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September 5, 2025
Franklin Planning Board
355 East Central Street
Franklin, MA 02038
Attn: Amy Love, Town Planner

RE: *“Adin Estates” Definitive Subdivision Supplemental Submittal*

Dear Members of the Board:

On behalf of our client, Calarese Properties, Guerriere & Halnon, Inc. has prepared the following information to address comments received at the August 25th Planning Board meeting:

- Revised Site Layout, Landscaping, and Lighting plan documenting a revised five lot subdivision layout with a focus on preserving existing vegetation where possible.
- Photometric Plan documenting the combined existing and proposed lighting conditions along the proposed road and within the intersection with Union Street.
 - Photos and specification information documenting the existing and proposed light fixtures are included in the submittal package.
- Sight Distance Exhibit Plan documenting the existing sight distance conditions at the proposed intersection with Union Street
 - For left hand turns out of the proposed development (the most restrictive turning movement), sight distance at the proposed intersection was measured in the field to be 386.5 feet looking southeast/right and 527.7 feet looking northwest/left, exceeding the minimum intersection sight distance of 335 feet for the posted speed limit of 30 mph, and the minimum stopping sight distance of 360 feet for a design speed of 45 mph.
- Road Entrance Layout Exhibit Plan comparing the original intersection layout reviewed at the 8/25 PB meeting shown in blue and an alternative layout shown in red.
 - The red alternate layout has been configured to more closely match the alignment of Delta Drive at its intersection with Union Street. The proposed Adin Street Right-of-Way itself could not be adjusted, as its radius is already tangent to the northern lot corner. The proposed realignment will not impact existing utility pole #59/63.
- Memorandum Number 1: Environmental Concerns from the Proposed Housing Subdivision, Dated August 28, 2025 and prepared by Capital Environmental, LLC.

- Letter from Capital Environmental, LLC, RE: Environmental Assessment, Sampling and Testing Services, Residential and Blueberry Farm Property, 543 Union Street, Franklin, MA

We believe these additional documents and plans address many of the concerns expressed by the Board at the 8/25 public hearing, and look forward to discussing the project revisions. Should you have any further questions or concerns, please contact our office.

Sincerely,

Guerriere & Halnon, Inc.



Michael Hassett
Project Manager