



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

March 24, 2022

Franklin Zoning Board of Appeals
355 East Central Street
Franklin, MA. 02038

RE: *Comments from Hancock Associates: Franklin Heights Comprehensive Permit – Parcel B, Franklin, MA*

Dear Members of the Board:

On behalf of Oliver Crossing Realty Trust, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Hancock Associates dated March 16, 2022.

Hancock Associates findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

Initial Review of Submission

- *Tabulation of proposed buildings by type, size, and footprint, impervious coverage, and open space, including percentage of tract to be occupied by buildings, parking and paved vehicular areas. The applicant has not provided this information. The Applicant should provide this information prior to the Board rendering a decision.*

GH: Tabulation of requested information has been added to the plans.

- *A list of Waivers from local bylaws and regulations. The applicant has not provided an updated list of waivers. The Board should seek input from Town Counsel regarding the applicability of local bylaws and regulations from which the Applicant seeks waivers. Since this is a modification of a 2005 Comprehensive Permit, should the Applicant need to only consider the Bylaws and Regulation in effect in 2005? Once this is clarified, the Applicant should bare the burden of determining the applicable*

GH: A list of waivers has been added to the plans and attached as requested.

Milford Office
333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

TOWN OF FRANKLIN
TOWN CLERK
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TOWN OF FRANKLIN
F-4471
APR 29 2022
ZONING BOARD OF APPEALS

Zoning Compliance

Z1: *The plans should be revised to detail zoning compliance and list requested waivers from the Franklin Zoning Bylaw.*

GH: Plans have been revised accordingly. See Sheet 1 of 5.

Z2: *The plans should be revised to enumerate parking required and provided.*

GH: Plans have been revised accordingly. See Sheet 1 of 5.

Stormwater

S1: *No detail for the proposed roadway wetland crossing is provided. The original plans called for a bridge with a 1,520 square foot wetland impact. The current plan calls for retaining walls and a 950 square foot wetland impact. The Applicant should provide additional information regarding the crossing envisioned. Future plans and supporting documentation should include details as to how the crossing will adhere to Army Corp of Engineers Stream Crossing Standards for both wildlife migration and hydraulic capacities.*

GH: Provided under a separate cover.

S2: *The Drainage Summary notes that stormwater treatment will be achieved through the use of proprietary hydrodynamic separators. The Applicant's Engineer should add the location of these separators to the Preliminary Plan and in the future provide make and model information and full supporting calculations.*

GH: The location of the water quality unit has been added on Sheet 4 of 5. Make and model information, including full supporting calculations will be provided as the project progresses.

S3: *The 2005 Design included an underground infiltration system and one infiltration basin. Soil test pits are shown on the 2005 existing conditions plans. Hancock does not have access to the original soil test logs. Some test locations appear to be in the general area of the three infiltration basins currently proposed. The Applicant's Engineer has provided information on the plans indicating depth to groundwater between 12 and 36 inches from the surface. MassDEP requires a four-foot separation to groundwater, which can be reduced to 2 feet if mounding calculations are provided. The preliminary design of the three basins appears to be utilizing the reduced 2-foot offset. As this is critical to verifying design feasibility, additional testing will be required within the area of each infiltration basin and mounding calculation provided as outlined in the MassDEP Stormwater Handbook Volume 3 Chapter 1.*

GH: Acknowledged. Additional soil testing will be conducted as the project progresses.

S4: *The Applicant's Engineer provided information in his 3-4-22 email, regarding the required recharge volumes based on soil mapping to be 3,500 cubic feet, stating this requirement was being met in the storage volume of 5,400 cubic feet below the outlets of the three basins. The Applicant's Engineer should add sufficient detail to the Site Plan confirming this information.*

GH: Information has been added to Sheet 4 of 5 as requested.

S5: The Applicant's Engineer should revise the Preliminary Drainage Summary with the additional detail provided in the 3-4-2022 email and as requested herein prior to the Board acting on the requested modification.

GH: Preliminary Drainage Summary has been revised accordingly and attached for review.

Utilities

U1: The plan should be revised to depict water line size and material.

GH: Plans revised accordingly. See Sheet 4 of 5.

U2: The plans should be revised to show separate sewer and water connections to the units.

GH: Plans revised accordingly. See Sheet 4 of 5.

U3: The Applicant should provide water demand and projected sewer flows.

GH: Plans revised accordingly. See Sheet 1 of 5.

Traffic Circulation and Fire Access

T1: The 2005 plan had Road A (Trooper Paul Barry Way) continuing into Phase B with Road B (Leanne Way) a defined loop road from Road A with 90-degree intersections with 25' radius roundings under stop sign control. Leanne Way was also to feature speed bumps at two locations that do not appear to have been installed. Leanne Way was constructed more as a loop road with a larger interior radius. The Applicant's Engineer should reevaluate the existing conditions, location of Phase A Building #5 and its driveway and provide more detail as to how this intersection can be configured to provide the level of safety envisioned under the approved plan.

GH: Engineer shall evaluate existing conditions accordingly.

T2: The Applicant's Engineer should provide a swept path analysis for the project including the sub-loop driveways.

GH: See Sheet 5 of 5.

T3: The proposal calls for a 5' sidewalk on one side of the loop road with a 3' grass strip. The plan does not specify the type of curb to be used. Hancock recommends either a solid vertical granite or precast concrete curb given the small grass strip or widening the grass strip to 5' to improve pedestrian safety. Dimensions from garages to the back of sidewalk are depicted on the plan ranging from 22' to 29'. Hancock believes 20' is suitable to support one vehicle parked in front of the garage doors.

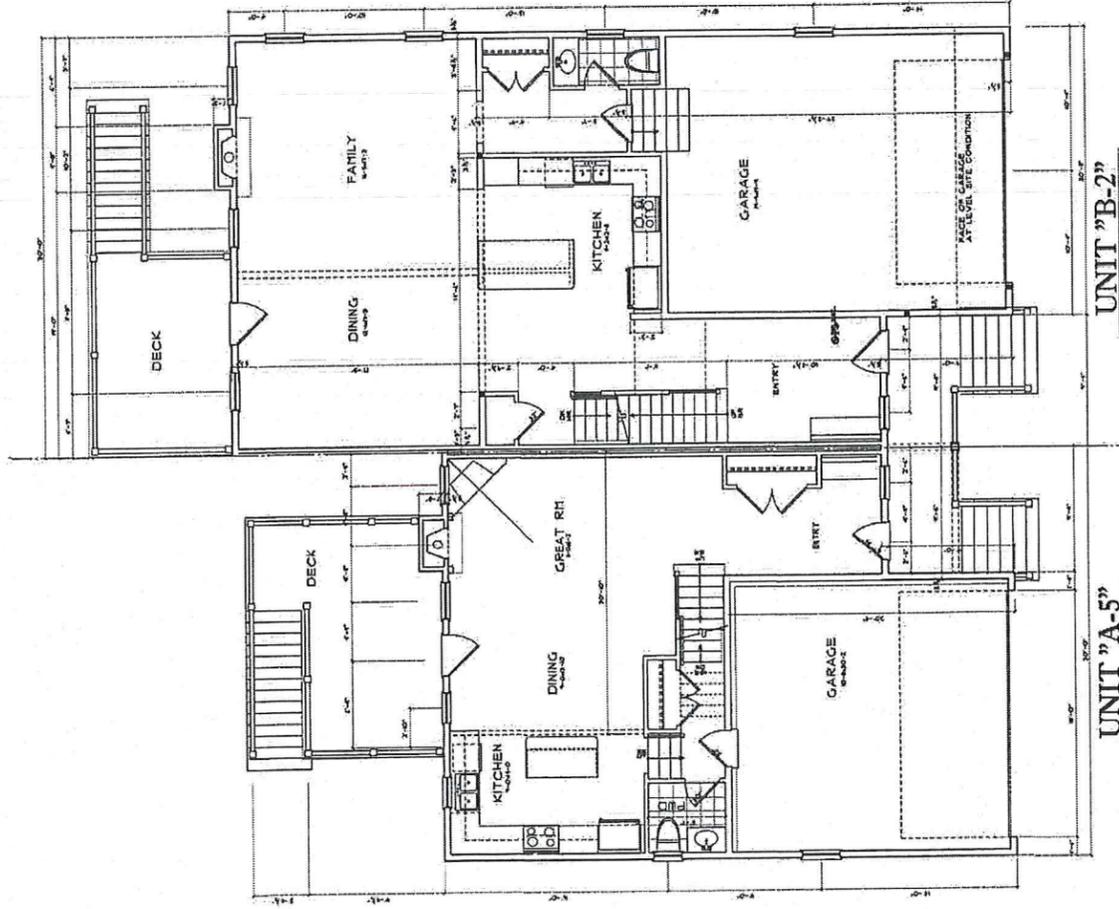
GH: Acknowledged. No further action taken at this time.

We believe these responses have addressed the concerns expressed by Hancock Associates from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.

Amanda N. Cavaliere

Amanda Cavaliere
Franklin Office Manager

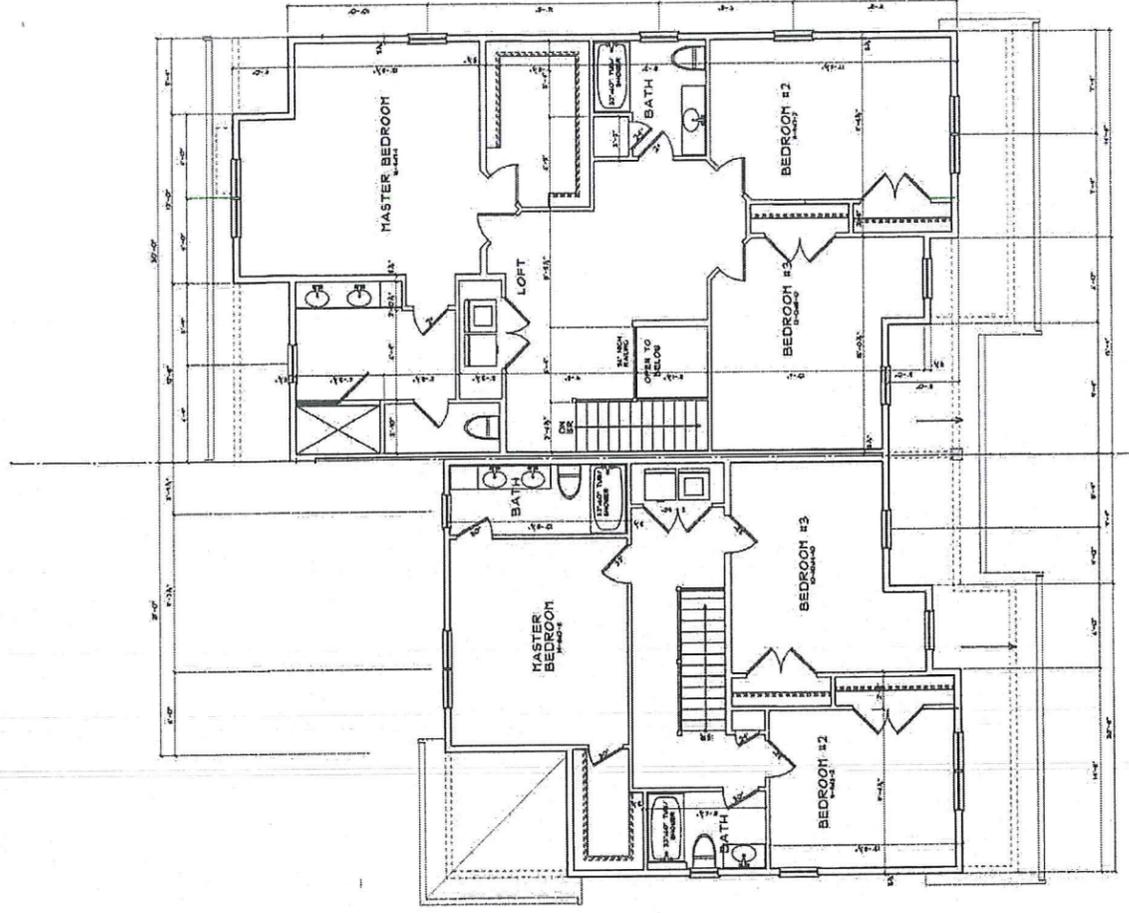


UNIT "A-5"

Main Area = 131 f²
 Upper Area = 84 f²
 Total Area = 215 f²
 Reeves Design Associates January 14, 2022

UNIT "B-2"

Main Area = 1082 f²
 Upper Area = 1541 f²
 Total Area = 2623 f²



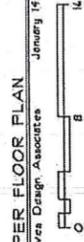
UNIT "A-5"

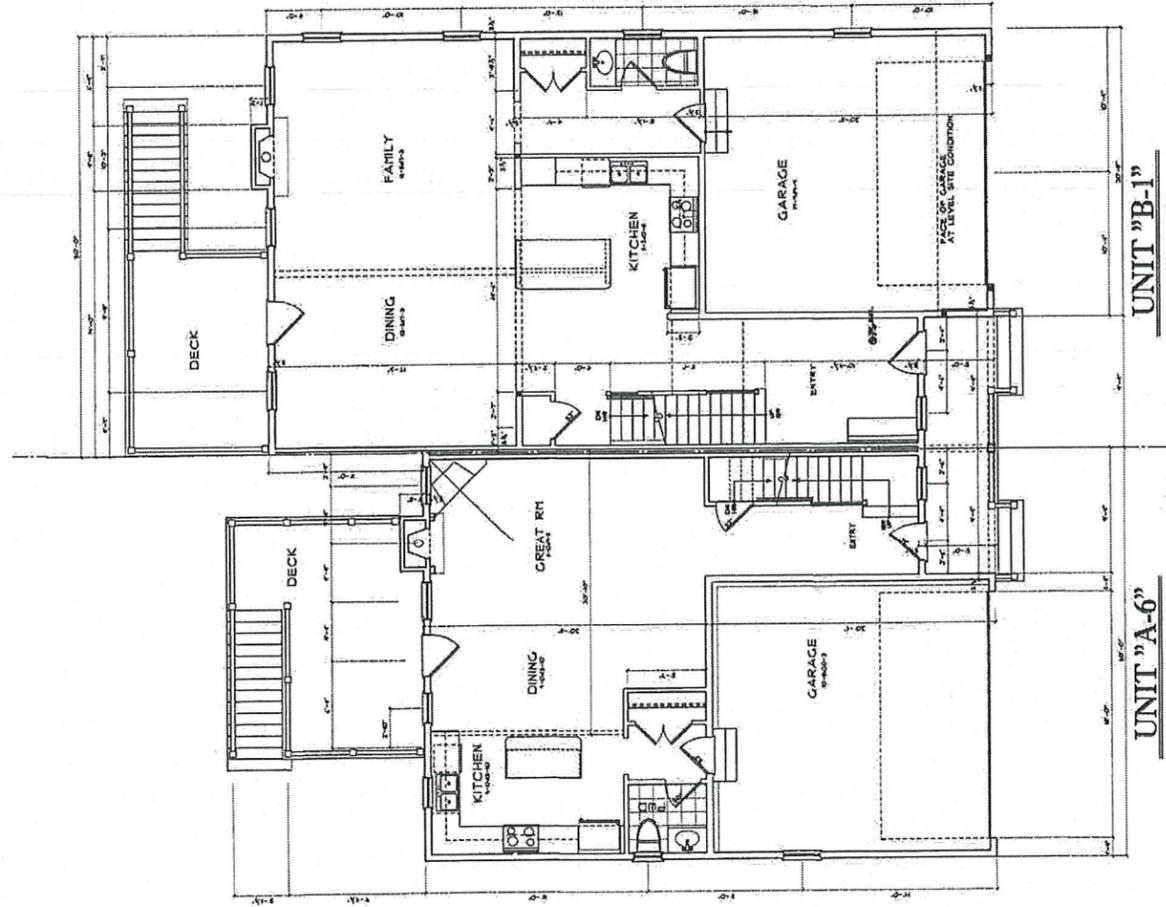
Area=941 f²

UNIT "B-2"

Area=1341 f²

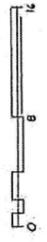
UPPER FLOOR PLAN
 Reeves Design Associates January 14, 2022





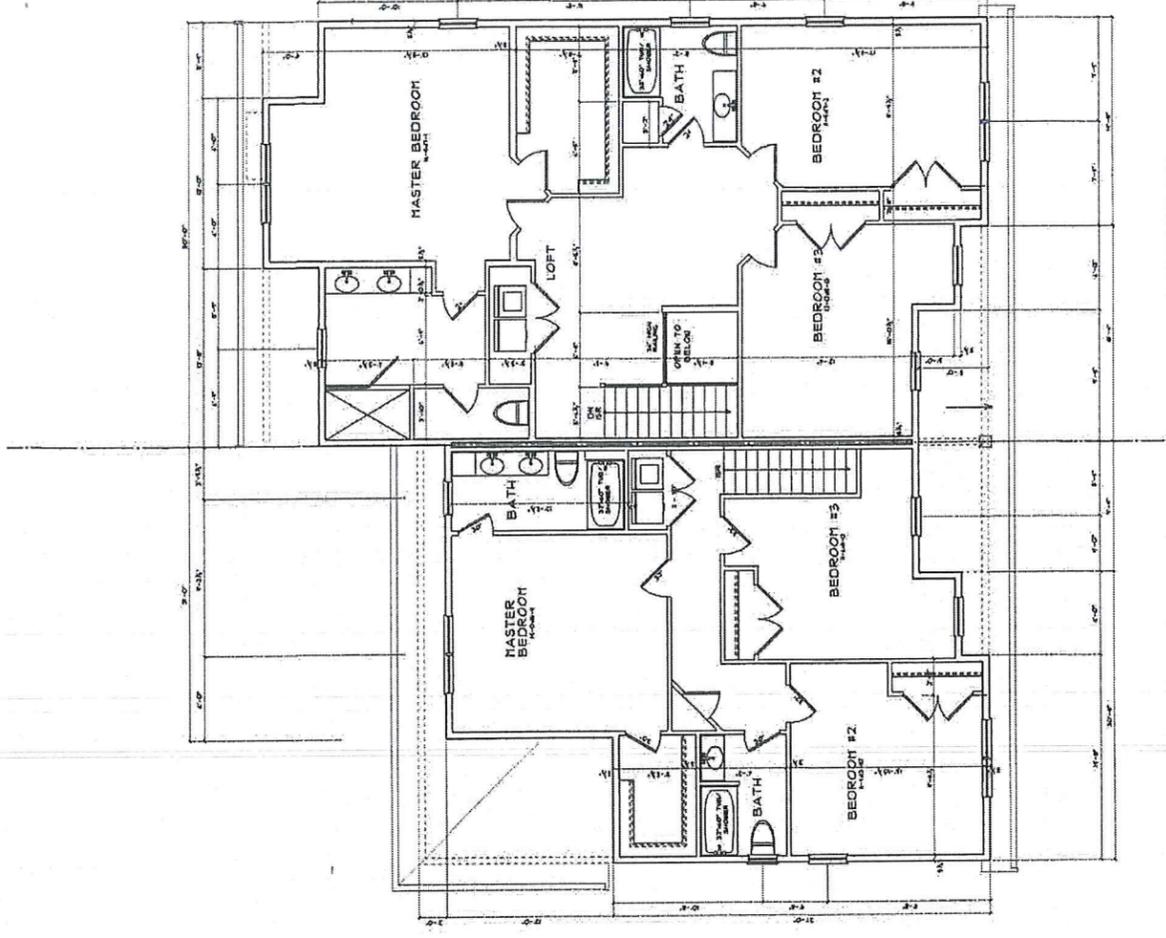
UNIT "A-6"

Main Area = 1102 f²
 Upper Area = 115 f²
 Total Area = 1217 f²
 Reeves Design Associates January 24, 2022



UNIT "B-1"

Main Area = 1082 f²
 Upper Area = 131 f²
 Total Area = 1213 f²



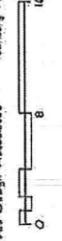
UNIT "A-6"

Area = 1153 f²

UNIT "B-1"

Area = 1523 f²

UPPER FLOOR PLAN
 Reeves Design Associates January 14, 2022



FRANKLIN HEIGHTS – PHASE B
REQUESTED EXCEPTIONS TO 2005 LOCAL BY-LAWS – CHAPTER 185

The project consists of a multi-family affordable housing development which qualifies for a Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B. The project is situated within the Rural Residential II, (RR II) Districts in the Town of Franklin.

The site is also shown on the Franklin Water Resources District Map (Revised July, 1995) as not being located in an approved Zone I, II or III. Therefore, the site is not governed by Section 185-40 (Water Resource District) of the Zoning By-Law.

The site is also shown on the Franklin Flood Insurance Rate Map (Firm) and the Floodway Boundary and Floodway Maps, dated February 17, 1982, as situated in Zone C (area of minimal flooding-no shading). Therefore, the site is not governed by Section 185-24 (Flood Plain District) of the Zoning By-Law.

To the extent the proposed development does not comply with the provisions of local by-laws and codes, and to the extent necessary to permit the Applicant to construct and use the development in accordance with the plans filed in connection therewith, the Applicant hereby request exceptions from the provisions of the Zoning By-Law (Chapter 185 of the Code of Franklin), the following specific provisions of the By-Laws, listed below.

A – 2005 ZONING BY-LAW (CHAPTER 185 OF THE CODE)

<u>Section</u>	<u>Standard</u>	<u>Requested Exception</u>
185-2	Specific buildings are permitted in the district located in. If not allowed, deemed to be prohibited.	Allow buildings and uses in non-conformity with use regulations on one lot as shown on the plans.
185-3	Definitions	Allow building, roads, utilities to be constructed per the Site Plan if definitions conflict with Site Plan.
185-7	Building are allowed only as provided in the Use Regulations Schedule.	Allow buildings and uses in non-conformity with use regulations on one lot as shown on the plans.
185-9	Schedule Interpretation	Allow building and use to be constructed per the Site Plan.
185-16	Set back from streams and Ponds.	Allow building, Parking areas to be constructed as show on the Site Plan.
185.21.B.1.a	Two parking spaces regardless of number of bedrooms required.	Allow 2 per unit
185-23	Earth removal in excess of 1,000 cubic yards requires a Special Permit from the Board of Appeals.	Allow earth removal as required to construct the development generally as shown on the plans.
185-31 (1)	Site Plan Review is required by the Planning Board.	Allow a waiver from this requirement.

<u>Section</u>	<u>Standard</u>	<u>Requested Exception</u>
185-31 (2)	Design review is to be conducted by the Design Review Commission.	Allow a waiver from this requirement.
185-36	Coverage by structures and paving in the RRII District in excess of the Schedule of Lot Requirements requires a Special permit.	Allow lot coverage in the RRII District portion of the project which may exceed the maximum lot coverage, as required to construct the development generally in accordance with the plans.
185-45 F.	Special Permit granting authority.	The ZBA shall be the special granting authority permit for all permits.
185-46	Housing development projects built pursuant to Chapter 40B are exempt only for units for elderly persons.	Allow an exception to construct the development generally as shown on the plans without phasing. number of units per year.
USE REGULATION SCHEDULE-PARK VI SEC. 6.1	Multi-Family Units are not allowed in the RRII District.	Allow construction of (60) 2 unit buildings. Buildings, generally as shown on the plans.
SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS	This schedule calls for various requirements for all zoning districts.	Allow exceptions for continuous frontage, height of buildings in feet and percent of lot coverage in RRII zone is requested.

Drainage Summary

for

**FRANKLIN HEIGHTS
PARCEL B**

Franklin, MA

*Date: March 2, 2022
Revised: March 24, 2022*

Project No. F-4471

Prepared By:
*Guerriere & Halnon, Inc.
55 West Central Street
Franklin, MA 02038*

Prepared for:
*Oliver Crossing Realty Trust
148 Park Street
North Reading, MA 01864*



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

Project Narrative :

On behalf of the Applicant, Oliver Crossing Realty Trust, this narrative has been prepared to summarize the preliminary drainage system design for the proposed Franklin Heights "Parcel B" development. The project site is located off Lincoln Street in Franklin, with access to the site through Franklin Heights "Parcel A" utilizing the existing Trooper Paul Barry Way. The Applicant is proposing to construct a 40B condominium development consisting of (60) 3-bedroom units that will be serviced by Town water and sewer on the 20+/- acre parcel (Assessor Map 219 Parcel 178-002), which is currently undeveloped wooded land.

The project property is bordered to the north by Parcel A of Franklin Heights, to the west by Lincoln Street, to the East by Daniels Street, and to the south by a residential parcel. The site is bordered to the East, North, and West by wetlands that separate the parcel's upland area from abutters. The site has gentle to steep slopes that drain generally from the east to west toward the wetlands, with minor portions of the site draining to the north and east.

The project will generally consist of extending the existing Trooper Paul Barry Way private road from Parcel A of Franklin Heights to provide access to the project site along with associated utilities (i.e. water, sewer, drainage). The proposed drainage system to manage stormwater from the development of the parcel consists of Deep Sump Hooded Catch Basins, Sediment Forebays, a hydrodynamic separator manhole, and Infiltration Basins. Stormwater from sidewalks, driveways, and roadways are collected and conveyed by a conventional catch basin and drain manhole system to the infiltration basins for treatment, detention, and infiltration.

The proposed stormwater management system will be designed in accordance with the Massachusetts Stormwater Management Standards by utilizing the procedures and BMPs outlined in the Stormwater Handbook and the project is not anticipated to create adverse impacts to abutters or the surrounding wetlands. This drainage summary documents the approach to design in compliance with the applicable sections of the Massachusetts Stormwater Management Standards 1-10.

Stormwater Standards

Standard 1: No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

All paved area runoff will sheet flow across the pavement areas, accumulate into hooded catch basins which discharge to the infiltration basin via conventional drain manholes and a Contech hydrodynamic separator. The infiltration basin contains an overflow structure that will direct excess runoff to a combined pipe that discharges to the wetland system. The discharge outfall is to be armored with rip-rap to prevent erosion. No new untreated stormwater discharges are proposed.

Standard 2: Stormwater management systems shall be designed so that the post-development peak discharge rates do not exceed pre-development peak discharge rates.

To meet Standard 2, the post-development peak discharge rate must be equal to or less than pre-development rates to prevent storm damage and downstream and offsite flooding from the 2-year and the 10-year 24-hour storm events. These calculations will be performed using the HydroCAD hydraulic program, developed by Applied Microcomputer System. The HydroCAD software is based upon the Soil Conservation Service, "Technical Release 55 - Urban Hydrology for Small Watersheds" and is generally accepted industry methodology.

The analysis will be performed for the 2-year, 10-year, 25-year, and 100-year 24-hour storm events.

Peak discharge rates will be evaluated at the same locations – at the wetland system surrounding the project area, and at the southern property line where runoff flows to the abutting residential property. The calculations will be performed using the latest TP40 rainfall precipitation estimates.

Three infiltration basins are proposed which, in addition to providing groundwater recharge, will attenuate peak discharge rates in the post-development condition.

To determine if the preliminary basins would provide adequate stormwater mitigation in the complete design, the basins were sized by comparing the storage provided by the three proposed ponds (approximately 72,370 cu.ft.) to the original basin and chambers from the 2005 design (approximately 56,700 cu.ft.) that were originally sized to meet Standard 2. In addition, the updated project will see a reduction in the total proposed impervious area from 5.0 Acres to about 3.9 Acres. Through this combination of increased storage and a reduction in impervious area, the proposed ponds will provide adequate storage to meet the attenuation requirements of the Stormwater Handbook.

Standard 3: Loss of annual recharge to ground water shall be eliminated or minimized through the use of environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

The required recharge volumes will be calculated in accordance with the Massachusetts Stormwater Handbook. Soils underlying the site are defined as map unit 310B Woodbridge fine sandy loam and 305B Paxton fine sandy loam. We have estimated the soil as hydrologic group "C" for the site based on the Web Soil Survey USDA/NRCS Soil Map.

The three proposed infiltration basins will be designed with sumps to provide static recharge volumes below the lowest pond outlets to ensure adequate stormwater recharge is provided. Preliminary recharge volume calculations have been added to the plans, demonstrating that if a minimum 0.5' sump is provided within each infiltration pond, a total static recharge volume of 5,400 cu.ft. would be provided. As the required recharge volume of the preliminary design is 3,500 cu.ft., the performance standard of Standard 3 will be met.

Standard 4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This standard is met when:

- a) *Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;*
- b) *Structural stormwater best management practices are sized to capture the required water quality volume as determined in accordance with the Massachusetts Stormwater Handbook; and*
- c) *Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.*

The required water quality volume will be calculated using the methods outlined within the Massachusetts Stormwater Handbook. Pretreatment of captured stormwater will be achieved by utilizing Stormwater BMPs outlined in the stormwater handbook, including deep-sump hooded catch basins, sediment forebays, and proprietary hydrodynamic separators. The BMPs conveying stormwater to each infiltration basin will achieve at least 44% TSS removal prior to discharge to each basin, and the overall TSS

removal for each BMP train will be at least 85%. Calculations demonstrating compliance with standard 4 will be provided.

Standard 5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

As a residential development, the proposed project is not a use with higher potential pollutant loads.

Standard 6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply and stormwater discharges near or to any other critical area require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.

The subject property does not discharge stormwater within the Zone II of a public water supply or any other critical area. Soil testing is still required in the location of the proposed basins, and the recharge rates will be evaluated to determine if the 44% pretreatment applies. Regardless of the testing results however, the current stormwater design achieves the 44% pretreatment target for all three infiltration basins. See Standard 4 for computations.

Standard 7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable:

This project proposes to develop a currently wooded parcel and is not a redevelopment project.

Standard 8: A plan to control construction-related impacts, including erosion, sedimentation, and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

During land disturbance and construction activities, project proponents must implement controls that prevent erosion, control sediment movement, and stabilize exposed soils to prevent pollutants from moving offsite or entering wetlands or waters. Land disturbance activities include demolition, construction, clearing, excavation, grading, filling, and reconstruction.

A Construction Period Pollution Prevention Plan and Erosion and Sedimentation Control Plan will be provided in the stormwater report filed with the project. This plan will outline responsible entities, pollution prevention measures, construction sequencing, waste management, erosion control measures, and inspection schedules.

Standard 9: A Long -Term Operation and Maintenance (O&M) Plan shall be developed and implemented to ensure that storm water management systems function as designed.

An O&M plan will be provided to satisfy the requirements of both standards 9 and 4. The long-term O&M plan will outline the routine maintenance, inspections and housekeeping for the grounds and BMPs, long term responsible entities, spill prevention and response plans, waste management, snow storage and removal, and staff training.

Standard 10: All illicit discharges to the stormwater management system are prohibited.

Standard 10 prohibits illicit discharges to stormwater management systems. The stormwater management system is the system for conveying, treating, and infiltrating stormwater on site, including stormwater best management practices and any pipes intended to transport stormwater to the ground water, a surface water, or municipal separate storm sewer system. Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Notwithstanding the foregoing, an illicit discharge does not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated ground water, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing and water used to clean residential buildings without detergents.

An illicit discharge compliance statement signed by the applicant will be provided with the stormwater report filed with this project.

FRANKLIN HEIGHTS PARCEL B FRANKLIN MASSACHUSETTS

TOWN OF FRANKLIN
TOWN CLERK
2022 APR 29 A 11:51
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F4471

APPROVED DATE:
FRANKLIN ZONING BOARD

BEING A MAJORITY

LEGAL NOTES
UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DETERMINED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER(S)
JOSEPHINE A. FARINA AND CATHERINE L. MEDAGLIA,
TRUSTEES OF THE HARMONY NOMINEE REALTY TRUST
PO BOX 600229
120 ADAMS STREET
NEWTON, MA 02460

JOHN A. FARINA
ANTHONY J. MEDAGLIA, JR.
STEPHEN M. COLLINS
BRYON R. COLLINS
DAVID C. COLLINS
SEAN C. COLLINS
C/O KATHRYN G. COLLINS, ESQ.
HORNUNG & SCIMONE PC
5 COMMONWEALTH ROAD, 4TH FLOOR
NATICK, MA 01760

APPLICANT
OLIVER CROSSING REALTY TRUST
148 PARK STREET
NORTH READING MA, 01864

LOCUS REFERENCES
PLAN BK. 553 PLAN PG. 1 OF 2006
A.M. 219 LOT 178.2

FRANKLIN HEIGHTS
PARCEL B
FRANKLIN
MASSACHUSETTS

COVER
MARCH 3, 2022

DATE REVISION DESCRIPTION
3/24/22 REVISED PER PEER REVIEW COMMENTS

NOT FOR
CONSTRUCTION

GRAPHIC SCALE: 1"=60'
0 50 75 100 150 200
5 15 20 30 40 50 60
FEET
METERS

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 1 OF 5 JOB NO. F4471

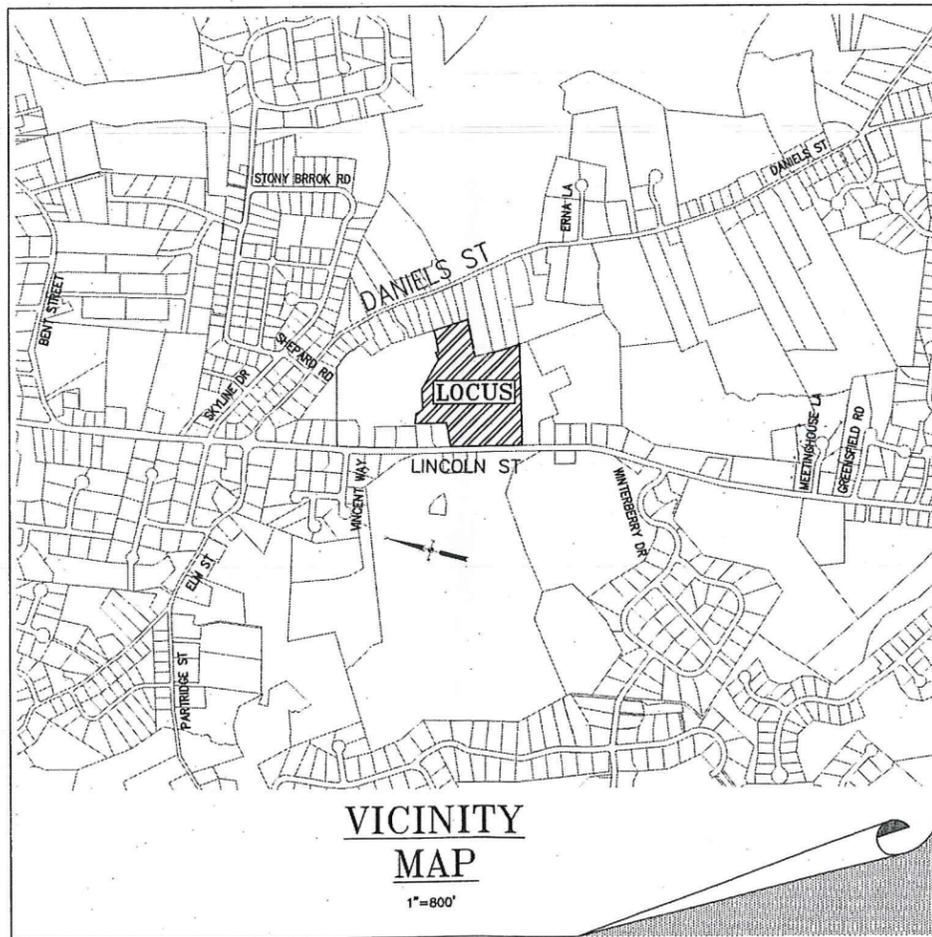
NOTES

- THIS LAND IS ZONED RURAL RESIDENTIAL II
- THIS SITE IS NOT WITHIN A WATER RESOURCE DISTRICT.
- THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0307E, EFFECTIVE DATE 7/17/2012.
- WETLAND DELINEATION BY DESHENG WANG, PH.D. P.E., CWS, CSE OF CREATIVE LAND & WATER ENGINEERING, LLC (CLWE). FIELD LOCATED BY GUERRIERE & HALNON, INC. JUNE 2021 AND UPDATED JANUARY 2022.
- CONTRACTOR & ARCHITECT SHALL VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
- REFER TO FRANKLIN ASSESSORS MAP 219 LOT 178-002
- THIS SITE IS NOT LOCATED IN A WELLHEAD PROTECTION DISTRICT ZONE 2.
- ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK REGISTRY OF DEEDS.
- THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.
- ELEVATIONS ARE BASED ON HORIZONTAL DATUM: NAD83; VERTICAL DATUM: NAVD88.
- THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
- ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED OUT ONTO THE PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.

WAIVERS REQUESTED

REQUEST FROM THE TOWN OF FRANKLIN
2005 ZONING BY-LAW (CHAPTER 185)

- SECTION 185-2
- SECTION 185-3
- SECTION 185-7
- SECTION 185-9
- SECTION 185-16
- SECTION 185.21.B.1.A
- SECTION 185-23
- SECTION 185-31 (1)
- SECTION 185-31 (2)
- SECTION 185-36
- SECTION 185-45 F.
- SECTION 185-46
- SECTION 185-16
- USE REGULATION SCHEDULE-PARK VI SEC. 6.1
- SCHEDULE OF LOT, AREA, FRONTAGE, YARD, AND HEIGHT REQUIREMENTS



INDEX

- COVER
- EXISTING CONDITIONS
- SITE LAYOUT
- GRADING & DRAINAGE

PLAN REFERENCES

- SEE PLAN BY GUERRIERE & HALNON, INC. DATED FEBRUARY 23, 2006 ENTITLED 'PLAN OF LAND IN FRANKLIN, MASSACHUSETTS.' SIGNED BY THE FRANKLIN PLANNING BOARD ON MARCH 20, 2006.
- SEE PLAN ENTITLED 'FRANKLIN HEIGHTS ESTATES CONDOMINIUM SITE PLAN IN FRANKLIN, MASSACHUSETTS' DATED JUNE 29, 2005 AND REVISED THRU MAY 1, 2006. APPROVED BY THE FRANKLIN PLANNING BOARD ON DECEMBER 1, 2005.

UNIT INFORMATION

Building Type	Proposed Building Information		
	Quantity	Footprint (sf)	Total Area (sf)
Style A-5	11	1,482	16,302
Style B-2	21	1,871	39,291
Style A-6	8	1,500	12,000
Style B-1	20	1,775	35,500
Total	60	6,628	103,093

Type	Proposed Impervious Coverage	
	Area (sf)	% Impervious
Proposed Pavement	54,000	6%
Proposed Sidewalk	6,000	1%
Proposed Driveway	36,000	4%
Proposed building footprint	103,093	12%
Total Proposed Impervious	199,093	23%

Total Existing Parcel Area (sf) 884,349

60 TOTAL UNITS PROPOSED - 3 BEDROOMS EACH = 180 BEDROOMS

APPLICANT IS PROPOSING A TOTAL OF 180 BEDROOMS WITHIN THE DEVELOPMENT. USING TITLE V'S ESTIMATED DESIGN FLOWS OF 110 GALLONS PER DAY PER BEDROOM, THE TOTAL DAILY WATER DEMAND AND SEWER FLOWS IS APPROXIMATELY 19,800 GALLONS PER DAY.

C:\307\p\p\h\F4471\DWG\F4471-SITE rev.dwg, 3/24/2022 10:41:19 AM, \\globe-14\Doc Point\New 307

LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊕	DRAIN MANHOLE	⊕	UTILITY POLE
⊙	ELECTRIC MANHOLE	→	GUY WIRE
⊚	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊗	GAS VALVE	⊕	UTILITY POLE
⊗	GAS SHUT OFF VALVE	⊕	PROP. STREET LIGHTING
⊗	WATER VALVE		
⊗	WATER SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊗	FIRE HYDRANT		RIPRAP
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		

WETLAND DELINEATION BY
 DESHENG WANG, PH.D. P.E., CWS, CSE
 CREATIVE LAND & WATER ENGINEERING, LLC (CLWE)
 FIELD LOCATED BY GUERRIERE & HALNON, INC
 JUNE 2021 AND UPDATED JANUARY 2022

APPROVED DATE:
 FRANKLIN ZONING BOARD

 BEING A MAJORITY

LEGAL NOTES
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OWNER(S)
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 PO BOX 600269
 120 ADAMS STREET
 NEWTON, MA 02460
 JOHN A. FARINA
 ANTHONY J. MEDAGLIA, JR.
 STEPHEN M. COLLINS
 BRYON R. COLLINS
 DAVID C. COLLINS
 SEAN C. COLLINS
 C/O KATHRYN G. COLLINS, ESQ.
 HORNUNG & SCIMONE PC
 5 COMMONWEALTH ROAD, 4TH FLOOR
 NATICK, MA 01760

APPLICANT
 OLIVER CROSSING REALTY TRUST
 148 PARK STREET
 NORTH READING MA, 01864

LOCUS REFERENCES
 PLAN BK. 553 PLAN PG. 1 OF 2006
 A.M. 219 LOT 178.2

FRANKLIN HEIGHTS
 PARCEL B
 FRANKLIN
 MASSACHUSETTS

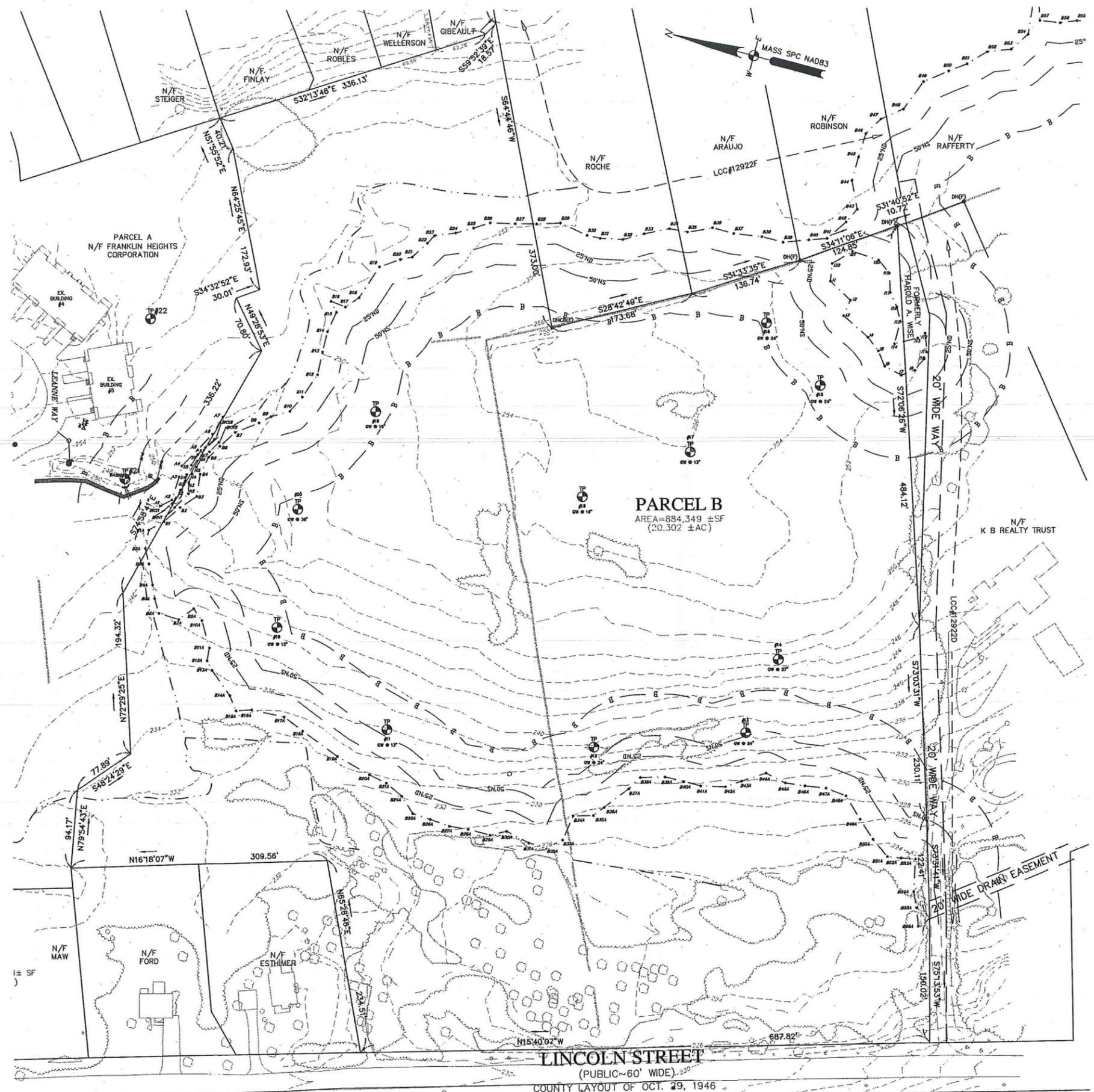
EXISTING CONDITIONS
 MARCH 3, 2022

DATE	REVISION DESCRIPTION
3/24/22	REVISED PER PEER REVIEW COMMENTS

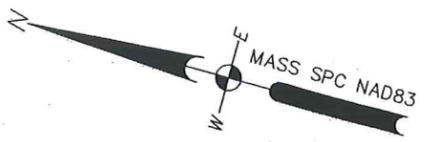
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 CONSTRUCTION

GRAPHIC SCALE: 1"=60'

Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gandhengineering.com



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PARCEL A
N/F FRANKLIN HEIGHTS
CORPORATION

PARKING NOTES

PARKING REQUIREMENTS PER ZONING - REQUESTING WAIVER
IN ACCORDANCE WITH CHAPTER 185 SECTION 21(B)(1)(A):
2 SPACES PER LIVING UNIT = 2 X 60 = 120 SPACES REQUIRED
PARKING SPACES PROVIDED (2 EXTERIOR SPACES
PER UNIT + 23 VISITOR SPACES) = 143 SPACES*
TYPICAL PARKING SPACE: 19' X 9'
*TOTAL SPACES PROVIDED DOES NOT INCLUDE GARAGE SPACES

APPROVED DATE: _____
FRANKLIN ZONING BOARD

BEING A MAJORITY

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5 COMMONWEALTH ROAD, 4TH FLOOR
NATICK, MA 01760
APPLICANT

OLIVER CROSSING REALTY TRUST
148 PARK STREET
NORTH READING MA, 01864
LOCUS REFERENCES

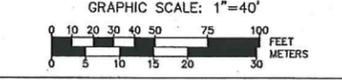
PLAN BK. 553 PLAN PG. 1 OF 2006
A.M. 219 LOT 178.2

**FRANKLIN HEIGHTS
PARCEL B
FRANKLIN
MASSACHUSETTS**

**SITE LAYOUT
MARCH 3, 2022**

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APPROVED DATE:
FRANKLIN ZONING BOARD

BEING A MAJORITY
LEGAL NOTES

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OLIVER CROSSING REALTY TRUST
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A.M. 219 LOT 178.2

**FRANKLIN HEIGHTS
PARCEL B
FRANKLIN
MASSACHUSETTS**

GRADING & UTILITIES

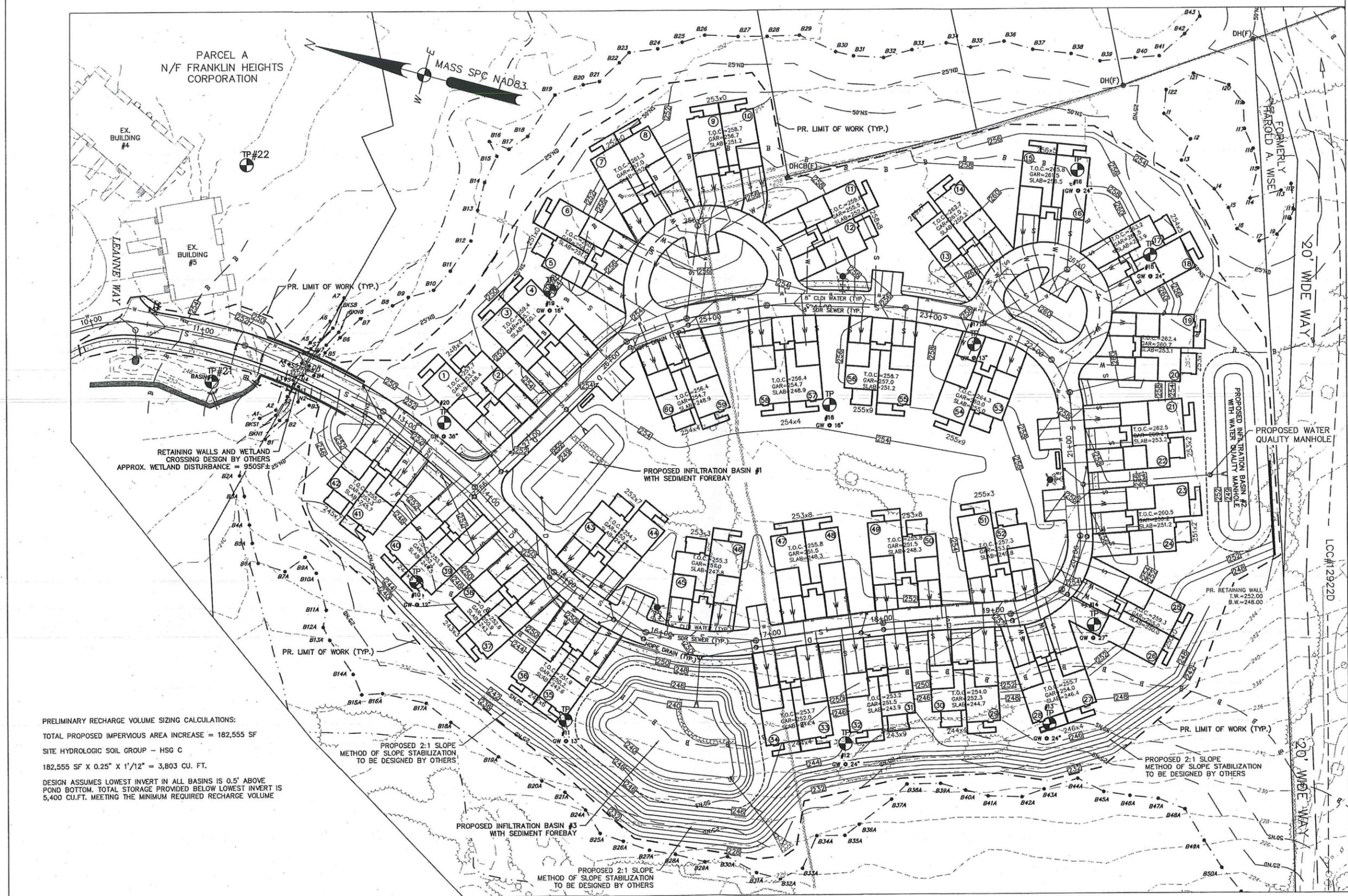
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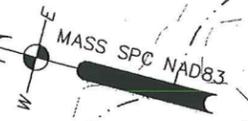
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CONSTRUCTION**

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 FEET
0 5 10 15 20 30 METERS

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PARCEL A
N/F FRANKLIN HEIGHTS
CORPORATION

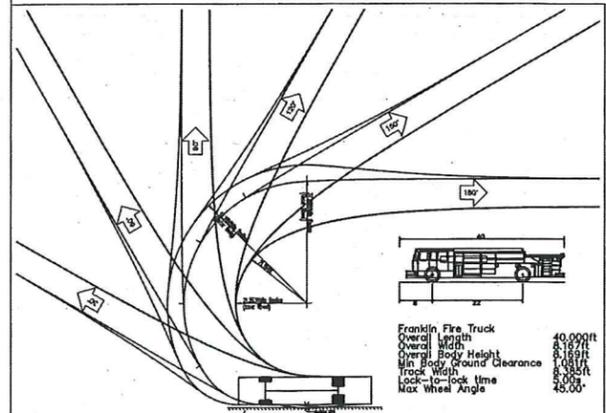
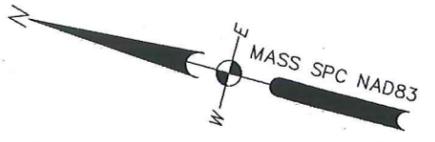


EX. BUILDING #4
EX. BUILDING #5
LEAVENE WAY

RETAINING WALLS AND WETLAND
CROSSING DESIGN BY OTHERS
APPROX. WETLAND DISTURBANCE = 950SF ± 25%
B2A

PRELIMINARY RECHARGE VOLUME SIZING CALCULATIONS:
TOTAL PROPOSED IMPERVIOUS AREA INCREASE = 182,555 SF
SITE HYDROLOGIC SOIL GROUP - HSG C
182,555 SF X 0.25" X 1'/12" = 3,803 CU. FT.
DESIGN ASSUMES LOWEST INVERT IN ALL BASINS IS 0.5' ABOVE
POND BOTTOM, TOTAL STORAGE PROVIDED BELOW LOWEST INVERT IS
5,400 CU.FT. MEETING THE MINIMUM REQUIRED RECHARGE VOLUME

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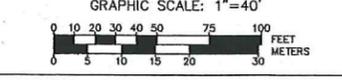
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A.M. 219 LOT 178.2

**FRANKLIN HEIGHTS
PARCEL B
FRANKLIN
MASSACHUSETTS
TURNING PLAN
MARCH 3, 2022**

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