

Ref: 9474

February 8, 2024

Franklin Zoning Board of Appeals
Bruce Hunchard, Chair
355 East Central Street
Franklin, MA 02038

Re: Response to Transportation Peer Review
121 Grove Street
Franklin, Massachusetts

Dear Mr. Hunchard:

Vanasse & Associates, Inc. (VAI) is pleased to provide responses to comments raised in the January 23, 2024 *Transportation Peer Review* letter prepared by Howard Stein Hudson concerning their review of the October 10, 2023 *Transportation Impact Analysis* report that was prepared by VAI in support of the proposed residential development to be located along Grove Street in Franklin, Massachusetts (hereafter referred to as the “Project”). Listed below are the comments that were identified by Howard Stein Hudson in the subject letter that pertain to the October 10, 2023 report and require a response. Where the comment is specifically related to the traffic study, the comment has been followed by a response from VAI. Where the comment is related to the site plans, the comment has been followed by a response from R.J. O’Connell & Associates Inc. (RJOC), the Project site engineer. A technical appendix is included along with site plans provided by RJOC and revised through February 5, 2024.

Traffic Impact Assessment Comments

Comment 1: *We request the Applicant provide more information on the census data, including code and year, that was used to develop the proposed trip distribution.*

Response: The proposed trip distribution was based on the combination of a review of existing travel patterns at the study area intersections and journey-to-work data for Franklin obtained from the United States Census Bureau, American Community Survey, for the 5-year average period 2011-2015, which is the most recent data available. Engineering backup is provided in the Appendix to this letter.

Comment 2: *The TIA and Plan Set provide a different number of parking spaces. We request the Applicant confirm the final proposed parking space count. Additionally, HSH request the Applicant provide a breakdown of the number of units per building to confirm if the Project is meeting its parking demand in each building.*

Response: A total of 574 parking spaces are proposed. The parking spaces are distributed appropriately and supplemented with sufficient pedestrian connections to allow access if a particular area has more parking available.

Mr. Bruce Hunchard

February 8, 2024

Page 2 of 4

Comment 3: *We request the Applicant provide a detailed plan as to where move-in/move-out activity will take place at each building, including a full AutoTURN analysis to demonstrate that all anticipated vehicles (moving trucks, delivery trucks, and trash/recycling trucks) can safely access each building and will not block the driveways and drive aisles while parked.*

Response: Enclosed are copies of the Site Plan showing turning movements for moving trucks (Sheet TT-1) and trash/recycling truck (Sheet TT-2) and that safe access is provided to all buildings. Move-in/move-out parking will be facilitated as needed by property management.

Comment 4: *We request the Applicant provide more pedestrian accommodation details including Americans with Disabilities (ADA) ramps throughout the site. Additionally, we request the Applicant confirm if any bicycle accommodations will be provided, including secure bicycle storage for residents and outdoor bicycle racks for visitors.*

Response: Enclosed are copies of Sheets C-4A and C-4B showing the locations of accessible ramps. Sheet C-11 includes the details of the accessible ramps. Accessible routes and access will comply with ADA and Architectural Access Board (AAB) regulations. Indoor and outdoor bike storage will be provided.

Comment 5: *We request the Applicant prepared an adequate sight distance place, showing the appropriate location of the vehicle, which should be behind the proposed stop line, and recalculate the intersection sight distances.*

Response: Enclosed is a copy of Sheet C-4A showing the requested sight distance measured in accordance with American Association of State Highway and Transportation Officials (AASHTO) recommendations. The AASHTO guidelines for Intersection Sight Distance (ISD) indicate the ISD measurement is conducted with the driver's eye on the minor street approach located 14.5 feet from the edge of travel way and at a height of 3.5 feet, as shown on Sheet C-4A. While this location is beyond the STOP bar and at the edge of the crosswalk, it is anticipated that vehicles will stop at the STOP bar location and yield to any pedestrians in the crosswalk before pulling forward closer to Grove Street and then exiting the driveway. Based on this location, ISD of 460 feet is provided looking to the north and ISD of greater than 500 feet is provided looking to the south.

Comment 6: *We request the Applicant include the entering maneuver of a fire truck from the north (making a right-turn from Grove Street onto the site) and provide the fire truck exiting maneuvers. The Applicant should also provide AutoTURN analysis to demonstrate that all anticipated vehicles can enter and exit the proposed site driveway.*

Response: Enclosed is a copy of the Site Plan showing turning movements for the fire truck including the truck entering from the north and exiting the driveway (Sheet FT-1).

Comment 7: *The Applicant does not explicitly commit to providing ADA-complaint wheelchair ramps. We request the Applicant provide ADA-complaint wheelchair ramps at all proposed crossings within the Project site.*

Response: See response to comment No. 4.



Comment 8: *We encourage the Applicant to include additional TDM measures including dedicated parking spaces on-site for services like Zipcar to reduce single-occupancy vehicle trips to and from the site, clarify if a transportation coordination will be designated, and explore the feasibility of constructing electric-vehicle (EV) ready parking spaces.*

Response: The Applicant has agreed to the following additional TDM measures:

- A transportation coordinator will be assigned for the Project to coordinate the TDM program and address transportation-related issues on behalf of the residents.
- An Uber waiting area has been provided at the clubhouse building. Property management works with Uber (and similar services) to coordinate pick-up locations.
- The Project will provide EV parking spaces for residents.

It has been the experience of the Applicant that rideshare services such as Zipcar are not likely to agree to placing vehicles in suburban locations such as Franklin. A review of Zipcar locations for Massachusetts indicates that most locations are in or surrounding major urban areas.

Comment 9: *We request the Applicant evaluate the short-term construction impacts and provide details of the overall construction period.*

Response: The construction period is anticipated to take up to two years. Working hours will comply with all applicable Franklin bylaws. Construction management and scheduling will minimize impacts on the surrounding area and include construction worker parking areas and routing plans to and from the site for trucking and deliveries. Worker carpooling will be encouraged, and workers will be informed of the public transportation options serving the area. Space on the site will be made available for workers' supplies and tools.



Mr. Bruce Hunchard
February 8, 2024
Page 4 of 4

I trust that this information is responsive to the comments that were identified by Howard Stein Hudson concerning their review of the VAI October 10, 2023 report and project site plans provided by RJOC. If you should have any questions or require more detail, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.

Scott W. Thornton

Scott W. Thornton, P.E.
Principal

Professional Engineer in CT, MA, NH

Attachments:

- Census data
- Site Plans prepared by RJOC, dated February 5, 2024
 - o FT-1 Fire truck plan
 - o TT-1 Moving truck plan
 - o TT-2 Trash Recycle truck plan
 - o C4-A Parking and Traffic Control plan
 - o C4-B Parking and Traffic Control plan
 - o C-11 Site Details

Cc: R. Hewitt, Fairfield Grove Street LLC
J. Shipe, Shipe Consulting
B. McCarthy, R.J. O'Connell & Associates, Inc.
TH, File



APPENDIX

TRIP DISTRIBUTION DATA



TRIP DISTRIBUTION DATA



Proposed Residential Development
Franklin, Massachusetts

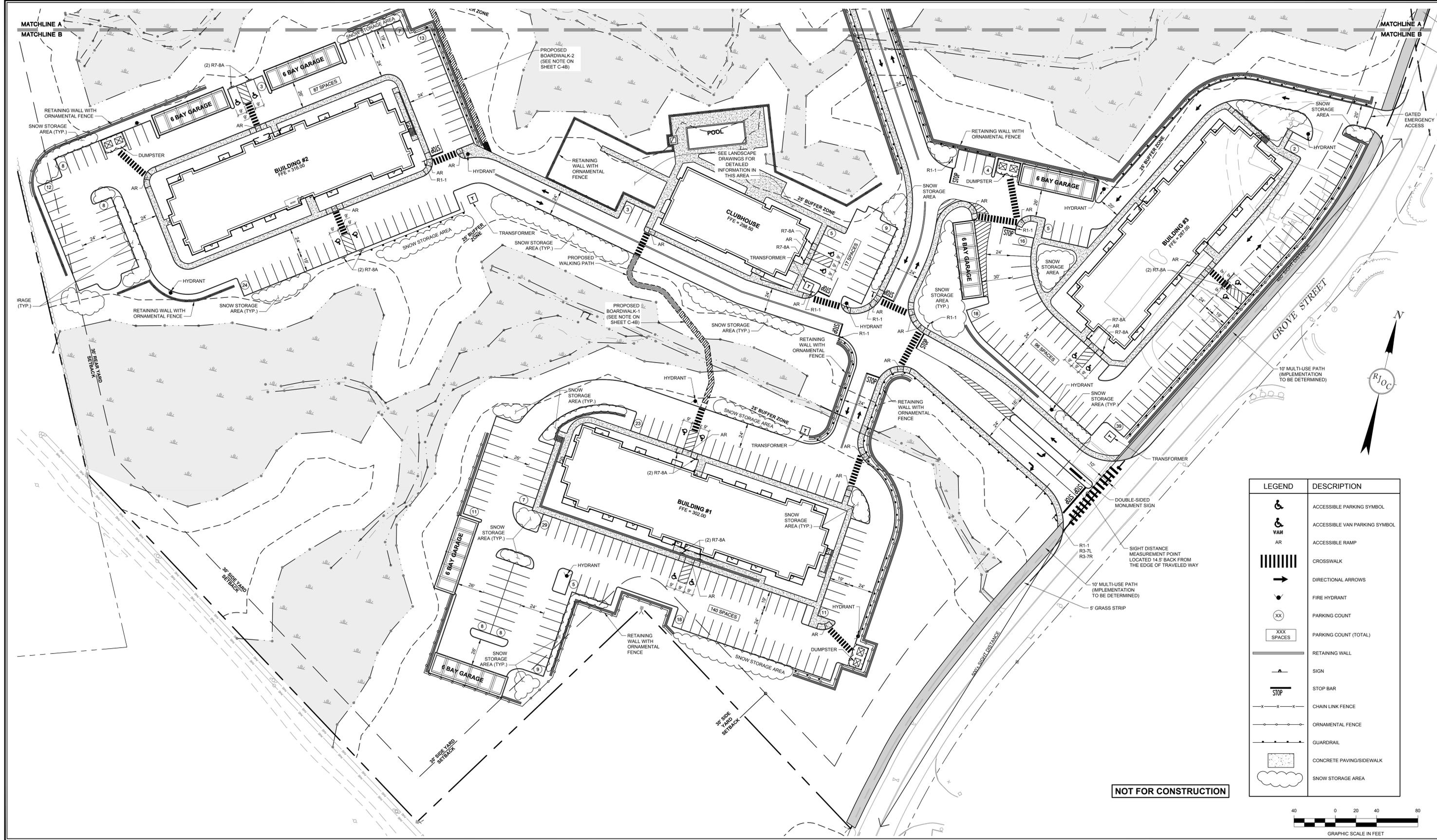
Table 3. Residence MCD/County to Workplace MCD/County Commuting Flows for the United States and Puerto Rico Sorted by Residence Geography: 5-Year ACS, 2011-2015

For more information on sampling and estimation methods, confidentiality protection, and sampling and nonsampling errors, see <http://www2.census.gov/programs-surveys/acs/tech_docs/accuracy/MultiyearACSAccuracyofData2015.pdf>.

Universe: Workers 16 years and over.

Commuting flows are sorted by residence state, residence county, and residence minor civil division.

Residence	Workplace	Number	I-495 (North)		Beaver Street (North)		I-495 (South)		Route 140 (East)		Washington Street (East)		Route 140 (West)		Washington Street (West)	
Franklin Town city	Franklin Town city	4,085	17%	694	9%	368	15%	613	19%	776	13%	531	11%	449	16%	654
Franklin Town city	Boston city	1,832	55%	1008		0	45%	824		0		0		0		0
Franklin Town city	Framingham town	804	100%	804		0		0		0		0		0		0
Franklin Town city	Milford town	495	100%	495		0		0		0		0		0		0
Franklin Town city	Norwood town	433		0	25%	108	75%	325		0		0		0		0
Franklin Town city	Wellesley town	406	30%	122	70%	284		0		0		0		0		0
Franklin Town city	Natick town	376	30%	113	70%	263		0		0		0		0		0
Franklin Town city	Wrentham town	348		0		0	34%	118	33%	115	33%	115		0		0
Franklin Town city	Cambridge city	275	50%	138		0	50%	138		0		0		0		0
Franklin Town city	Providence city	270		0		0	50%	135		0		0		0	50%	135
Franklin Town city	Mansfield town	254		0		0	100%	254		0		0		0		0
Franklin Town city	Bellingham town	248		0		0		0		0		100%	248		0	0
Franklin Town city	Hopkinton town	246	100%	246		0		0		0		0		0		0
Franklin Town city	Norfolk town	243		0	100%	243		0		0		0		0		0
Franklin Town city	Foxborough town	242		0		0	100%	242		0		0		0		0
Franklin Town city	Needham town	238		0	70%	167	30%	71		0		0		0		0
Franklin Town city	Walpole town	235		0	34%	80	33%	78	33%	78		0		0		0
Franklin Town city	Medway town	234		0	100%	234		0		0		0		0		0
Franklin Town city	Braintree Town city	219		0	40%	88	60%	131		0		0		0		0
Franklin Town city	Marlborough city	214	100%	214		0		0		0		0		0		0
Franklin Town city	Quincy city	211		0	40%	84	60%	127		0		0		0		0
Franklin Town city	Worcester city	205	100%	205		0		0		0		0		0		0
Franklin Town city	Canton town	194		0	25%	49	75%	146		0		0		0		0
Franklin Town city	Waltham city	190	50%	95		0	50%	95		0		0		0		0
Franklin Town city	Westborough town	183	100%	183		0		0		0		0		0		0
Franklin Town city	Woonsocket city	176		0		0		0		0		0		0	100%	176
Franklin Town city	Smithfield town	172		0		0		0		0		0	40%	69	60%	103
Franklin Town city	Newton city	151	35%	53	35%	53	30%	45		0		0		0		0
Franklin Town city	Westwood town	150		0	100%	150		0		0		0		0		0
Franklin Town city	Dedham town	144		0	30%	43	40%	58	30%	43		0		0		0
Franklin Town city	Burlington town	121	100%	121		0		0		0		0		0		0
Franklin Town city	Weymouth Town city	121		0	45%	54	55%	67		0		0		0		0
Franklin Town city	Holliston town	105	70%	74	30%	32		0		0		0		0		0
Franklin Town city	Brockton city	101		0		0	100%	101		0		0		0		0
Franklin Town city	Watertown Town city	100	40%	40	25%	25	35%	35		0		0		0		0
Franklin Town city	Medfield town	100		0	100%	100		0		0		0		0		0
Franklin Town city	Brookline town	98	35%	34	30%	29	35%	34		0		0		0		0
Franklin Town city	Bridgewater town	93		0		0	70%	65	30%	28		0		0		0
Franklin Town city	Taunton city	86		0		0	70%	60	30%	26		0		0		0
Franklin Town city	Shrewsbury town	72	100%	72		0		0		0		0		0		0
Franklin Town city	North Attleborough town	70		0		0	30%	21		0		0		0	70%	49
Franklin Town city	Littleton town	70	100%	70		0		0		0		0		0		0
Franklin Town city	Sudbury town	69	100%	69		0		0		0		0		0		0
Franklin Town city	Northborough town	63	100%	63		0		0		0		0		0		0
Franklin Town city	Warwick city	62		0		0	50%	31		0		0		0	50%	31
Franklin Town city	Lincoln town	62		0		0		0		0		0		0	100%	62
Franklin Town city	Ashland town	60	100%	60		0		0		0		0		0		0
Franklin Town city	Mendon town	60	33%	20		0		0	34%	20	33%	20		0		0
				0		0		0		0		0		0		0
		14,986		4,992		2,454		3,813		1,086		666		766		1,210
				33.3%		16.4%		25.4%		7.2%		4.4%		5.1%		8.1%
		<u>SAY</u>		33%		7%		26%		16%		5%		5%		8%



LEGEND	DESCRIPTION
	ACCESSIBLE PARKING SYMBOL
	ACCESSIBLE VAN PARKING SYMBOL
	ACCESSIBLE RAMP
	CROSSWALK
	DIRECTIONAL ARROWS
	FIRE HYDRANT
	PARKING COUNT
	PARKING COUNT (TOTAL)
	RETAINING WALL
	SIGN
	STOP BAR
	CHAIN LINK FENCE
	ORNAMENTAL FENCE
	GUARDRAIL
	CONCRETE PAVING/SIDEWALK
	SNOW STORAGE AREA

NOT FOR CONSTRUCTION



Drawing name: G:\MA\Franklin\Fairfield Residential\121 Groves Street\Main\22016_C-4_Parking and Traffic Control Plan.dwg
Feb 05, 2024 - 17:00pm

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	DRAWN BY: MCR				
REVIEWED BY: BJM		SCALE: 1" = 40'	DATE: 10/30/2023 PROJECT NO.: 22016		
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NO.	REVISION	DATE	NO.	REVISION	DATE

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TRAFFIC CONTROL SCHEDULE							
SIGN NUMBER	SIGN	SIZE OF SIGN		DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
		WIDTH	HEIGHT				
R1-1		30"	30"	WHITE ON RED	3" POST	7'-0"	REFLECTORIZED SIGN
R7-8		12"	18"	BLUE & GREEN ON WHITE	3" POST	7'-0"	REFLECTORIZED SIGN
R7-8A		12"	6"	WHITE ON BLUE	3" POST	6'-6"	REFLECTORIZED SIGN
W11-2		30"	30"	YELLOW ON BLACK	3" POST	8'-6"	REFLECTORIZED SIGN
W16-7P		24"	12"	YELLOW ON BLACK	3" POST	6'-0"	REFLECTORIZED SIGN
R3-7L		30"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-7R		30"	30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN

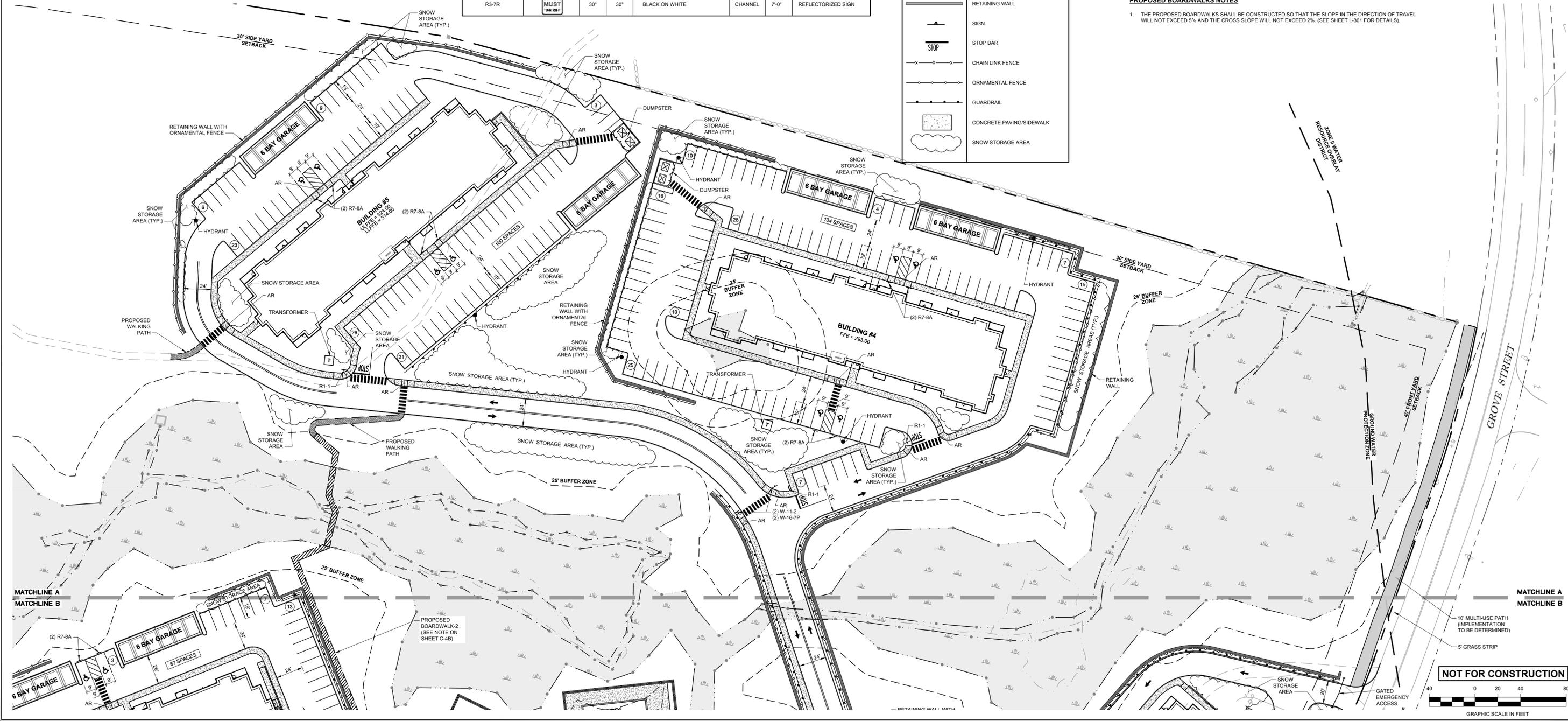
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	ACCESSIBLE VAN PARKING SYMBOL
	ACCESSIBLE RAMP
	CROSSWALK
	DIRECTIONAL ARROWS
	FIRE HYDRANT
	PARKING COUNT
	PARKING COUNT (TOTAL)
	RETAINING WALL
	SIGN
	STOP BAR
	CHAIN LINK FENCE
	ORNAMENTAL FENCE
	GUARDRAIL
	CONCRETE PAVING/SIDEWALK
	SNOW STORAGE AREA

PARKING AND TRAFFIC CONTROL NOTES

- HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) OF 1990, REVISED SEPT. 15, 2010 AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD OF REGULATIONS, 521 CMR UNLESS OTHERWISE NOTED.
- ALL PARKING LOT CURBING SHALL BE PRECAST CONCRETE, UNLESS NOTED OR DETAILED OTHERWISE.
- ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.
- ALL ADA PARKING, CROSS HATCH AREAS AND STANDARD PARKING SPACES SHALL BE 9-FEET IN WIDTH BY 19-FEET IN LENGTH.
- ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF WHITE PAINT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS, DETAILS AND DIMENSIONS OF CONCRETE SIDEWALKS, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXACT UTILITY ENTRANCE LOCATIONS.
- PARKING AND TRAFFIC CONTROL PLANS ARE SCHEMATIC AND FOR LOCATION OF MARKINGS ONLY. SPECIFIC DETAILS FOR INSTALLATION OF PAVEMENT MARKINGS ARE PROVIDED AS PART OF THIS PLAN SET.
- FOR PARKING LOT PAVEMENT SECTION SEE DETAILS.

PROPOSED BOARDWALKS NOTES

- THE PROPOSED BOARDWALKS SHALL BE CONSTRUCTED SO THAT THE SLOPE IN THE DIRECTION OF TRAVEL WILL NOT EXCEED 5% AND THE CROSS SLOPE WILL NOT EXCEED 2%. (SEE SHEET L-301 FOR DETAILS).



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Feb 05, 2024 - 17:01 pm



NO.	REVISION	DATE
2.	REVISED PER ZBA PEER REVIEW COMMENTS	02/05/2024
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DESIGNED BY:	MAC
DRAWN BY:	MCR
REVIEWED BY:	BJM
SCALE:	1" = 40'

PREPARED FOR:
FAIRFIELD GROVE STREET LLC
 30 BRAINTREE HILL OFFICE PARK
 SUITE 105
 BRAINTREE, MA 02184

SEAL:

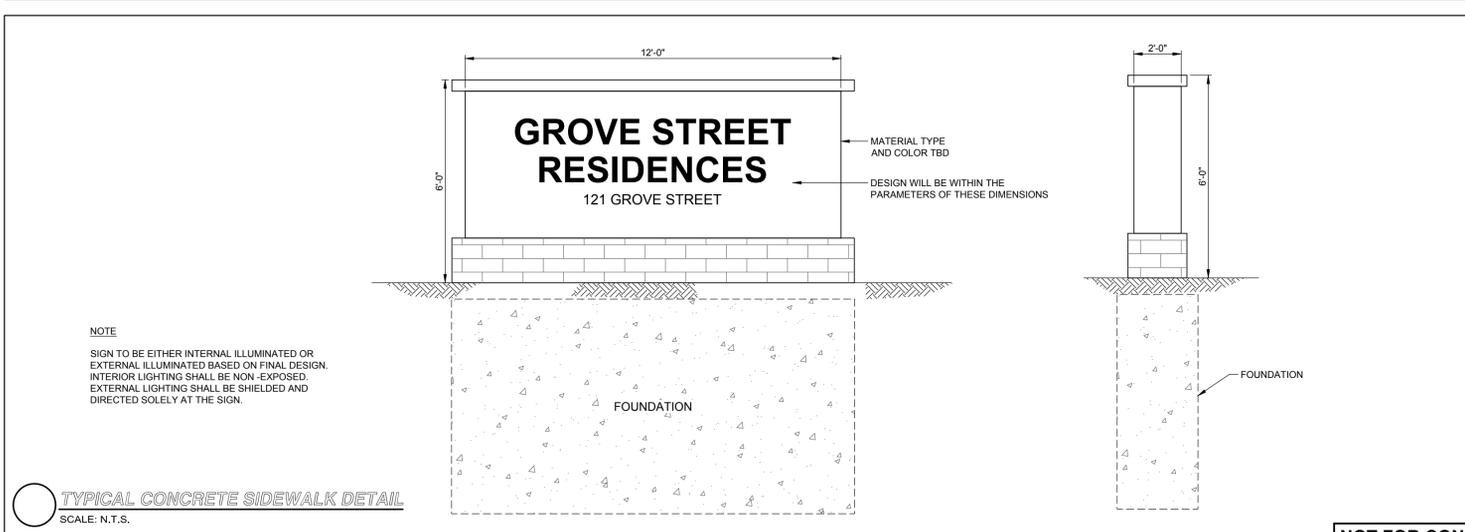
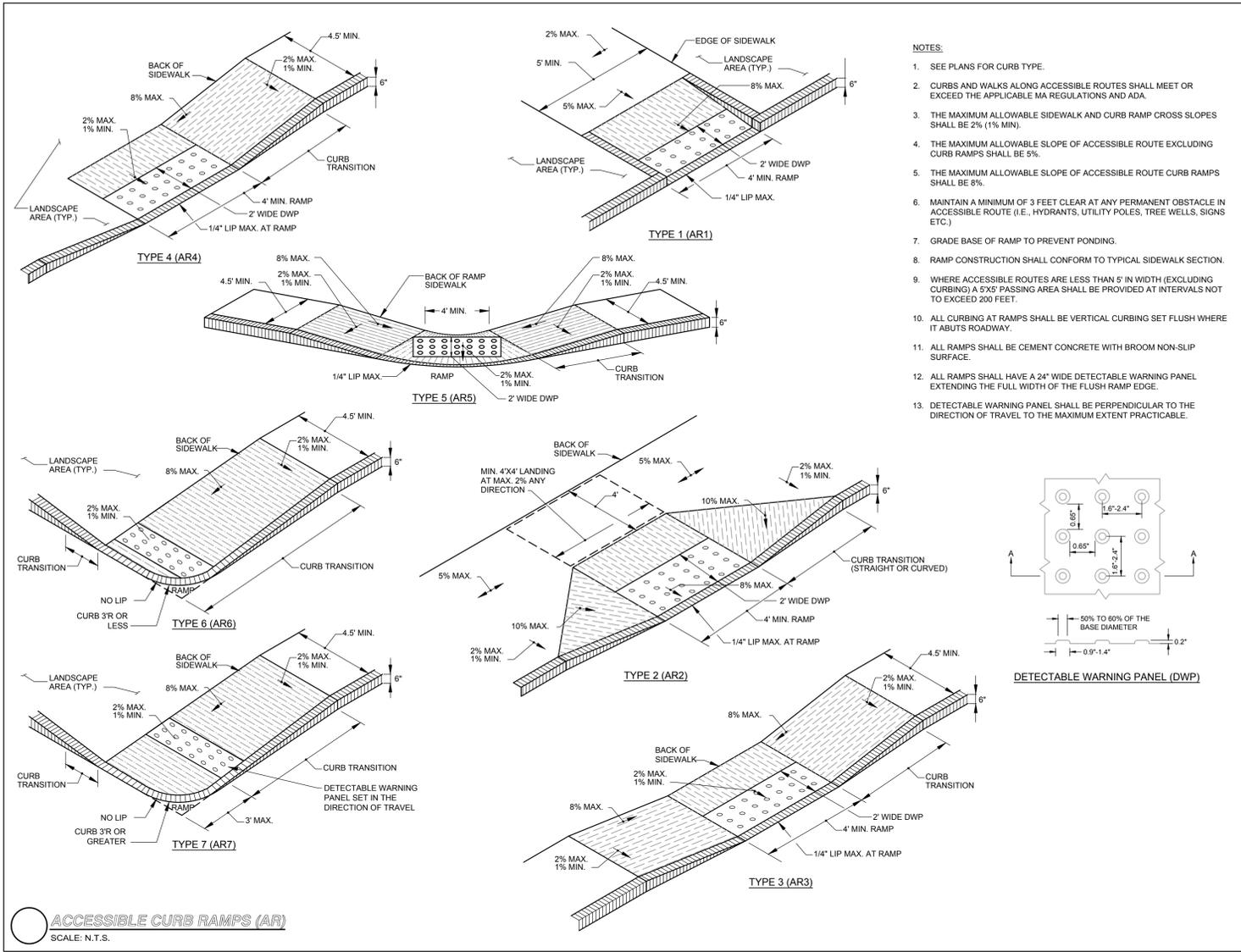
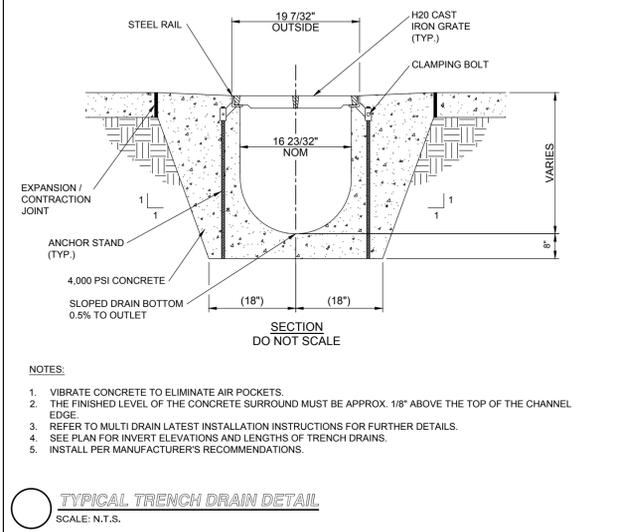
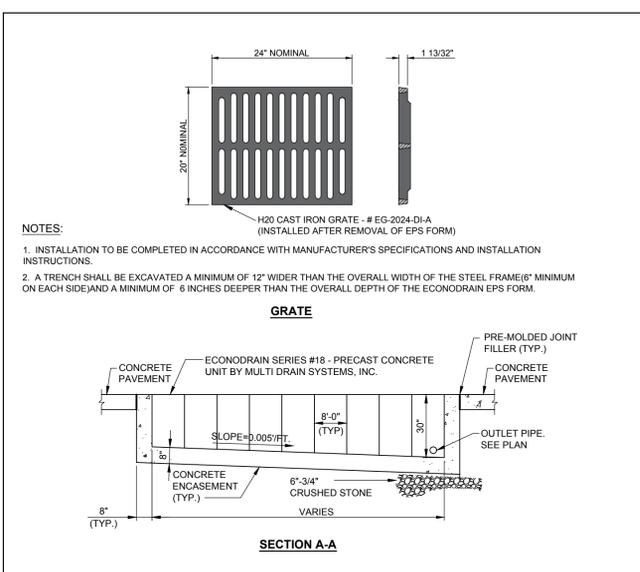
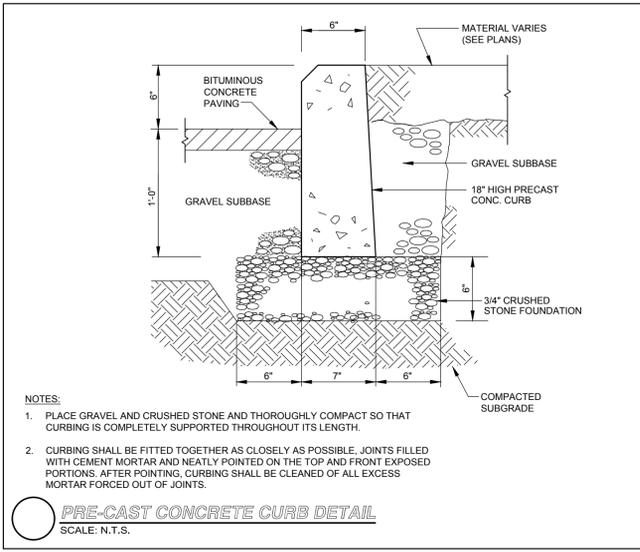
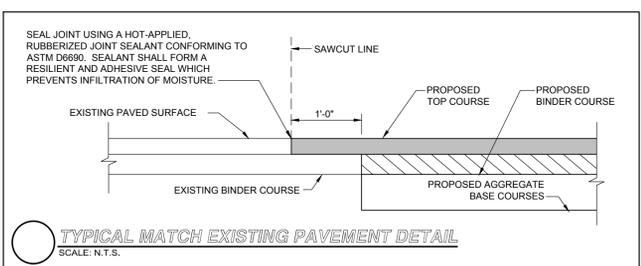
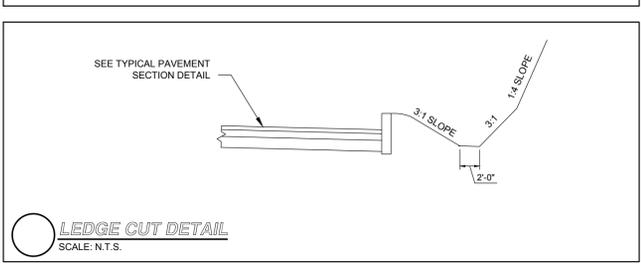
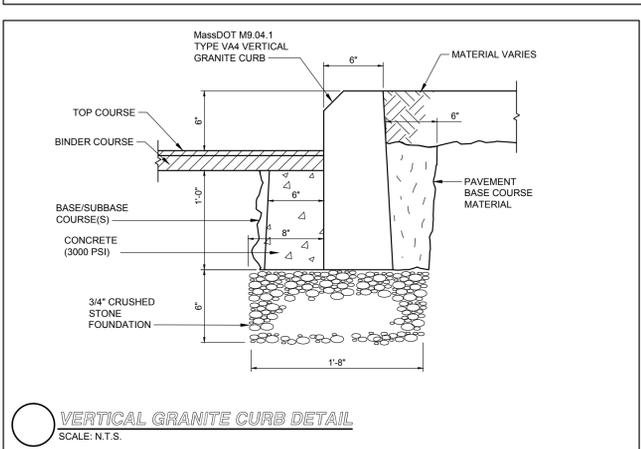
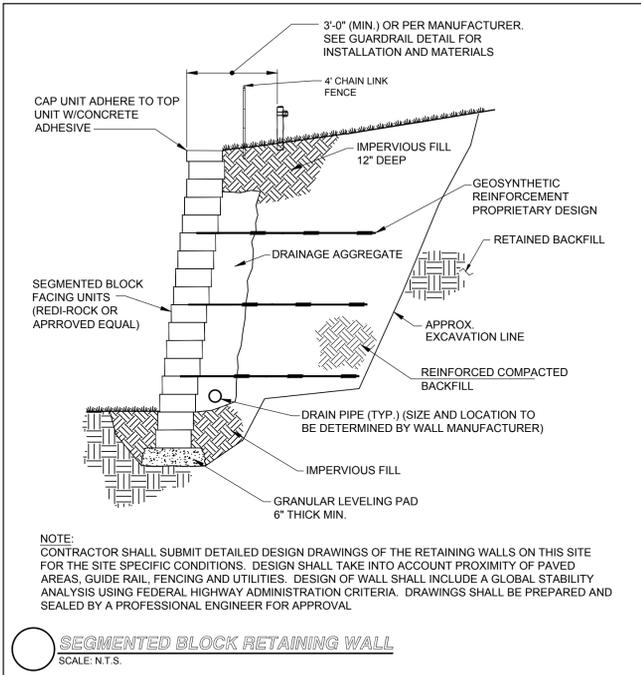
PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 90 MONTVILE AVENUE, SUITE 201 STONHAM, MA 02180
 PHONE: 781.279.0180 RJOCONNELL.COM

PROJECT NAME:
GROVE STREET RESIDENCES
 FRANKLIN, MA

DRAWING NAME:
PARKING & TRAFFIC CONTROL PLAN

DRAWING NUMBER:
C-4B

DATE: 10/30/2023 PROJECT NO.: 22016



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DRAWN BY:	MCR
REVIEWED BY:	BJM
SCALE:	N.T.S.

PREPARED FOR:
FAIRFIELD GROVE STREET LLC
30 BRAINTREE HILL OFFICE PARK
SUITE 105
BRAINTREE, MA 02184

SEAL:

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
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PHONE: 781.279.0180 RJOCONNELL.COM

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GROVE STREET RESIDENCES
FRANKLIN, MA

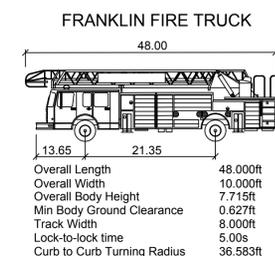
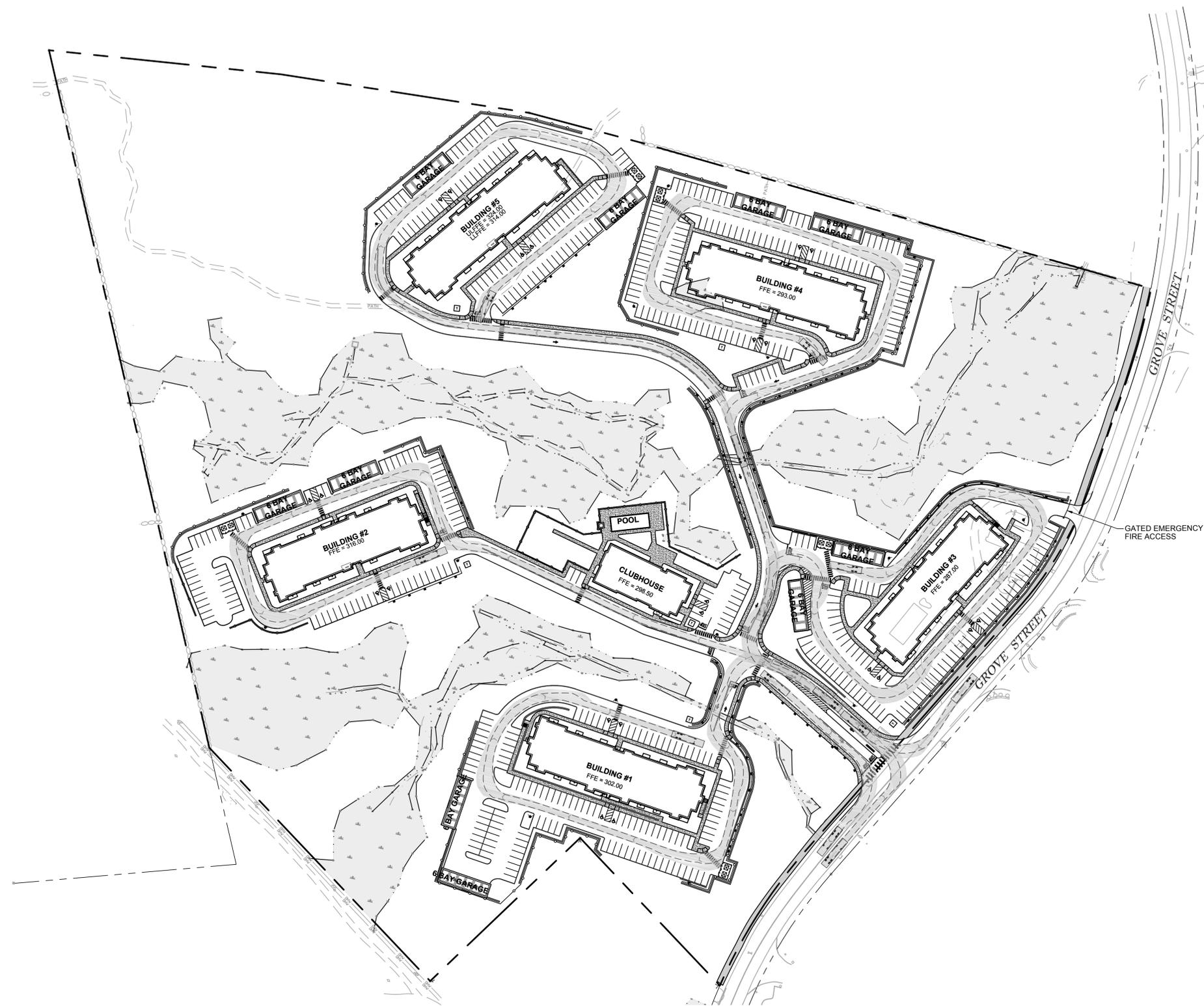
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SITE DETAILS - VII

DRAWING NUMBER:
C-11

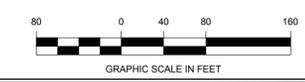
DATE:
10/30/2023

PROJECT NO.:
22016

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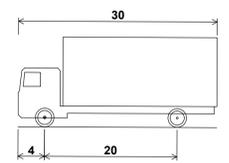
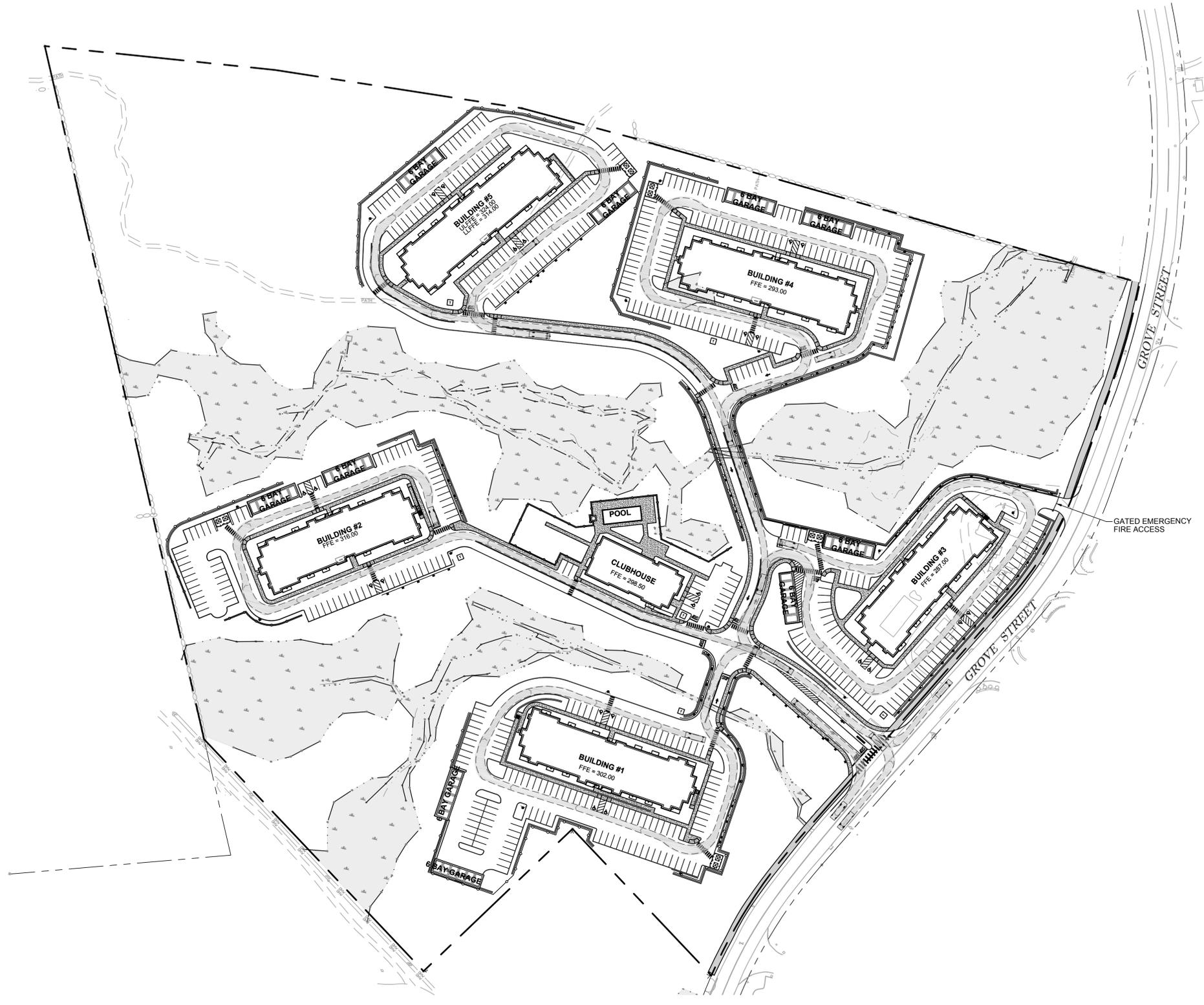


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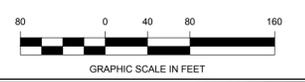
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			DRAWN BY: MCR					
		REVIEWED BY: MAC		SCALE: 1" = 80'		DATE: 10/30/2023 PROJECT NO.: 22016		
		SCALE: 1" = 80'						
NO.	REVISION	DATE	NO.	REVISION	DATE			
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			1.	REVISED PER ONSITE SOIL TESTING RESULTS/NOI SUBMISSION	12/18/2023			



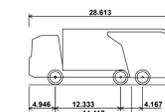
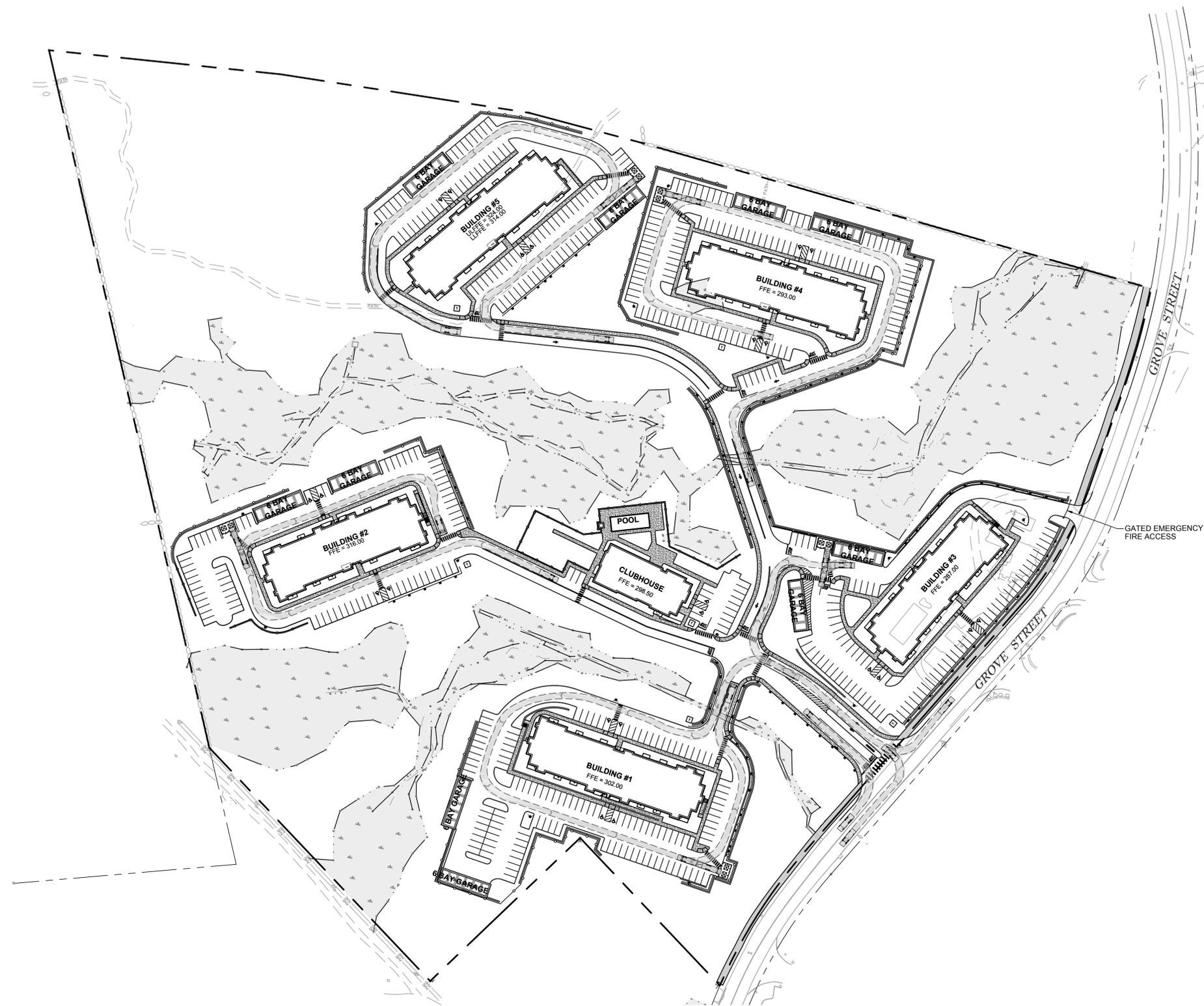
SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

NOT FOR CONSTRUCTION



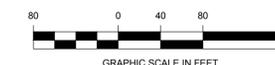
Drawing name: C:\MA\Franklin\Fairfield\Residential\121 Grove Street\Main\22016_TT-1 Moving Truck Turning Plan.dwg
 Feb 05, 2024 - 17:03pm

 <small>Copyright © 2021 R.J. O'Connell & Associates, Inc.</small>					DESIGNED BY: MAC	PREPARED FOR: FAIRFIELD GROVE STREET LLC 30 BRAINTREE HILL OFFICE PARK SUITE 105 BRAINTREE, MA 02184	SEAL:	PREPARED BY: RJO'CONNELL & ASSOCIATES, INC. <small>CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS 90 MONTVILE AVENUE, SUITE 201 STONHAM, MA 02159 PHONE: 781.279.0180 RJOCONNELL.COM</small>		DRAWING NAME: MOVING TRUCK TURNING PLAN	
					DRAWN BY: MCR			PROJECT NAME: GROVE STREET RESIDENCES FRANKLIN, MA		DRAWING NUMBER: TT-1	
				REVIEWED BY: MAC	DATE: 02/05/2024			PROJECT NO.: 22016			
				SCALE: 1" = 80'	<small>Copyright © 2023 by R.J. O'Connell & Associates, Inc.</small>						
NO.	REVISION	DATE	NO.	REVISION	DATE						
1.	REVISED PER ZBA PEER REVIEW COMMENTS	02/05/2024									



Trash/Recycle Truck
 Overall Length 28.613ft
 Overall Width 8.000ft
 Overall Body Height 10.481ft
 Min Body Ground Clearance 1.311ft
 Track Width 8.000ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 33.500ft

NOT FOR CONSTRUCTION



Drawing name: C:\MA\Franklin\Fairfield Residential\121 Grove Street\Main\22016_TT-2 Trash Recycle Truck Turning Plan.dwg
 Feb 05, 2024 - 17:04pm



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NO.	REVISION	DATE
1.	REVISED PER ZBA PEER REVIEW COMMENTS	02/05/2024

DESIGNED BY: MAC
 DRAWN BY: MCR
 REVIEWED BY: MAC
 SCALE: 1" = 80'

PREPARED FOR:
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PROJECT NAME:
GROVE STREET RESIDENCES
 FRANKLIN, MA

DRAWING NAME:
TRASH/RECYCLE TRUCK TURNING PLAN

DRAWING NUMBER:
TT-2

DATE: 02/05/2024 PROJECT NO.: 22016

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