

August 29, 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 August 7, 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: **Green Cards**
- Attachment C: **Stormwater Memo**
Prepared by Level Design Group, revised 8/29/2024
- Attachment D: **50-100' Buffer Zone Cover**
Prepared by Goddard Consulting LLC, dated 8/27/2024
- Attachment E: **NHESP Habitat Mapping**
Prepared by Goddard Consulting LLC, dated 8/27/2024

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 from the third iteration of peer review for this project.

BETA Peer Review Comment		Goddard Response
ADMINISTRATIVE AND PLAN COMMENTS		
A1	<p><i>MassDEP has not issued a file number for this Project. The Applicant should confirm that the Project has been resubmitted to MassDEP, as it is BETA’s understanding that the filing under MassDEP File No. 159-1282 was denied under both the Act and the Bylaw.</i></p>	<p>Revised plans have been resubmitted to MassDEP, but the previous filing (File No. 159-1282) was not denied by the Commission. To maintain compliance with relevant laws, the project was resubmitted and presented to the Commission as though it was a new project, abutters were renotified, and a new legal ad was placed. The project maintains File No. 159-1282. Certified Mail return receipts (“Green Cards”) are attached (Attachment B) to confirm renotification of abutters and resubmittal of plans to MassDEP CERO.</p>
A2	<p><i>The following elements should be included on the Plan Set:</i></p> <ul style="list-style-type: none"> <i>a. 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> <i>b. 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> 	<ul style="list-style-type: none"> a. While this requirement is noted, in this case it would be onerous. Field survey work has long been complete for this site. Remobilization to locate woody vegetation as small as 1” would incur a significant expense and this information would not inform any other decisions associated with the project. The area of clearing is detailed on the plan set and the plants within that area would be removed. As such, the Applicant would request a variance from this section of the Bylaw. See also response to comment W4 addressing Landscape Plans. b. Every previous iteration of the plan set has been stamped by PLS/PE. The Applicant will provide stamped plans prior to any construction activity on the site.

A3	<p><i>The Plans show the expanded parking lot as being 36,450 square feet, while the Stormwater Memo indicates that the proposed development is 35,450 square feet. The Applicant should clarify the correct value and confirm that the accurate area was used to model stormwater at the Site.</i></p>	<p>LDG confirms that stormwater was modeled based on the 36,450sf figure, and apologizes for this typographic error in the submittal document. The attached Stormwater Memo has been revised to reflect this (Attachment C).</p>
<p>WETLAND RESOURCE AREAS AND REGULATORY REVIEW</p>		
W1	<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>The Applicant and project team understand the need for a CGP and SWPPP. These items will be in place prior to the start of construction.</p>
W2	<p><i>Material stockpile and laydown areas should be labeled on the Project plans.</i></p>	<p>Stockpile areas are not shown on site plans. However, site plan notes indicate that stockpiles must be located within the area of disturbance and outside the 100-foot buffer zone, along with details regarding prevention of erosion, runoff and other control measures. Additionally, a detail on sheet C-6.0 of the site plan set provides further specifications regarding stockpile stabilization.</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>In this case, the silt fence is intended to prevent encroachment into the infiltration basin area after grading is complete, as compaction of soils in this area must be avoided for the basin to function as designed. Silt fence is not proposed as a full site perimeter control, only around the infiltration basin. Perimeter erosion controls surrounding the work area as a whole consist only of 12" SiltSoxx.</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>Landscaping plans have been submitted with previous iterations of the project prior to being significantly scaled back. Landscaping will be installed per the previously submitted site plans, and simply scaled back to the current scope of the project and area of work. The intention of the project is to provide the landscaping from the previous plan, plantings, materials and styles, but in the limited new work area.</p>

W5	<i>The Applicant should provide the specifications regarding the proposed seed mix that will be used for stabilization of exposed soil.</i>	Sheet C-5.0 of the plan set specifies the seed mix to be used for stabilization of exposed soils.
W6	<i>Section 4.4.1 of the Bylaw states that “mitigation offsets may be required by the Commission when the applicant proposes that more than 30% of the 50-100-foot Buffer Zone Resource Area is proposed to be impervious surface”. The Applicant should provide the Commission with calculations of proposed impervious area within the 50-100-foot Buffer Zone for the Commission’s review when determining whether additional mitigation is required.</i>	The 50-100’ Buffer Zone on the locus site measures approximately 54,251 square feet. Proposed impervious surface within the 50-100’ Buffer Zone measures approximately 9,130 square feet. This amounts to approximately 17% of the on site 50-100’ Buffer Zone being impervious surface. See attached graphic titled 50-100’ Buffer Zone Cover (Attachment D).
W7	<i>The following elements are missing from the Project Narrative as required by the Bylaw Regulations in Section 7.9.1:</i> <ul style="list-style-type: none"> <i>a. Who is performing the work; and</i> <i>b. Proposed mitigation.</i> 	<ul style="list-style-type: none"> a. Because work has not been bid for yet, it is not yet established who will be performing the work. The Applicant will accept a condition requiring that this information be submitted to the Commission prior to work beginning. b. No mitigation is proposed. The project does not include any impacts that require mitigation.
W8	<i>The work proposes to alter undisturbed areas within the Buffer Zone Resource Area. To comply with Section 7.11.2 of the Bylaw Regulations, the Application should include a narrative describing steps taken to mitigate unavoidable impacts.</i>	The project has been completely redesigned in order to reduce proposed impacts to the extent practicable. At its inception, this project proposed thousands of square feet of alteration to wetland resources, and tens of thousands of square feet of impacts to natural buffer zones. Now, the project proposes no impacts to wetland resources, a minimal impact to the 25-50’ buffer zone that consists only of grading and has located the vast majority of the proposed impact to the 50-100’ buffer zone, or outside of the buffer zone entirely.
W9	<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>	Because work has not been bid for yet, it is not yet established who will be performing the work. The Applicant will accept a condition requiring that this information be submitted to the Commission prior to work beginning.
W10	<i>A map showing Natural Heritage Priority Habitats and Estimated Habitats should be provided per Bylaw Regulations Section 7.17.1.</i>	The nearest Priority/Estimated Habitat, as mapped by NHESP, is located approximately 2.4 miles to the east of the site. See attached graphic titled NHESP Habitat Mapping (Attachment E).

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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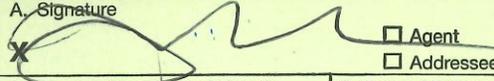
CROMWELL, JILL K TR FLECK
ROBERT & JILL FLECK LIV T
10 JUDY CIR
FRANKLIN, MA 02038



9590 9402 8511 3186 7320 50

2. Article Number (Transfer from service label)
7022 3330 0000 6081 2902

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X  Agent
 Addressee

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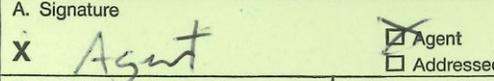
STANNAH PROPERTY LLC
C/O LINCOLN PROPERTY COMP
25 MALL RD SUITE 402
BURLINGTON, MA 01803



9590 9402 8511 3186 7307 66

2. Article Number (Transfer from service label)
7022 3330 0000 6081 2797

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PS Form 3811, July 2020 PSN 7530-02-000-9053

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1. Article Addressed to:

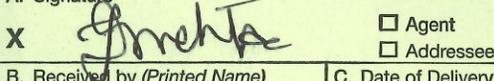
PATIL KEDAR SANJAY
MEHTA JANVI DHARMESHKUMAR
14 RACHAEL CIR
FRANKLIN, MA 02038



9590 9402 8511 3186 7320 67

2. Article Number (Transfer from service label)
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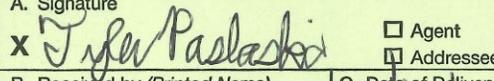
FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038



9590 9402 8511 3186 7321 11

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A. Signature
X  Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Tyler Paslaski 7/16/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
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1. Article Addressed to:

COOKE ROBERT D
 COOKE PATRICIA E
 4 RACHAEL CIR
 FRANKLIN, MA 02038



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A. Signature
 X *Robert Cooke* Agent Addressee

B. Received by (Printed Name) *Robert* C. Date of Delivery *7/18*

D. Is delivery address different from item 1? Yes No

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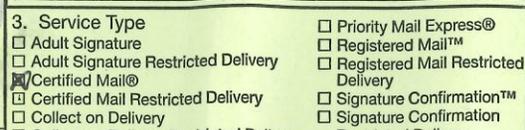
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1. Article Addressed to:

MURPHEY ROBERT W & JANICE
 MURPHEY FAMILY REALTY TRU
 1 RACHAEL CIR
 FRANKLIN, MA 02038



2. Article Number (Transfer from service label)

7022 3330 0000 6081 2919

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A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery *07/13/24*

D. Is delivery address different from item 1? Yes No

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Certified Mail® Signature Confirmation™

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1. Article Addressed to:

DEVINE SHWETHA RAVI
 DEVINE JEFFREY H
 15 RACHAEL CIR
 FRANKLIN, MA 02038



2. Article Number (Transfer from service label)

7022 3330 0000 6081 2865

PS Form 3811, July 2020 PSN 7530-02-000-9053

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A. Signature
 X *Shwetha* Agent Addressee

B. Received by (Printed Name) *SHWETHA RAVI DEVINE* C. Date of Delivery *7/13/24*

D. Is delivery address different from item 1? Yes No

3. Service Type Priority Mail Express® Registered Mail™

Adult Signature Registered Mail Restricted Delivery

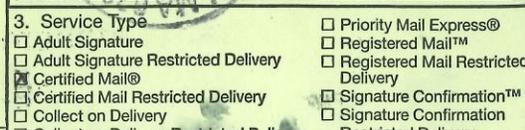
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1. Article Addressed to:

HARDING GRANT E
 MURPHY MAURA B
 6 RACHAEL CIR
 FRANKLIN, MA 02038



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A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) *GRANT* C. Date of Delivery *7/18*

D. Is delivery address different from item 1? Yes No

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2. Article Number (Transfer from service label)

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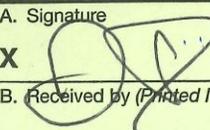
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1. Article Addressed to:

CROOK JAMES
CORMIER VALERIE
12 RACHAEL CIR
FRANKLIN, MA 02038

2. Article Number (Transfer from service label)
7022 3330 0000 6081 2889

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A. Signature
X  Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
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D. Is delivery address different from item 1? Yes
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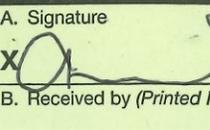
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1. Article Addressed to:

PISANI CHRISTOPHER J
PISANI ANN MARIE
10 RACHAEL CIR
FRANKLIN, MA 02038

2. Article Number (Transfer from service label)
7022 3330 0000 6081 2858

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X  Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
O9/13/20

D. Is delivery address different from item 1? Yes
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 Adult Signature Restricted Delivery Registered Mail™
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1. Article Addressed to:

GLYNN DEBORAH A
16 RACHAEL CIR
FRANKLIN, MA 02038

2. Article Number (Transfer from service label)
7022 3330 0000 6081 2810

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
Deborah 7/18

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
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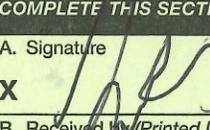
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LORUSSO JOSEPH A
LORUSSO JESSICA A
17 RACHAEL CIR
FRANKLIN, MA 02038

2. Article Number (Transfer from service label)
7022 3330 0000 6081 2940

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X  Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
7/18

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
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1. Article Addressed to:

MassDEP Central Regional Office
 8 New Bond Street
 Worcester, MA 01606



2. Article Number (Transfer from service label)

7022 3330 0000 6081 2988

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 X Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

Received
JUL 16 2024
MassDEP

3. Service Type
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 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

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1. Article Addressed to:

PECORA BRIAN F & INNA TRS
 PECORA LIVING TRUST
 2 RACHAEL CIR
 FRANKLIN, MA 02038



2. Article Number (Transfer from service label)

7022 3330 0000 6081 2872

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

9/15/20

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

June 25, 2024

Revised August 29, 2024

Gregory Rondeau, Chairman
Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Liberty Parking Expansion
15 Liberty Way
Franklin, MA 02038
Project #: 2081.00

Mr. Rondeau,

Level Design Group, LLC (LDG), on behalf of Oliver Street Capital, Inc. is pleased to provide you with the attached updated proposal of the parking expansion of the above referenced Parcel. The project reduced the size of the parking expansion and changed the stormwater management system.

The proposed development will consist of a 36,450 sf parking lot expansion at the referenced property with associated stormwater management infrastructure.

The applicant intends to undertake this development this year with due expedience to complete the work. Once begun there will be no break in the work until the facility has been completed and is functional in final form.

Please find attached the detailed hydrologic calculations for the property. The calculations detail two analysis points for the project. The flows are maintained or reduced throughout the proposed development.

SUMMARY OF PEAK STORMWATER RUNOFF (CFS)

Storm	Pre-Dev. Flow DP-1	Post-Dev Flow DP-1	Pre-Dev. Flow DP-2	Post-Dev Flow DP-2
2-yr	6.66 cfs	5.99 cfs	2.75 cfs	2.41 cfs
10-yr	16.30 cfs	14.53 cfs	7.07 cfs	6.23 cfs
25-yr	22.17 cfs	21.79 cfs	9.73 cfs	8.66 cfs
100-yr	31.14 cfs	30.54 cfs	13.84 cfs	12.34 cfs

The Hydrology details a commensurate flow pre- and post- as detailed in the attached analysis. The drainage system has been designed to handle the flow from the proposed parking expansion. The main change to the proposal, besides the reduction of pavement, is proposing an above ground infiltration basin instead of an underground infiltration chamber system.

If you have any questions regarding our re-submission or the attached plans and materials, please contact our office.

Truly Yours,
Level Design Group, Inc.

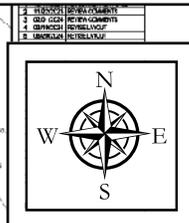


Daniel Campbell, PE
Principal/Senior Civil Engineer

Cc: Oliver Street Capitol
File

Y:\2000 Series\2081-15 Liberty Parking Expansion, Franklin, MA\Text\Stormwater\6-26-2024 Revision\2081-Drainage Memo-20240625.docx

ZONED: MID-RISAL
 USE: 310 WAREHOUSE, DISTRIBUTION FACILITY (DISTING)
MINIMUM BUILDING SETBACKS
 FRONT=0
 REAR=30 FEET
 SIDE=30 FEET
DEED REFERENCES
 A LAR 87: 04/04/19 TO LIBERTY WAY, LLC
 DEED BOOK: 35276 PAGE 278
PLAN REFERENCES
 PLAN NO. 878 OF 1994
 PLAN NO. 878 OF 1994
 PLAN NO. 87 OF 1994



DATE: JANUARY 11, 2023
 DRAWN BY: JACOB W. GARDNER
 SCALE: 1" = 75'
LIBERTY PARKING EXPANSION
 MAP SHEET 320, PARCEL 004
 15 LIBERTY WAY
 FRANKLIN, MASSACHUSETTS

PLAN NOTES:

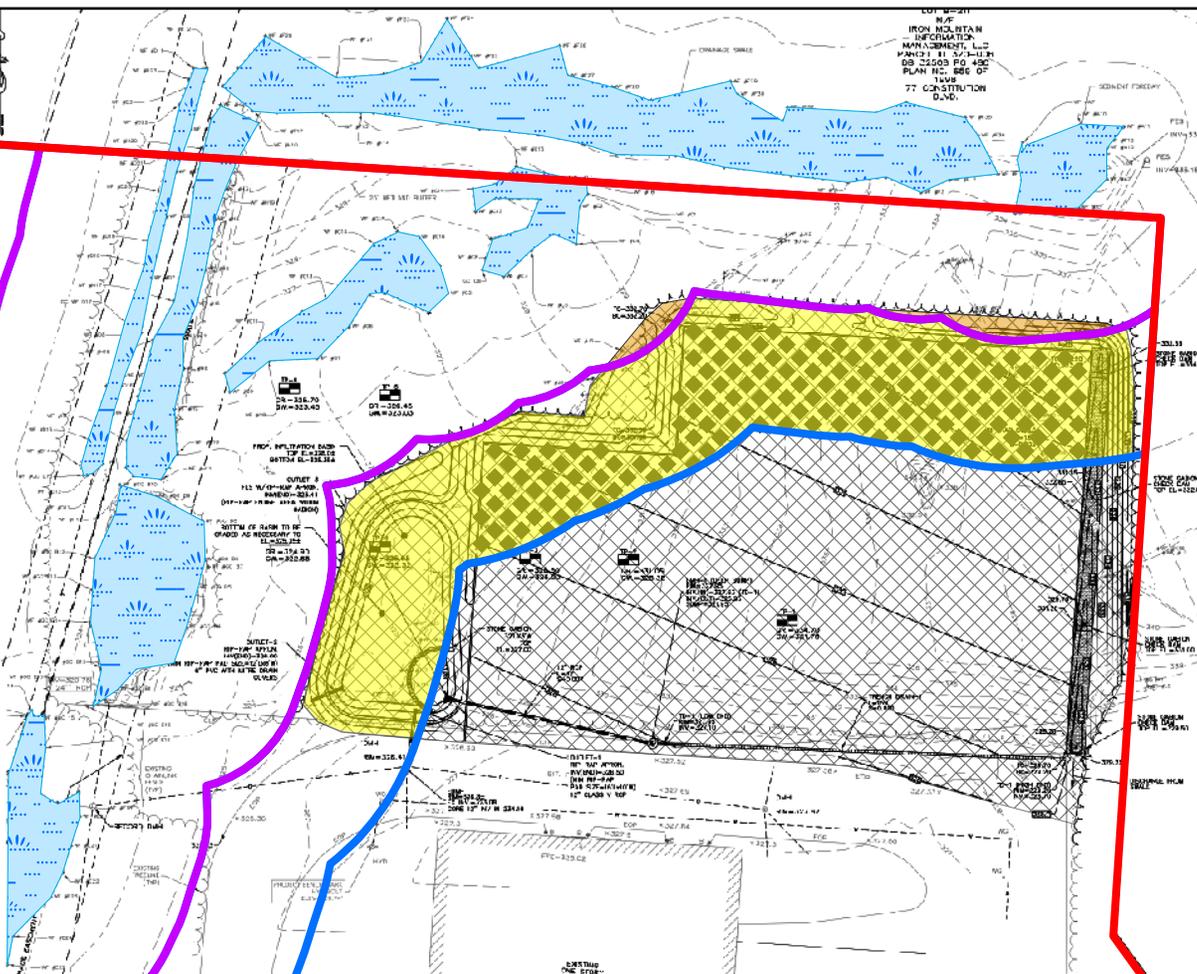
1. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE TOWN OF FRANKLIN AT LEAST 72 HOURS PRIOR TO ANY SITE DEMONSTRATION OR EXCAVATION.
2. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE TOWN OF FRANKLIN AT LEAST 72 HOURS PRIOR TO ANY SITE DEMONSTRATION OR EXCAVATION.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
4. ALL DISTURBED AREAS MUST BE RESEEDING APPROVED AND SEEDS.
5. THE SITE IS NOT LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
6. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR IS ALL VERIFIED THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE TOWN OF FRANKLIN AT LEAST 72 HOURS PRIOR TO ANY SITE DEMONSTRATION OR EXCAVATION.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
3. ALL EXISTING PAVEMENT SHALL BE RENEWED PRIOR TO RECONSTRUCTION.
4. ALL EXISTING PAVEMENT CURBS, WALKS, UTILITIES LIGHT FIXTURES, TREES, SHRUBS, ETC., SHALL BE RELOCATED FROM THE AREA TO BE DEVELOPED. ALL SUCH ITEMS NOT TO BE RELOCATED SHALL BE PROTECTED AND MAINTAINED.
5. ALL DISTURBED AREAS MUST BE RESEEDING APPROVED AND SEEDS.
6. ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER APPLICABLE JURISDICTION.
7. MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE REPAVED AND ANY DEBRIS MATERIAL ENCOUNTERED DURING EXCAVATION SHALL BE RELOCATED TO THE AREA OF ORIGIN OR TO ANOTHER APPROPRIATE LOCATION.

SITE PLAN NOTES:

1. THIS PLAN SET HAS BEEN ISSUED FOR PERMITTING ONLY. A FULL CONSTRUCTION PLAN SHALL BE SUBMITTED TO THE TOWN OF FRANKLIN FOR PERMITTING APPROVALS. PERMITTING APPROVALS HAVE BEEN GRANTED.



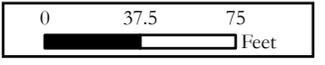
Legend

- Locus Site
- Onsite 50-100' Buffer Zone (54,251sf)
- Wetland Resources
- 25-50' BZ Impact (700sf)
- 50-100' BZ Impact (18,700sf)
- Limit of Work
- Onsite 0-50' Buffer Zone
- Paving in BZ (9,130sf)

Date: 08/27/2024

50-100' Buffer Zone Cover

15 Liberty Way
 Franklin, MA



1" = 75'

71.4047807°W, 42.0578257°N

Parcel ID: 320-004



Legend

-  Locus Site
-  NHESP Priority Habitats of Rare Species
-  NHESP Estimated Habitats of Rare Wildlife

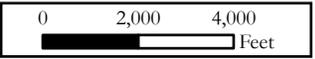


Basemap: Earthstar Geographics



**GODDARD
CONSULTING**
Strategic Ecological Consulting

NHESP Habitat Mapping



1" = 4,000'

15 Liberty Way
Franklin MA

71.4050184°W, 42.0569524°N

Date: 08/27/2024

Parcel ID: 320-004