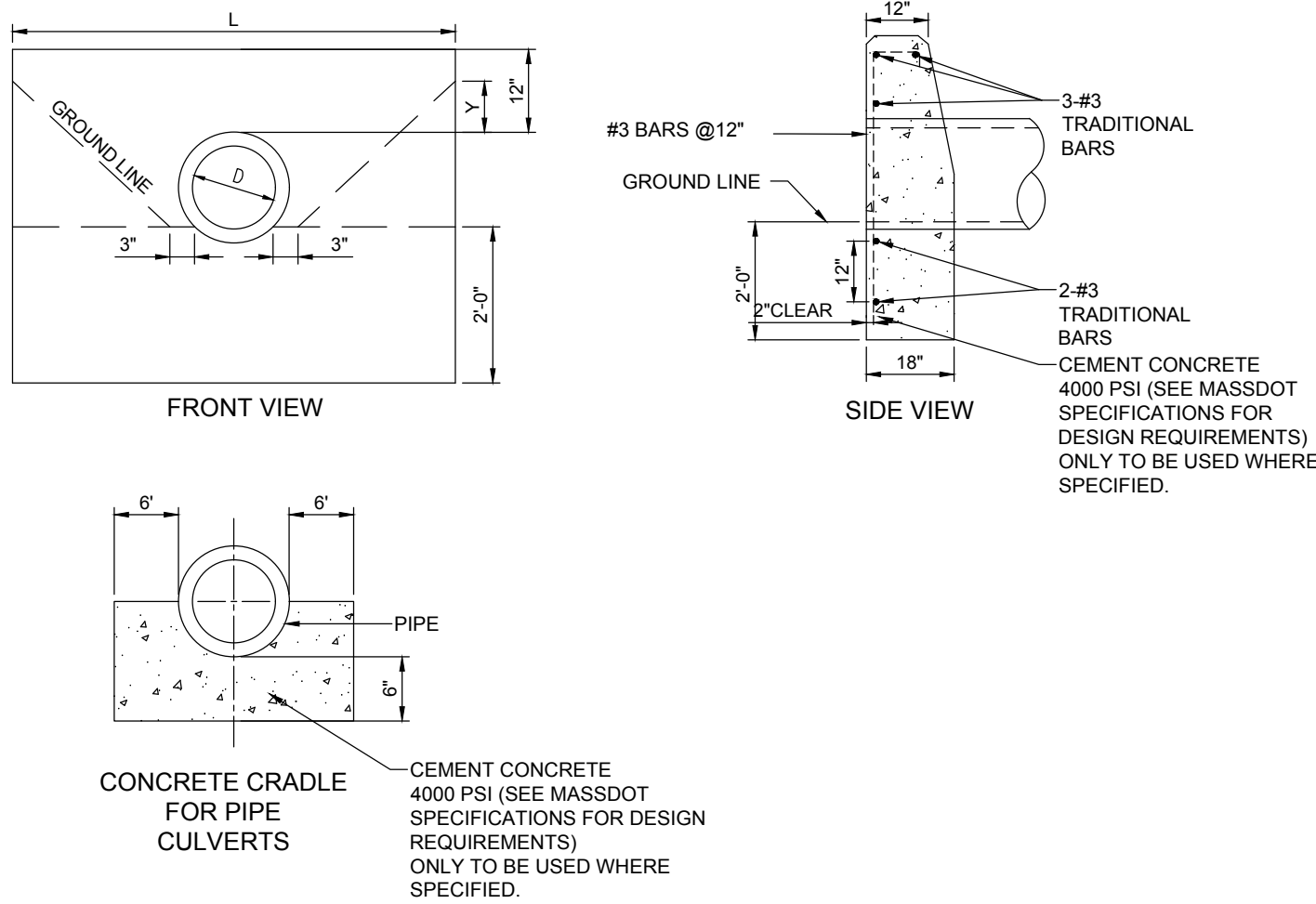
SCALE: N.T.S.



- NOTES:
- CATCH BASIN COVER SLAB TO BE CAST WITH 22" x 48" OPENING TO ACCOMMODATE FRAME AND GRATE.
 - COVER SLAB TO MEET OR EXCEED H-20 LOADING.

TYPICAL DOUBLE CATCH BASIN GRATE DETAIL

SCALE: N.T.S.



NOTES:

- FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHODS, SEE LATEST STANDARD SPECIFICATIONS.
- ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM.
- PAYMENTS WILL BE BASED ON ACCOMPANYING TABLE.
- FOR QUANTITY TABLES SEE E 206.4.1

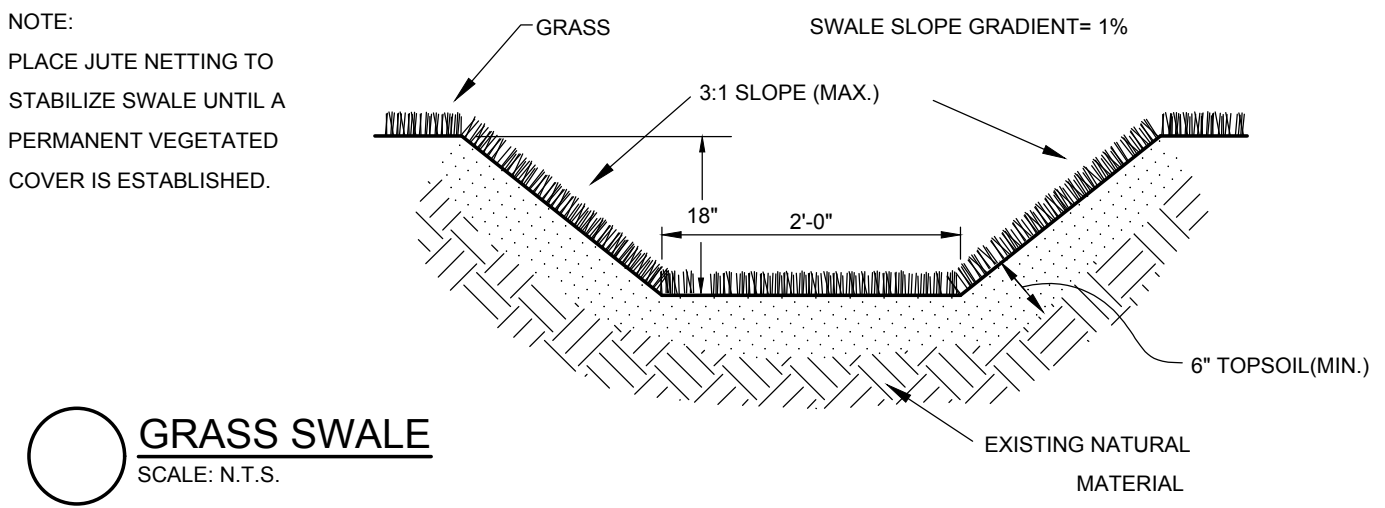
TYPICAL HEADWALL DETAIL

SCALE: N.T.S.

SCHEMATIC DESIGN

FLARED END SECTION WITH STONE APRON

SCALE: N.T.S.



GRASS SWALE

SCALE: N.T.S.

Drawing Name: C:\MA\Franklin\Fairfield Residential\121 Grove Street\MainSchematic Set\202109_C-9 Utility Details.dwg
Sep 21, 2022 - 14:09pm



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Representative sample of the level of final details to be incorporated into final permit plans (shown here: Details from the Dean Avenue Project)

NO.	REVISION	DATE	NO.	REVISION	DATE
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DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	N.T.S.

PREPARED FOR:

**FAIRFIELD RESIDENTIAL
COMPANY LLC**
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
90 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02150
PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

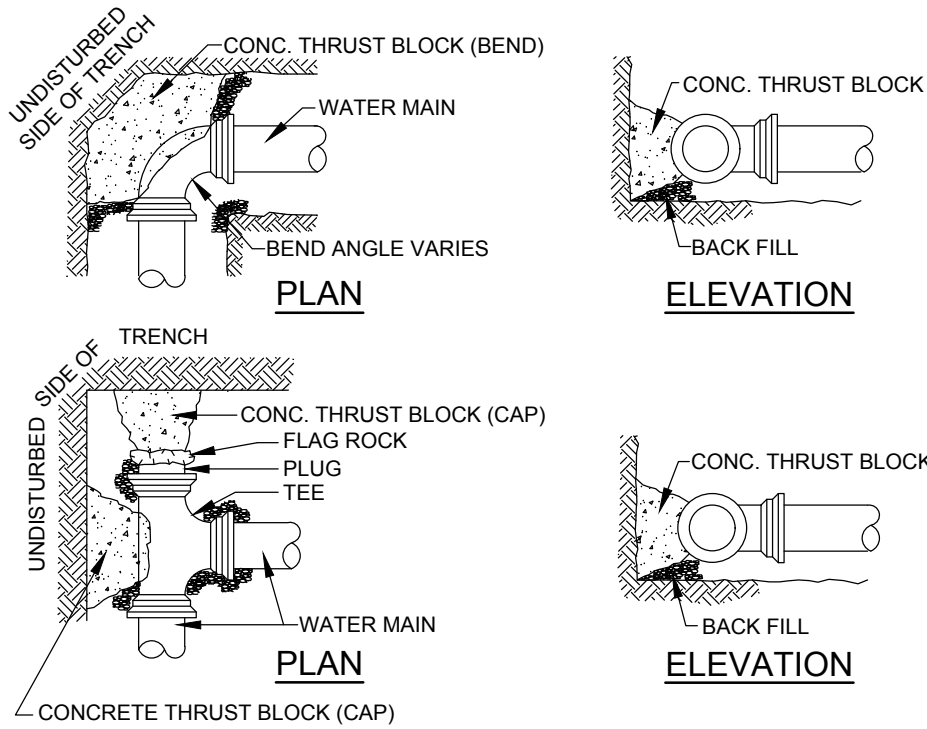
UTILITY DETAILS

DRAWING NUMBER:

C-9

DATE:
09/21/2022

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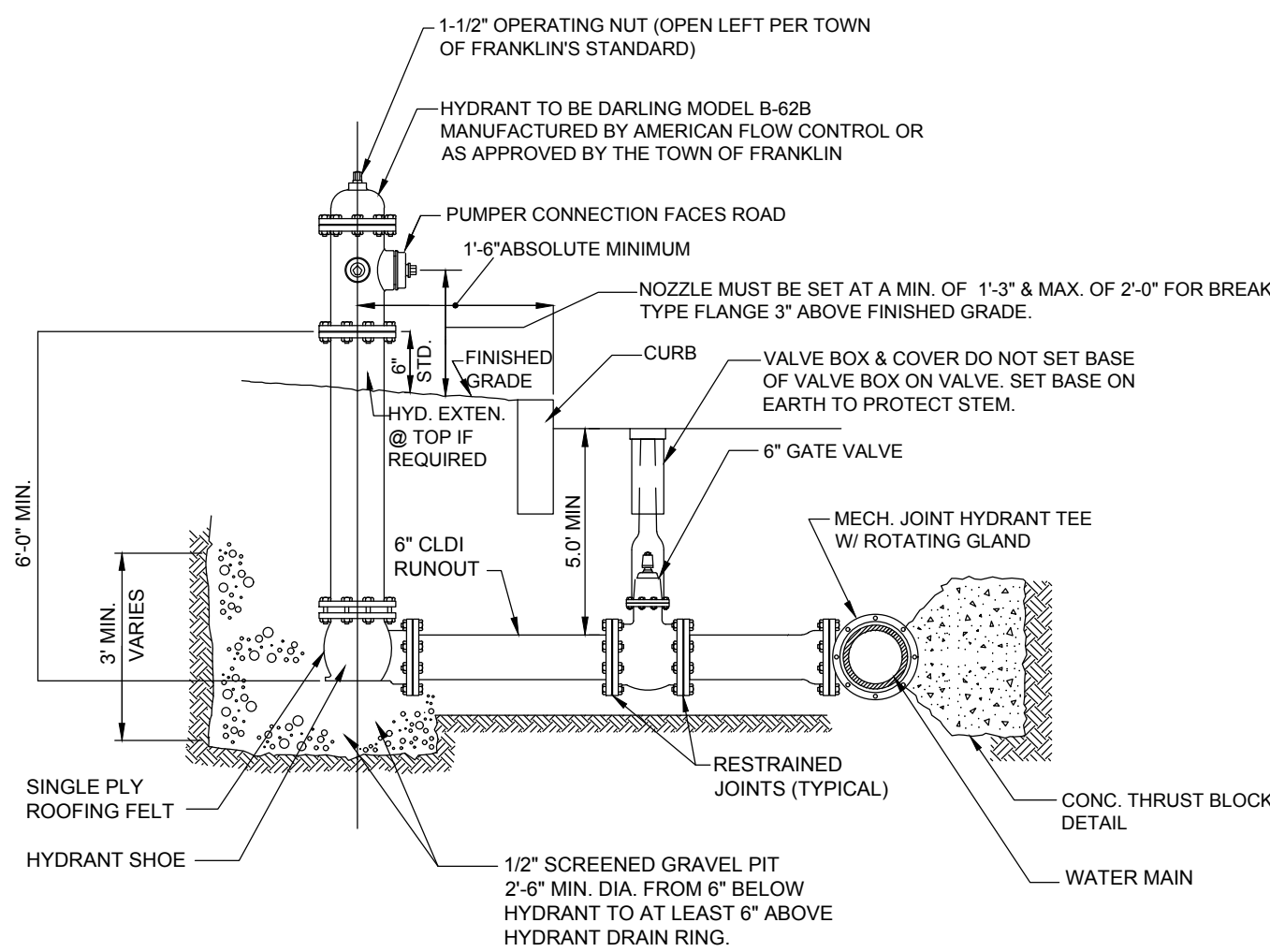
MINIMUM THRUST BLOCKING BEARING AREAS IN SQUARE FEET					
PIPE DIA.	TEES/CAP/HYD	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	2	2	2	2	1
6"	4	5	3	2	1
8"	6	8	5	2	1
10"	9	13	7	3	2
12"	13	18	10	4	3
14"	18	25	14	6	4
16"	23	32	18	8	6

NOTES:

1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
3. SIZE OF CONCRETE THRUST BLOCKS AS NOTED BELOW.
4. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 4,000 P.S.I.
5. MINIMUM BEARING AREA BASED ON 2000 LB/SF ALLOWABLE SOIL BEARING PRESSURE WITH A 1.5 SAFETY FACTOR.
6. A MINIMUM OF 1/3 CUBIC YARD OF CONCRETE MUST BE USED FOR THRUST BLOCKS
7. MATERIALS, METHOD INSTALLATION SHALL CONFORM TO THE TOWN OF FRANKLIN'S WATER/SEWER DEPARTMENT'S SPECIFICATIONS.

TYPICAL THRUST BLOCK DETAIL

SCALE: N.T.S.

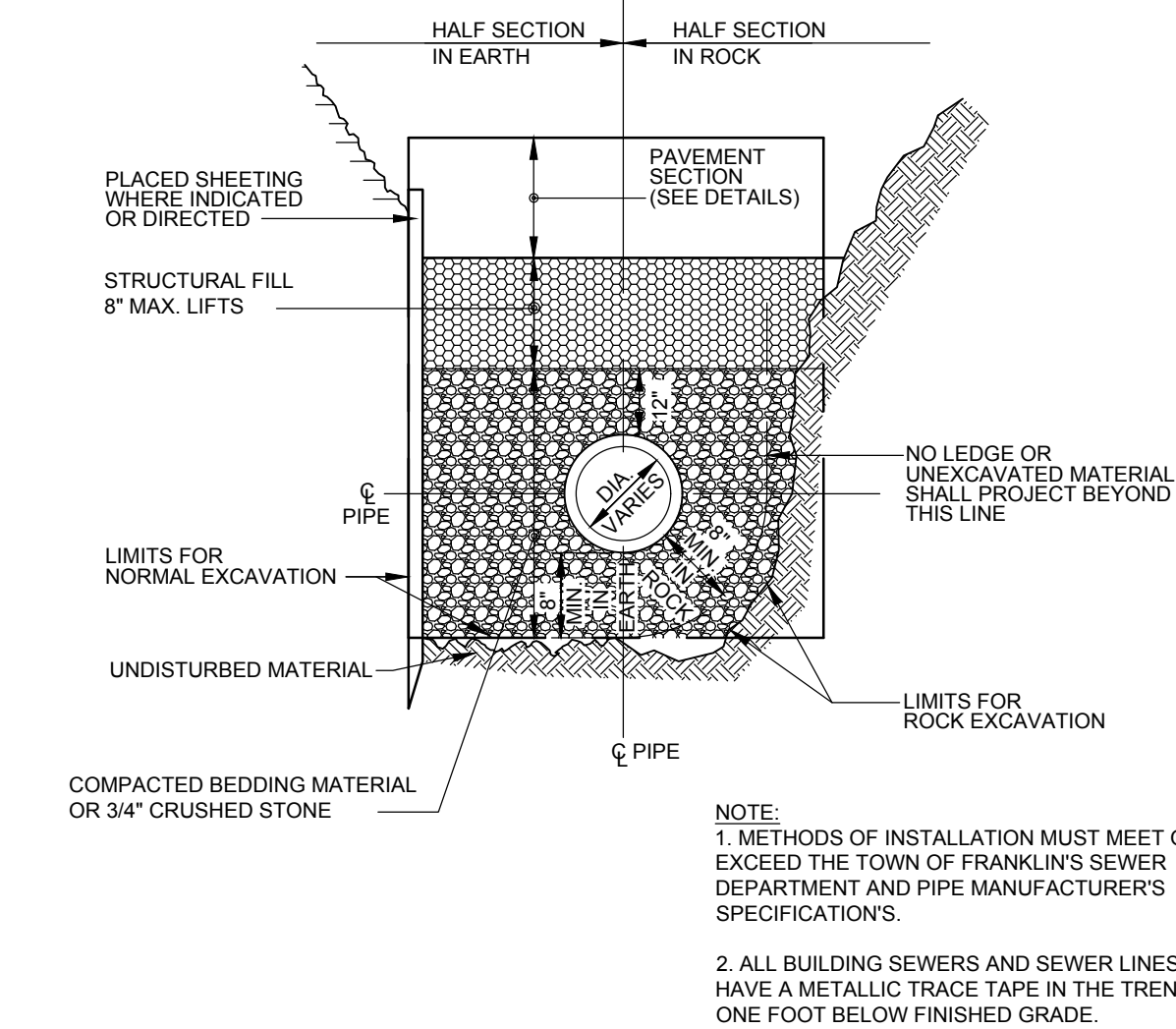


NOTE:

1. HYDRANT MATERIALS AND INSTALLATION SHALL MEET OR EXCEED THE TOWN OF FRANKLIN'S WATER AND/OR FRANKLIN FIRE DEPARTMENT'S SPECIFICATIONS.
2. HYDRANT TO BE FACTORY PAINTED PER THE TOWN OF FRANKLIN'S REQUIREMENTS.
3. HYDRANTS SHALL BE INSTALLED NOT LESS THAN 34 INCHES FROM GROUND AND NOT MORE THAN 40 INCHES HIGH.

TYPICAL FIRE HYDRANT CONNECTION DETAIL

SCALE: N.T.S.

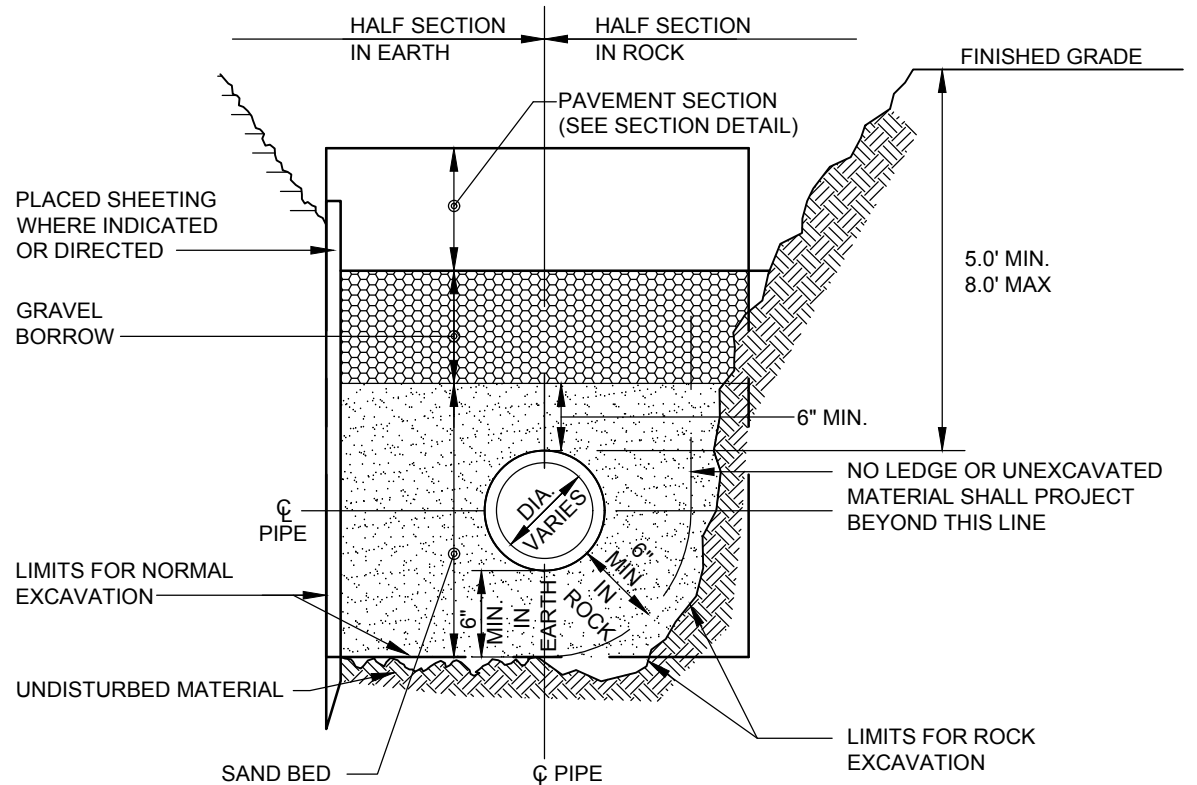


NOTE:

1. METHODS OF INSTALLATION MUST MEET OR EXCEED THE TOWN OF FRANKLIN'S SEWER DEPARTMENT AND PIPE MANUFACTURER'S SPECIFICATIONS.
2. ALL BUILDING SEWERS AND SEWER LINES SHALL HAVE A METALLIC TRACE TAPE IN THE TRENCH ONE FOOT BELOW FINISHED GRADE.

TYPICAL SEWER TRENCH DETAIL

SCALE: N.T.S.



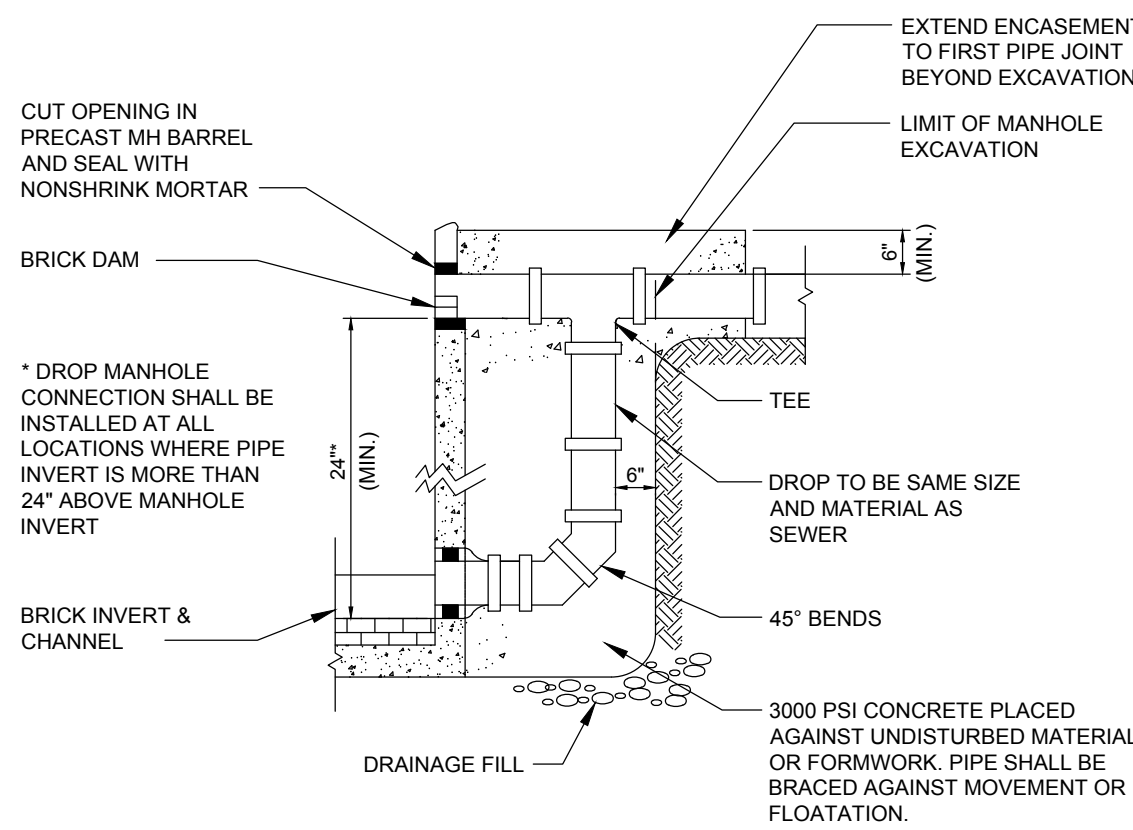
NOTE:

- WHERE MORE STRINGENT, CONTRACTOR SHALL COMPLY WITH LOCAL REQUIREMENTS.

TYPICAL WATER TRENCH DETAIL

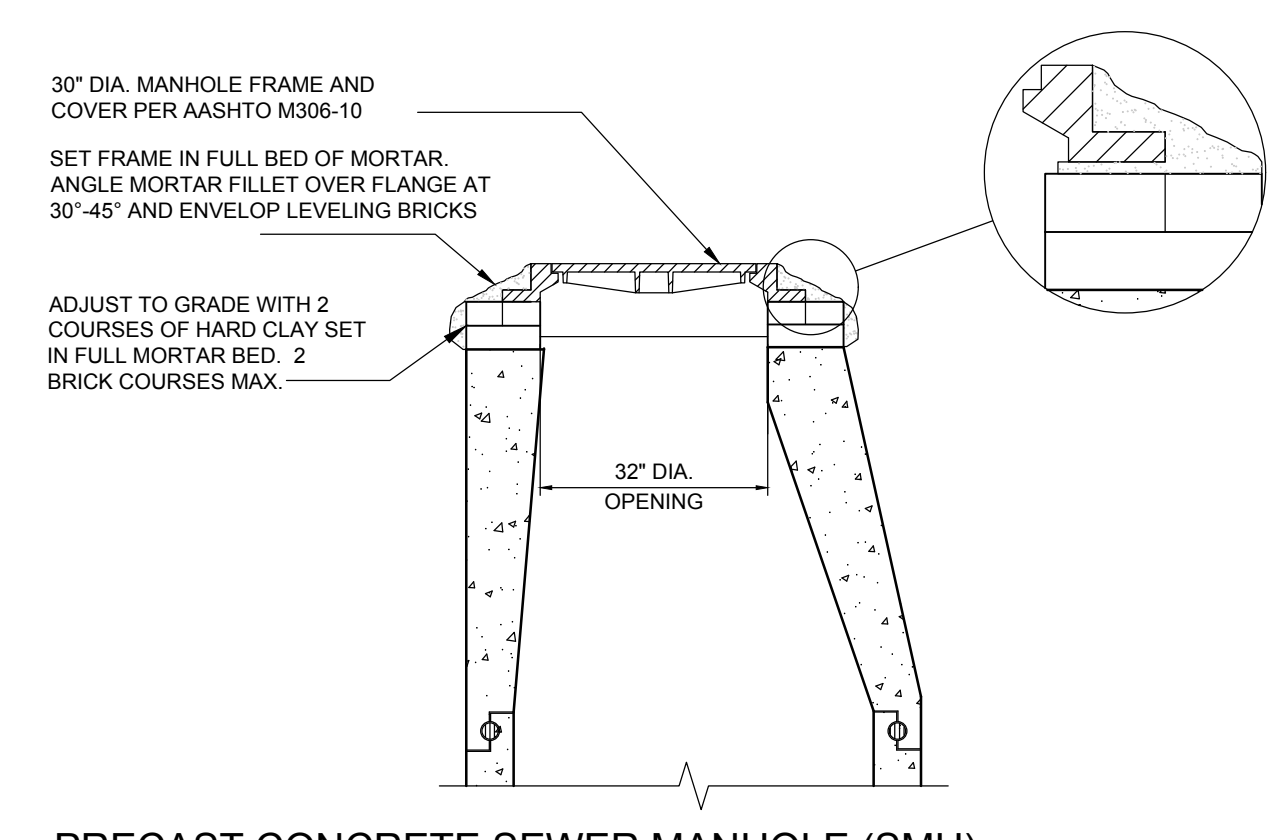
SCALE: N.T.S.

NOTE:
DIMENSIONS AND CONSTRUCTION OF DROP MANHOLE TO BE SIMILAR TO TYPICAL MANHOLE EXCEPT AS SHOWN.



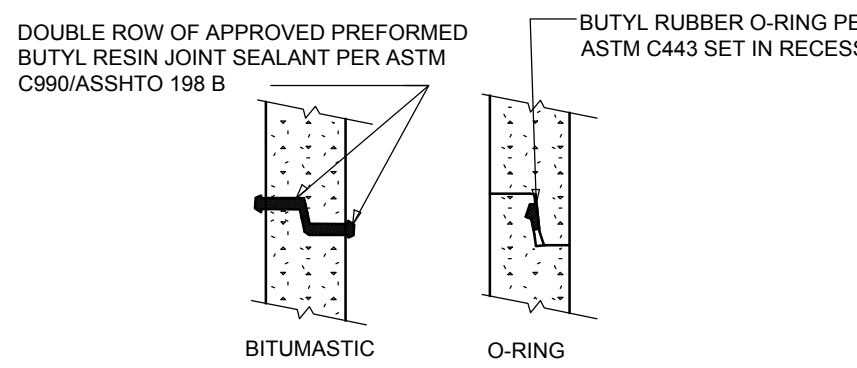
TYPICAL EXTERIOR DROP SEWER MANHOLE CONNECTION DETAIL

SCALE: N.T.S.



PRECAST CONCRETE SEWER MANHOLE (SMH) CASTING DETAIL

SCALE: N.T.S.

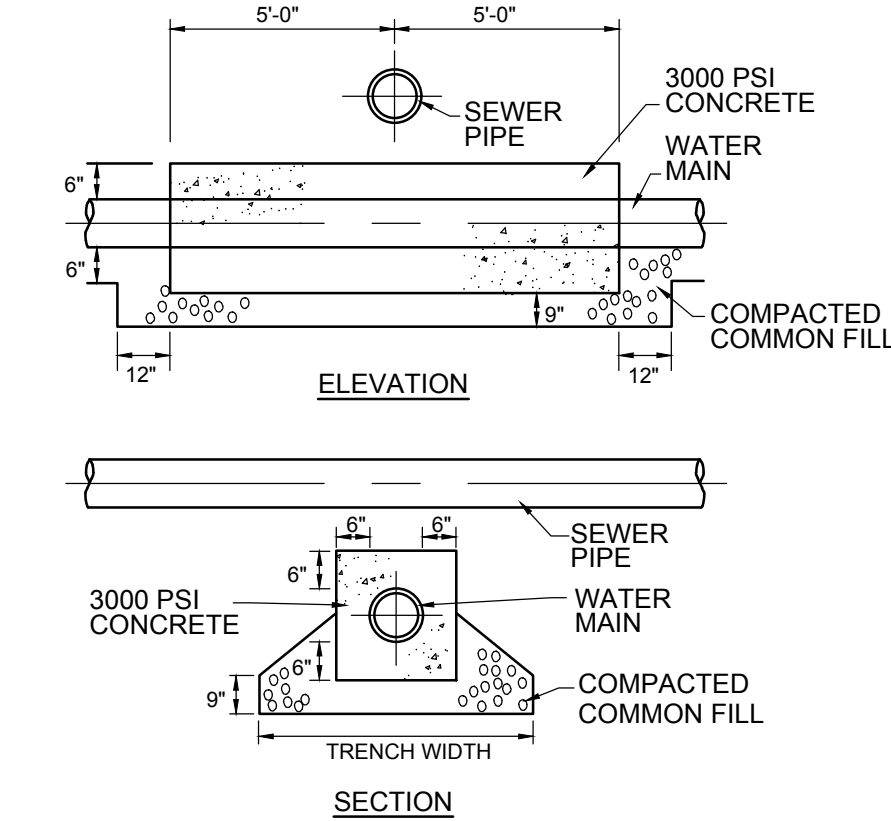


NOTES:

1. HORIZONTAL JOINTS BETWEEN PRECAST CONCRETE MANHOLE SECTIONS SHALL BE OF A TYPE APPROVED BY THE ENGINEER. JOINTS SHALL BE MADE WATERTIGHT WITH A BUTYL RUBBER O-RING PER ASTM C443 OR A DOUBLE ROW OF BUTYL RESIN JOINT SEALANT IN ROPE FORM CONFORMING TO AASHTO 198 B/ASTM C990.
2. ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN OF FRANKLIN'S SPECIFICATIONS.

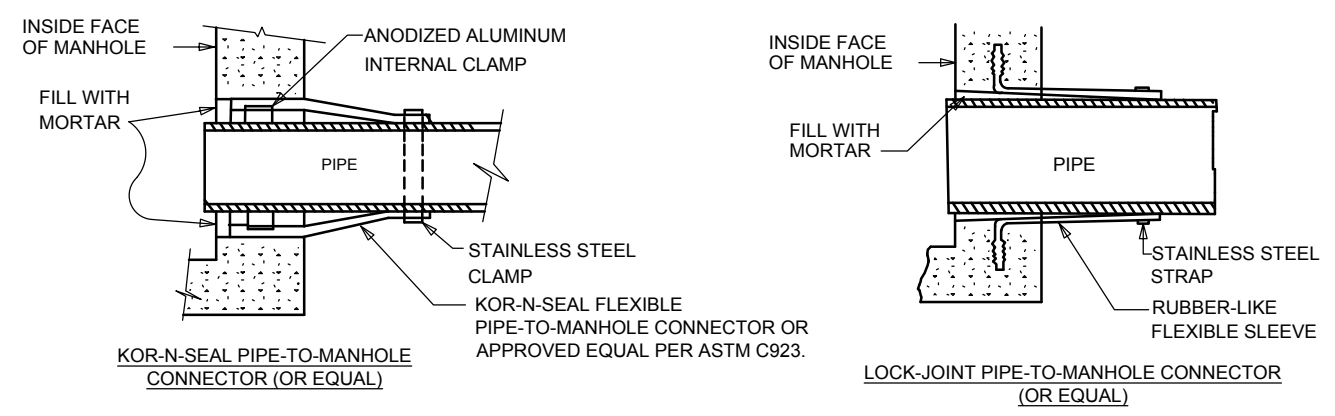
DETAIL 'A' SEWER MANHOLE JOINTING METHODS

SCALE: N.T.S.



CONCRETE ENCASEMENT DETAIL

SCALE: N.T.S.

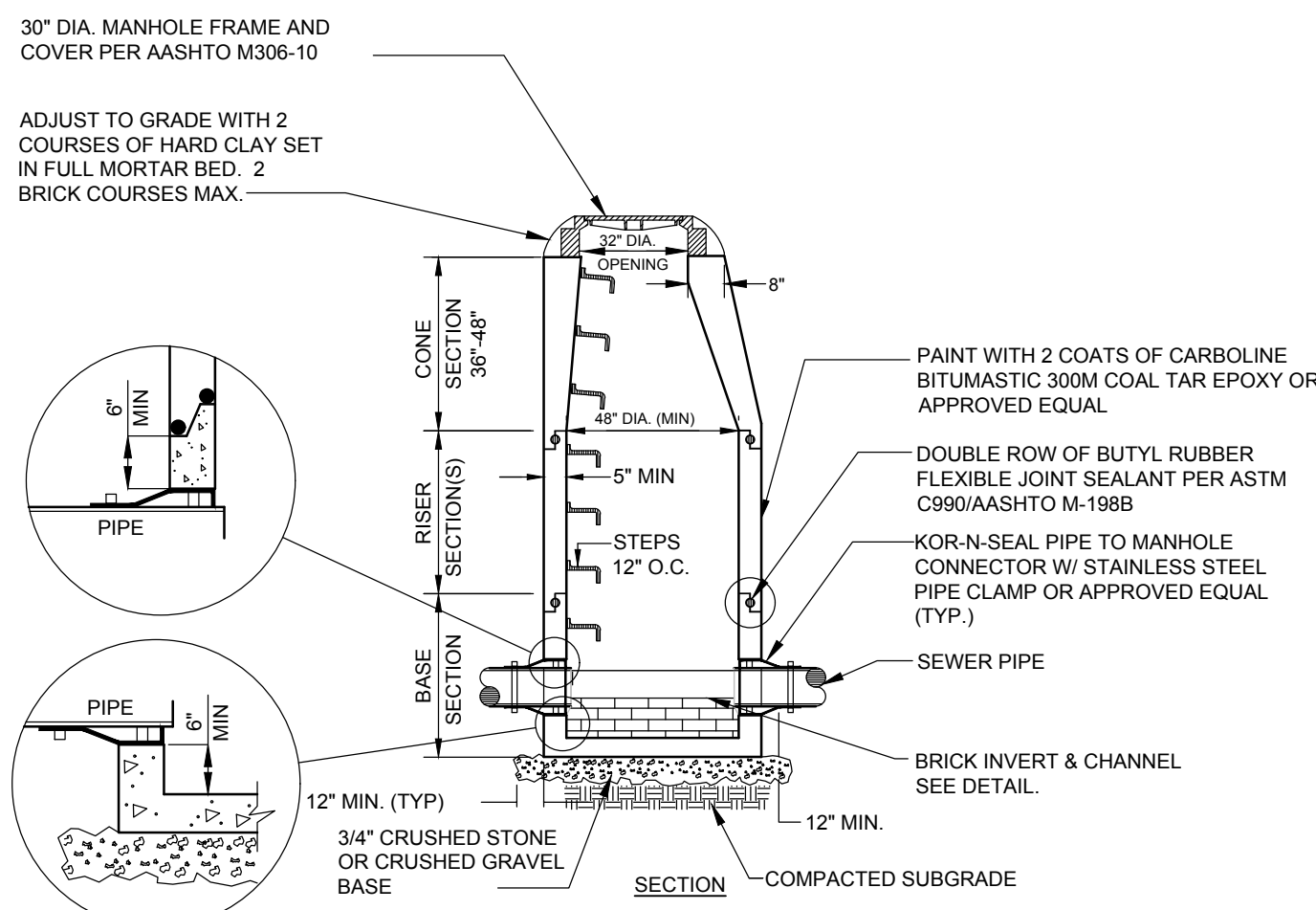


NOTES:

1. PIPE TO MANHOLE CONNECTIONS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND SHALL BE WATERTIGHT.
2. MATERIALS, METHOD OF INSTALLATION SHALL CONFORM TO TOWN OF FRANKLIN'S SPECIFICATIONS.

PIPE CONNECTIONS TO SEWER MANHOLE DETAIL

SCALE: N.T.S.

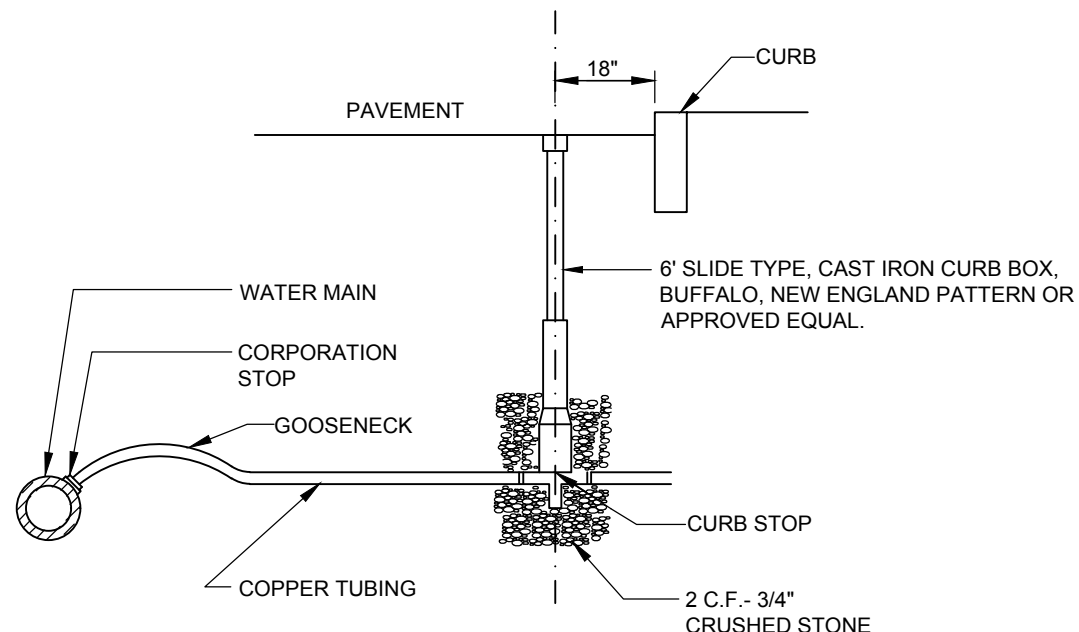


NOTES:

1. MANHOLES AND ALL COMPONENT PARTS SHALL BE OF SIZE, STRENGTH AND CONFIGURATION AS SHOWN EXCEPT THAT TOP SLABS MAYBE SUBSTITUTED FOR ECCENTRIC CONE SECTIONS. MANHOLES SHALL BE AN ASSEMBLY OF REINFORCED, PRECAST CONCRETE BASE RISER SECTIONS PER ASTM C478 OR MONOLITHICALLY, CAST-IN-PLACE REINFORCED CONCRETE. APPROVED MANHOLE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED H-20 LOADING AND PREVENT LEAKAGE IN EXCESS OF ONE (1) GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.
2. MANHOLE STEPS TO BE STEEL REINFORCED, CO-POLYMER, POLY-PROPYLENE PLASTIC CONFORMING TO ASTM D4101. STEEL REINFORCING SHALL BE A DEFORMED 1/2" ROD, GRADE 60, ASTM A615. ALIGN STEPS WITH MANHOLE OPENING.

PRECAST CONC. SEWER MANHOLE (SMH) WITH BRICK INVERT

SCALE: N.T.S.

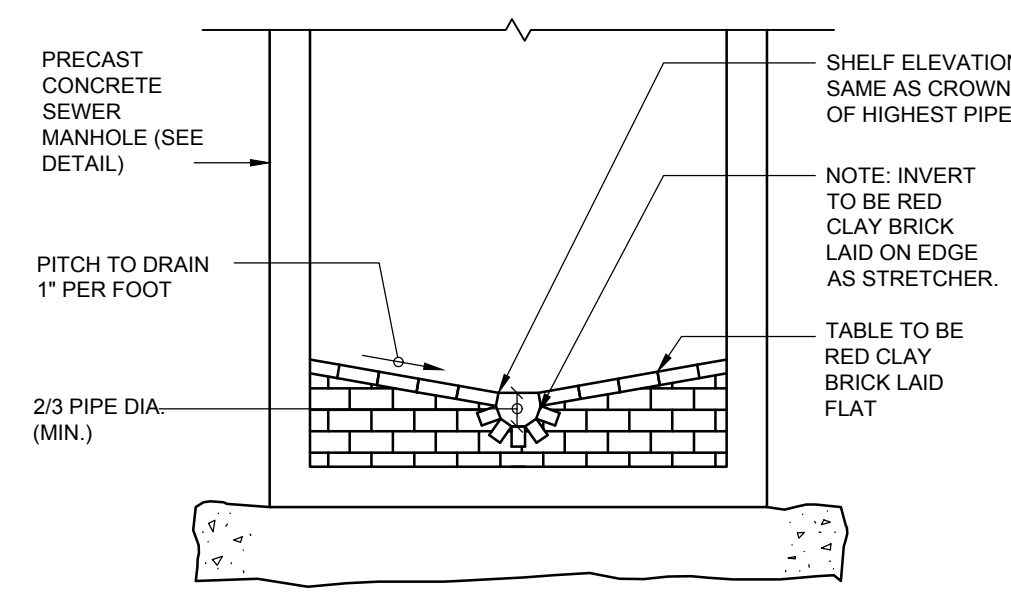


NOTE:

1. INSTALLATION AND MATERIALS TO BE IN ACCORDANCE WITH TOWN OF FRANKLIN'S SPECIFICATIONS.
2. WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO MAIN W/ APPROVED SADDLE.

TYPICAL WATER SERVICE CONNECTION DETAIL

SCALE: N.T.S.



NOTES:

1. MATERIALS, METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN OF FRANKLIN'S SPECIFICATIONS

TYPICAL BRICK INVERT SECTION FOR SEWER AND DRAIN MANHOLE

SCALE: N.T.S.

SCHEMATIC DESIGN

Drawing name: C:\MA\Fairfield\Fairfield Residential\121 Grove Street\MainSchematic Set\202109_C-10 Parking & Traffic Control Details - 1.dwg
Sep 21, 2022 - 14:10pm



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NO.	REVISION	DATE	NO.	REVISION	DATE
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DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	N.T.S.

PREPARED BY:

**FAIRFIELD RESIDENTIAL
COMPANY LLC**
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

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90 MONTVILLE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

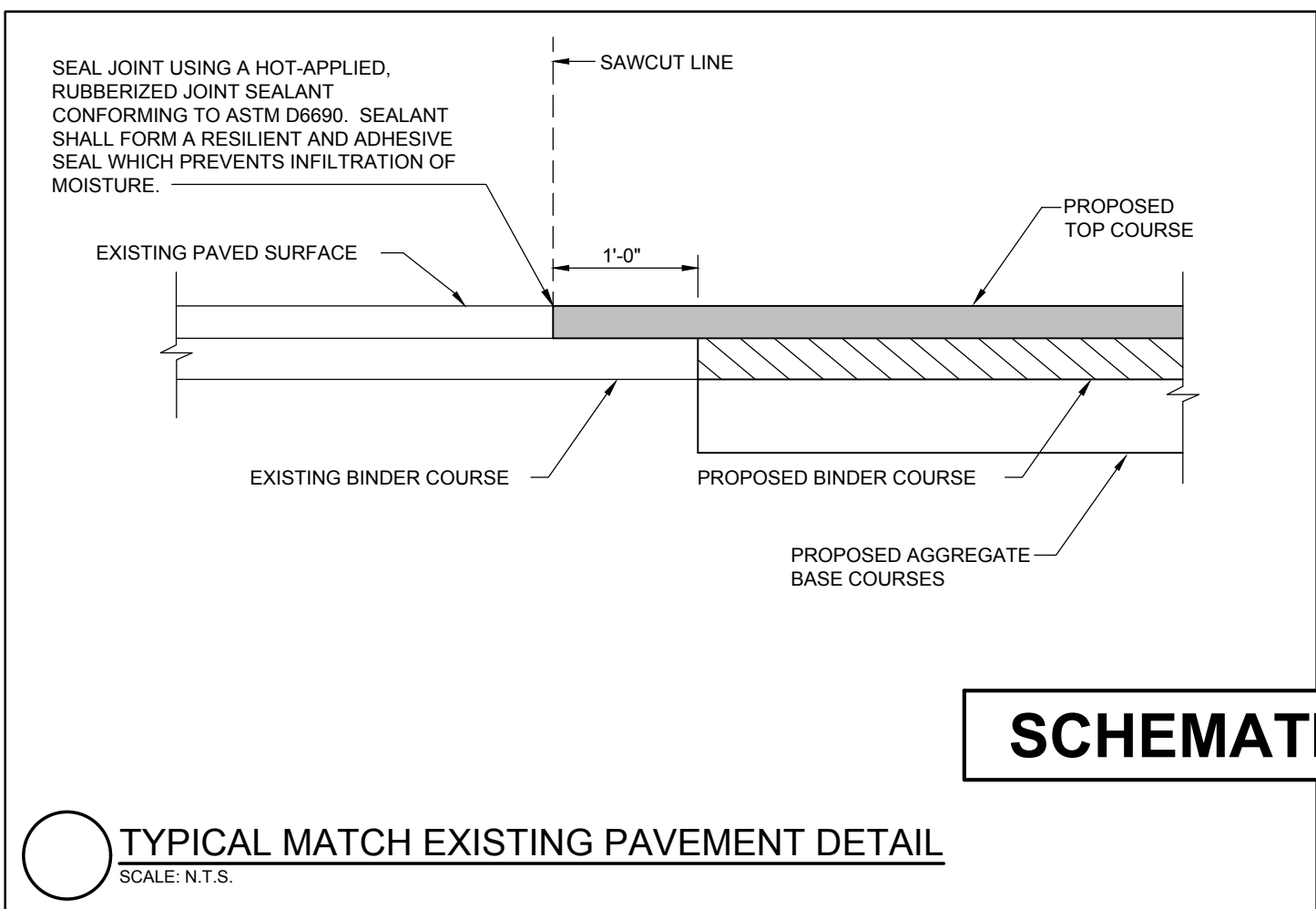
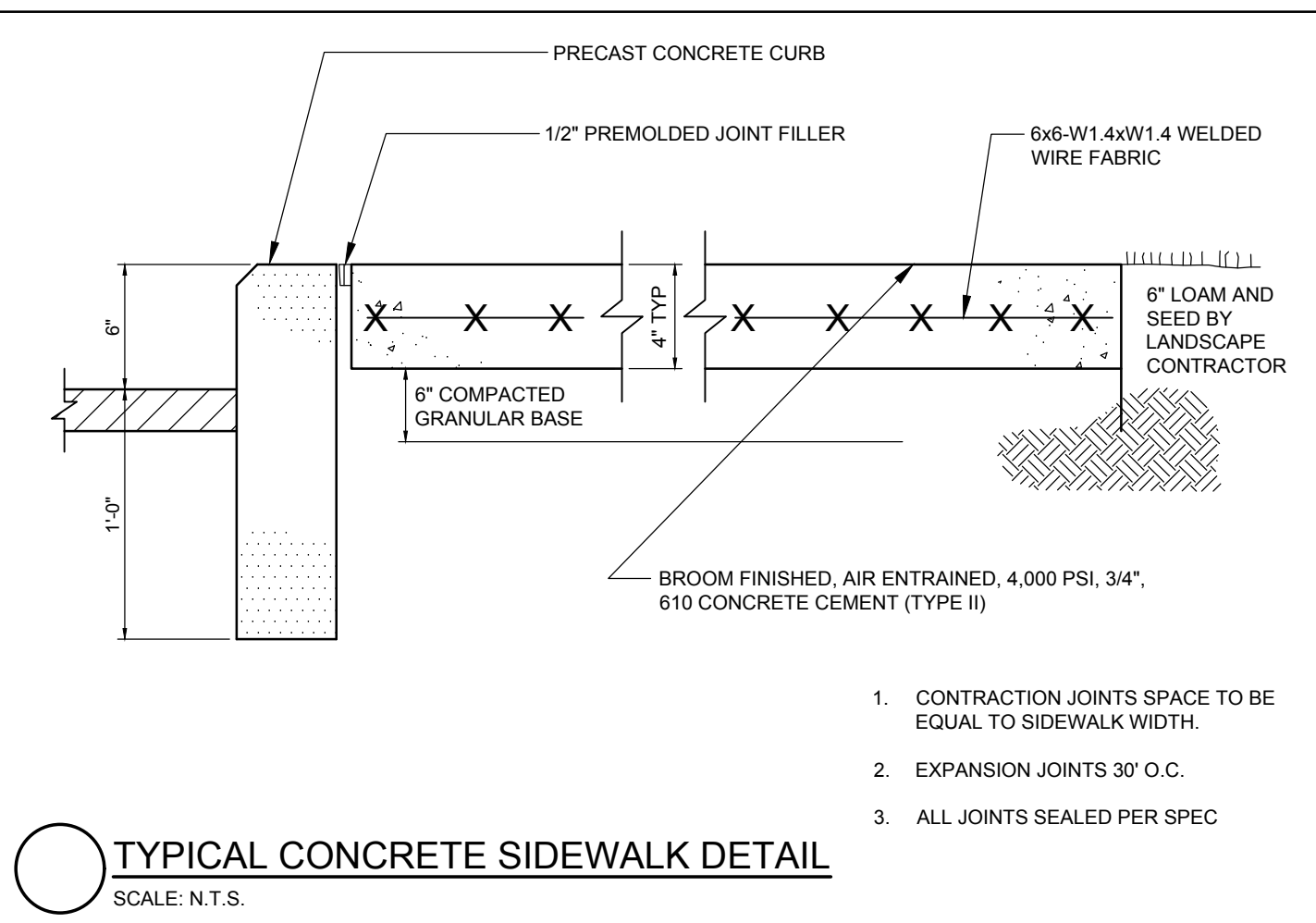
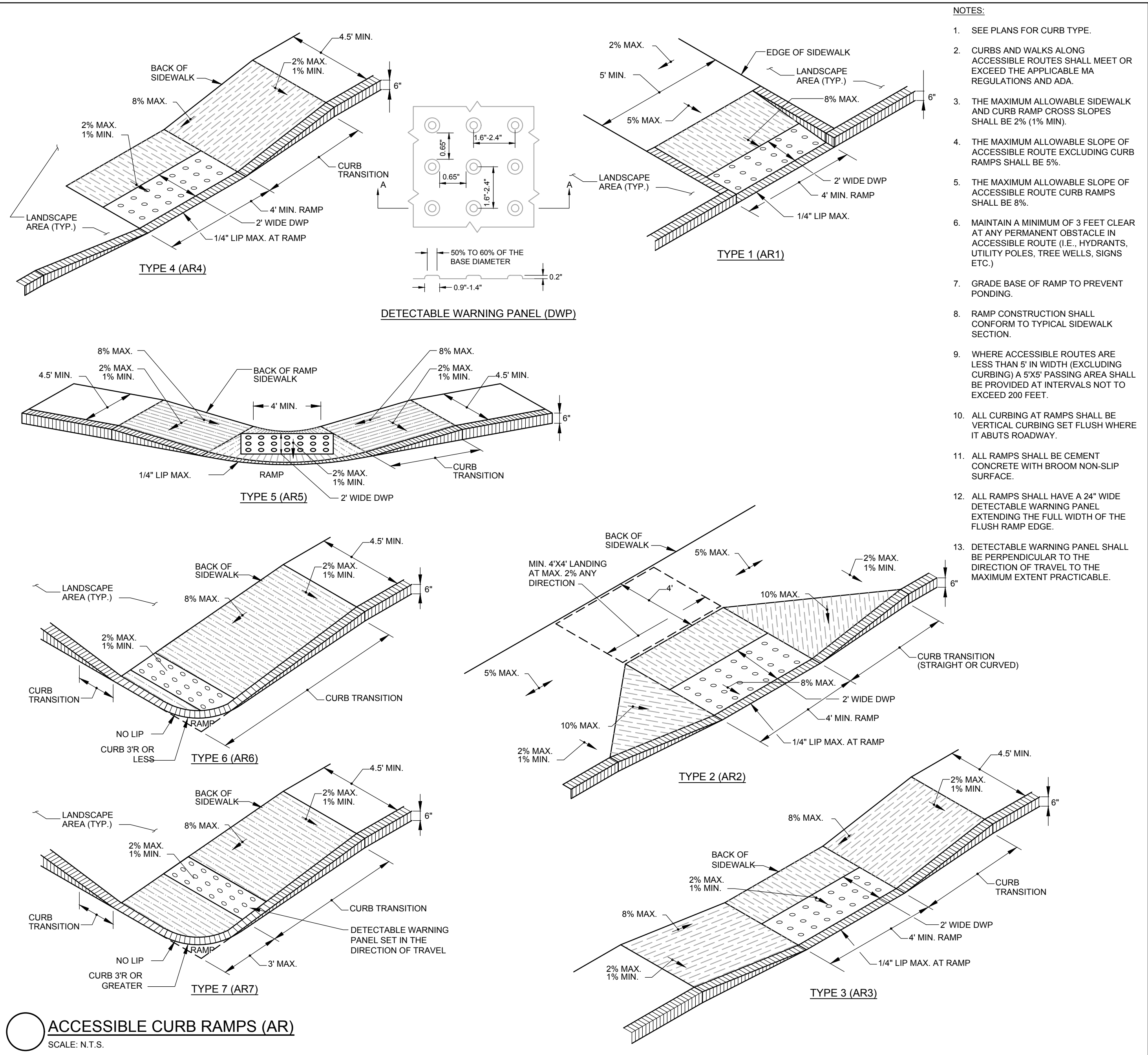
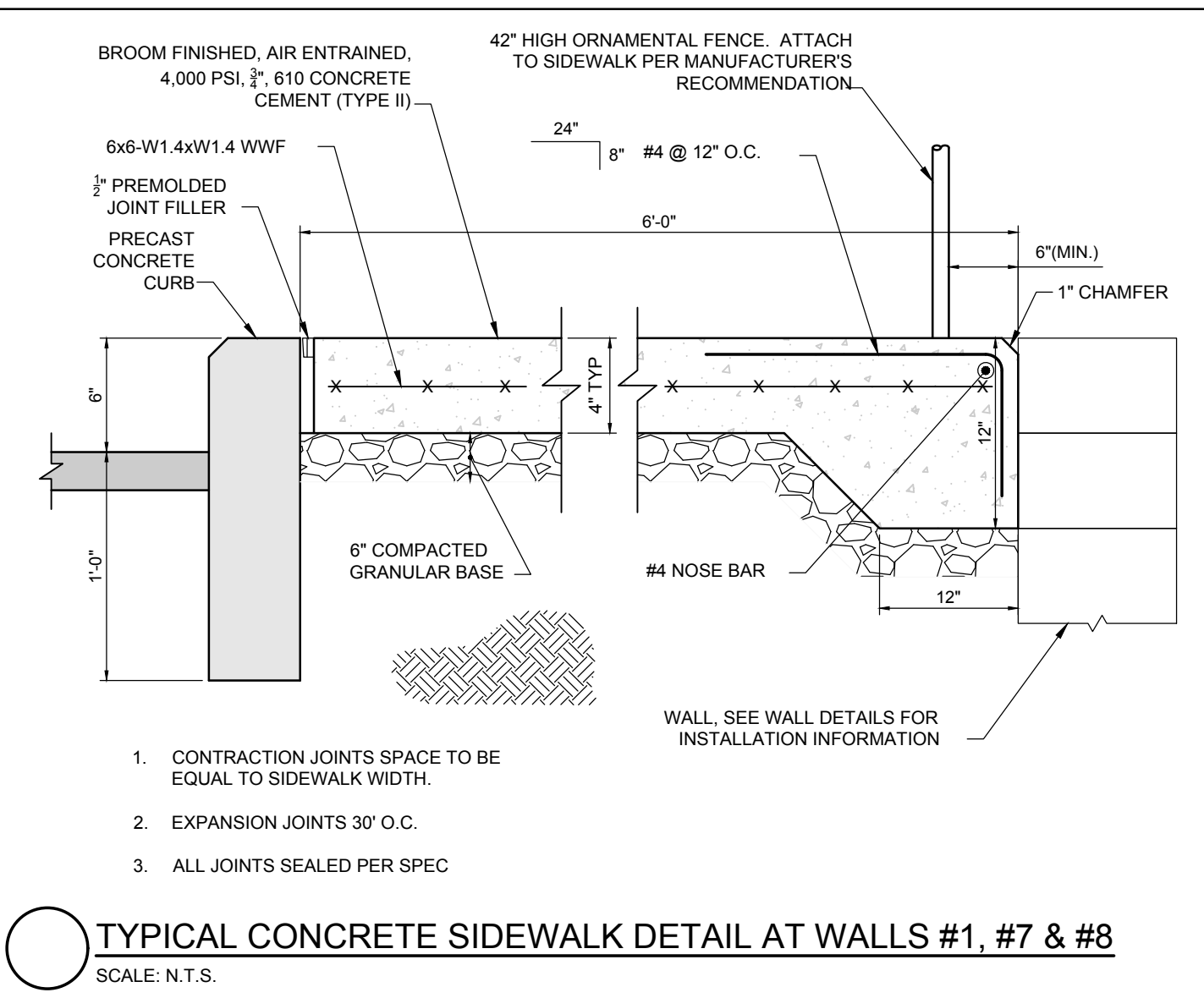
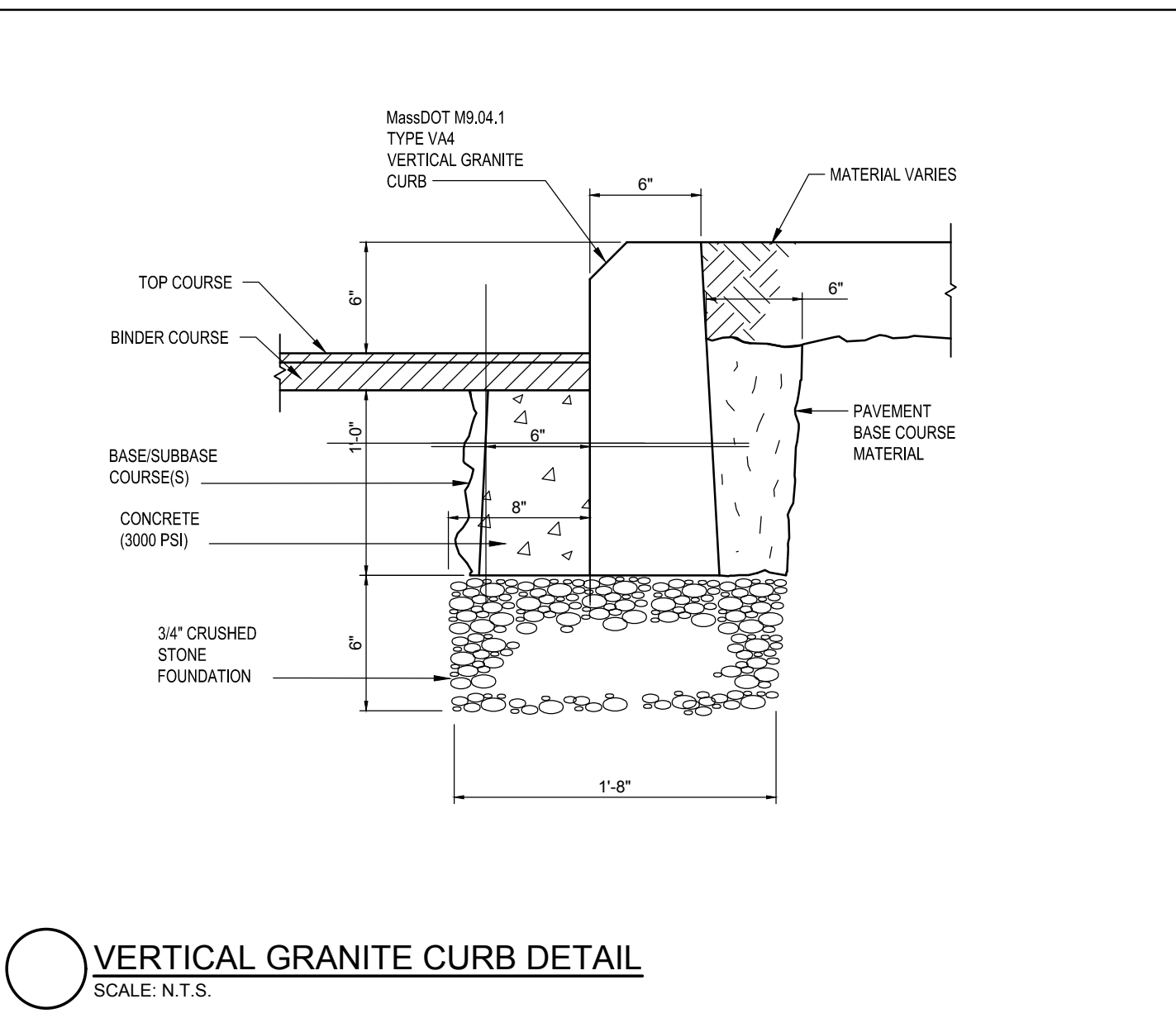
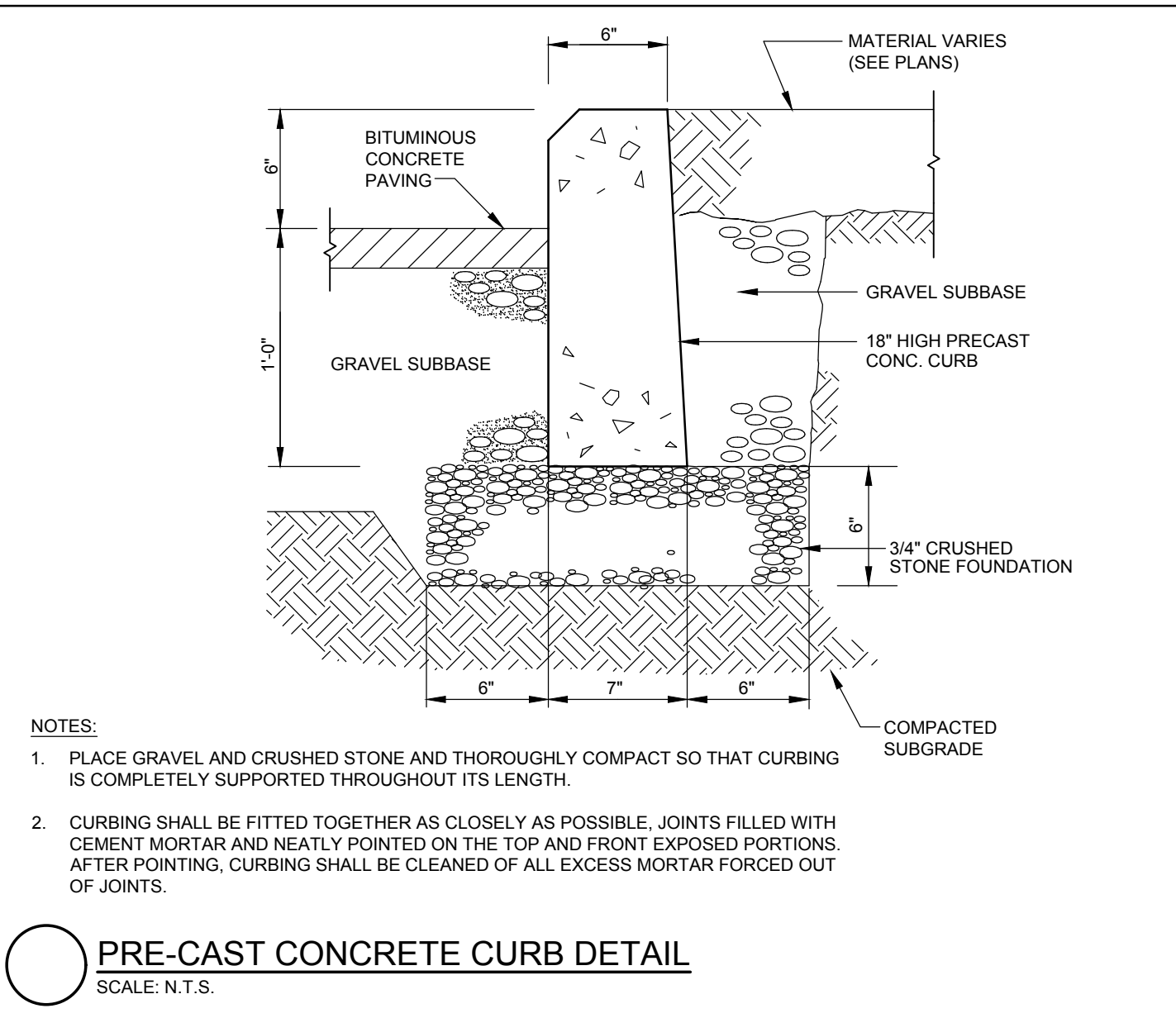
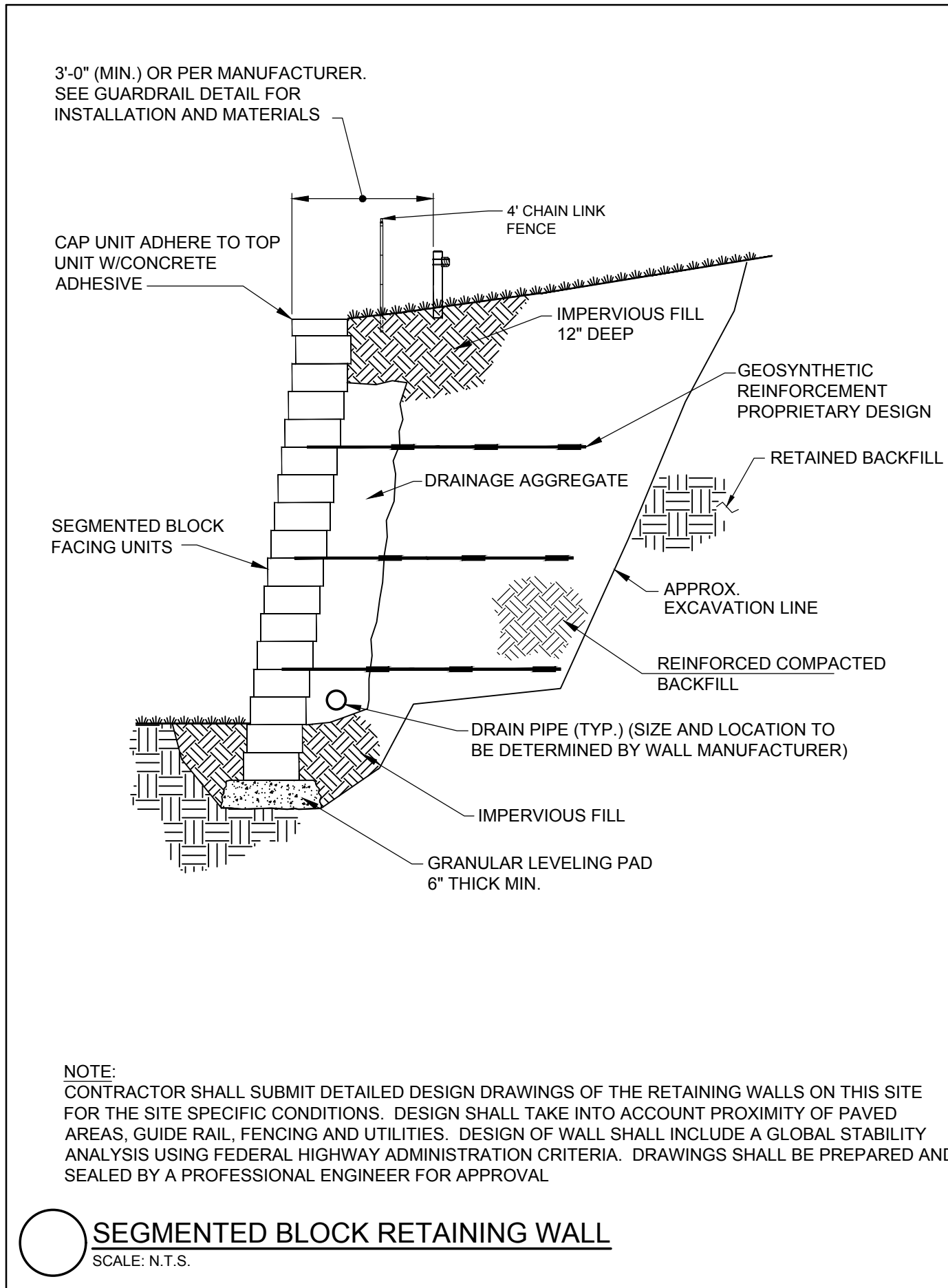
**PARKING AND
TRAFFIC CONTROL
DETAILS - I**

DRAWING NUMBER:

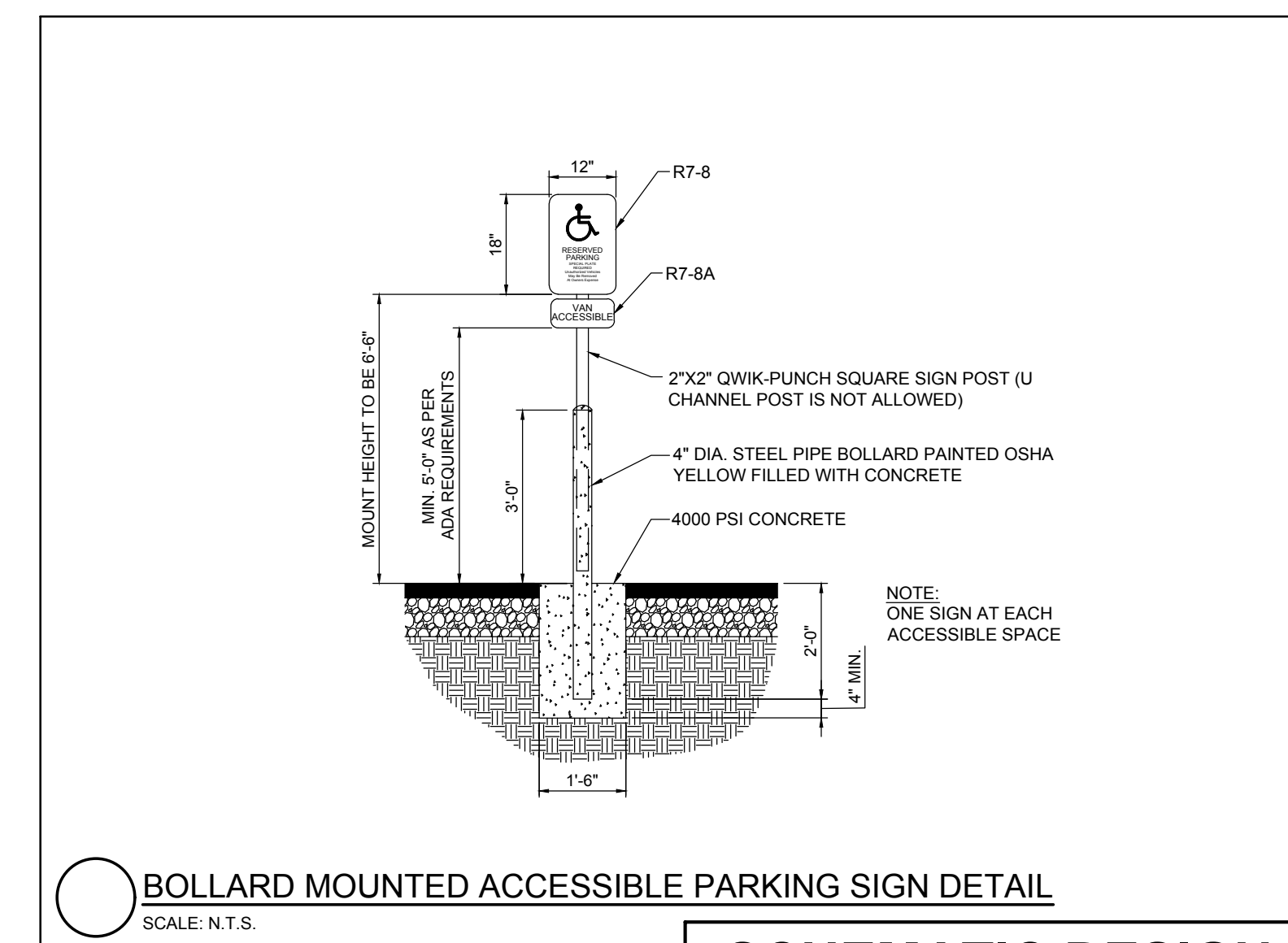
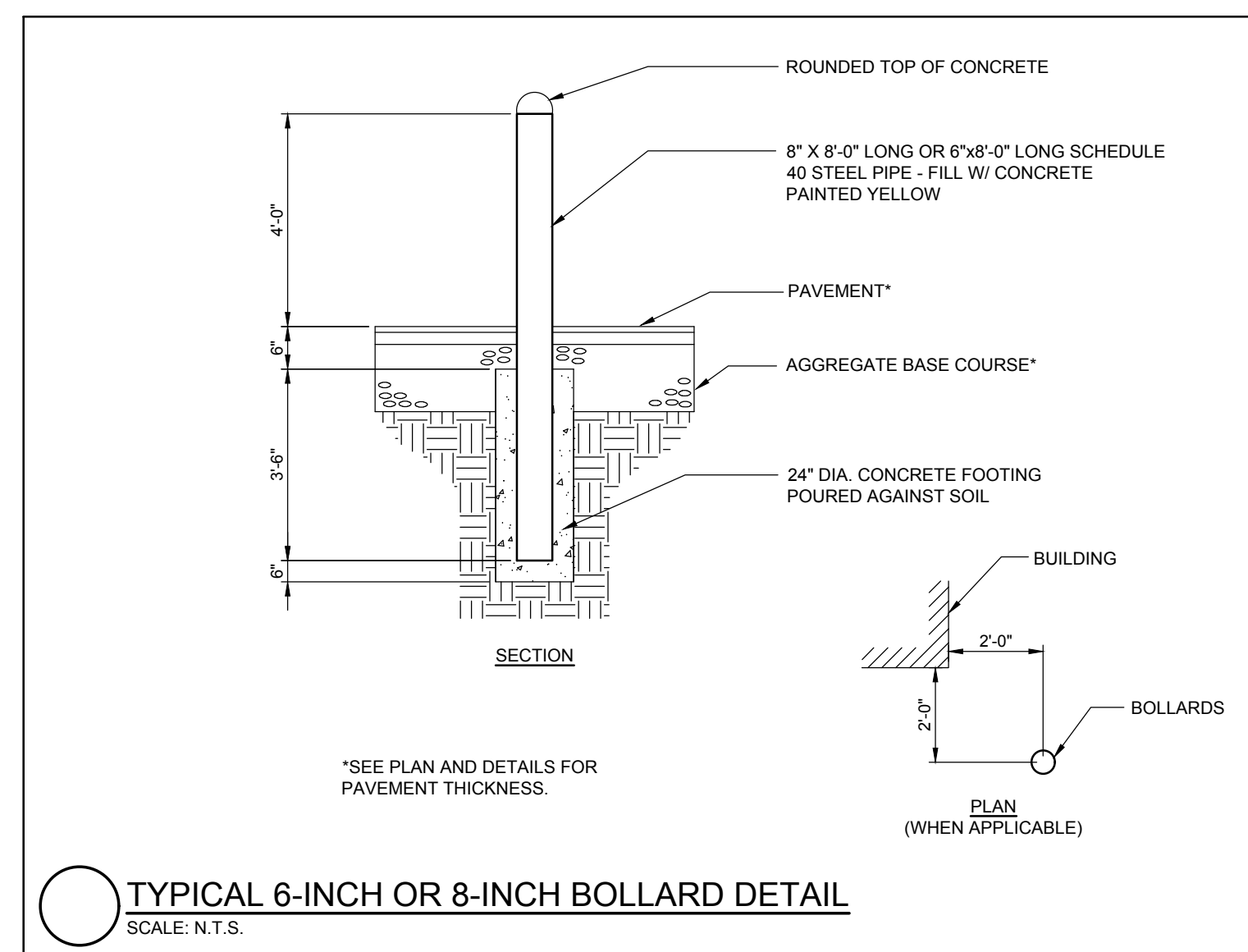
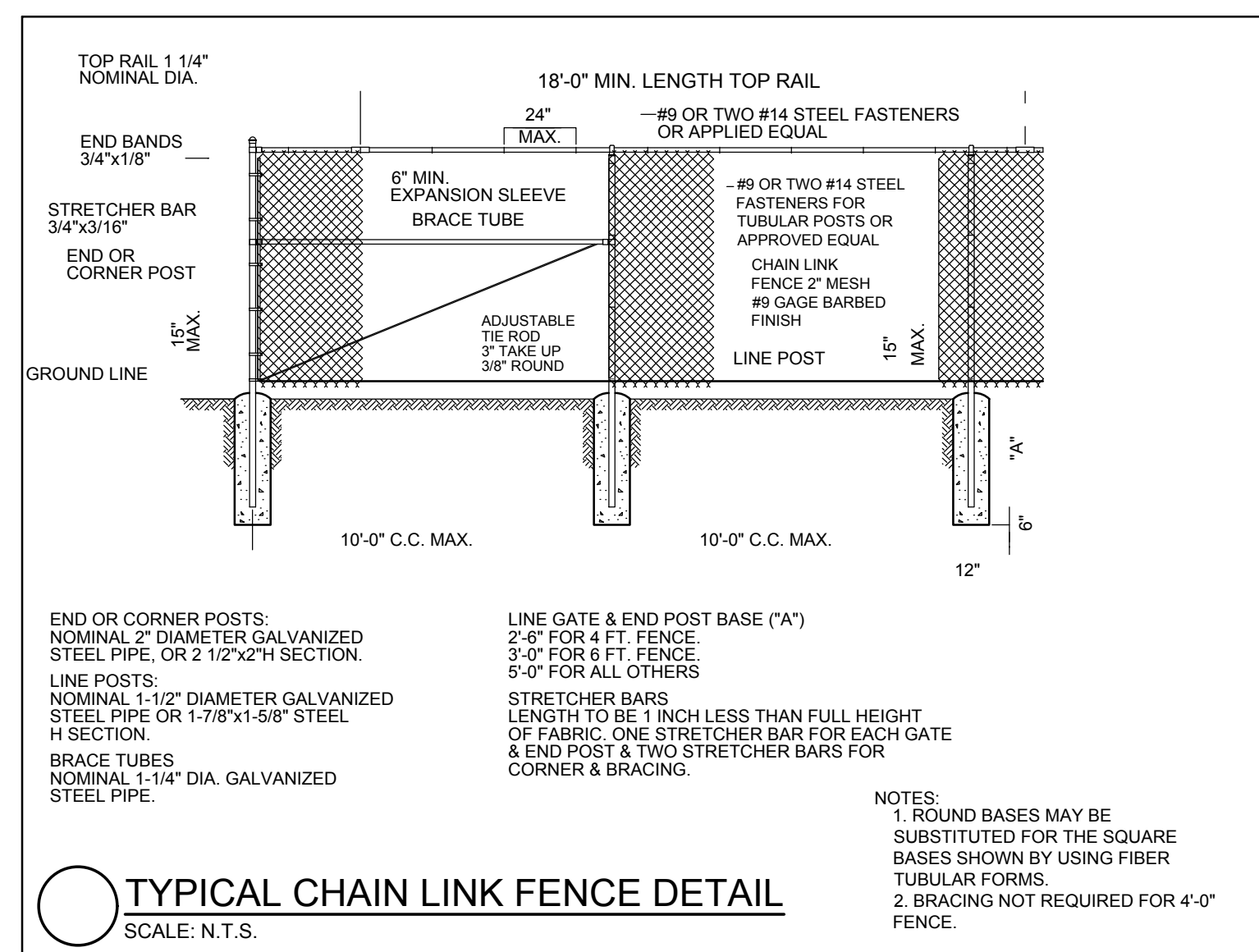
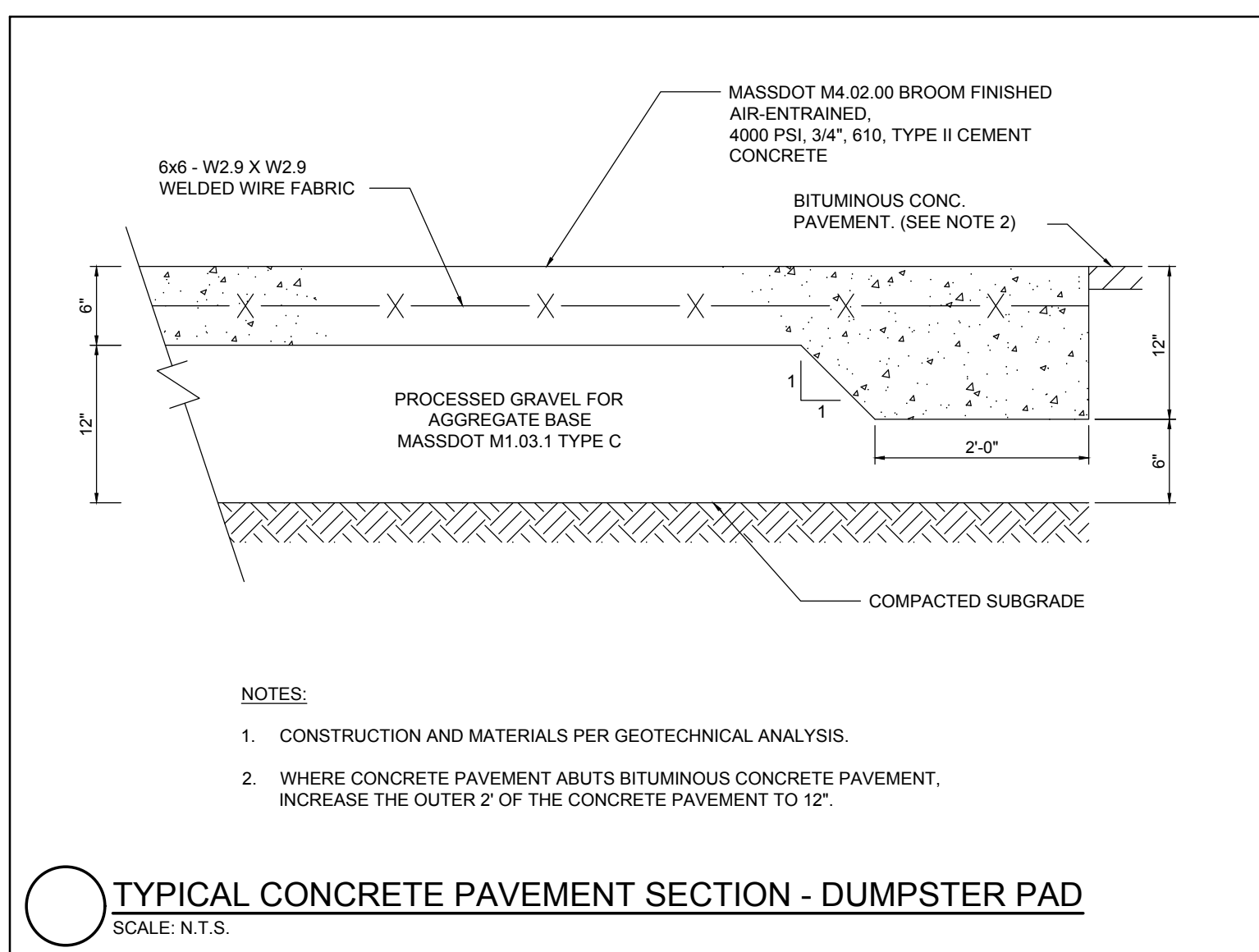
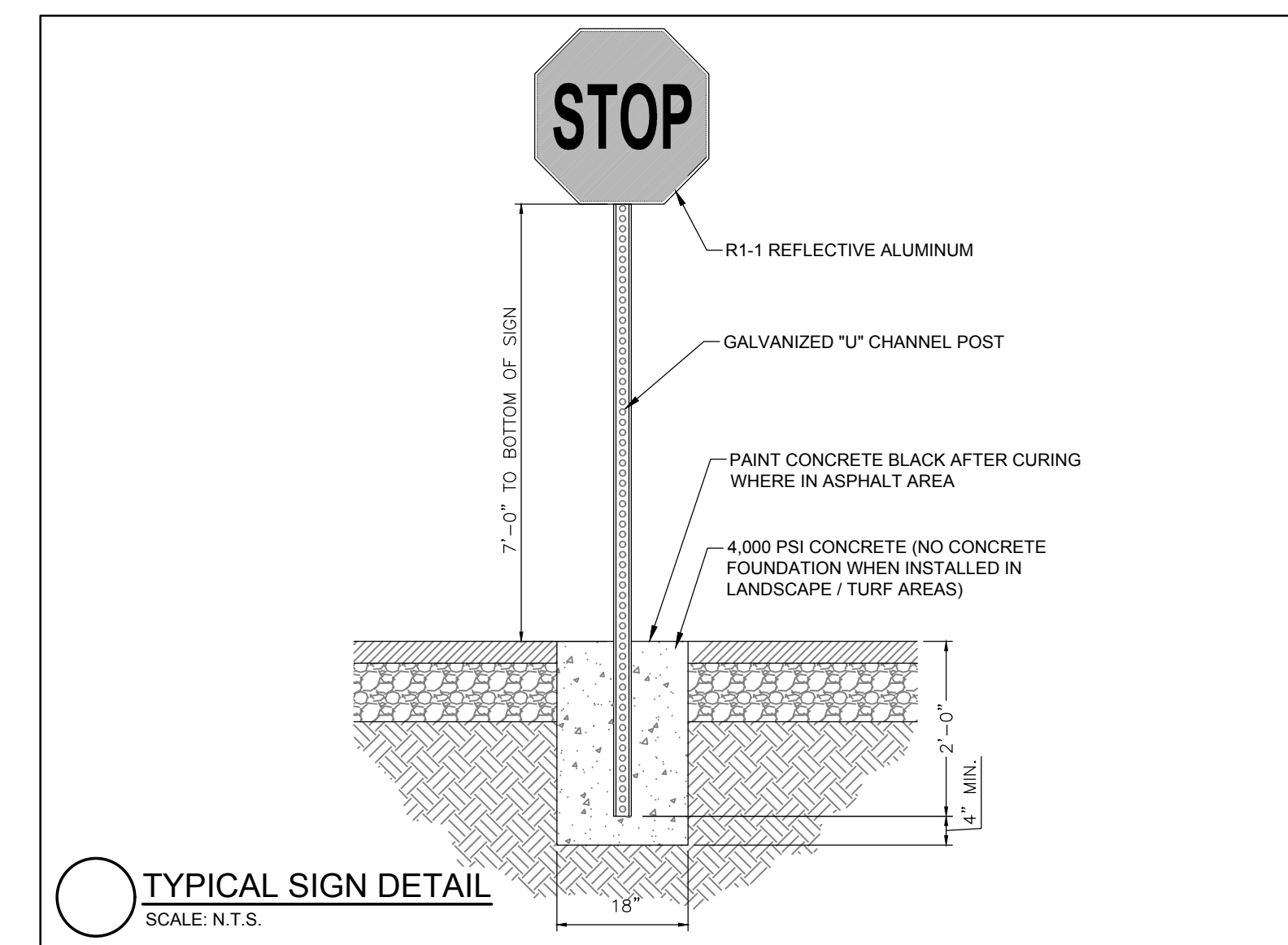
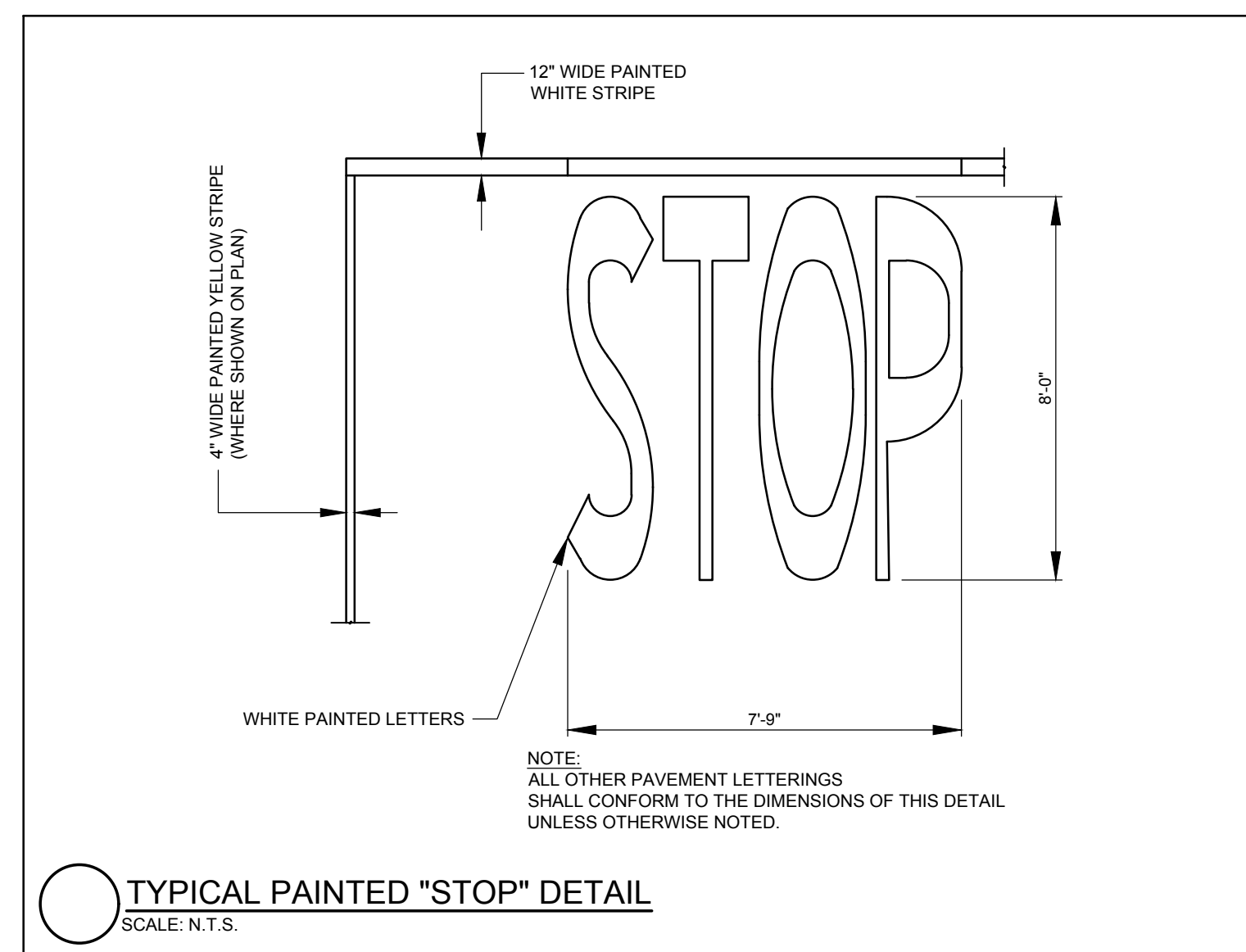
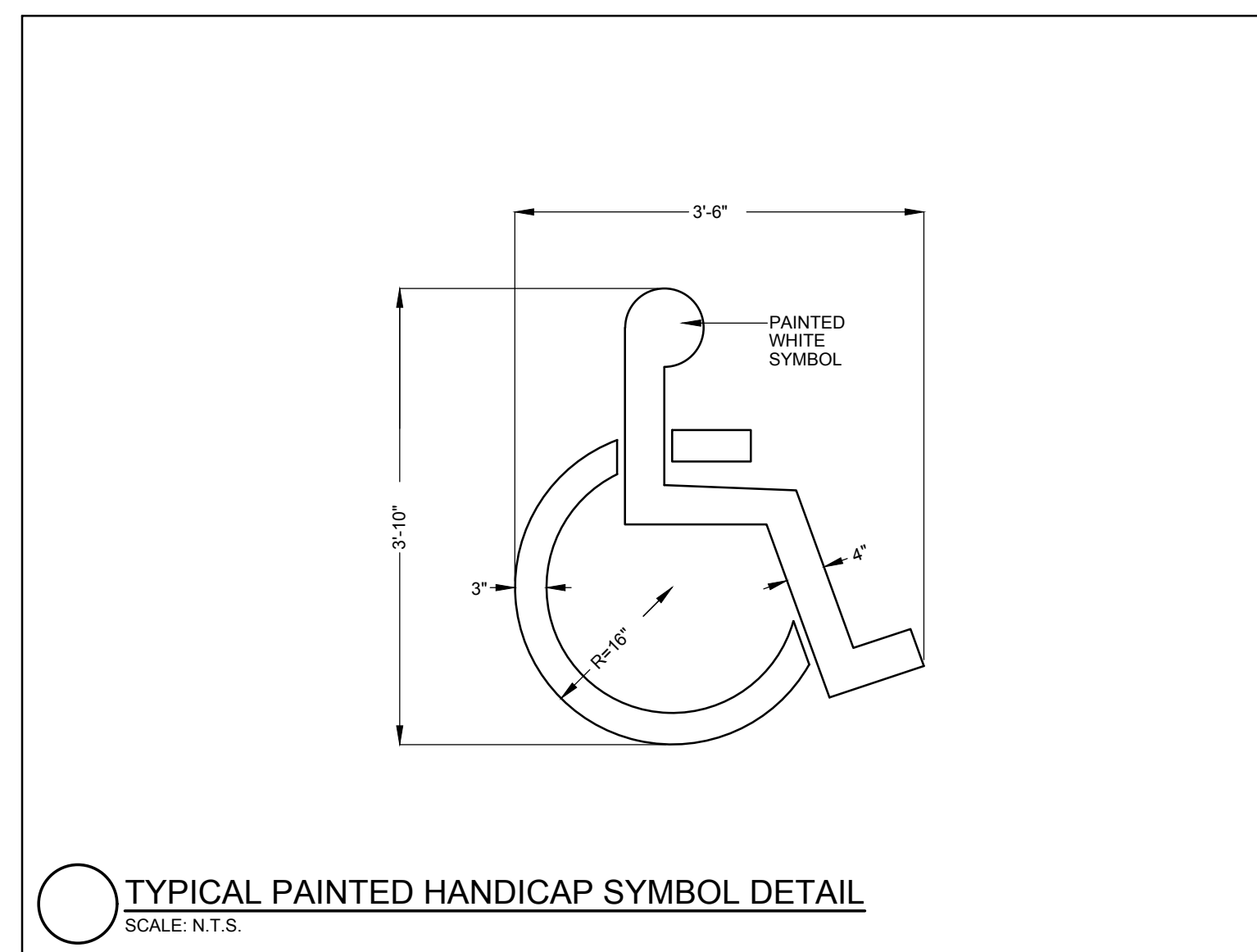
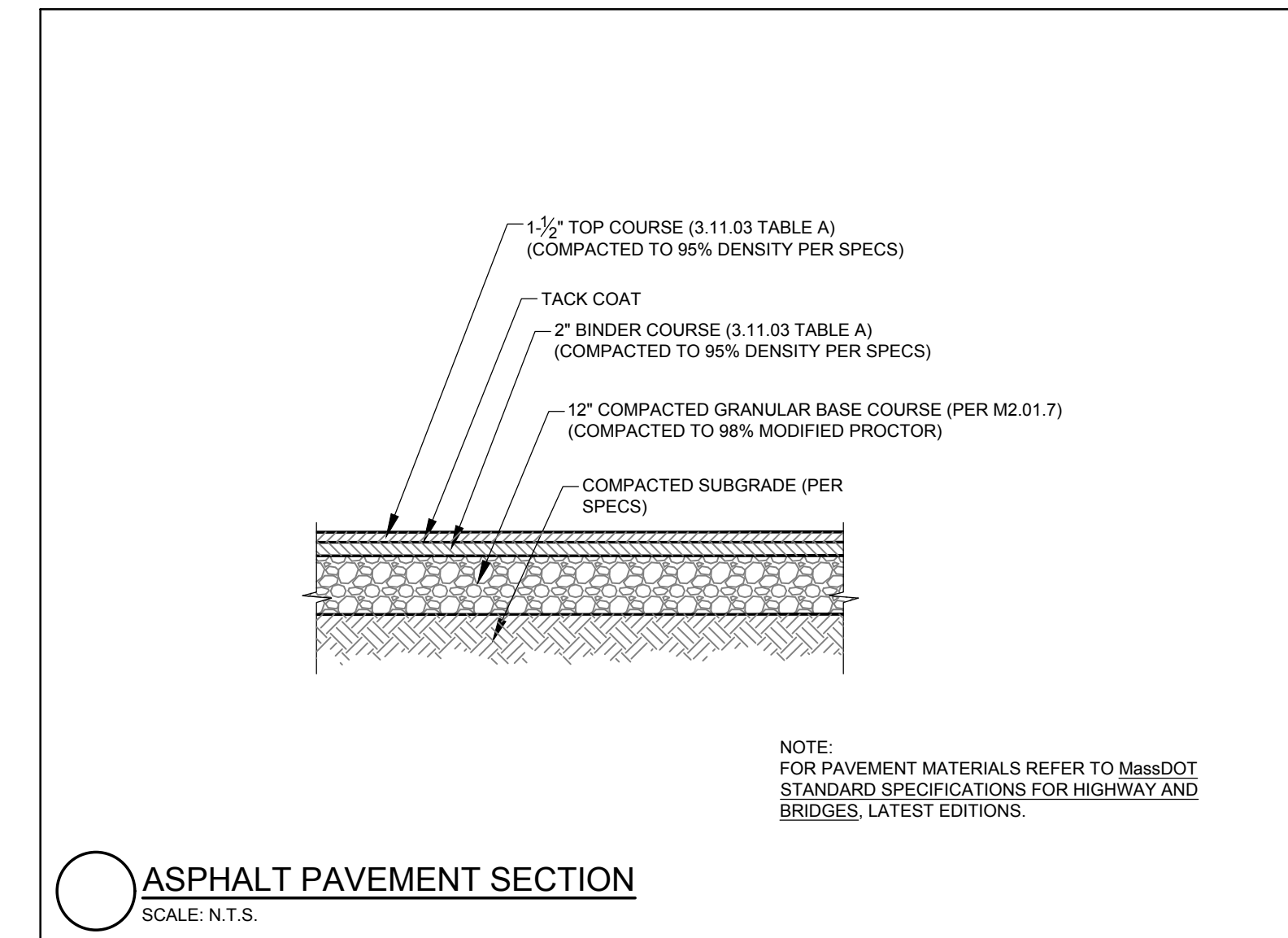
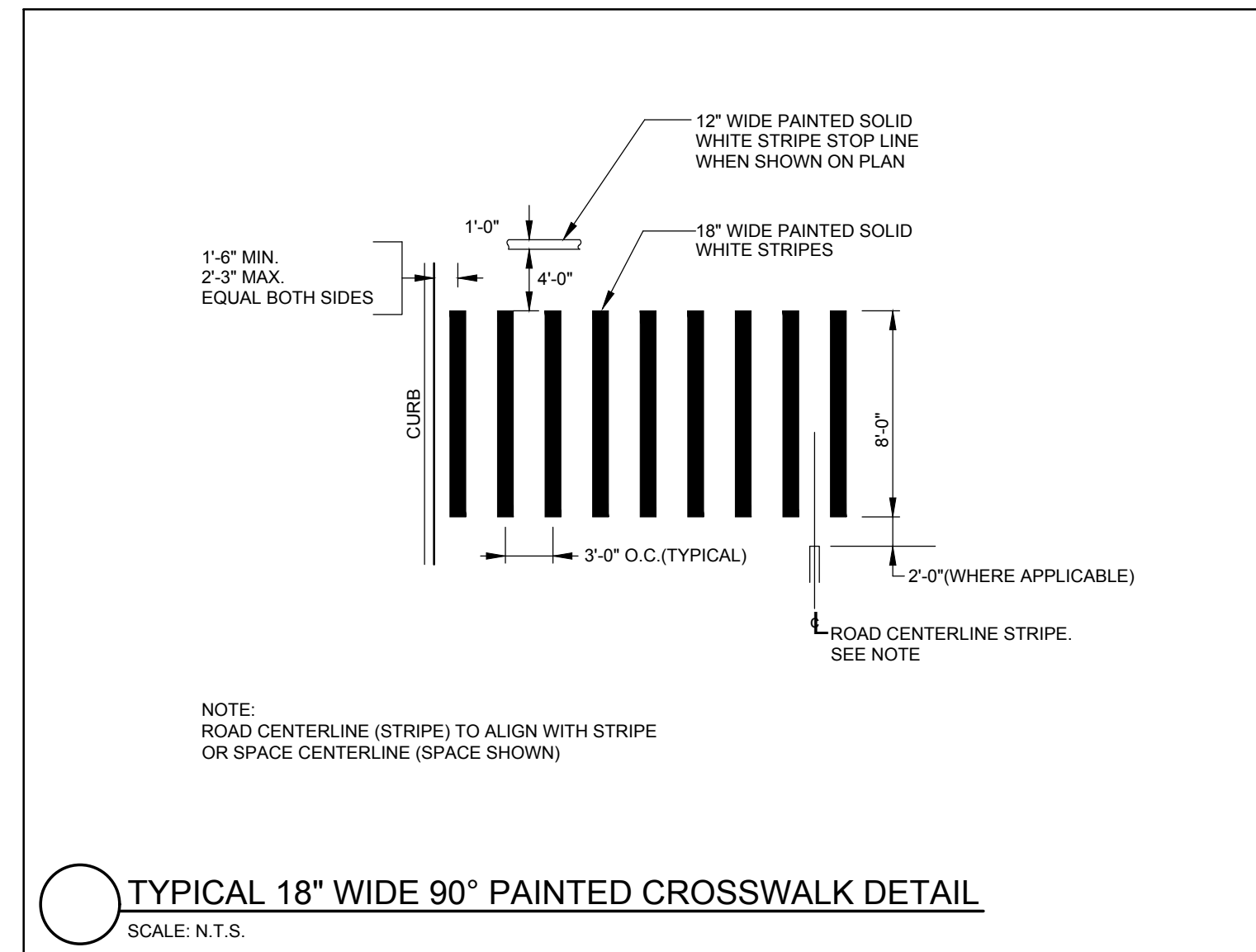
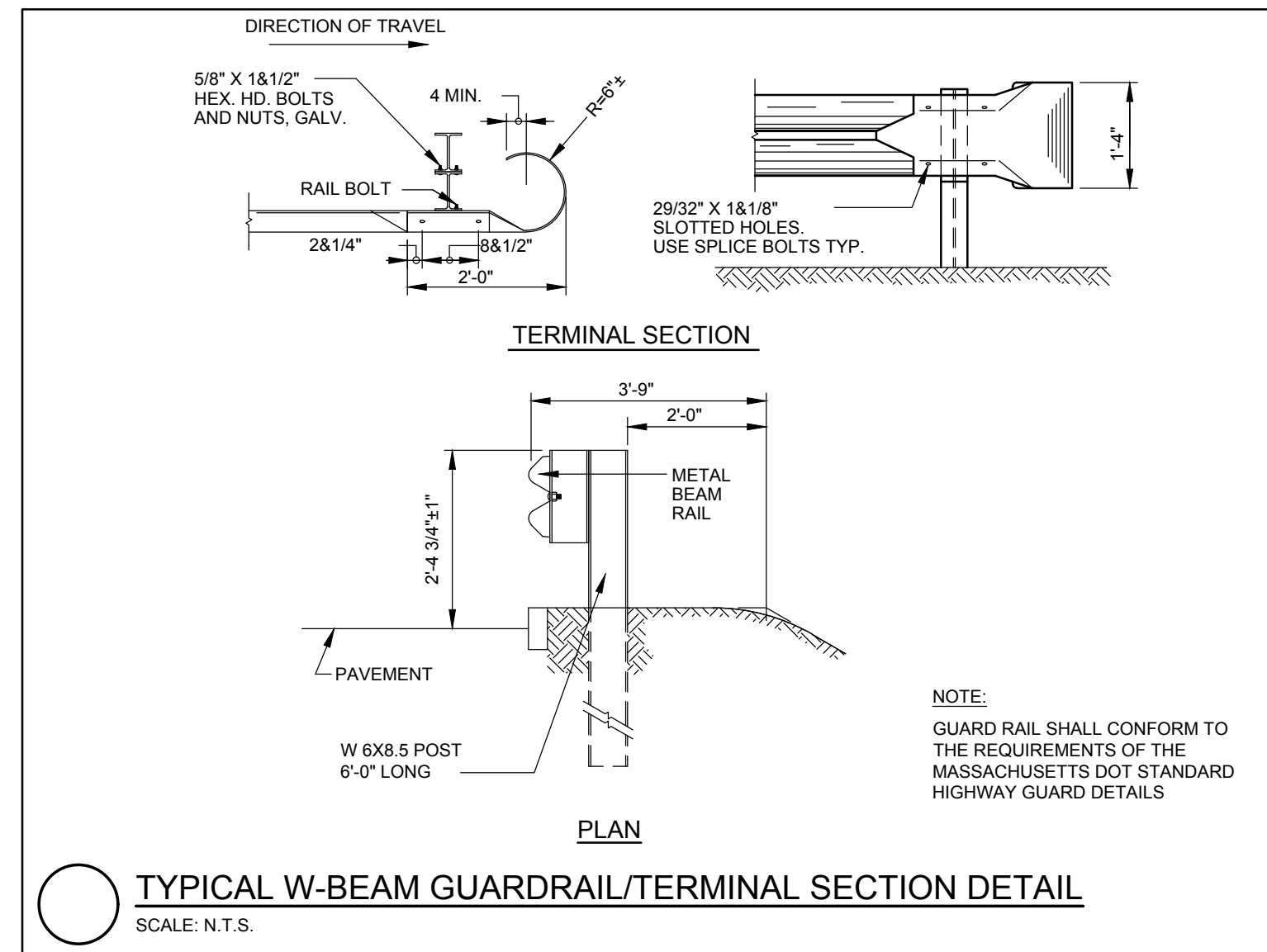
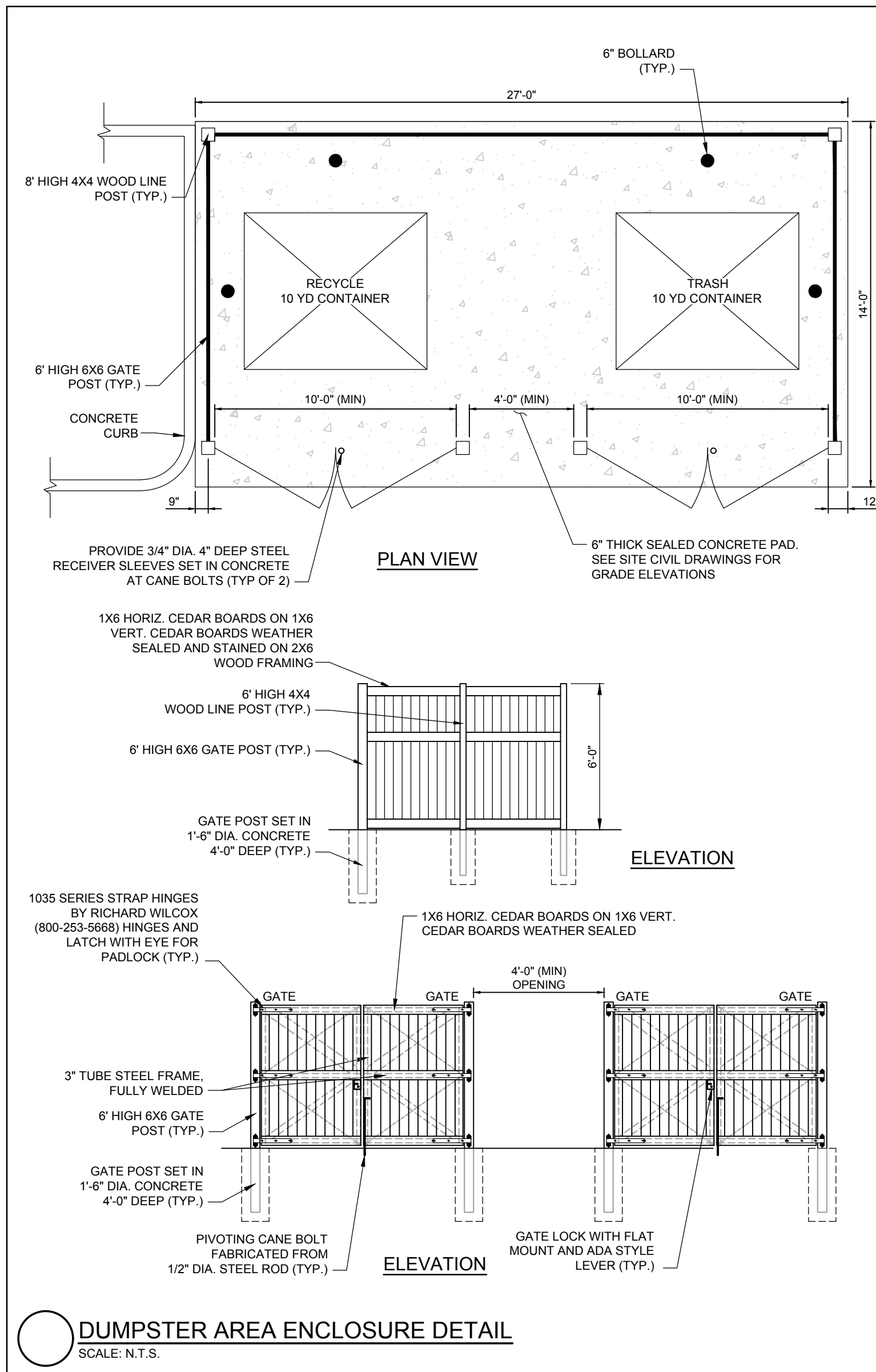
C-10

DATE:
09/21/2022

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SCHEMATIC DESIGN



SCHEMATIC DESIGN



Representative sample of the level of final details to be incorporated into final permit plans (shown here: Details from the Dean Avenue Project)

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	N.T.S.

PREPARED FOR:

FAIRFIELD RESIDENTIAL
COMPANY LLC

5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:	
--------------	--

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

PARKING AND TRAFFIC CONTROL DETAILS - II

DRAWING NUMBER:

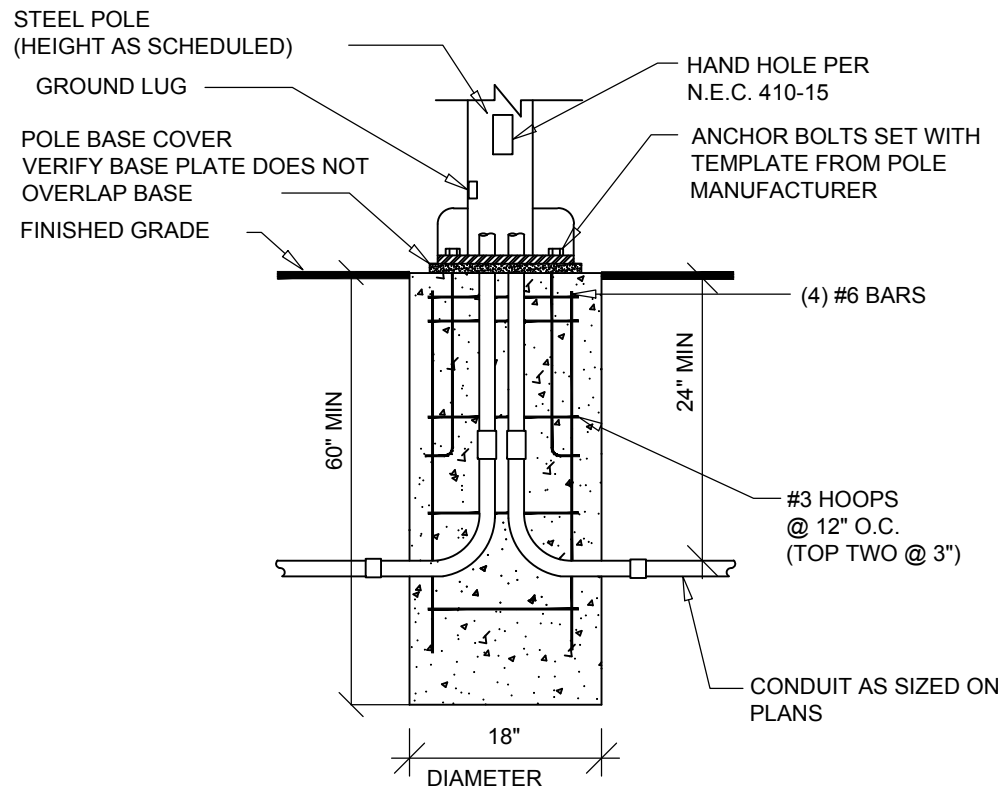
C-11

DATE: 09/21/2022

Copyright © 2022 by R.J. O'Connell & Associates, Inc.

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Sep 21, 2022 - 14:11pm

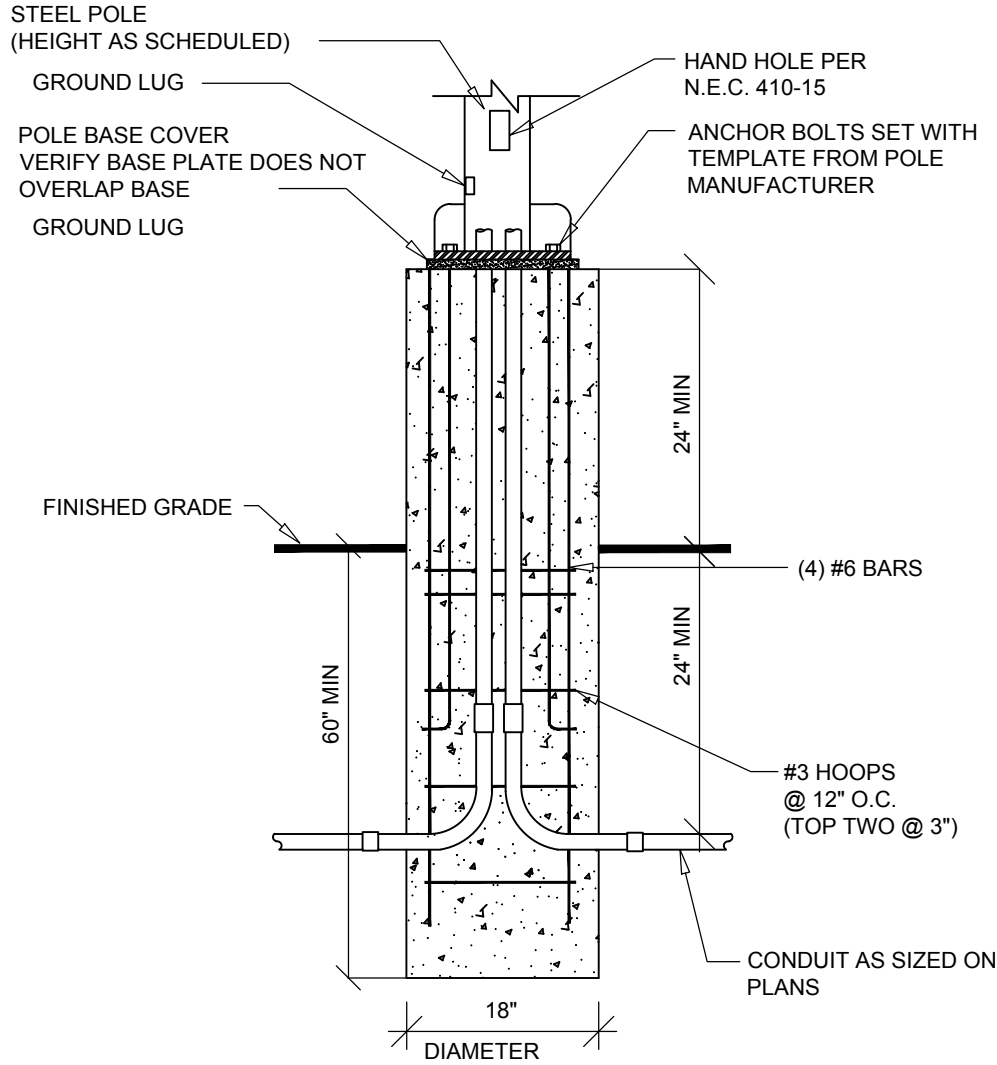
§ 185-31.1C(3)(i) photometric plan with sufficient illuminance values, to determine compliance with § 185-31.1C(4)(c)
§ 185-31.1C(4)(c) No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded and the light is directed downward.



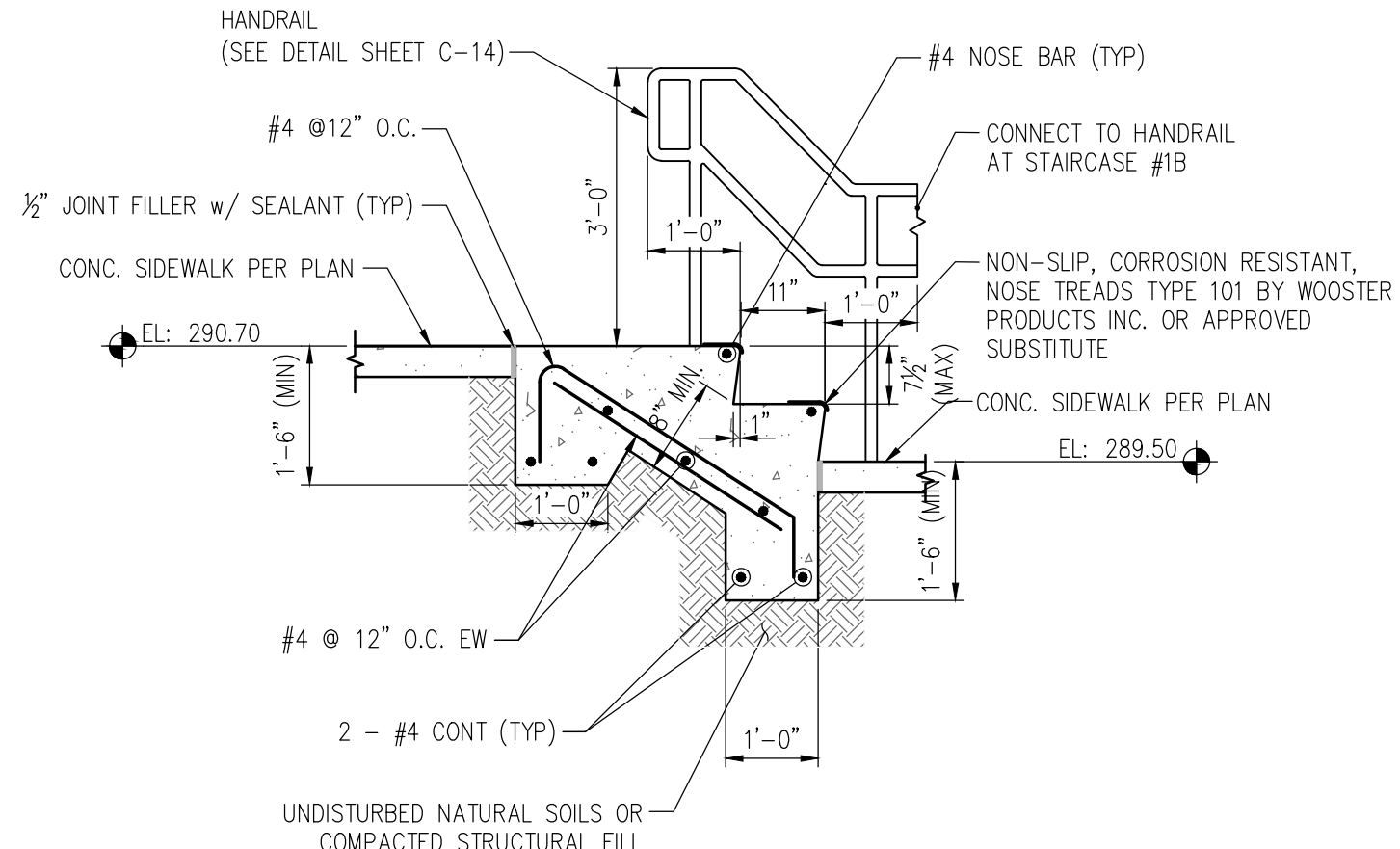
- NOTES:
- POLE SHALL BE SET BACK FROM CURB/EDGE OF PAVEMENT BY 3'-0".
 - POLE SHALL BE SET ON BACK SIDE OF SIDEWALKS.

DECORATIVE LIGHT POLE DETAIL
SCALE: N.T.S.

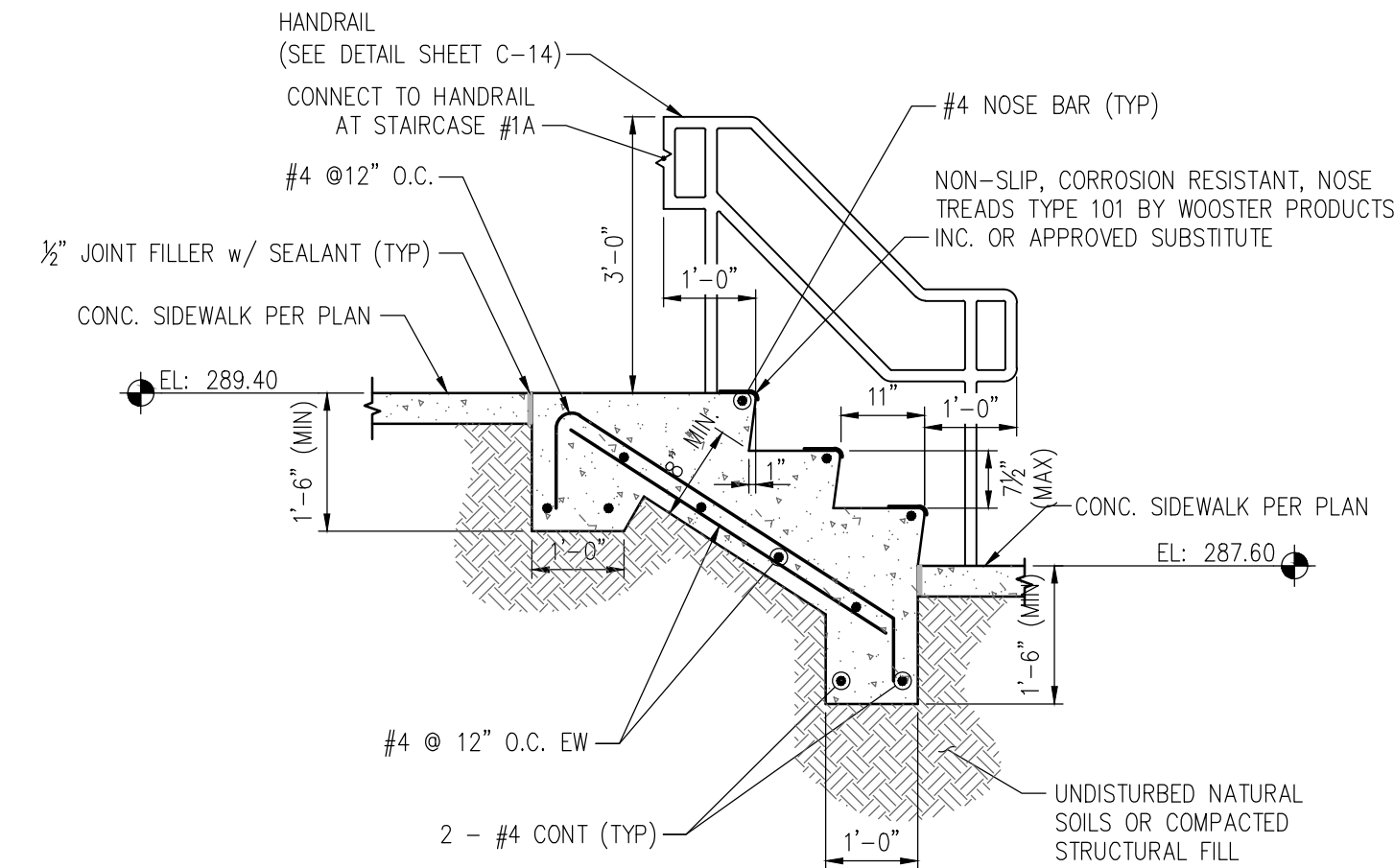
FIXTURE AND MOUNTING ARM
NOT TO SCALE



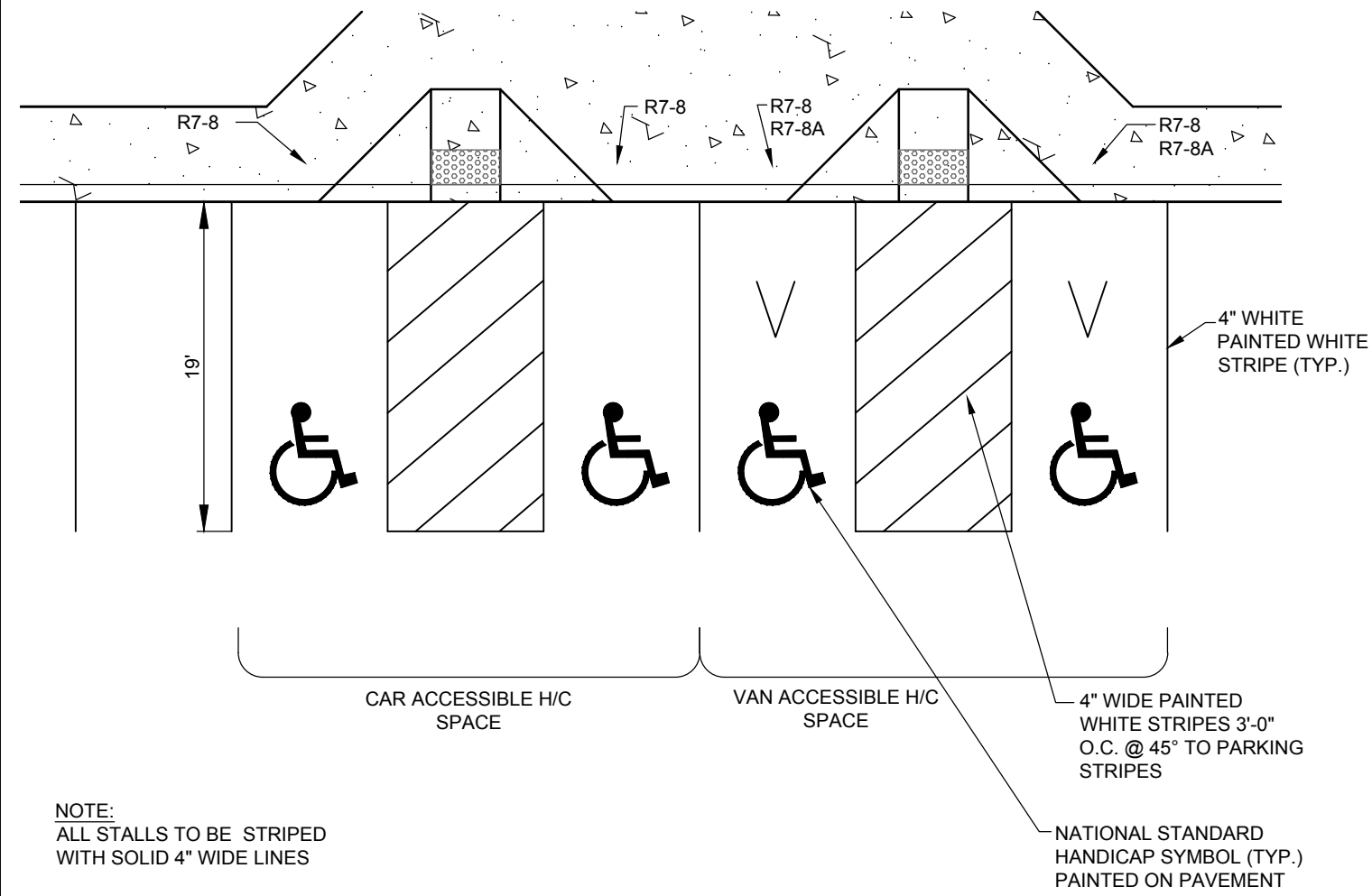
- NOTE:
- RAISED POLE BASE DETAIL TO BE USED WHERE LIGHT POLES ARE LOCATED ON THE LOW SIDE OF RETAINING WALLS TO BRING THE TOP OF BASE UP TO TOP OF RETAINING WALL.



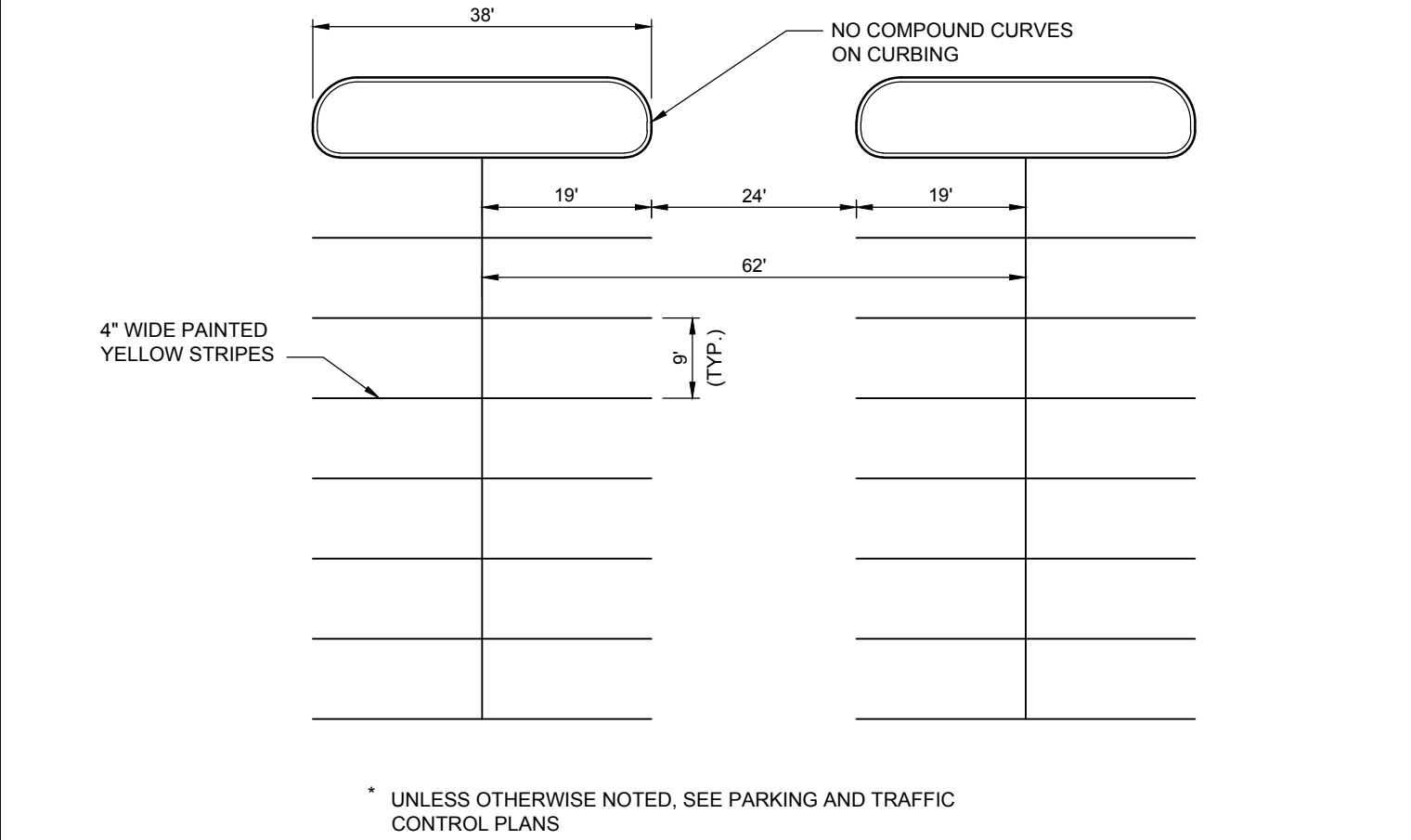
STAIRCASE #1A DETAIL
SCALE: 1/2" = 1'



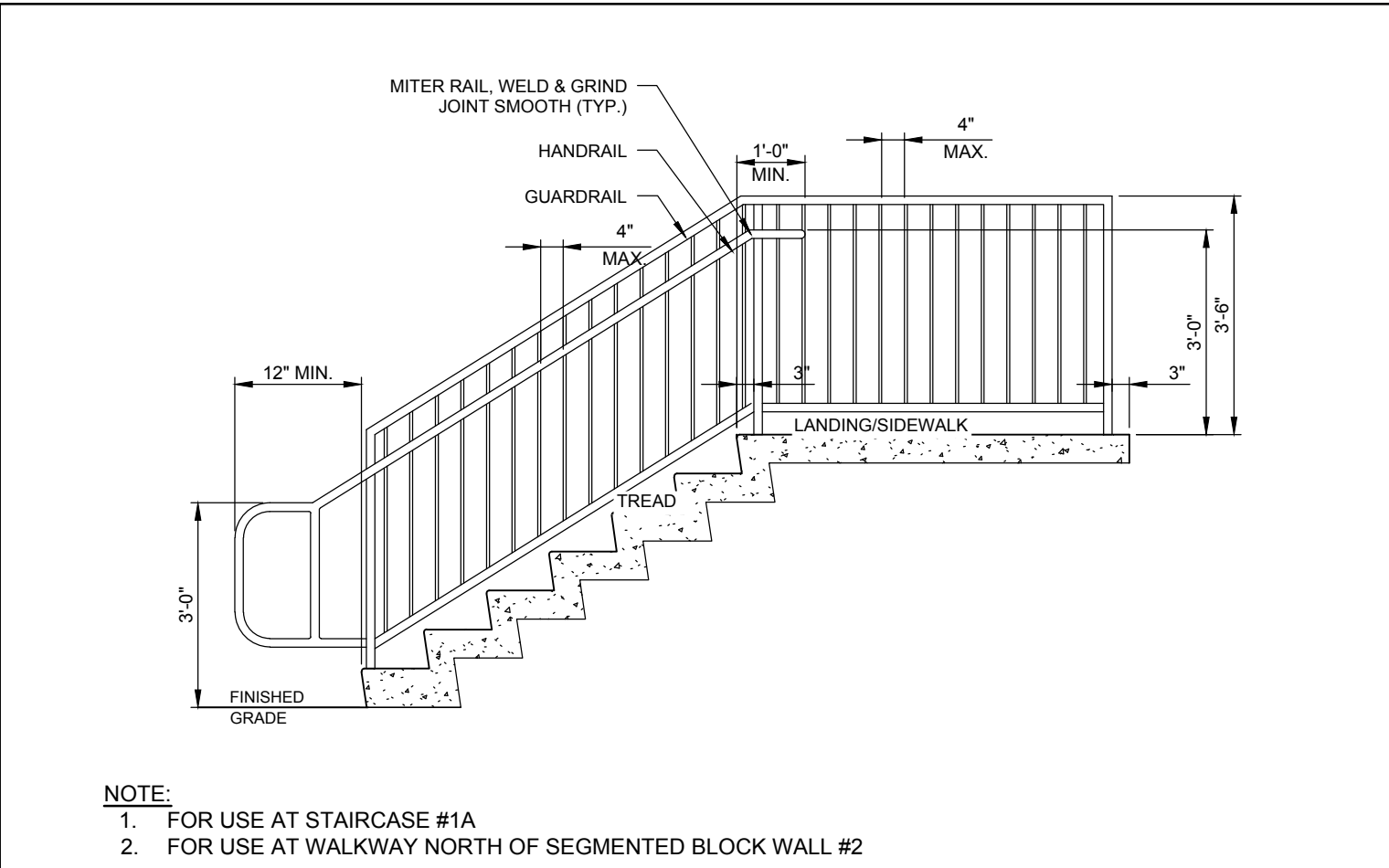
STAIRCASE #1B DETAIL
SCALE: N.T.S.



ACCESSIBLE PARKING STALLS DETAIL
SCALE: 1"=10'



TYPICAL STANDARD AND COMPACT PARKING LOT STRIPING DETAIL
SCALE: N.T.S.



TYPICAL HANDRAIL WHERE ADJACENT GRADE IS GREATER THAN 42"
SCALE: N.T.S.

SCHEMATIC DESIGN



Representative sample of the level of final details to be incorporated into final permit plans (shown here: Details from the Dean Avenue Project)

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	N.T.S.

PREPARED FOR:
FAIRFIELD RESIDENTIAL COMPANY LLC
5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

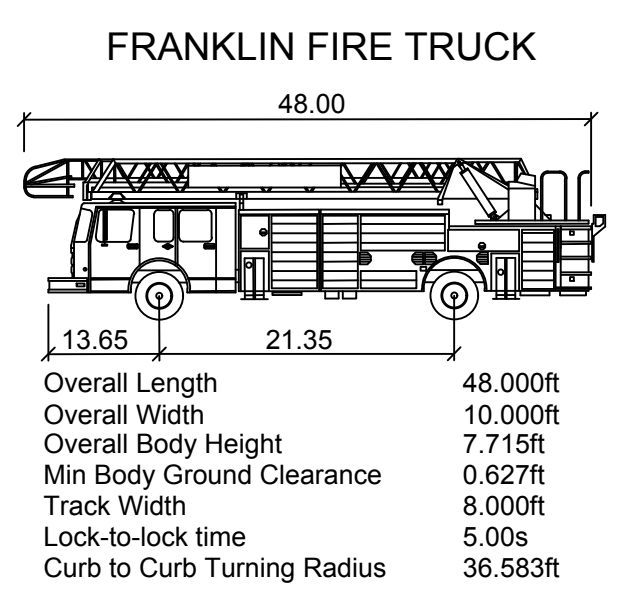
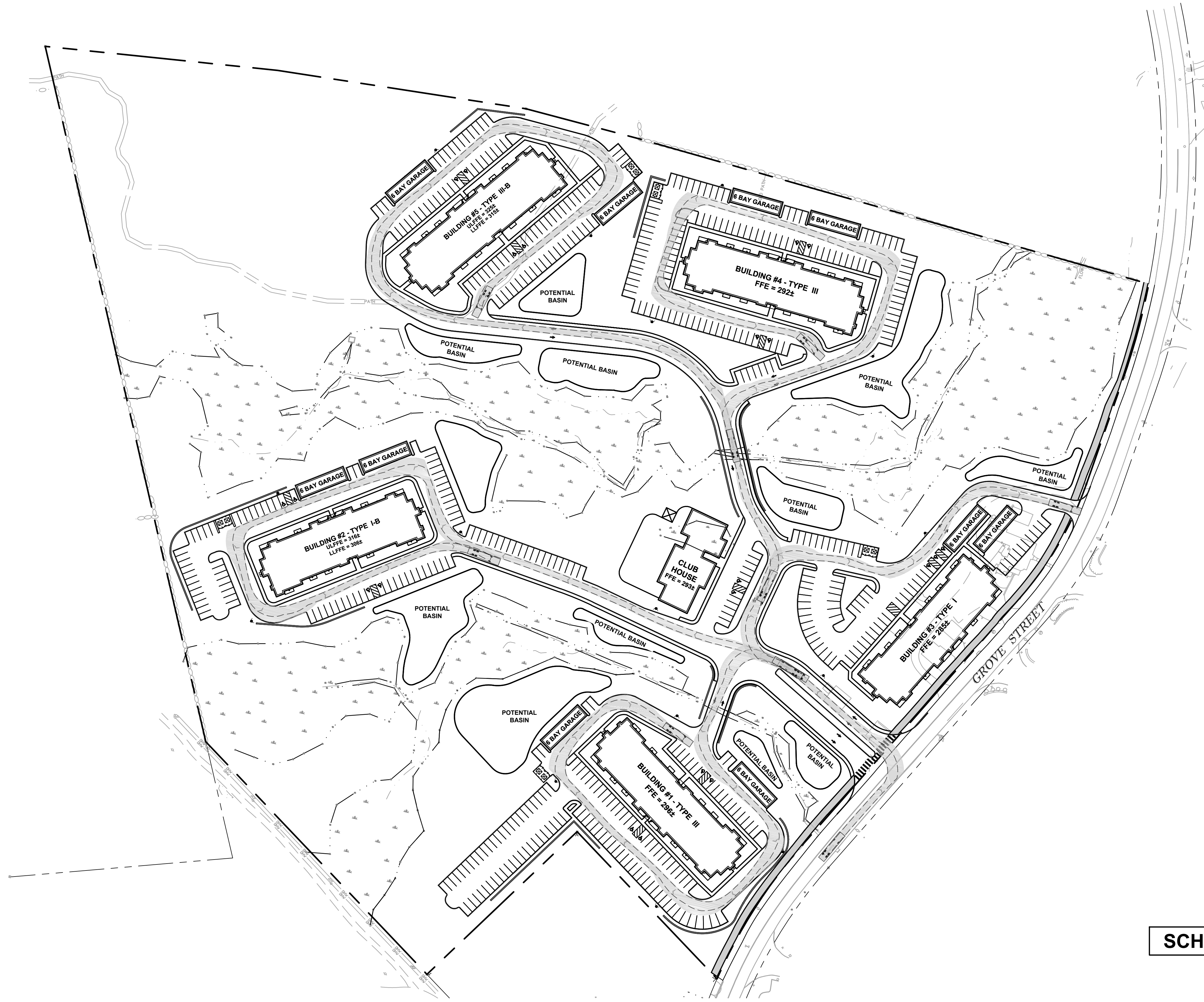
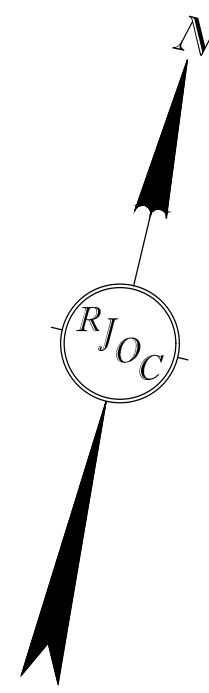
PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
90 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:
FAIRFIELD AT GROVE STREET
FRANKLIN, MA

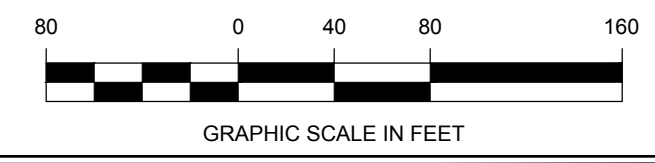
DRAWING NAME:
PARKING AND TRAFFIC CONTROL DETAILS - III

DRAWING NUMBER:
C-12
DATE:
09/21/2022

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SCHEMATIC DESIGN



NO.	REVISION	DATE	NO.	REVISION	DATE

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	1" = 80'

PREPARED FOR:

**FAIRFIELD RESIDENTIAL
COMPANY LLC**

5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
90 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

**FIRE TRUCK
TURNING PLAN**

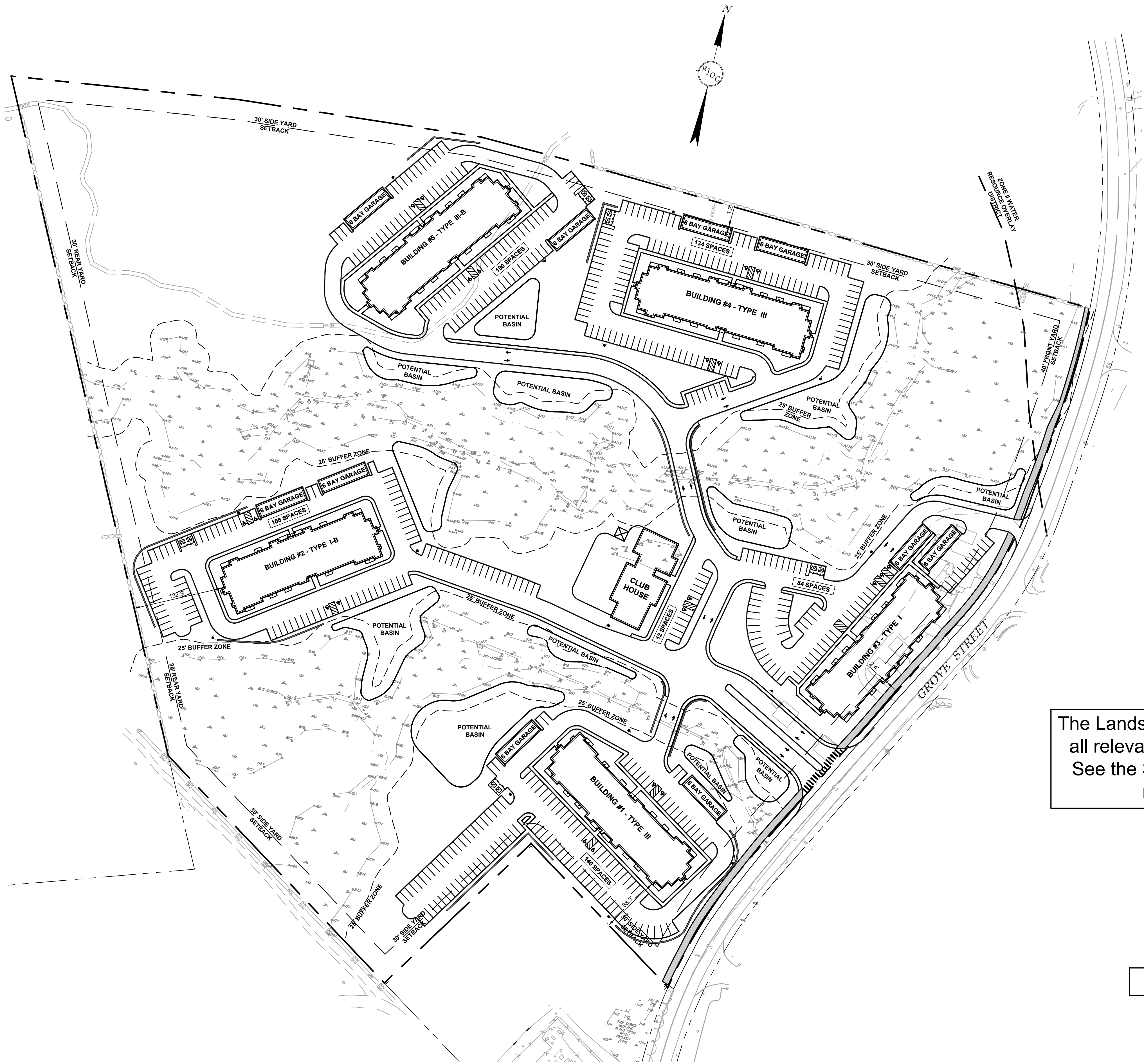
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FT-1

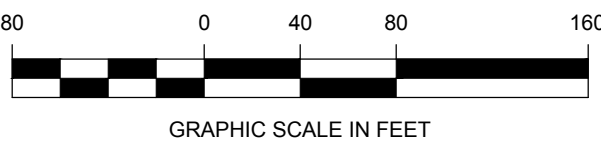
DATE:

09/21/2022

Drawing name: C:\MA\Fairfield\Fairfield\121 Grove Street\MainSchematic Set\2016_FT-1 Fire Truck Turning Plan.dwg
Sep 21, 2022 - 14:15pm



SCHEMATIC DESIGN



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NO.	REVISION	DATE	NO.	REVISION	DATE

DESIGNED BY:	AAA
DRAWN BY:	AAA
REVIEWED BY:	AAA
SCALE:	1" = 80'

PREPARED FOR:

**FAIRFIELD RESIDENTIAL
COMPANY LLC**

5 BURLINGTON WOODS
SUITE 203
BURLINGTON, MA 01803

SEAL:

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
90 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:

FAIRFIELD AT GROVE STREET
FRANKLIN, MA

DRAWING NAME:

**OVERALL
LANDSCAPE PLAN**

DRAWING NUMBER:

L-1

DATE: 09/21/2022

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SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
BD-BC	8	Buddleia davidii 'Blue Chip'	Blue Chip Dwarf Butterfly Bush	Cont.	18-24' SPD.
CH-CT	2	Cotoneaster horizontalis 'Tom Thumb'	Tom Thumb Cotoneaster	B & B	18-18' SPD.
HS-D	2	Swida (Cornus) sericea	Redtwig Dogwood	B & B	3-3.5' HT.
IG-S	72	Hibiscus syriacus 'Diana'	Diana Rose of Sharon	B & B	4-5' HT.
IO-JP	2	Ilex glabra 'Shamrock'	Shamrock Inkberry	B & B	2.5-3' HT.
IV-RP	2	Ilex opaca 'Vericea Princess'	Red Spice Princess Holly	B & B	6' HT.
IV-RS	16	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	B & B	2-2.5' HT.
KL-M	9	Kalmia latifolia 'Minuet'	Minuet Mountain Laurel	B & B	2-3' HT.
LB	1	Linnaea borealis	Spicebush	B & B	3-4' HT.
PA-H	13	Pennisetum alpenolicum 'Harmeln'	Harmeln Dwarf Fountain Grass	2 GAL	
SB-G	17	Spirea x bumalda 'Goldflame'	Goldflame Spirea	Cont.	18-24' HT.
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B	3-4' HT.

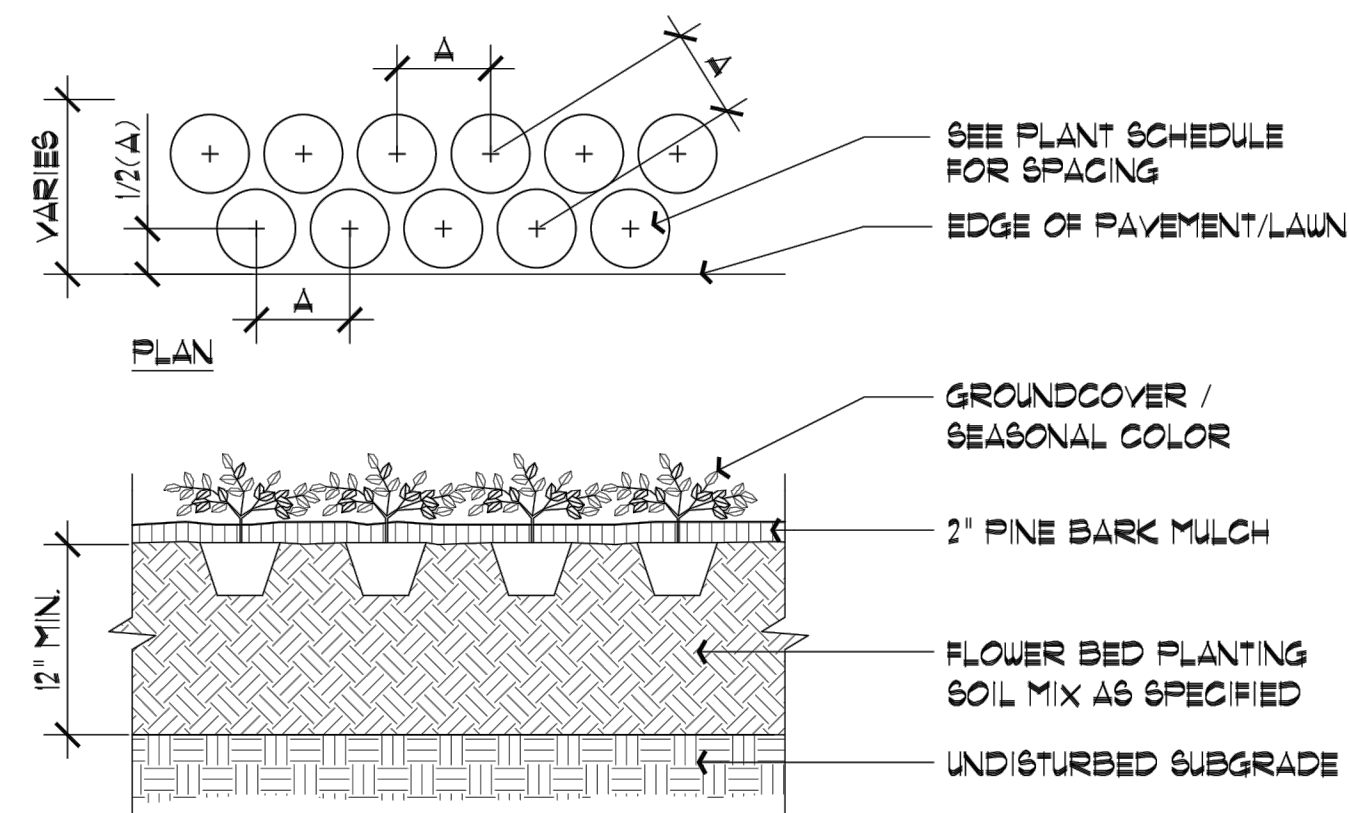
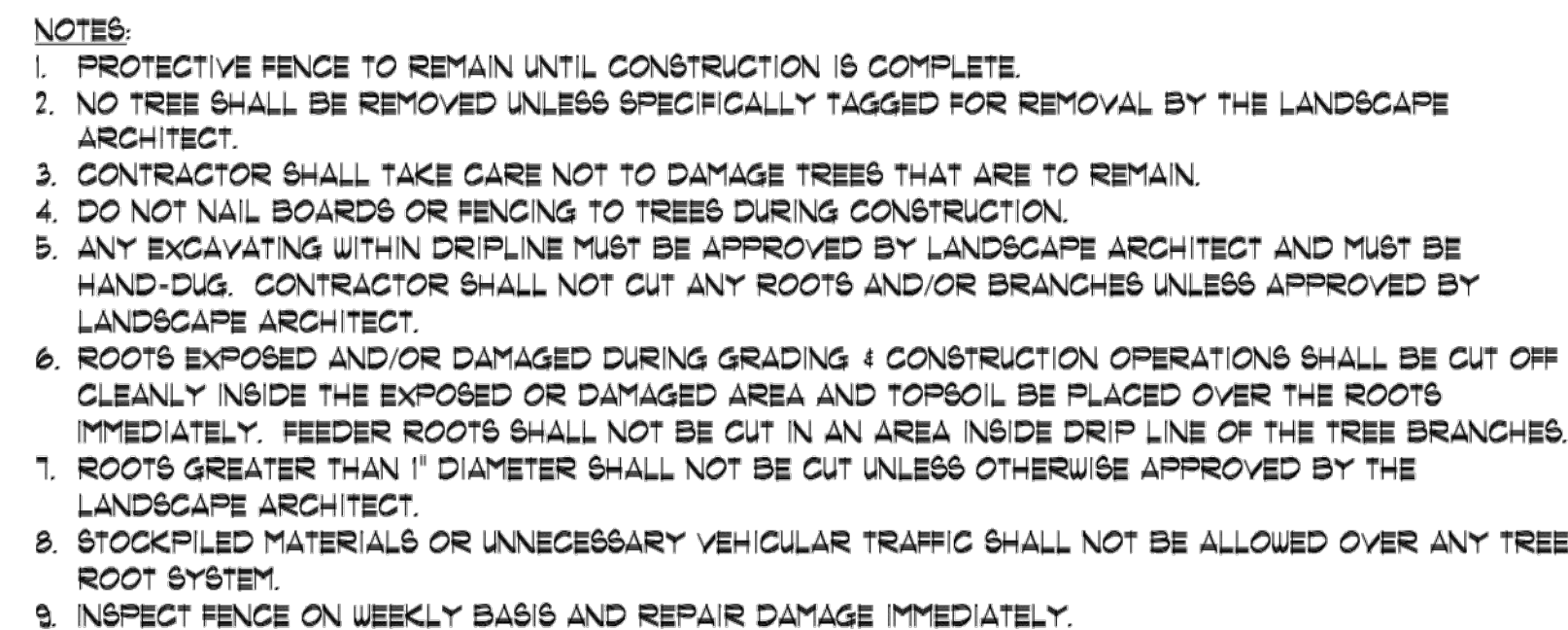


RJOC

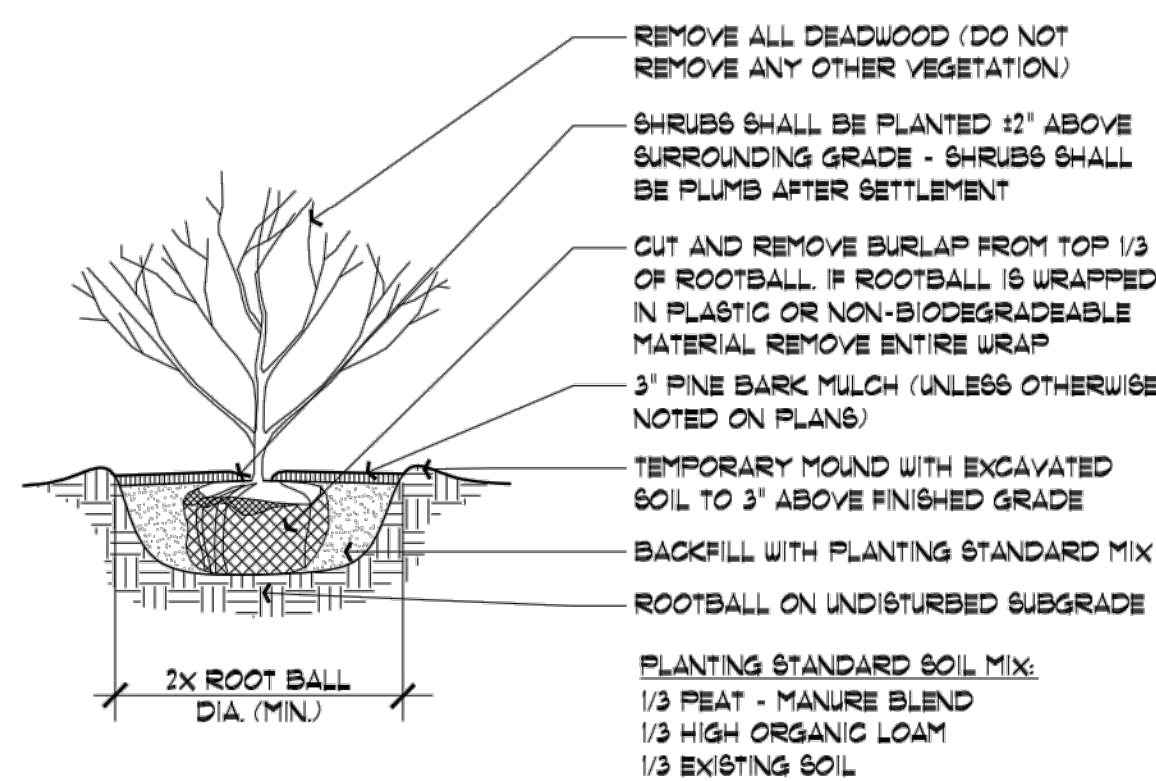
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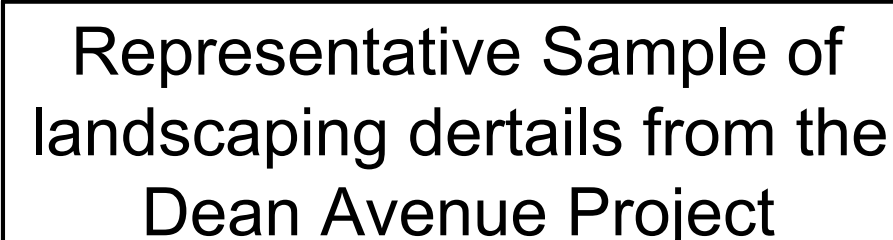
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Sep 21, 2022 - 14:17 pm



3 Coniferous Tree Detail



4 Shrub Detail



2 Deciduous Tree Detail

SCHEMATIC DESIGN

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Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

Zoning Board of Appeal
355 East Central Street
Franklin, MA 02038
Attn: Bruce Hunchard, Chair

Town Council
355 East Central Street
Franklin, MA 02038
Attn: Tom Mercer, Chair

RE: 121 Grove Street – LIP Friendly CH40B Development

Please accept, on behalf of the Franklin Planning Board, the following letter, outlining the Board's recommendations pertaining to the proposed friendly 40B development at 121 Grove Street. This letter sets forth the Planning Board's recommendations related to the Board's review of the project, pursuant to the Town's recently adopted guidelines for reviewing Friendly 40B projects – Local Initiative Program.

The Planning Board does not recommend the project as currently presented, however, the Planning Board has provided a list of recommendations it would like the applicant to consider implementing into their project design, making this project a true friendly 40B development; a compromise between Fairfield Residential and the Town of Franklin to create a project that would be better suited for the community. Recommendations below are set forth as it pertains to Franklin Town Code, Section 185-31 – Site Plan.

The Planning Board's recommendations are based on (1) the Board's review of the Friendly 40B application submitted on September 21, 2022, (2) presentation made by the applicant, Fairfield Residential, to the Planning Board on October 17, 2022, and (3) comments provided by Amy Love, Town Planner at the October 17, 2022 Planning Board meeting.

Requested Waivers pertaining to Planning Board:

- Section 185-13: Attachment 9 – Schedule of Lot, Area, Frontage, Yard and Height Regulations: Maximum Building Height of 3 stories. 60 feet may be permitted by PB Special Permit; Waiver request to allow 5 stories and 70 feet.
- Section 185-31: Site Plan and Design Review. Site Plan and Design Review Required; Waiver request for site plan and design review requirements.

Stormwater Management- Requires local approvals for stormwater management; Waiver is requested as project will be permitted under the MassDEP Stormwater Regulations. The Stormwater will be designed to comply with the local stormwater bylaw to the extent feasible.

Planning Board's Recommendations:

- Reduce the number of units – the largest residential development currently has 297 units, the average is closer to 280 units. Reducing the number of units will allow the applicant to decrease building footprints, allowing buildings to meet current setbacks, enable a reduction in building height, reduce impacts to wetlands, and alleviate visual impacts to the abutting Franklin State Forest.
- Lower the height of the buildings. . The applicant should clarify why a height waiver for 5 stories and 70 feet is requested, specifically, 70 feet. The tallest residential development is 50ft in height; there are no developments in Franklin that have been permitted at 70 feet.
- Buildings should be set back from the roadway as currently defined in the zoning bylaw. Typically, taller buildings should be located to the rear of the project, and not abutting the street for a more appealing project. However, in this instance, taller buildings, as proposed, will impact the experience for State Forest users, therefore, consideration should be given to the overall height of buildings within the project. Meet current setbacks in the Zoning Bylaw. Such tall buildings near not only the roadway but also the rear and side setbacks are aesthetically unpleasing and generally a problem for the Town.
- Concerned this project, specifically buildings 4 and 5, would significantly change the experience for users of the Franklin State Forest. The height of the buildings, as well as the distance from the Forest, would mean that anyone walking in the State Forest would be able to see the buildings, thus diminishing the experience. Buildings of this height don't otherwise exist in the town. In addition, any proposed lighting would have an impact on user experience at the State Forest and should be taken into consideration.
- To reduce the footprint and potential impacts to the Franklin State Forest, consider joining together the two buildings bordering the Franklin State Forest into one, and reduce building height.
- Since the ZBA is the review and approval board for 40B applications, the Planning Board understands formal site plan approval will not be granted via the Planning Board, however the applicant should consider meeting at least site plan specifications as defined in zoning by-law Chapter 185-31 regulations, if a formal application is submitted to ZBA, the applicant should be required to file with the Design Review Commission.
- Complete a formal traffic study. There is already a substantial amount of traffic on the streets in the proposed project area and if built, the project will likely create 1,500-1,800 additional cars per day on the roadways in the vicinity of the project, By reducing the amount of units, traffic impact to already congested roadway infrastructure will be reduced.
- Require local approvals for stormwater management. Franklin holds all applicants to the highest standards of review under its local stormwater management bylaws and exceptions shouldn't be made for any applicant.
- Reduce the impacts to Wetlands on the site, this can be done through implementation of smart growth practices, a reduction of building footprint, and/or reconfiguration of buildings and infrastructure need to support buildings.
- The Applicant should consider installing sidewalks from Kenwood Circle to the State Forest.

A project of this size does not appear to be a friendly 40B under the state's Local Initiative Program, which is one of the reasons why, the Planning Board recommends the project be scaled back in size. Doing so will result in decreased building size, both in overall bulk and height and therefore will help to reduce the number of units constructed. In addition, reducing the size of the project will allow the

development to remain within current zoning setbacks for not only the residential buildings, but also the accessory structures. An overall reduction to the size of the project will also mean those who enjoy the Franklin State Forest can continue to do so without their experience being diminished by large, multi-story buildings, light glare and other impacts that currently do not exist. A decrease in project size will create less impervious coverage, improve the ability to meet local stormwater management regulations and reduce impacts to onsite wetlands.

The Planning Board agrees there is a need for affordable housing in Town that utilizes smart growth practices, however, notes the project as proposed does not incorporate many of the basic smart growth principles embraced by the Town of Franklin as well as the Commonwealth of Massachusetts. The Planning Board encourages and recommends the applicant utilize the concepts of smart growth more prevalently in the project design.

The Board looks forward to the applicant, as well as the Town Council and other Boards reviewing this project working together, to create a project that is reflective of the true meaning of a Friendly 40B project.

Thank you for providing the Planning Board an opportunity to provide feedback


Gregory Rondeau, Chairman
Franklin Planning Board

CC: Jamie Hellen, Town Administrator
Conservation Commission
Bryan Taberner, Director of Planning and Community Development
Gus Brown, Building Commissioner
Catherine Racer, Director DHCD
Reiko Hayashi, LIP Director, DHCD

Town of Franklin



Conservation Commission

October 27, 2022

Zoning Board of Appeals (the “**Board**”)
355 East Central Street
Franklin, MA 02038
Attn: Bruce Hunchard, Chair

RE: 121 Grove Street

Dear Chair Hunchard, and Members of the Board,

This letter is being delivered on behalf of the Franklin Conservation Commission (the “**Commission**”) with respect to the proposed development of 121 Grove Street, Franklin, MA (the “**Property**”) as a so-called Friendly 40B project (the “**Project**”). This letter sets forth the Commission’s recommendations with respect to the Board’s review of the Project, pursuant to the Town’s recently adopted guidelines for reviewing Friendly 40B projects.

The Commission **recommends** the Project as it is currently presented, and further recommends that the Board adopt the Commission’s recommendations set forth below as it pertains to the application of Chapter 181 of the Town of Franklin Bylaws (the “**Wetlands Protection Bylaw**”) and the Conservation Commission Regulations (the “**Wetlands Regulation**”) to the Project.

The Commission’s recommendations set forth below are based on (1) presentations made by the applicant, Fairfield Residential (the “**Applicant**”) and its consultants at the Commission’s October 13, 2022, and October 27, 2022, meetings; (2) testimony provided by Breeka LÍ Goodlander, Conservation Agent/Natural Resource Protection Manager (the “**Conservation Agent**”), at said October 13 and October 27 meetings; and (3) the Commission’s review of the Friendly 40B Project Preliminary Review Application dated September 21, 2022, and accompanying materials submitted by the Applicant (the “**Preliminary Application**”).

As you know, the Project will be subject to the Commission’s review as it pertains to the application of the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and corresponding regulations at 310 CMR 10.00 et seq. (the “**Act**”), to the Project.

Requested Waivers

Based on the Preliminary Application, the Applicant is requesting the following waivers from the Wetlands Protection Bylaw and the Wetlands Regulation¹:

- Bylaw Section 181-2 (Jurisdiction)
- Bylaw Section 181-4 (Definitions)
- Regulations 7.13 (Alternatives Analysis)
- Regulations 7.14 (Replication Plan and Protocol)
- Regulations 7.15 (Construction Sequence and Schedule)

Commission's Recommendations

1. The Applicant should be required to submit an Abbreviated Notice of Resource Area Delineation (“**ANRAD**”) to the Commission to confirm the Resource Area boundaries and designations on the Property during normal environmental conditions.

*Note that based on the Conservation Agent's review of the Property and available data, it is possible that the Resource Areas are larger than what has previously been delineated by the Applicant. Specifically, based on the Conservation Agent's review, it is possible that isolated vegetated wetlands (“**IVW**”) delineated in the approximate location of the proposed club house/amenity building should in fact be included into the larger complex of bordering vegetated wetlands (“**BVW**”) on the Property. The ANRAD process is designed to provide a procedure for an applicant to confirm the delineation of a BVW.*

2. The Project should be subject to peer review by BETA in connection with the submission of an ANRAD and any subsequent Notice of Intent (“**NOI**”).

Note that based on the nature of the Project and the Resource Areas located on the Property, peer review would typically be required by the Commission were the Project to proceed through the ordinary permitting process rather than as a Friendly 40B project.

3. The Applicant should minimize disturbance within 25' of any on-site Resource Areas (i.e., the 25' “no touch” zone under the Wetlands Regulation) to the greatest extent practicable, and should consider opportunities to minimize and avoid impacts to the intermittent streams and on-site IVW.

Note that while work within 25' of a Resource Area is permitted under the Act, the Wetlands Regulation establish a 25' “no touch” buffer zone, within which no

¹ Note that the Preliminary Application includes requested waivers from Section 181-7.13, Section 181-7.14, and Section 181-7.15 of the Wetlands Protection Bylaw; however, we think it likely that the intent was to request waivers from Sections 7.13, 7.14 and 7.15 of the Wetlands Regulation, and have acted accordingly.

disturbance is permitted without the issuance of a variance pursuant to Section 5 of the Wetlands Regulation.

4. To the extent the Applicant proposes to fill or otherwise permanently disturb IVW, the Board should consider requiring additional wetland replication on the Property to the extent practicable.

Note that IVW are subject to regulation under the Wetlands Bylaw as freshwater wetlands, but not under the Act. Therefore, while a proponent who proposed to fill IVW would typically be required to provide replication on a 2:1 basis pursuant to Section 7.14 of the Wetlands Regulation, a proponent only subject to the requirements of the Act would not be required to provide for any wetland replication in respect of filled IVW. According to the plans submitted by the Applicant, it appears that approximately 3,160 square feet of IVW will be filled in connection with the development of the club house/amenity building, which would ordinarily equate to wetland replication of at least 6,320 square feet. The Applicant has indicated to the Commission that there may be opportunities for additional wetland replication on the Property.

5. In lieu of a formal alternatives analysis in accordance with Section 7.13 of the Wetlands Regulation, the Applicant should consider the following:

- a. Reduction in the number of parking spaces in order to reduce impervious coverage (supplemented, if necessary, by a transportation demand management (“**TDM**”) program);

According to the plans submitted by the Applicant, it appears that the Project will provide approximately 578 parking spaces for approximately 330 units (a ratio of 1.75 spaces per unit). Nearby communities are increasingly moving toward lower parking minimums, or eliminating minimum parking ratios altogether. A ratio of 1.5 spaces per unit, for example, would allow for the reduction of the total number of parking spaces by 83 spaces, which would represent a significant reduction in impervious area. Irrespective of whether it is feasible to reduce the number of parking spaces on the Property, the Applicant should implement a TDM program to take advantage of the Project’s proximity to the Forge Park/495 Commuter Rail station.

- b. Moving proposed buildings closer together in order to reduce impervious coverage, and particularly, Building #4 and #5; and
 - c. Consolidating the club house/amenities building with Building #3, or moving the club house/amenities building closer to Building #3 so as to (1) reduce and/or eliminate IVW impact, and (2) reduce impervious coverage.
6. The Applicant should be required to submit a construction sequence and schedule to the Conservation Agent in accordance with Section 7.15 of the Wetlands Regulation.

Franklin Zoning Board of Appeals
October 27, 2022

Please feel free to reach out to me with any questions or to discuss any of the above recommendations further.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick Gallagher', with a long horizontal flourish extending to the right.

Patrick Gallagher, Chair

On Behalf of the Franklin Conservation Commission

Cc: Bryan Taberner, Director of Planning & Community Development
Amy Love, Town Planner
Breeka LÍ Goodlander, Conservation Agent/Natural Resource Protection Manager



TOWN OF FRANKLIN RESOLUTION 23-26

FRANKLIN TOWN COUNCIL SUPPORT FOR PROPOSED GL CHAPTER 40B AFFORDABLE HOUSING PROJECT AT 121 GROVE STREET PURSUANT TO DHCD'S LOCAL INITIATIVE PROGRAM (LIP): FRIENDLY 40B

- WHEREAS,** GL Chapter 40B Sections 20-23 provide a legal framework for the creation of local affordable housing which is administered by the Massachusetts Department of Housing and Community Development (DHCD) and DHCD has enacted a regulation creating the Local Initiative Program (LIP) which allows a Chapter 40B developer to work collaboratively with a municipality to obtain its support for a proposed affordable housing project; and
- WHEREAS,** DHCD's LIP regulation provides that a municipality demonstrate its support through its Chief Executive Officer's signing a letter of support, and Franklin's Home Rule Charter provides that the municipality's Chief Executive Officer is the Town Administrator; and
- WHEREAS,** The Franklin Town Administrator has created a voluntary process and checklist for a developer who proposes a Chapter 40B LIP affordable housing project to follow, which includes informal reviews by Town staff, the Planning Board and Conservation Commission, and a presentation to the Franklin Town Council; and
- WHEREAS,** Fairfield Residential has proposed to develop a Chapter 40B affordable housing project on approximately thirty acres of land located at 121 Grove Street consisting of up to three hundred, thirty (330) rental units; and
- WHEREAS,** Fairfield Residential has submitted an application to Town pursuant to the above-described voluntary LIP approval process and participated in above-referenced reviews and made a presentation to the Franklin Town Council at a duly posted public meeting thereof.

NOW THEREFORE the Franklin Town Council, acting on behalf of the Town of Franklin, hereby expresses its support for Fairfield Residential's proposed affordable rental housing project of up to three hundred, thirty units to be developed on approximately thirty acres located at 121 Grove Street and directs the Town Administrator to prepare and sign a letter of support to DHCD for the proposed project and to sign any DHCD applications and/or other forms and to take any other action which DHCD requires to demonstrate Town's support for the project.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2023

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

March 10, 2023

To: Town Council
From: Jamie Hellen, Town Administrator

**Re: Acceptance of an Additional 2% COLA for Retirees, as Authorized by Chapter 269 of the
Legislative Acts of 2022**

Norfolk County is requesting all legislative bodies approve an additional 2% COLA for retirees over the 3% COLA this year to assist retirees with the impacts of inflation. By law, the Council is required to authorize this increase. Every community in Norfolk County has, or will, approve this COLA increase for retirees. I have attached the County request letter.

Please call me if you have any questions.



Norfolk County Retirement System

January 27, 2023

Jamie Hellen, Town Administrator
Town Hall, 355 East Central Street, 3rd Floor
Franklin, MA 02038

Re: Additional 2% Retiree Cost of Living Adjustment

Dear Bill:

On November 16, 2022, Governor Baker signed Chapter 269 of the Acts of 2022 into law. This act provides local retirement systems with a local option to increase the Cost of Living Adjustment (COLA) for eligible retirees in fiscal year 2023 from 3% to 5%, retroactive to July 1, 2022. This additional COLA, which has been granted to retirees of the State and Teachers Retirement Systems already, is not a permanent change in the COLA percentage; it is only for fiscal year 2023.

The approval process for the additional 2% COLA is different than traditional COLA increases granted by the Advisory Council and Norfolk County Retirement Board (Retirement Board). In order to grant this special one-time COLA, the towns within Norfolk County Retirement System must vote.

As required, the approval process began with the Retirement Board's vote to grant the additional 2% COLA at its November 30, 2022 meeting. Followed by the County Commissioners' vote to grant the additional 2% COLA at its January 4, 2023 meeting. The final step is to have each town within Norfolk County Retirement System vote on whether to increase the COLA an additional 2% for fiscal year 2023 only. The approval in a town must be by the chief executive officer (likely the select board or council) as defined by G.L. c. 4, § 7. **All votes must be acted on by the appropriate board/council during the fiscal year (until June 30, 2023) to qualify.**

Two-thirds of the towns within Norfolk County Retirement System must grant the additional 2% COLA before the Retirement Board can provide this benefit to its retirees that were retired before July 1, 2021.

The COLA percentage is granted on a COLA base of \$18,000. The additional 2% for a retiree with an annual retirement allowance of \$18,000 or more will receive the maximum increase of \$360.00 per year or \$30 per month. Retirees with lower annual retirement allowances will receive a prorated increase.

RETIREMENT BOARD

Michael G. Bellotti
Chairman / Treasurer

Josephine E. Shea
Elected Member

Edwin S. Little
Elected Member

Paul J. Connors
Appointed Member

Lisa J. Sinkus
Appointed Member

EXECUTIVE DIRECTOR

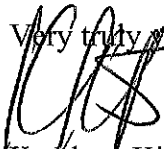
Kathleen Kiely-Becchetti, Esq.

Be assured that the additional 2% COLA will not impact the fiscal year 2024 appropriation.

Please let the Retirement Board know when this matter will be discussed and scheduled for a vote by emailing me at kkb@norfolkcs.com.

If you need further information, please let me know.

Very truly yours

A handwritten signature in black ink, appearing to read 'KKB', is written over the words 'Very truly yours'.

Kathleen Kiely-Becchetti
Executive Director



**TOWN OF FRANKLIN
RESOLUTION 23-27**

**Acceptance of an Additional 2% COLA for Retirees,
as Authorized by Chapter 269 of the Legislative Acts of 2022**

WHEREAS, Chapter 269 of the Legislative Acts of 2022 provides for an additional 2% (total 5%) cost-of-living increase for eligible Norfolk County Retirement System retirees for FY23, retroactive to July 1, 2022, upon acceptance by vote of the Norfolk County Retirement System and local municipal acceptance, and

WHEREAS, the Norfolk County Retirement Board voted favorably to approve the measure on November 30, 2022, and

WHEREAS, local municipal acceptance occurs when the Franklin Town Council votes favorably on the measure, which vote must be taken on or before June 30, 2023

NOW THEREFORE BE IT VOTED by the Franklin Town Council acting on behalf of the Town of Franklin:

The Town of Franklin hereby accepts Chapter 269 of the Legislative Acts of 2022, and, as provided in the Norfolk County Retirement Board's vote on November 30, 2022, agrees that eligible Norfolk County Retirement System retirees shall receive an additional 2% (total 5%) cost-of-living increase for FY23 retroactive to July 1, 2022.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2023

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

March 10, 2023

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Bylaw Amendment 23-893: Amendment to Sewer System Map - Second Reading

This is the second reading of Bylaw Amendment 23-893, which, if approved, will allow a sewer connection from the cannabis grow facility which is currently under construction at 160 Grove St. On February 22, 2023 the Town Council voted 7-1 to move this bylaw amendment to a second reading.

For additional information, the following is provided in the packet:

- Memo dated February 10, 2023 from Jamie Hellen
- Letter dated January 25, 2023 from Mike Maglio and Brutus Cantoreggi
- Proposed map amendment
- Legal ad for March 15th Second Reading, posted on Town Website, Milford Daily News & WickedLocal.com on March 1st

If you have any questions, please feel free to let us know.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

February 10, 2023

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Bylaw Amendment 23-893: Amendment to Sewer System Map - First Reading

This is the first reading of Bylaw Amendment 23-893, which, if approved, will allow a sewer connection from the cannabis grow facility which is currently under construction at 160 Grove St. The property owner of 160 Grove St. has submitted an application for this extension, which will involve connecting to the existing gravity sewer which terminates in front of Franklin Tile at 168 Grove St. and installing new gravity sewer approximately 600 ft. northerly and upstream to the area in front of #160.

Further information and recommendations are provided in the attached letter from Town Engineer Mike Maglio and DPW Director Brutus Cangoreggi dated January 25, 2023. Also attached is the proposed map amendment.

Keep in mind that cannabis discharge is highly regulated under state law and less of a factor here. The reason for this is also due to the fact the Town is rebuilding lower Grove Street this year and then will have a five-year sewer connection moratorium under town bylaw. Staff have reached out to all affected customers along Grove Street and the owners of 160 want to tie into the town sewer system.

If you have any questions, please feel free to let us know.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

January 25, 2023

Mr. Jamie Hellen
Town Administrator
355 East Central Street
Franklin, MA 02038

RE: Grove Street Sewer Extension between Kenwood Circle and #168 Grove St

Dear Jamie,

The property owner of 160 Grove Street has submitted an application for a Sewer System Extension Permit to allow a sewer connection from the cannabis grow facility which is currently under construction. The development of this site was originally approved with a septic system and the owner is looking to have the new building connected to Town sewer.

The proposed sewer extension will involve connecting to the existing gravity sewer which terminates in front of #168 Grove St (Franklin Tile) and installing new gravity sewer approximately 600 feet northerly and upstream to the area in front of #160 Grove St.

This new gravity sewer extension would provide sewer access to the following four properties:

- 158 Grove – Grove Street Realty Trust (67 Degrees) – to be connected through a private easement on 160 Grove St to be determined by the two property owners
- 160 Grove – Hennep Properties, LLC (under construction, cannabis grow facility)
- 162 Grove – Charley2017 LLC (NETA cannabis dispensary – existing private septic)
- 164 Grove – CC Lights, LLC (vacant lot, PB approved cannabis dispensary)

The properties on the opposite side of Grove St are either already connected to sewer through easements across adjacent properties, or have frontage on the existing gravity sewer.

If approved, the developer has agreed to contribute \$30,000 to the Town to provide upgrades to the Town's existing sewer pump station as part of the overall project, as well as a \$10,000 contribution to the Town's Water Conservation Fund.

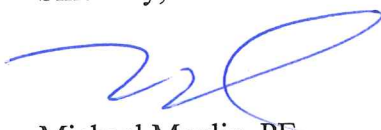
We note that the DPW is currently working on design plans for roadway improvements to Grove St that are being funded through our \$2.2M MassWorks Grant and are planned for the 2023 construction season. As such, any proposed sewer work to be done under this application will need to be completed by June 30, 2023 so that the Town's grant funding will not be jeopardized.

If the Council decides to approve the extension, we recommend the following conditions be attached to the approval:

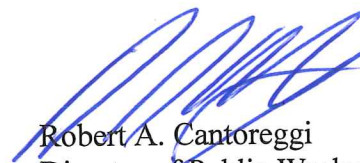
1. The applicant will need to file all required permits and pay the respective fees, including the \$40,000 total contribution, prior to construction and the installation shall be in accordance with DPW standards. Since there will be both Town water and a private well to be located on the site, any special provisions for sewer billing will be subject to DPW approval at the time of permitting.
2. Stubs for future sewer connections shall be provided for 162 Grove St and 164 Grove Street. A potential sewer connection shall be provided for 158 Grove St through the 160 Grove St site as shown on the proposed design plan, to be determined by the two private property owners.
3. Trench excavation within the Grove Street pavement shall be backfilled with controlled density fill and be paved at a minimum width of 8 feet with a paving machine for the entire length of pavement trenching required for construction. The thickness of the pavement for the trench patch shall match the existing asphalt thickness on Grove St, at a minimum the trench patch shall be installed in two lifts for a total thickness of 4" thick.
4. Construction of the sewer improvements and final trench patching shall be completed prior to June 30, 2023.
5. The Applicant will provide to the Town an as-built drawing with ties to the constructed improvements.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Michael Maglio, PE
Town Engineer



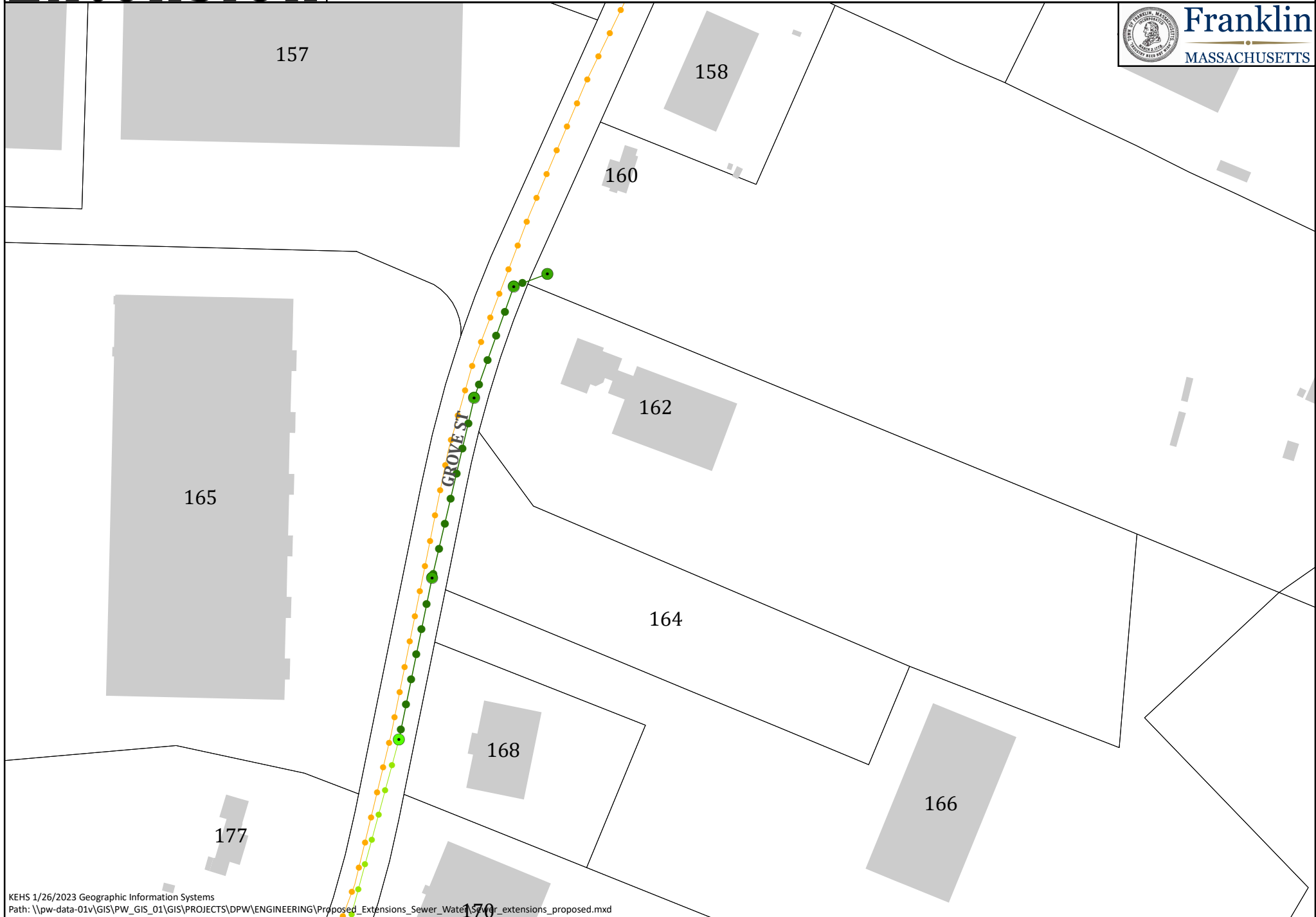
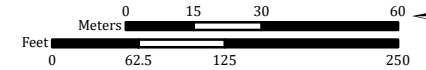
Robert A. Cantoreggi
Director of Public Works

Proposed Sewer Extension

- Proposed Gravity Main
- Existing Gravity Main
- Existing Force Main

- Proposed Manhole
- Existing Manhole
- Building

Parcel Line



**LEGAL NOTICE
FRANKLIN, MA**

The Franklin Town Council will hold a second reading and final vote on the adoption of Town Code Bylaw Amendment 23-893: A Bylaw to Amend The Code of the Town of Franklin, Chapter 139, Entitled Sewers, as follows:

Chapter 139-14 of the Code of the Town of Franklin entitled Sewer System Map, Exhibit A (map) be amended by adding the following extension as an eligible location:

§139-14. Sewer System Map

Exhibit A:

Extending sewer system for cannabis grow facility at 160 Grove Street. The proposed sewer extension will involve connecting to the existing gravity sewer which terminates in front of #168 Grove Street (Franklin Tile) and installing new gravity sewer approximately 600 feet northerly and upstream to the area in front of #160 Grove Street.

The second reading and final vote on adoption of this bylaw amendment will take place during the Town Council Public Meeting beginning at 7:00 pm on March 15, 2023; there will be an opportunity for public input during the process. Location: Municipal Building, 2nd floor Council Chambers, 355 E. Central Street, Franklin, and also via the “ZOOM” platform. Residents can visit the Town website (Franklinma.gov) town calendar to review the agenda including full text of proposed bylaw amendment, and for up to date meeting information, on and after March 10, 2023. Please call the Town Administrator’s Office at (508) 520-4949 if you require further information or to make arrangements for translation services.

Submitted by,

Julie McCann



**TOWN OF FRANKLIN
BY-LAW AMENDMENT 23-893**

AMENDMENT TO SEWER SYSTEM MAP

**A BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN, CHAPTER 139,
ENTITLED SEWERS, AS FOLLOWS:**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT :

Chapter 139-14 of the Code of the Town of Franklin entitled Sewer System Map, Exhibit A (map) be amended by adding the following extension as an eligible location:

§139-14. Sewer System Map

Exhibit A:

Extending sewer system for cannabis grow facility at 160 Grove Street. The proposed sewer extension will involve connecting to the existing gravity sewer which terminates in front of #168 Grove Street (Franklin Tile) and installing new gravity sewer approximately 600 feet northerly and upstream to the area in front of #160 Grove Street.

This Bylaw shall not become effective until all conditions agreed to between the property owner and DPW are satisfied.

This Bylaw shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2023

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**