

September 12, 2024

Franklin Conservation Commission
Franklin Municipal Building
355 East Central Street
Franklin MA, 02038

Re: Peer Review Comment Response
15 Liberty Way, Franklin MA (DEP File No. 159-1282)

Dear Franklin Conservation Commission,

Goddard Consulting, LLC, (Goddard) is pleased to submit this response letter and attached revised materials on behalf of Atlantic Oliver 15 Liberty Way LLC (the Applicant), to provide responses to the project review comments issued by BETA Group, Inc. on September 9, 2024, in regard to the Notice of Intent (NOI) filed for 15 Liberty Way, Franklin MA.

Two hard copies have been mailed and a digital copy has been submitted for the Commission's review and approval. If you have any questions, please feel free to contact Chris Frattaroli at (617) 620-2740.

Sincerely,
Goddard Consulting, LLC



Chris Frattaroli
Wetland Scientist

CC: Mike Shunta, Oliver Street Capital, 125 High St, Boston, MA 02110
Dan Campbell, Level Design Group, 249 South St, Plainville, MA 02762

List of Attachments

Attachment A: **BETA Group Comment Responses**

Attachment B: **Site Plan Set**

Liberty Parking Expansion, prepared by Level Design Group, last revised June 20, 2024

1.0 BETA GROUP COMMENT RESPONSES

Goddard and the project’s engineer, Level Design Group (LDG), reviewed the BETA Group’s comments and offer the following responses to BETA’s comments. BETA’s most recent comments are bolded and prefaced with “BETA2”. Resolved comments have been omitted.

BETA Peer Review Comment	Goddard Response
ADMINISTRATIVE AND PLAN COMMENTS	
<p>A2</p> <p><i>The following elements should be included on the Plan Set:</i></p> <p>a. <i>All woody plants larger than 1 inch in diameter that are proposed to be removed should be shown on the plans per Section 7.18.1 of the Bylaw, and all plantings to be installed under proposed conditions should be depicted. Multiple pages appear to be missing from the submitted plan set, including the Landscaping Plans.</i></p> <p>BETA2: BETA defers to the Commission on this Bylaw requirement.</p> <p>b. <i>A registered Professional Land Surveyor (PLS) stamp is required on the Existing Conditions Plan and a registered Professional Engineer (PE) stamp is required on the Proposed Conditions Plan.</i></p> <p>BETA2: BETA defers to the Commission on this Bylaw requirement and recommends the Commission include a Special Condition requiring the applicant to submit a stamped plan set prior to the commencement of any work on the Site.</p>	<p>a. Based on discussion at the Commission’s 9/5/2024 public hearing, it was agreed that this requirement was not necessary, as this information will not inform any other decisions associated with the project.</p> <p>b. An updated stamped plan set is provided as an attachment to this letter.</p>
WETLAND RESOURCE AREAS AND REGULATORY REVIEW	
<p>W1</p> <p><i>The project as currently depicted will disturb more than one acre of land; therefore, a Notice of Intent (NOI) must be submitted to the EPA for coverage under the Construction General Permit (CGP) and the preparation of a Stormwater Pollution Prevention Plan (SWPPP) is required prior to construction. The Commission could</i></p> <p>BETA2: BETA recommends that the Commission include a Special Condition requiring the Applicant to submit a SWPPP prior to the commencement of work.</p>	<p>The Applicant is amenable to a Special Condition that the SWPPP is submitted to the Commission prior to work beginning.</p>

W2	<p><i>Material stockpile and laydown areas should be labeled on the Project plans.</i></p> <p>BETA2: BETA recommends that the Commission include a Special Condition requiring the Applicant to contact the Conservation Agent for review and approval of stockpile areas prior to commencing earthwork.</p>	<p>The Applicant is amenable to a Special Condition that the Agent inspect and approve stockpile areas prior to earthwork beginning.</p>
W3	<p><i>Proposed erosion controls include inlet protection measures, 12-inch diameter Silt Sox and silt fencing. Silt fence is not permitted erosion control measure in the Town of Franklin (Pg. 13 of Town of Franklin Best Development Practices Guidebook). The Applicant should coordinate with the Conservation Commission to determine the appropriate erosion control measure for the Site. Twelve (12)-inch diameter compost filter tubes alone may be an appropriate option commensurate with the scope of the Project.</i></p> <p>BETA2: Understood; BETA defers to the Commission on use of silt fence for specific circumstances.</p>	<p>Based on discussion at the Commission's 9/5/2024 public hearing, it was agreed that this silt fence was acceptable to prevent encroachment into the infiltration basin area to prevent soil compaction. Silt fence is not proposed as a full site perimeter control.</p>
W4	<p><i>The Applicant stated that landscaping will be installed but did not provide plans or information regarding the proposed landscaping. The Applicant should provide the Landscaping Plans and restrict species within Areas Subject to Jurisdiction to those which are native.</i></p> <p>BETA2: Comment remains. The Commission could consider including a Special Condition that requires the Applicant to submit a landscaping plan for review and approval prior to the commencement of work.</p>	<p>Updated landscape plans are included in the plan set attached to this letter.</p>
W7	<p><i>The following elements are missing from the Project Narrative as required by the Bylaw Regulations in Section 7.9.1:</i></p> <p><i>a. Who is performing the work; and</i></p> <p>BETA2: BETA agrees with the suggested Special Condition.</p> <p><i>b. Proposed mitigation.</i></p> <p>BETA2: BETA recommends that the updated landscaping plans be provided (BETA2 Response to Comment W4) as a means of addressing this matter of Bylaw compliance, as the 100-foot Buffer Zone is considered a Resource Area under the Bylaw.</p>	<p>a. Goddard suggests a Special Condition requiring this information be submitted prior to work beginning.</p> <p>b. Updated landscape plans are included in the plan set attached to this letter.</p>

<p>W9</p>	<p><i>In accordance with Section 7.12.1 Erosion & Sedimentation Control Plan of the Bylaw Regulations, the names and phone numbers of all individuals that will be responsible for erosion control should be provided.</i></p> <p><i>BETA2: BETA agrees with the suggested Special Condition.</i></p>	<p>Goddard suggests a Special Condition requiring that this information be submitted to the Commission prior to work beginning.</p>
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