

May 23, 2024

Franklin Planning Board  
C/O Mr Gregory Rondeau  
355 East Central Street  
Franklin, MA 02038

**Re: Nylah Crossing LLC  
240 East Central Street & Lewis Street  
Site Plan Peer Review**

Dear Franklin Board Members,

Thank you for taking the time to review the proposed project entitled "Site Plan Review 240 East Central Street & 9 Lewis Street". Please see below our response to comments received from Stephen Borgatti and Matthew J. Crowley of Beta in the letter dated May 2, 2024.

Town of Franklin Zoning

- Z1. Clarify the nature of the proposed commercial uses and confirm it will be a permitted uses  
**Response: This property is zoned as Commercial I and in accordance with the town of Franklin's bylaw Chapter 185 - Zoning Attachment 8 the accessory use of Professional Office, Studio is deemed a permitted use.**
- Z2. BETA defers to the zoning compliance officer to determine if a 20-foot setback is required along the westerly property line.  
**Response: This property is zoned as Commercial I and in accordance with the town of Franklin's bylaw Chapter 185 - Zoning Attachment 9 the minimum side yard dimension is 0'. The abutting property is also zone Commercial I and not residential, avoiding the enactment of a 20' setback.**
- Z3. Depict existing and proposed sidewalk width on the plans. The sidewalk along the frontage must be at least 6 feet in width. BETA defers to the Town if a smaller width may be appropriate to match the existing sidewalk, if needed (§185-28).  
**Response: V-101 Existing Conditions and C-102 Layout and Materials Plan have been updated to include the width of the sidewalks. The sidewalk to the right of the entrance where the proposed sidewalk transitions into the existing sidewalk is 5.4' and the proposed sidewalk is 5'.**
- Z4. BETA defers to the Planning Board to confirm the installation of sidewalks on Lewis Street is not useful (§185-28).  
**Response: The proposed sidewalk on Lewis Street has been removed from C-102 Layout and Materials Plan.**
- Z5. BETA defers to the Town whether vertical granite curb should be provided at the Lewis Street driveway egress (§185-28) and notes that the existing edge treatment along the roadway is Cape Cod berm.  
**Response: Plans will be updated to reflect the decision of the Town of Franklin.**

Z6. Provide note that all planting shall come from the Best Development Practise Guidebook (§185-31.C.(3).(k)).

**Response: All planting shall come from the Best Development Practice Guidebook.**

Z7. Indicate if site lighting is proposed and provide photometric plan if applicable (§185-31.C.(3).(l)).

**Response: Scone lighting will be used to reduce potential disruption for abutting properties. A finalized lighting and photometric plan will be provided and added to the plan set at a later date.**

Z8. Provide sight line information at the exit to Lewis Street (§185-31.C.(3).(t)).

**Response: Sight line information has been added to C-102 Layout and Materials Plan.**

Z9. Provide information on compliance with the required number of inclusionary units per (§185-31.C.(F)).

**Response: Two (2) of the fourteen (14) units will be allocated to affordable housing as required. Planning Board to decide on the exact units.**

#### Traffic Assessment

T1. The Planning Board should discuss whether a Traffic Impact Analysis is warranted for this project.

**Response: Traffic engineer to provide traffic analysis at a later date.**

T2. Provide detail for typical pavement cross section with proposed materials and thickness of each pavement/subbase layer.

**Response: Pavement cross section detail is on sheet C-107 Construction Details.**

T3. Confirm that the proposed configuration has been reviewed by the Town Fire Department.

**Response: Noted**

T4. Provide details and grading for residential driveways. BETA notes that the “residential driveway” detail provided is for driveways with a grass strip and sidewalk that does not seem applicable to the Site.

**Response: Based on site layout changes made in C-102 Layout and Materials Plan there are no longer “residential driveways” therefore the details and additional grading were not included.**

T5. Confirm there is adequate maneuvering space for vehicles to exit the garages (20' driveway aisle) and adequate turning radius for the largest vehicle anticipated on site, such as a waste collection or delivery.

**Response: A vehicle turning analysis was completed and residential vehicles can exit all garages safely and both a pumper truck and garbage truck have adequate turning radius to safely maneuver on the site.**

T6. Depict existing sidewalk and Lewis Street edge of pavement on the plans.

**Response: Existing sidewalk on Lewis Street is shown in both the V-101 Existing Conditions and C-102 Layout and Materials Plan.**

T7. Proposed curb ramp types should be designated on the plans.

**Response: The curb ramp types are found on C-111 Construction Details and have been**

**added to C-102 Layout and Materials Plan.**

T8. Indicate location of door for commercial area and confirm there is adequate space for opening and maneuvering in accordance with applicable ADA regulations.

**Response: The location of the entrance to the commercial area has been added to C-102 Layout and Materials Plan and the building department will determine ADA regulation applicability.**

#### Signage and Lighting

SL1. Provide detail for “visitor parking” sign. Provide detail or MUTCD reference for other proposed signs

**Response: Detail for visitors parking sign is on sheet C-107 Construction Details.**

SL2. Evaluate the placement of the “do not enter” sign and requirement for “one-way” signs per the MUTCD.

**Response: Noted**

SL3. Clarify if site lighting is proposed. BETA recommends that lighting be provided to promote visitor and resident safety.

**Response: Scone lighting will be used to reduce potential disruption for abutting properties. A finalized lighting and photometric plan will be provided and added to the plan set at a later date.**

#### Utilities

U1. BETA defers to the preference of the Board on providing overhead or underground electric services.

**Response: Plans will reflect the Board’s decision once made.**

U2. Review design of southern drainage system. Two catch basins are proposed to be located directly over an existing sewer line to remain. This will impact the ability to repair or replace the sewer line in the future and there may direct conflict or adverse impacts from loading on the sewer line. Confirm legal right to place these structures within the easement.

**Response: The drainage layout has been updated on C-104 Utilities Plan to avoid these conflicts.**

U3. Provide detail for fire hydrant and associated gate valve.

**Response: The detail for the proposed fire hydrant and gate valve is on sheet C-107 Construction Detail**

U4. Evaluate layout of fire protection service and route directly to sprinkler room, if required.

**Response: The sprinkler room and water service to it is found on sheet C-102 Layout and Materials Plan by Unit 14 in Building “A”.**

U5. Confirm legal right to place a portion of the overhead electric line within the boundaries of the abutting property to the west.

**Response: This is to be determined by the local power and light distributor in the area.**

#### Landscaping Treatment & Grading

LA1. Confirm that proposed tree will not conflict with new overhead electric line.

**Response: The placement of trees has been evaluated and should not conflict with overhead electric line.**

LA2. Indicate treatment of existing trees along Lewis Street and depict location on the plans.

**Response: The trees on Lewis Street were removed by the previous owner of the property.**

LA3. Review grading in the northwest parking area. Based on the proposed spot grades and CB rim elevation this area is virtually flat and ponding/icing may result.

**Response: Grading was reviewed to ensure positive grading and drainage in the northwest parking area.**

LA4. Indicate if any dumpsters or waster collection and disposal measures are proposed.

**Response: There is no dumpster or waste collection because trash removal will be private collection.**

### Stormwater Management

SW1. Confirm that DMH-2 is properly sized to allow 4 pipe connections at the proposed pipe angles. A larger diameter structure may be required.

**Response: DMH-2 will have an inner diameter of 60" to allow for all the pipe connections to be possible.**

SW2. Available documentation indicates a release of fuel oil on the abutting property that has impacted soil and groundwater. Recommend the Applicant have a qualified environmental professional evaluate if the infiltration basin could potentially exacerbate site conditions related to this release per stormwater Standard 3.

**Response: Owner will take the necessary steps to ensure there is no impact to soil and groundwater.**

SW3. Indicate anticipated route for stormwater in the event of system overflow.

**Response: In the event of system overflow, the flow will be diverted back to the inlet pipe and discharge at the overflow located below the gutters, or will surcharge the upstream catch basin.**

SW4. Separate DP-1 into two analysis points: one for the East Central Street drainage system and one for the abutting property to the west.

**Response: DP-1 was already divided to capture the changes associated with the new development.**

SW5. Clarify routing for systems 1P and 12P. The model shows primary discharge through a 12" orifice

**Response: Correct, the orifices represent entrances to the 12" HDPE pipes.**

SW6. to DP-3 and DP-2, respectively, but no orifices are depicted on the plans.

**Response: The orifices represent the entrance to the 12" HDPE pipes.**

SW7. Provide spot grades at the residential driveway entrances to confirm whether offsite roadway flow will reach the proposed stormwater management system.

**Response: Spot grades have been added to the C-103 Grading Plan**

SW8. Review HydroCAD model for subcatchment P-2:

- a. Confirm area attributed to grass and paved parking.
- b. Revise time of concentration to reflect the post-development site layout.

**Response: Grass and paved areas have been confirmed and the time of concentration has been updated.**

SW9. Conduct test pits in the vicinity of the eastern subsurface systems to confirm suitability of this area for infiltration.

**Response: Test pits were conducted on 5/22/24 in the footprint of the eastern stormwater system.**

SW10. Revise system bottoms for subsurface infiltration systems to provide at least 2' separation to groundwater. Test Pits 1 and 2 were completed to a depth of 8' below grade, or approximate elevation 275', while the system bottom elevation is 276.48'. As groundwater was not encountered, elevation 275' should be assumed to be the estimated seasonal high groundwater elevation. It is BETA's understanding that groundwater was encountered several feet below the system bottom on the adjacent 230 East Central Site during construction.

**Response: Test pits were conducted in the footprint of the western stormwater system again to confirm ESHWT which was approximately 13' below grade.**

SW11. Provide required mounding analysis where infiltration BMPs have less than 4 feet of separation to estimated seasonal high groundwater.

**Response: A mounding analysis has been completed and can be found in the Stormwater Report under Appendix C entitled Subsurface Exploration Data.**

SW12. A setback of at least 10 feet from property lines and buildings for all SCMs is typically required per (MA Handbook V1C1 Pg 8). Coordinate with the DPW to determine if any impacts to the roadway subgrade will result from installation of the subsurface systems.

**Response: We will coordinate with the DPW to inquire about any impacts to the roadway with the subsurface systems.**

SW13. Confirm that the infiltration of stormwater in close proximity to building foundations will not impair the stability of the proposed buildings or #244 East Central Street. Consider providing an impermeable liner between the proposed infiltration system and the #244 property if necessary.

**Response: According to MASSDEP Volume 2 Chapter 2 infiltration practices need to be at least 10' from building foundations.**

SW14. Provide required 44% pretreatment for infiltration structures. Per V1C1 Page 11 of the MA Stormwater Handbook, the 25% TSS removal for deep-sump catch basins is provided only if the structure is off-line. The pretreatment manholes are in-line and therefore do not provide any additional pretreatment. Additionally, no secondary pretreatment SCM has been provided for the eastern subsurface infiltration systems.

**Response: A second TSS removal sheet has been added to Appendix I entitled TSS Removal Calculations has been added to address the concerns mentioned above.**

SW15. Clarify is additional pretreatment is to be provided within the Chambermaxx retention system with the "containment row" options.

**Response: A new design for this treatment train has been provided and it only includes rooftop runoff which does not require pretreatment.**

SW16. SW16. Remove pretreatment devices from TSS worksheet for total TSS; the 80% TSS provided

by the subsurface system is inclusive of required pretreatment.

**Response: A second TSS removal sheet has been added to Appendix I entitled TSS Removal Calculations has been added to address the concerns mentioned above.**

SW17. Provide callout for the two stone hatched areas on Sheet C-101, presumed to be anti-tracking pads. Provide detail as applicable.

**Response: The callout for both hatched areas has been provided on sheet C-101 Demolition, Erosion and Sediment Control Plan**

SW18. Clarify proposed construction sequence as it relates to construction entrance location during demolition. The northern anti-tracking pad overlaps with the existing northern building.

**Response: The house has been demolished and therefore the tracking pads are in the correct location.**

SW19. Clearly indicate inlet protection will be provided at all new catch basins until the Site is fully stabilized. In coordination with the DPW provide inlet protection at existing catch basins adjacent to the site on East Central Street and Lewis Street.

**Response: Inlet protection has been added to sheet C-101 Erosion and Sediment Control plan.**

SW20. Provide map, drawn to scale, that shows the location of all stormwater BMPs in each treatment train and snow storage areas.

**Response: BMP treatment trains are displayed on the C-103 Grading Plan and C-104 Utility Plans.**

SW21. Provide approximate annual maintenance budget.

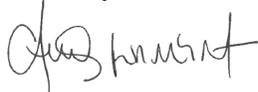
**Response: This is provided in the Stormwater Report under Appendix J entitled Long-Term Pollution Prevention And Stormwater Operation & Maintenance Plan.**

SW22. Provide signature of owner on the O&M Plan.

**Response: This is provided in the Stormwater Report under Appendix J entitled Long-Term Pollution Prevention And Stormwater Operation & Maintenance Plan.**

Please do not hesitate to call me at 617-560-0778, if there are any questions or additional information is required.

Sincerely,



Carlos Ferreira | Principal