



# MEMO

<b>To:</b>	Mark C. LePage, Chair Conservation Commission Town of Franklin 355 East Central Street Franklin, MA 02038	<b>From:</b>	Carlton Quinn, PE
		<b>A&amp;M Project #:</b>	3317-01
		<b>Date:</b>	August 20, 2025
		<b>Re:</b>	Stormwater Summary Memo Notice of Intent
<b>Copy:</b>	TAG Central, LLC		444 E. Central Street

Dear Members of the Conservation Commission,

As requested, this memorandum provides a summary of the proposed onsite stormwater and flood mitigation measures included in the site design for the multifamily project proposed at 444 E Central Street in Franklin, MA.

## **Purpose of Stormwater Design**

The onsite stormwater management system has been designed to handle runoff generated by proposed impervious surfaces, reduce localized flooding, and comply with all applicable state regulations, including the Massachusetts Stormwater Management Standards, which have been attached to this memo as an Exhibit.

## **Key Stormwater Mitigation and Flood Prevention Features:**

1. Water Quality Treatment:

Runoff from impervious surfaces is first directed through a pollutant removal “treatment train”, which includes deep sump catch basins with oil & debris hoods, proprietary treatment units (e.g., hydrodynamic separators), and an isolator row to remove sediment, oils, and other pollutants prior to infiltration or discharge. The existing site has no stormwater treatment infrastructure.

2. Infiltration and Groundwater Recharge:

Subsurface infiltration systems are designed to capture and infiltrate runoff on site, recharging groundwater and reducing the volume of runoff leaving the site.

For instance, the following table taken from the project’s Drainage Report illustrates the stormwater volume discharged from the project site (aka Study Pont #3) for the 2, 10 & 100-year design storms for both the existing and proposed conditions.

<b>STUDY POINT #3</b>			
	2-Year	10-Year	100-Year
Existing Flow (CF)	33,678	58,725	126,094
Proposed Flow (CF)	11,850	24,162	79,294
<b>Reduction %</b>	<b>65%</b>	<b>59%</b>	<b>37%</b>

This illustrates the project will be discharging less stormwater in the proposed conditions and would reduce existing downstream flooding impacts up to 46,800 cubic feet in the 100-year storm event.

3. Peak Flow Attenuation and Flood Prevention:

The system is designed and sized to accommodate stormwater from the 2-, 10-, and 100-year storm events. Stormwater is detained and slowly released to ensure that post-development runoff rates do not exceed pre-development rates.

This peak flow reduces potential flooding impacts to downstream properties and municipal systems by reducing the likelihood of system overflows during heavy rainfall events.

For instance, the following table taken from the project’s Drainage Report illustrates the stormwater flow discharged from the project site (aka Study Pont #3) for the 2, 10 & 100-year design storms for both the existing and proposed conditions.

STUDY POINT #3			
	2-Year	10-Year	100-Year
Existing Flow (CFS)	7.78	12.22	22.52
Proposed Flow (CFS)	3.08	5.77	18.24
<b>Reduction %</b>	<b>60%</b>	<b>53%</b>	<b>19%</b>

This illustrates the project stormwater flows will be reduced in the proposed condition and would reduce existing downstream flooding impacts.

4. Increase in Onsite Flood Storage Capacity

As a result of the proposed development improvements, the area of Bordering Land Subject to Flooding (BLSF), on the site will increase. The project will increase the volume of the on-site flood storage area approximately 150% from the existing 24,256.5 cubic feet to the proposed 36,095.5 cubic feet

The project team will continue coordinating with the Commission to determine the extent of BLSF onsite, to ensure that all work within BLSF complies with applicable performance standards under the Massachusetts Wetlands Protection Act.

**Conclusion**

The proposed stormwater design effectively addresses water quality, recharge, peak flow control, and flood risk mitigation. These measures collectively support compliance with environmental regulations and reduce potential impacts to neighboring properties and resource areas in comparison to existing conditions.

Not only does the project discharge 46,800 cubic feet less stormwater in the proposed conditions it also provides an additional 11,839 cubic feet of floodplain storage resulting in a combined 58,639 cubic feet of flood mitigation for this site, which contributes to the surrounding Uncas Brook area.



**Exhibit****Massachusetts Stormwater Management Standards**

The project is subject to regulation by MassDEP's Stormwater Standards. These standards are summarized below. The stormwater management system has been designed to meet all ten of these standards.

1. No new stormwater outfalls may discharge untreated stormwater or cause erosion in wetlands or waterways.
2. Post-development peak discharge rates shall not exceed pre-development peak discharge rates.
3. Loss of annual recharge to groundwater shall be eliminated or minimized. Groundwater recharge shall at least approximate pre-development conditions.
4. Stormwater management shall achieve 80% removal of the post-construction load of Total Suspended Solids (TSS).
5. For land uses with higher potential pollutant loads, measures shall be implemented to eliminate or reduce the discharge of stormwater runoff to the maximum extent practicable. Such discharges shall also comply with the Massachusetts Clean Waters Act.
6. Stormwater discharges within a Zone II or Interim Wellhead Protection Area of a public water supply, and discharges near any other critical area, require specific pollution control measures.
7. (For redevelopment:) Meet Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6 to the maximum extent practicable. Also, comply with all other requirements of the Stormwater Standards and improve existing conditions.
8. A plan to control construction-phase erosion, sedimentation and pollution shall be implemented.
9. A long-term operation and maintenance plan shall be implemented to ensure that stormwater management systems continue to function as designed.
10. All illicit discharges to the stormwater management system are prohibited.