



Casey Thayer &lt;cthayer@franklinma.gov&gt;

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**FW: 3 Elm St, Franklin MA - Revised plan and Drainage Analysis**

3 messages

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**Edward V. Cannon** <evc@ddcrwlaw.com>  
To: Casey Thayer <cthayer@franklinma.gov>  
Cc: "Mackenzie M. Wilson" <MMW@ddcrwlaw.com>

Thu, Nov 13, 2025 at 4:13 PM

Hi Casey,

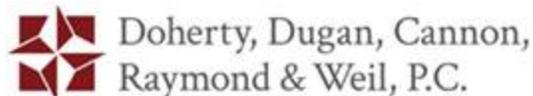
Please see the attached revised plan with drainage improvements plus a written drainage analysis.

We're scheduled to appear before the Board a week from tonight. However, given the material here, if the Board prefers to have more time with this we can wait until the Board's next meeting. Just let us know the Board's preference.

Thanks

Ted

**Edward V. Cannon, Jr., Esq.**



124 Grove Street, Suite 220  
Franklin, MA 02038

WEB: [www.ddcrwlaw.com](http://www.ddcrwlaw.com)  
TEL: 508-541-3000 x218

DIR: 508-637-5144

MOB: 508-735-8852  
FAX: 508-541-3008  
[EVC@ddcrwlaw.com](mailto:EVC@ddcrwlaw.com)

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I have the revised plans attached here along with a drainage analysis.

The drainage analysis showed that the design was already not increasing flow rates nor volume to #31 or #35 Elm St. But in an effort to ease concerns and get this permitted we made a few revisions to the plan.

- Added spot shots and did some fine grading in the back yard to more clearly show that the flow would be directed around the house and ultimately to Elm St.
- Added fine grading details to the driveway to show a gutterline and a 2% cross-slope preventing flow going to the west towards #35 Elm St.
- Added a swale to the East side of the front yard to clearly show flow being directed away from #31 Elm St and towards the centerline of the lot.
- Redirected the foundation drain towards the centerline of the lot so it clearly does not direct any flow towards #31 Elm.
- Added roof drain infiltrators to connect to the downspouts of the house.
  - These have emergency overflows that we also directed towards the centerline of the lot.

The narrative on page 3 of the Drainage Analysis mentions a lot of what I just listed above but also provides some more context that I think would be helpful for the board.

-Brian

Brian Hassett,

Project Engineer

Guerriere & Halnon, Inc.

55 West Central Street

Franklin, MA 02038

Ph. 508-528-3221 / Fax 508-528-7921



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## 2 attachments

 **F4686-BPPP rev03.pdf**  
1460K

 **2025-11-13 FULL DRAINAGE ANALYSIS AND MITIGATION.pdf**  
3114K

To: "Edward V. Cannon" <evc@ddcrwlaw.com>  
Cc: "Mackenzie M. Wilson" <MMW@ddcrwlaw.com>

Good morning Ed,  
Please drop off at least 3 copies, 1 original of the plans to the building department so I can stamp this in with the Clerk's office

Thank you! Happy Friday

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**TOWN of**  
**FRANKLIN**  
MASSACHUSETTS

## Casey Thayer

ZBA Administrator | Building Department

355 East Central Street  
Franklin, Massachusetts 02038-1352

o. 508-520-4926  
e. [cthayer@franklinma.gov](mailto:cthayer@franklinma.gov)

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**Edward V. Cannon** <evc@ddcrwlaw.com>  
To: Casey Thayer <cthayer@franklinma.gov>  
Cc: "Mackenzie M. Wilson" <MMW@ddcrwlaw.com>

Fri, Nov 14, 2025 at 8:18 AM

Will do

Thanks Casey!

Edward V. Cannon, Jr., Esq.  
Doherty, Dugan, Cannon, Raymond & Weil, P.C.  
124 Grove Street, Suite 220  
Franklin, Massachusetts 02038  
W (508) 637-5144  
M (508) 735-8852  
[evc@ddcrwlaw.com](mailto:evc@ddcrwlaw.com)

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**From:** Casey Thayer <[cthayer@franklinma.gov](mailto:cthayer@franklinma.gov)>  
**Sent:** Friday, November 14, 2025 8:17:52 AM  
**To:** Edward V. Cannon <[evc@ddcrwlaw.com](mailto:evc@ddcrwlaw.com)>  
**Cc:** Mackenzie M. Wilson <[MMW@DDCRWLAW.com](mailto:MMW@DDCRWLAW.com)>  
**Subject:** Re: FW: 3 Elm St, Franklin MA - Revised plan and Drainage Analysis

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