

January 11, 2023

John Harding
The Community Builders Inc.
185 Dartmouth Street, 9th Floor
Boston, MA 02116
(617) 695-9595

**Re: 237 Pleasant Street – Comprehensive Permit
Zoning Board of Appeals Submission
237 Pleasant Street
Franklin, MA
Langan Project No.: 151019602**

Dear Mr. Harding,

Langan is submitting this memorandum to provide additional information and summarize relevant design updates to the site plans for the above referenced project in response to peer review comments received from Hancock Associates in their letter dated 12/1/2022.

Below are specific responses to comments received from Hancock Associates:

Zoning Compliance

- Comment Z3: A parking figure has been prepared, which demonstrates the ability to bring parking into compliance for future use. See the attached Deferred Parking Figure.
- Comment Z4: A dimension has been added to show the 68-foot distance between the centerline of the proposed main entrance of the development and the street side line of Padden Road. See Drawing No. CS100.

Site Layout:

- Comment SL4: The grading around the four dumpster locations has been updated to accommodate ADA accessibility, with slopes no greater than 2% in any direction. Additional pavement striping has been provided at locations where pedestrians must walk on the street. To access the eastern dumpster, the sidewalk has been extended and a crosswalk has been added. To access the dumpster to the south of Building 1, the sidewalk has been extended to allow access to the front of the dumpster enclosure. See Drawing Nos. CS100 and CG100.
- Comment SL6: A guiderail has been added to the driveway on the southwestern portion of the site. See Drawing No. CS100. A detail for the guiderail has been added to Drawing No. CS501. We have also clarified that the modular block wall along the eastern portion of the church parking lot will have an integrated chain link fence for safety. The modular block retaining wall detail has been updated to reflect this on Drawing No. CS502.

Site Grading

- Comment G3: The Wetland Buffer Zone has been clarified with a darker linetype and a callout on all relevant sheets.

Utilities

- Comment U2: The extent of the surveyed municipal water line has been labeled in Drawing No. CU100. Additionally, we have modified a callout to clarify that the location of the municipal water line will be verified in the field

Landscaping

- Comment LS1: Trees are provided to comply with the zoning bylaw. Verification has been noted on the LP100 sheet.

Lighting

- Comment L1: Lighting has been added and configured in the church parking lot, please refer to sheet LL100 and LL501. CB-303 and DMH-303 have been relocated to accommodate a new lighting feature.

In addition, we note the following:

- We have changed the detail for the stabilized grass emergency access road to consist of Ecoraster by ACF Environmental. See revised detail on Drawing No. CS501.
- The project will have an emergency generator. The location is shown on drawing Nos. CS100 and CU100.
- A stop sign and bar has been added at the main entrance for vehicles exiting the site. See Drawing No. CS100.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Frank Holmes, PE
Senior Associate

Attachments: Drawing set revised 1/11/2023
Deferred Parking Figure (FG01), dated 1/11/2023