



January 22, 2024

To: Mr. Gregory Rondeau, Chairman
Town of Franklin Planning Board
355 East Central Street
Franklin, MA 02038

A&M Project #: 2712-02
Re: 25 Forge Parkway
Industrial/Warehouse
Response to Review
Comments

Copy: TMC Holdings & Development 2, LLC

Dear Mr. Rondeau,

Allen & Major (A&M) is in receipt of review comments from the following groups for the above referenced project.

Town of Franklin Town Engineer: dated January 17, 2024

Town of Franklin Department of Planning and Community Development: dated January 16, 2024

Town of Franklin Fire Department: dated January 22, 2024

Beta Group, Inc.: dated January 15, 2024

Please find A&M's responses to these comments below. The initial comments are provided along with A&M's responses in **bold**.

Town of Franklin Town Engineer comments:

1. There appears to be a discrepancy on the detail for OCS-2 with two different elevations provided for the top of weir.

A&M Response: The discrepancy on detail 4, sheet C-505 has been corrected as requested.

2. The plans call out for HDPE drainage pipe, however the Board typically requires reinforced concrete pipe for on-site drainage systems.

A&M Response: As part of the Site Plan Approval granted on May 22, 2023, the Planning Board granted a waiver to allow the use of HPDE piping instead of reinforced concrete piping. As part of this application, we are respectfully requesting that the same waiver be granted for this portion of the project. A separate letter requesting this waiver is included herewith.

3. The previously approved proposed parking expansion at the rear of the site calls for asphalt berm around the perimeter which matches the remainder of the existing site with the exception of the main driveway entrance and along the front entrance to the existing building.

The newly proposed parking area at the front of the site and the reconstructed curb along the front of the building entrance also proposes asphalt berm, however as noted above these areas currently have granite curbing.

A&M Response: The Layout & Materials Plan has been revised to indicate vertical granite curbing along the front of the site, as requested.

Town of Franklin Department of Planning and Community Development comments:

1. Applicant is providing cape cod berm.

A&M Response: As mentioned above, the cape cod berm at the entrance and the front of the building have been changed to vertical granite.

2. Applicant has submitted a landscaping plan.

No response required.

3. DPCD defers to BETA and Town Engineer for stormwater management.

No response required.

Town of Franklin Fire Department comments:

Thank you for the opportunity to review the above mentioned plan. The proposed parking lot on the south side of the building would provide additional access to the building for the Fire Department. We would just note that it may be tight to make a sharp right hand turn into the proposed parking lot coming off the main entrance given the size of our fire apparatus. A truck turning analysis at that juncture may be beneficial and clarify the issue.

A&M Response: Please see the attached Fire Truck Turning Figure, which shows a fire apparatus can enter and exit the proposed parking lot without conflict.

Beta Group, Inc. comments:

- P1. In accordance with §185-21, C. (5). Parking lots for 20 or more cars shall contain or be bordered within 5' by at least one tree per 10 parking spaces, , with not less than 40 square feet of unpaved soil area per tree. Thus, for the proposed 25 additional spaces this would require that 3 additional trees be planted. As shown there will be 6 deciduous trees planted and an additional 7 Eastern Red Cedars which would meet this requirement. BETA recommends that the proposed cedars be moved since they will interfere with the sight distance to the east for vehicles exiting the site.

A&M Response: The cedar trees have been removed from the plan to address the comment above.

- C1. The proposed edge around the new pavement as proposed will be Cape Cod Berm. This matches the existing curb treatment on the site. Since this waiver was granted in the original approval, BETA will defer this to the Board whether vertical curbing should be used for this area.

A&M Response: As mentioned above, the cape cod berm at the entrance and along the front of the building have been changed to vertical granite.

- SW1. A waiver from §300-11.B(2.a) was granted by the Board in the prior approval to allow the use of HDPE piping in lieu of RCP. The proposed additional piping will all be HDPE. The depth of cover for this additional piping exceeds 3'. BETA will defer this issue to the Board.

A&M Response: As mentioned above, enclosed is a letter requesting that the Board grant a waiver for the use of HDPE pipe.

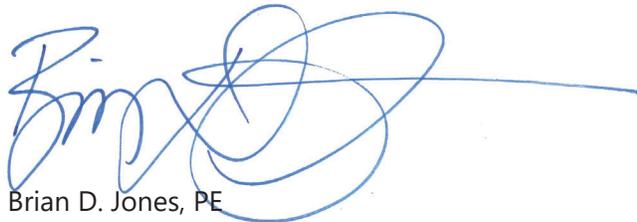
SW2. The applicant is reminded that a Stormwater permit from the Franklin DPW is required based upon the size of the disturbance and that the permit should be updated to include the proposed modification.

A&M Response: Understood, the applicant will file the necessary permit amendments as directed by the DPW.

The proposed amendment to the project is outside of the Areas Subject to Protection and Jurisdiction of the Franklin Conservation Commission. BETA recommends that the applicant file the revised plans and drainage report with the Franklin Conservation Commission and request a modification to their order of conditions to reference the revised information.

A&M Response: On January 11, 2024, the applicant appeared before the Franklin Conservation Commission. The Commission voted to approve the revised site plans and drainage report and amend the Order of Conditions to reflect the revised site plan.

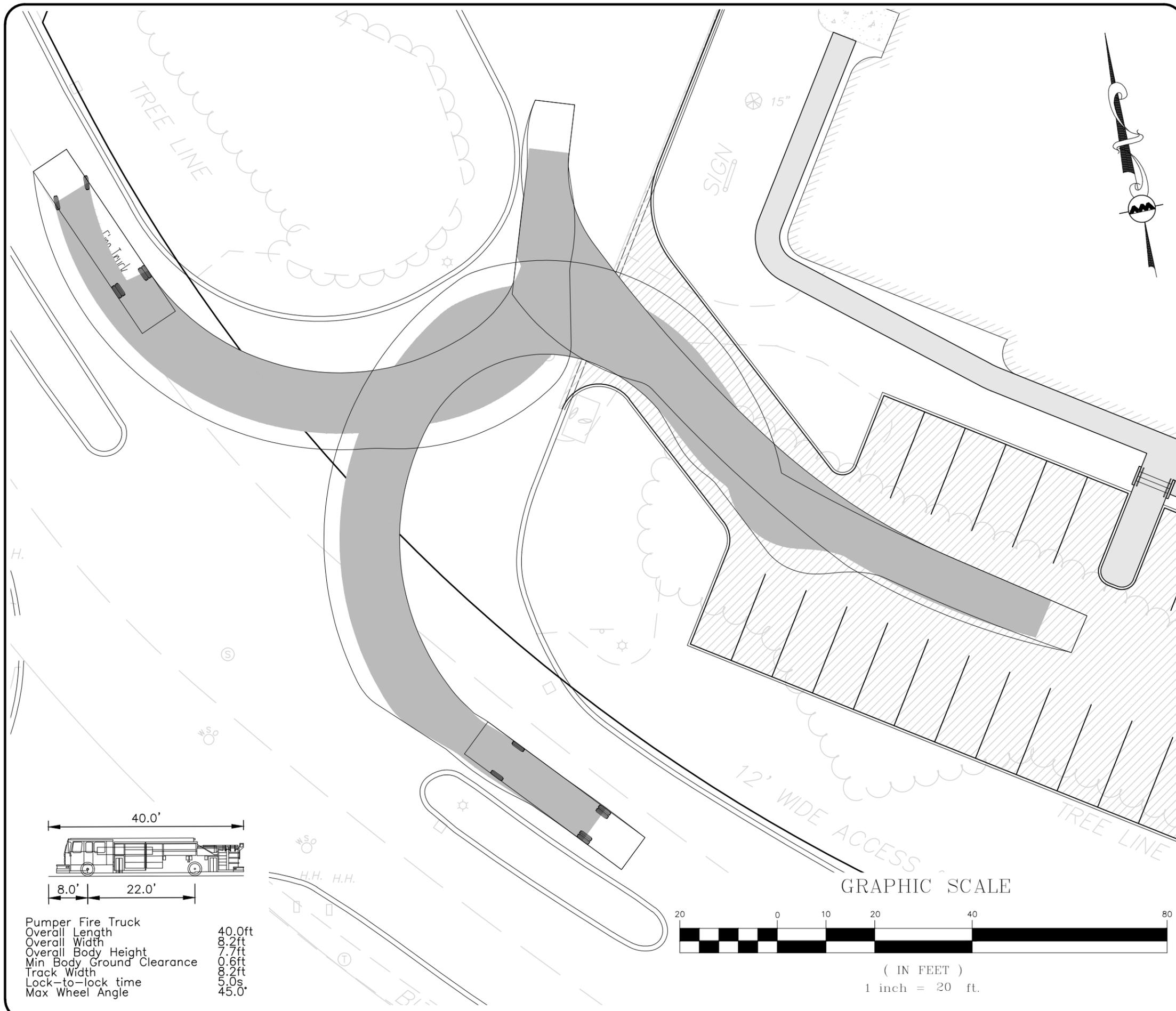
Very Truly Yours,
ALLEN & MAJOR ASSOCIATES, INC



Brian D. Jones, PE
Senior Project Manager

Attachments:

1. Fire Truck Turning Figure
2. Site Development Plans, revised as of January 19, 2024
3. Waiver request letter, dated January 19, 2024



REV	DATE	DESCRIPTION
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APPLICANT/OWNER:
TMC HOLDINGS & DEVELOPMENT 2, LLC
 24 WILLIAM WAY
 BELLINGHAM, MA 02019

PROJECT:
25 FORGE PARKWAY
FRANKLIN, MA

PROJECT NO. 2712-02A DATE: 01-22-24

SCALE: 1" = 20' DWG. NAME: C2712-02A

DESIGNED BY: SM CHECKED BY: BDJ

PREPARED BY:



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DRAWING TITLE: FIRE TRUCK TURNING FIGURE	SHEET No. 2
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January 19, 2024

To: Mr. Gregory Rondeau, Chairman
Town of Franklin Planning Board
355 East Central Street
Franklin, MA 02038

A&M Project #: 2712-02
Re: 25 Forge Parkway
Industrial/Warehouse
Waiver Request

Copy: TMC Holdings & Development 2, LLC

Dear Mr. Rondeau,

Allen & Major Associates, Inc. is pleased to submit this waiver request letter in support of the Site Plan Amendment application for the above referenced project. We hereby respectfully request a waiver from Section 3.00-11B(2.a) of the local regulations to allow for the use of HDPE pipe in lieu of reinforced concrete pipe. The Planning Board granted this waiver for the site plan amendment granted on May 22, 2023 for the same parcel and we are requesting the same waiver be granted again, for this application. We thank you for your consideration.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC

Brian D. Jones, PE
Senior Project Manager