



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

April 19, 2024

Mr. Greg Rondeau, Chairman
Members of the Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Balsam Estates Preliminary Subdivision – Kimberlee Ave

Dear Mr. Chairman and Members:

Below are our comments from the previous submission of this preliminary plan last fall.

1. The Applicant is requesting a waiver to extend the end of Kimberlee Ave an additional 400 feet. Kimberlee Ave is currently 1,430 feet long which already exceeds the 600 foot allowable length for a dead-end street. (Section 300-10.E.4).
2. The end of the roadway extension has been modified to show a permanent turn-around easement rather than the previously proposed temporary turn-around easement to accommodate the cul-de-sac. We still feel that the cul-de-sac should be completely located within the proposed layout, rather than on an easement on what will become a private homeowner's parcel.
3. In regards to the proposed turn-around easement to accommodate the cul-de-sac, Section 300-10.E.1 states that "The right-of-way radius will be 60 feet... and all pavement will be kept within the right-of-way." It appears that a waiver from this requirement would also be needed by the applicant in addition to the others that are being requested.

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

Sincerely,

Michael Maglio, P.E.
Town Engineer