



# Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

[www.gandhengineering.com](http://www.gandhengineering.com)

Est. 1972

**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

F-4631

January 9, 2025

Franklin Planning Board  
355 East Central Street  
Franklin, MA. 02038  
Attn: Amy Love

RE: ***Comments from BETA Group: Balsam Estates Definitive Subdivision***

Dear Members of the Commission:

On behalf of our client, Mr. Joel D'Errico, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from BETA Group dated November 18, 2024.

**BETA's** findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

## *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).*

**GH Response: See sheet 1, Cover Sheet for abutter names and locations**

D2. *Provide required NRCS soil survey overlay of the site (300-8.A(1)(e)).*

**GH Response: The NRCS soil survey overlay has been provided on the pre-development and post-development watershed maps as requested. See Stormwater Report.**

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.*

**GH Response: The Abutters around the locus for 300ft. are listed on the Cover Sheet , Sheet 1**

D4. *Provide Street Plan and Profile (300-8.C).*

**GH Response: The proposed street is less than 200 feet in length and there are no utilities.**

**Therefore, on behalf of the Applicant, we respectfully request a waiver to this requirement.**

ARTICLE IV – DESIGN AND CONSTRUCTION

STANDARDS STREETS - (§300-10)

S1. *The plans should document that the hammerhead as designed will serve a vehicle of thirty-foot length (300-10.E(1)).*

**GH Response: A truck turning diagram for the Franklin Ladder Truck (40' overall length) has been added to Sheet 6 of 6.**

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'.*

**GH Response: On behalf of the Applicant, we respectfully request a waiver to this requirement.**

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.*

**GH Response: The typical access cross section detail has been revised to reflect 2' shoulders and 3H:1V side slopes as requested. See sheet 6 of 6.**

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.*

**GH Response: The proposed grades allow for the 2 ft. shoulder as depicted on Sheet 5.**

UTILITIES – (§300-12)

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.*

**GH Response: The Site shall remain private and is proposed to stand alone with private water and septic systems.**

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)).*

**GH Response: Electric, cable, and telephone will tie into Kimberly Ave, see location Sheet 5.**

OTHER IMPROVEMENTS – (§300-13)

*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.*

**GH Response: The proposed 10' wide pedestrian easement centerline was field located and has been added to the plans accordingly. The proposed path will not require tree removal and has been offset from the abutting property line as discussed during the December 9, 2024 Planning Board meeting.**

*STORMWATER MANAGEMENT*

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.*

**GH Response: The site design has been revised to include two shallow infiltration basins, and a stormwater report has been provided to document the projects compliance with the Stormwater Standards and Chapter 153 of the town code.**

*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.*

**GH Response: The proposed subdivision is private and is not required to be maintained by the Town. Therefore, no legal mechanism is required.**

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

Sincerely,  
**Guerriere & Halnon, Inc.**

*Amanda Cavaliere*

Amanda Cavaliere  
Franklin Office Manager





