



ENGINEERING SUCCESS TOGETHER

November 18, 2024

Mr. Gregory Rondeau, Chairman
Franklin Planning Board
355 East Central Street
Franklin, MA 02038

**Re: Balsam Estates Definitive Subdivision
Peer Review**

Dear Mr. Rondeau:

BETA Group, Inc. reviewed the proposed Balsam Estates Definitive Subdivision Kimberlee Avenue in Franklin. This letter is provided to outline findings, comments, and recommendations.

BASIS OF REVIEW

BETA reviewed the following items:

- Letter dated October 28, 2024, from Guerriere & Hanlon, Inc. Franklin, MA to the Department of Planning and Community Development **RE: Balsam Estates-Private Definitive Subdivision Plan of Land:** including.
 - Form C – Application for Approval of Definitive Plan
 - Form R (#1-10) Franklin Planning Board Subdivision Waiver Request Forms
 - Certified Abutters list.
 - Quitclaim Deed and Certificate of Trust
- Plans (6 Sheets) entitled: **Balsam Estates Definitive Subdivision Plan of Land Franklin, Massachusetts**, dated October 17, 2024, prepared by Guerriere & Halnon, Inc., Franklin, MA.
- **Certificate of Vote-Preliminary Subdivision Plan, Balsam Estates**, Dated August 20, 2024.
- Letter dated August 15 2024, from Town of Franklin Department of Public Works to Mr Greg Rondeau, Chairman Franklin Planning Board **RE: Balsam Estates Preliminary Subdivision.**

Review by BETA included the above items along with the following:

- Site visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through January 01, 2015
- **Zoning Map of the Town of Franklin, Massachusetts**, amended June 11, 2014
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 02, 2007
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through January 09, 2012
- Applicable federal and state regulations

INTRODUCTION

The proposed plan depicts construction of a new 18 foot wide 140±' long common driveway off the cul de sac at the end of Kimberlee Avenue. Driveway access into the two proposed single-family dwellings will be at the end of the drive and will form a hammerhead to provide turnaround capabilities at the end of the improvements. The project requests 9 waivers from the Town of Franklin Subdivision Regulations. The site is

not located within the Water Resource District. Nor is it within 100 feet of bordering vegetated wetlands, a FEMA mapped flood zone, or an NHESP estimated habitat of rare wildlife.

The site is currently wooded. NRCS soils maps indicate the presence of Charlton-Hollis-Outcrop in the proposed development area which is rated in hydrologic soil groups A. In accordance with the regulations, the development will be subject to the Town of Franklin Stormwater by laws and the Massachusetts Stormwater Standards.

FINDINGS, COMMENTS AND RECOMMENDATIONS

REQUESTED WAIVERS

From Chapter 300. Subdivision of Land Town of Franklin MA, Massachusetts

- W1. §300-10.C.(1): Applicant seeks a waiver from providing 26 feet pavement width to provide a 18-foot wide private common drive.
- W2. §300-10.E.: Applicant seeks a waiver for length of a dead end to allow a 162' extension beyond the end of Kimberlee Ave which is 1371.94'.
- W3. §300-10.(B)(4)(C): To waive the requirement for a 30' radius at the proposed extension.
- W4. §300-10.E.(1): Applicant seeks a waiver from installing a cul-de-sac.
- W5. §300-13 (1): The applicant seeks a waiver for sidewalks.
- W6. §300-13 (H): The applicant seeks a waiver for granite curbing.
- W7. §300-11A: The applicant seeks a waiver from requiring full compliance with the stormwater management requirements.
- W8. §300-12.(C) (2): The applicant seeks a waiver from street lights.
- W9. §300-13.(E): The applicant seeks a waiver from street trees.

ZONING

The project site is located within the Rural Residential II District. Proposed lots comply with lot area, frontage, depth, and width. Proposed site development also complies with minimum dimensions for front, side, and rear yard.

SUBDIVISION REGULATIONS

DEFINITIVE PLAN (§300-8)

The proposed subdivision plans comply with the submittal requirements of this section with the exceptions of the comments included below. See Requested Waivers Section for waivers sought by the Applicant.

- D1. Expand development plan to show land adjoining the site within 300' of the property line, 2' contours, trees greater than 10" in diameter within 50' of the Right of Way (300-8.A.1.c).
- D2. Provide required NRCS soil survey overlay of the site (300-8.A(1)(e)).

- D3. Provide street numbers of adjacent properties(300-8.A(1)(g)). Most have been identified where the existing structure is within the view, however those adjacent lots where the structure is outside the drawing image are not identified.
- D4. Provide Street Plan and Profile (300-8.C).

ARTICLE IV – DESIGN AND CONSTRUCTION STANDARDS

STREETS - (§300-10)

Applicant is proposing one 18-foot-wide road with a 12-foot-wide hammerhead turning area. No curbing is proposed for the proposed private roadway The existing curbing along the Kimberlee Ave cul de sac will be removed to allow the driveway entrance. Applicant is requesting waivers for roadway entrance turning radius, pavement width, cul-de-sac requirements, and curbing. See Requested Waivers Section for waivers sought by the Applicant.

- S1. The plans should document that the hammerhead as designed will serve a vehicle of thirty-foot length (300-10.E(1)).
- S2. The DPW has requested the roadway width be increased to 20'. BETA concurs with this recommendation and would also recommend that the width of the hammerhead be increased to 15'.
- S3. The detail of the Typical Access Cross Section shown on sheet 6 of 6 does not reflect the plan view in that it shows a 2% grade in the shoulder for the width of the right of way. The plan view shows a 3h:1v side slope within the limits of the right of way. BETA recommends the following:
 - a. That the detail be modified to correlate with the grades as shown on the plan view.
 - b. That a minimum of a 2' wide grass shoulder at a 2% slope away from the edge of the pavement be provided and that the side slopes be eased to a maximum grade of 4h:1v which is the recommended maximum for lawn maintenance.

UTILITIES – (§300-12)

The existing utilities in Kimberlee Ave including water, drainage and underground electrical are shown on the plans. Domestic water for the 2 dwellings will be supplied by wells which are shown on sheet 5 of 6. Underground electric is not identified on the Site Development Plan; however, it is identified on the Typical Access Cross Section shown on sheet 6 of 6. The Applicant is also seeking a waiver requiring street lighting requirements. See Requested Waivers Section for waivers sought by the Applicant.

- U1. As noted, water supply for the 2 dwellings will be supplied by private wells. In accordance with §300-12.A.(1) (a) “...*Wherever Feasible, water supply shall be provided from a public water supply system.*” The existing water main terminates at the entrance to the common driveway. The applicant should provide explanation why connection is not feasible. BETA will defer any requirements for extension of the existing water main to the DPW, if required by the Board.
- U2. Provide location of telephone and cable conduits on plans especially since it appears that a portion of the run will be in the Kimberlee Avenue Right of Way. (300-12.C(1)).

OTHER IMPROVEMENTS – (§300-13)

No sidewalks or landscaping are proposed for the subdivision. The Applicant is seeking a waiver from installing sidewalks on both sides of the road. In addition, the Applicant is seeking a waiver from planting trees and installing landscaping. See Requested Waivers Section for waivers sought by the Applicant.

General Comments

- G1. The Applicant is proposing a 10' wide pedestrian access easement adjacent to the westerly property line of Lot 1 which is common with the existing dwelling at 36 Kimberlee Avenue. A 5' wide blue stone path is proposed within this easement. The DPW in their comments related to the Preliminary Subdivision have requested a 30' wide access easement to the abutting parcel. In accordance with §310-10.B.(4).(b) *The Board may at its discretion, require plans to show ways of access both pedestrian and vehicular to adjoining property.* BETA will defer this issue to the Board and the DPW. It should also be noted that the roadway will be posted as a private drive and signage may be needed to indicate that the walkway is public access.

STORMWATER MANAGEMENT

It appears the project will disturb 2+ acres of land. For the proposed roadway pavement, the proposed stormwater management design includes 100' long stone filled trenches on either side of the common driveway. The driveway will be elevated 2-4' above existing grade to account for the grade at the end of the Kimberlee Avenue cul de sac. The sag point in the driveway will be located at the start of the hammerhead turn around. The proposed driveways will also be graded to direct runoff towards this same low point. The proposed trenches will start 2'± from the edge of pavement at the low point and will be 2.4' wide x 2.5' deep. Based upon the current plans, approximately 5,800 square feet of pavement is proposed including the driveways. The proposed trenches will store approximately 420 cu. ft. which is 0.85±" of runoff from the pavement. The roof runoff from the 2 proposed dwellings will each be directed to 2 stone filled drywells. The detail of the drywell shown on sheet 6 of 6 provides the calculations to verify that as designed they will store 1" of runoff.

Based upon the NRCS-WSS, the soils on site in the development area are classified as Hollis-Charlton Outcrop complex which is designated as HSG A. Towards the rear of the site, the soils are designated as Canton fine sandy Loam which is designated HSG B. Each of these soil types are very suitable for infiltration measures to be implemented. The test pit data shown on the plans verifies these classifications.

The project is subject to Franklin's Subdivision of Land Stormwater Management Regulations (SDR) and Best Development Practices Guidebook (BDG), and the Massachusetts Stormwater Management Standards. The Applicant is seeking a waiver from providing a traditional stormwater management system. See Requested Waivers Section for waivers sought by the Applicant.

SUBDIVISION REGULATIONS – STORMWATER MANAGEMENT (§300-11)

- SW1. Although the applicant has requested a partial waiver of this section of the subdivision rules and regulations it does not negate the requirement of the development to meet all the requirements of the by-laws (Chapter 153-15) and the Massachusetts Stormwater Standards. This opinion is confirmed by the letter from the DPW regarding the Preliminary Subdivision which states "*the Town's Stormwater Management Bylaw Chapter 153 applies to all activities that disturb one or more acres of land.*" Thus, regardless of the waiver, a stormwater drainage report which documents compliance with the requirements of the by-laws and the Massachusetts Stormwater standards is required. BETA will defer the granting of the waiver for the Stormwater Management Plan to the Board.

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SW2. The proposed trenches are located partially within the Right of Way and the lot areas. BETA recommends that the applicant discuss the legal mechanism that will be used to ensure maintenance of these measures.

MASSDEP STORMWATER STANDARDS

The project is subject to the Stormwater Management Standards and the Stormwater Regulations §153-16. Only partial data was submitted with the filing. BETA will reserve their ability to comment on compliance with these standards until a Drainage report for the development is submitted.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.



Gary D. James PE
Senior Project Manager

cc: Amy Love, Town Planner
Job No: 10519.19