



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

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F4683

May 23, 2025

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

RE: ***Comments from Beta Group 151 Grove Street, Self Storage Facility Site Plan***

Dear Members of the Board:

On behalf of our client, Mark Yadisernia, Guerriere & Halnon, Inc. has prepared the following information to address comments contained in the letter to the Planning Board from BETA Group.

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

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

As noted in the application, the applicant is asking the Board for a determination that the parking spaces required for the proposed warehouse use be waived in their entirety. As shown, a 6-space parking lot at the front right corner of the building is proposed to satisfy the parking requirements for the proposed office use. Since the proposed facility is a self-storage unit with no proposed outside storage, and gated vehicular access into the building, BETA has no issues with the request.

Z1. Identify sight distances at the proposed entrance (§185-21.C.(7)(c) and demonstrate compliance

with MASSDOT 2006 Design Guide requirements.

G&H: The entrance has been adjusted to line up with Kenwood Circle. Site distances will be provided by Vanasse and Associates.

BETA: The sight distances provided by Vanasse and Associates show that vegetation maintenance will be required outside the right of way. BETA recommends that the applicant demonstrate the ability to maintain the vegetation in this area.

G.H. Response: G&H intends to discuss this requirement with BETA and Vanasse prior to the next meeting and update the Planning Board at the next meeting on June 2, 2025.

PARKING AND LOADING

The project proposes 6 total parking spaces. Two (2) of the parking spaces are designed to be accessible, and each will be van accessible, in accordance with 521 CMR 23.2.1. The applicant has requested a parking determination from the Board to waive the requirement to install any of the required spaces for the proposed warehouse use.

All maneuvering aisles are at least 24 feet wide. Parking spaces are 9 feet wide and 19 feet long.

- T2. *Clarify why the office component of the proposed development was not incorporated into the parking assessment. Furthermore, six (6) parking spaces results in a ratio of 0.10 parking spaces per 1,000 sf based on the square feet of the proposed self-storage facility.*

G.H. Response: The office component of the proposed self-storage facility was incorporated into the parking assessment. Roughly 7-10 customers per month are expected to need use of these parking spaces. Customers accessing storage will park alongside the building. A 30' wide one-way drive aisle around the building will provide ample room for the minimal number of daily trips expected. A waiver for non-office parking is being requested.

BETA: As noted, the design of the site will provide 30' wide aisles on the side of the building and a 40' wide aisle at the rear for a total length of 650'. Based on their width, these lanes will provide the ability to parallel park without restricting vehicular access around the building. This parallel parking capability would equate to 29 spaces based upon a 22' long space. Based on the one-way movement, with only a minor increase in pavement width (2-4 feet), these lanes could provide 63 spaces in a traditional parking alignment perpendicular to the traveled way. Based on these facts, BETA agrees with the applicant that the equivalent parallel parking spaces provided should be adequate for the use and providing the additional paved surface width to provide a traditional parking layout does not seem warranted. Regardless, BETA will defer the issue of the waiver to the Board.

G.H. Response: Acknowledged.

- T4. *Vertical Granite Curbing is proposed at the entrance from Grove Street and the remainder of the site will utilize a modified Cape Cod berm. BETA will defer to the Board regarding the requirements of §185-29.*

G.H. Response: Based on discussions at the Planning Board meeting, a waiver is requested to utilize a cape cod berm in the areas within the gates.

BETA: BETA will defer this waiver request to the Board

G.H. Response: Acknowledged

SIGNAGE AND LIGHTING

The project proposes a "business sign" at the site entrance as well as a stop sign to control egress from the Site.

Accessible parking signs are proposed at applicable parking spaces.

- SL2. *Provide a photometric plan for the site which documents the intensities required for the site (§185-31.C.(3)(l)).*

G.H. Response: A photometric plan has been added to the plan set (sheet 7A).

BETA: The photometric plan has been provided, and it does show some minor spillage along the northerly property line. At the entrance the spillage will extend across Grove Street. However, since the driveway does line up with Kenwood Circle, the intersection will be illuminated. Regardless, a waiver should be requested, and BETA will defer this issue to the Board.

G.H. Response: Acknowledged

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT REGULATIONS (CHAPTER 153)

NO UNTREATED STORMWATER (STANDARD NUMBER 1): No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth. The project proposes 3 new outfalls to the wetlands. Each will be provided with outlet protection and will be setback more than 25' from the resource.

SW10A. A small portion of the driveway flows untreated towards Grove Street. Either provide treatment for this runoff or a "de minimus" calculation to demonstrate compliance with the standards.

G.H. Response: De Minimis calculations have been performed and have now been included in the submittal.

EROSION AND SEDIMENT CONTROLS (STANDARD NUMBER 8): Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.

SW14. The use of the proposed infiltration basin as a temporary sediment basin is not allowed in accordance with the standards. As noted earlier, a significant portion of the westerly portion of the site will be exposed and blasted ledge with very little erosion potential. BETA recommends that the applicant use a second layer of 12" silt sock between the basin and the building area once the basin is shaped to protect the basin from any potential sediment from the development upgradient around the building.

G.H. Response: An additional layer of erosion control has been added upgradient of the basin, running between the basin and the building/driveway areas.

BETA: Although the layer is shown on sheet 3, BETA recommends that a note be added to the Construction Sequence plan to reference the timing and placement of the interim layer of erosion control.

G.H. Response: A note regarding the timing and placement of the interim erosion control protecting the basin during construction has been added to the Construction Sequence plan. As this and the note requested in comment SW15 are the only remaining plan revisions, G&H requests the Board allow these notes to be added on the final decision plan set and reviewed by BETA prior to plan endorsement, to avoid the unnecessary production of another full revised plan set for a single change.

SW15. Provide measures to protect open excavations for the subsurface infiltration structure during construction.

G.H. Response: Additional layers of erosion control have been proposed encapsulating each subsurface basin.

BETA: See SW14 above.

G.H. Response: A note regarding the timing and placement of the interim erosion control protecting the subsurface infiltration structures during construction has been added to the Construction Sequence plan. As this and the note requested in comment SW14 are the only remaining plan revisions, G&H requests the Board allow these notes to be added on the final decision plan set and reviewed by BETA prior to plan endorsement, to avoid the unnecessary production of another full revised plan set for a single change.

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

Sincerely,

Guerriere & Halnon, Inc.



Michael Hassett
Project Engineer

SITE:

151 Grove St, Franklin MA

De Minimis Calculations

SUBCATCHMENT	CATCHMENT AREA	TSS REMOVAL %	(AREA) x (TSS REMOVAL)
PR-3	0.248 AC	81.25%	20.15 AC-%
PR-4	1.383 AC	80.00%	110.64 AC-%
PR-6	0.420 AC	80.00%	33.60 AC-%
DRIVEWAY APRON	0.014 AC	0.00%	0.00 AC-%
TOTAL	2.065 AC	N/A	164.39 AC-%

$$\text{Weighted Average \%} = \frac{(Area_1)(TSS_1\%) + (Area_2)(TSS_2\%) + (Area_n)(TSS_n\%)}{(Area_1 + Area_2 + Area_n)} \quad \text{Equation (4)}$$

Area = size, expressed in acres, square feet, or other units

TSS% = Assigned TSS removal rate, expressed as % (e.g. 25%)

Weights must be based on the size of each drainage area.

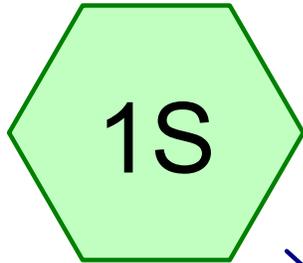
Source: Massachusetts Stormwater Handbook Volume 3, Chapter 1, Page 36.

$$\frac{(0.248 \text{ AC})(81.25\%) + (1.383 \text{ AC})(80.00\%) + (0.420 \text{ AC})(80.00) + (0.014 \text{ AC})(0.00\%)}{(0.248 \text{ AC} + 1.383 \text{ AC} + 0.420 \text{ AC} + 0.014 \text{ AC})}$$

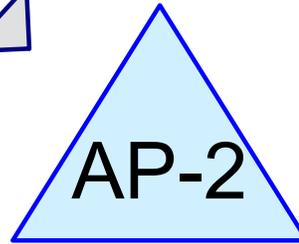
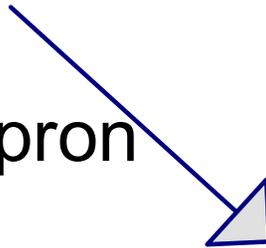
$$\frac{(20.15 \text{ AC-\%}) + (110.64 \text{ AC-\%}) + (33.60 \text{ AC-\%}) + (0.00 \text{ AC-\%})}{(2.065 \text{ AC})}$$

$$\frac{(164.39 \text{ AC-\%})}{(2.065 \text{ AC})}$$

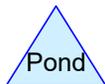
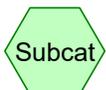
= 80%



Driveway Apron



GROVE ST



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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC	P2 (inches)
1	2-Year	NOAA10 24-hr	D	Default	24.00	1	3.36	2	3.36

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.014	98	Paved parking, HSG A (1S)
0.014	98	TOTAL AREA

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.014	HSG A	1S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.014		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.014	0.000	0.000	0.000	0.000	0.014	Paved parking	1S
0.014	0.000	0.000	0.000	0.000	0.014	TOTAL AREA	

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De minimus calculations - Driveway Apron
NOAA10 24-hr D 2-Year Rainfall=3.36", P2=3.36"

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Page 6

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Driveway Apron

Runoff Area=612 sf 100.00% Impervious Runoff Depth=3.13"
Flow Length=68' Tc=6.0 min CN=98 Runoff=0.05 cfs 0.004 af

Pond AP-2: GROVE ST

Inflow=0.25 cfs 0.100 af
Primary=0.25 cfs 0.100 af

Total Runoff Area = 0.014 ac Runoff Volume = 0.004 af Average Runoff Depth = 3.13"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.014 ac

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De minimus calculations - Driveway Apron
NOAA10 24-hr D 2-Year Rainfall=3.36", P2=3.36"

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Page 7

Summary for Subcatchment 1S: Driveway Apron

Runoff = 0.05 cfs @ 12.13 hrs, Volume= 0.004 af, Depth= 3.13"
Routed to Pond AP-2 : GROVE ST

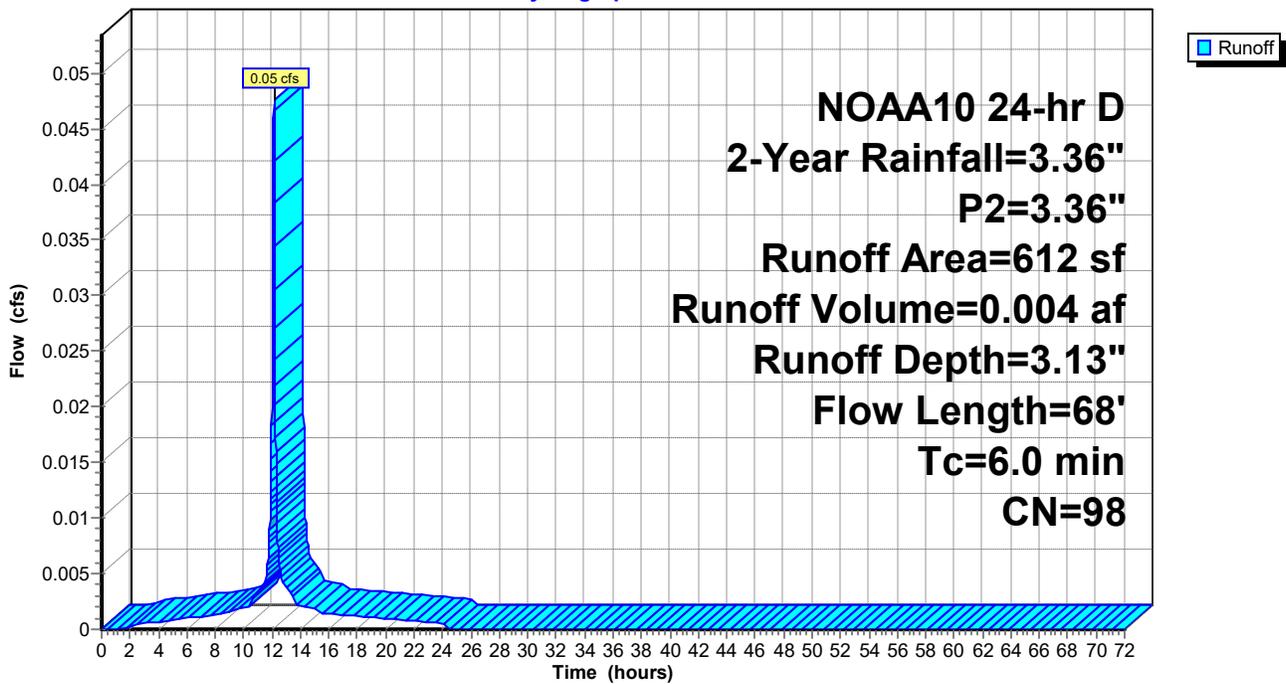
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NOAA10 24-hr D 2-Year Rainfall=3.36", P2=3.36"

Area (sf)	CN	Description
612	98	Paved parking, HSG A
612		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	68		0.19		Direct Entry, Minimum 6min

Subcatchment 1S: Driveway Apron

Hydrograph



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De minimus calculations - Driveway Apron
NOAA10 24-hr D 2-Year Rainfall=3.36", P2=3.36"

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Page 8

Summary for Pond AP-2: GROVE ST

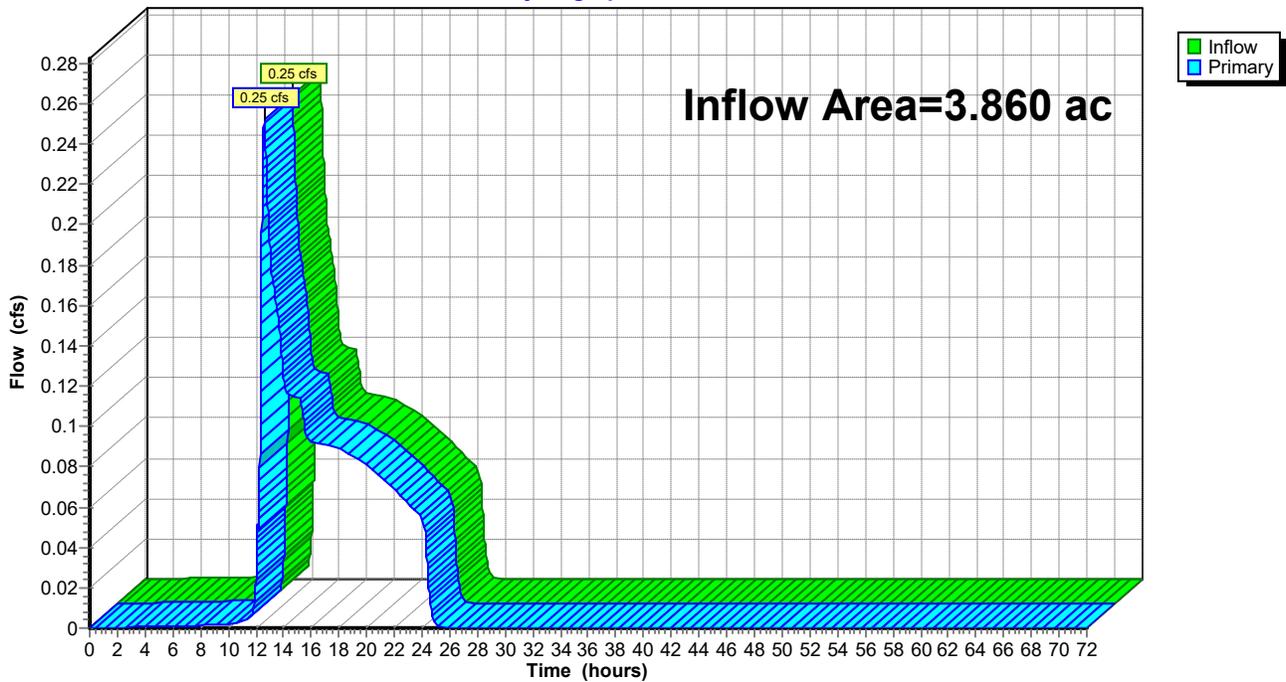
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 3.860 ac, 0.36% Impervious, Inflow Depth = 0.31" for 2-Year event
Inflow = 0.25 cfs @ 12.59 hrs, Volume= 0.100 af
Primary = 0.25 cfs @ 12.59 hrs, Volume= 0.100 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Pond AP-2: GROVE ST

Hydrograph



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De minimus calculations - Driveway Apron

Multi-Event Tables

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Page 9

Events for Subcatchment 1S: Driveway Apron

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-Year	3.36	0.05	0.004	3.13

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De minimus calculations - Driveway Apron

Multi-Event Tables

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Page 10

Events for Pond AP-2: GROVE ST

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
2-Year	0.25	0.25	0.00	0.000

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De minimus calculations - Driveway Apron

Table of Contents

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TABLE OF CONTENTS

Project Reports

- 1 Routing Diagram
- 2 Rainfall Events Listing (selected events)
- 3 Area Listing (selected nodes)
- 4 Soil Listing (selected nodes)
- 5 Ground Covers (selected nodes)

2-Year Event

- 6 Node Listing
- 7 Subcat 1S: Driveway Apron
- 8 Pond AP-2: GROVE ST

Multi-Event Tables

- 9 Subcat 1S: Driveway Apron
- 10 Pond AP-2: GROVE ST