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F4719

October 29, 2025

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

RE: *Comments from Beta Group Adin Estates Peer Review*

Dear Members of the Board:

On behalf of our client, Roger Calarese, 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**.

SUBDIVISION RULES AND REGULATIONS

1.5 In accordance with B.(2)(d)&(h), add the width of the right of way and the tangent length of all curves to Sheet 2.

G.H. Response: All data requested is depicted on Sheet 2, Lotting Plan.

BETA RESPONSE: THE WIDTH OF THE RIGHT OF WAY HAS BEEN INDICATED. IDENTIFY THE TANGENT LENGTH OF ALL CURVES.

G.H. Response: The information requested has been added to Sheet 2.

1.6. In accordance with B.(2)(i) location, names, and width of the adjacent streets should be identified.

G.H. Response: Union Street is a Public Way, Variable Width with a pavement width of 26.5 +/- as shown on Sheet 2

BETA RESPONSE: THE ABOVE INFORMATION IS REQUIRED FOR ALL STREETS BOUNDING, APPROACHING, OR WITHIN REASONABLE PROXIMITY OF THE SUBDIVISION. THEREFORE, PROVIDE THE LOCATION, NAME, AND PRESENT WIDTH OF DELTA DRIVE.

G.H. Response: The information requested has been added to Sheet 2.

DESIGN AND CONSTRUCTION STANDARDS:

II.1. The centerline offset with Delta Drive is less than 200' (§300-10,B.(5)(b)). BETA recommends that the offset with Delta Drive be identified. Ideally, the offset should be zero otherwise a waiver is required.

G.H. Response: Town Engineer Mike Maglio recommended the alignment remain unchanged at the 9/22/25 meeting.

BETA RESPONSE: ACKNOWLEDGED. A WAIVER MUST BE REQUESTED FOR THIS REQUIREMENT.

G.H. Response: The offset information has been added to Sheet 8. A waiver has been requested, see Cover Sheet.

II.4. In accordance with §300-11B.(2)(a) the minimum cover for drainage piping is 42". None of the piping from the catch basins meet this criterion; however, Class V piping is proposed, which has historically been acceptable to the Planning Board as part of a waiver request. BETA recommends for the waiver to be added to the request on the cover sheet and defers this issue to the Board.

G.H. Response: Acknowledged, a waiver will be added to the request on the cover sheet.

BETA RESPONSE: THE WAIVER REQUEST DOES NOT APPEAR TO HAVE BEEN ADDED TO THE COVER SHEET. ISSUE REMAINS OUTSTANDING.

G.H. Response: A waiver has been added to the Cover Sheet.

II.7. In accordance with §300-12A.(2)(c) water mains shall be set on a 12" bed of sand. The detail on Sheet 9 shows a 4" bed and should be corrected. In addition, the designer should review the Franklin Department of Public Works Standard Document for Water Materials and resolve the detail to comply with each, including a note referencing the above.

G.H. Response: Acknowledged, the detail on sheet 9 will be correct to show a 12" bed of sand.

BETA RESPONSE: THE DETAIL ON SHEET 9 SHOWS A 6" BEDDING. ISSUE REMAINS OUTSTANDING. IN ADDITION, THE DESIGNER SHOULD REVIEW THE FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARD DOCUMENT FOR WATER MATERIALS AND RESOLVE THE DETAIL TO COMPLY WITH EACH, INCLUDING A NOTE REFERENCING THE ABOVE. NOTE: THE WATER MAIN HAS BEEN REMOVED FROM THE DESIGN AND EACH HOME WILL BE SERVICED BY A PRIVATE WELL.

G.H. Response: The waterline information has been removed from the detail sheet. Note 4 has been added to the Utility Plan referencing that all lot will be serviced by wells.

II.8. In accordance with §300-12A.(2)(e) hydrant spacing shall not exceed 500'. Only 1 hydrant is proposed, and it is 560'± from the intersection with Union Street.

G.H. Response: The subdivision is now proposed for 5 lots with individual wells

BETA Response: In accordance with §300-12A.(1)(c), the Planning Board shall approve a subdivision with a private water supply only under the following determinations:

- That adequate water supplies are available for fire safety through reserved access to an existing or created fire pond, dry hydrants piped to a pond or other means to be determined following consultation with the Fire Department; and
 - **G.H. Response: The applicant is coordinating with the Franklin DPW and Franklin Fire Department (FFD) to resolve this issue. We understand that due to the Boards upcoming schedule, they may wish to close the public hearing at the 11/3 meeting. The applicant would be happy to accept a condition of approval requiring this issue be resolved to the satisfaction of the DPW and FFD prior to the start of construction.**

- That water supplies for domestic use are likely to be able to meet Board of Health regulations for yield and quality.
 - **G.H. Response: The applicant is coordinating with the Franklin Board of Health (BOH) to resolve this requirement. To that end, we have submitted well testing documentation to the BOH and Planning offices demonstrating sufficient capacity and water quality exist in the irrigation well currently present on site. We understand that due to the Boards upcoming schedule, they may wish to close the public hearing at the 11/3 meeting. The applicant would be happy to accept a condition of approval requiring this issue be resolved to the satisfaction of the BOH prior to the start of construction.**

BETA recommends that the proposed design be reviewed by the Fire Department and the Board of Health regarding these determinations.

FURTHERMORE, §300-12A.(1)(A) STATES THAT WATER SUPPLY SHALL BE PROVIDED FROM A PUBLIC WATER SUPPLY SYSTEM, WHEREVER FEASIBLE. THE APPLICANT SHOULD DEMONSTRATE THAT A CONNECTION TO THE PUBLIC WATER SUPPLY IS INFEASIBLE.

G.H. Response: The applicant has held meetings with the Franklin DPW Engineering and Water divisions discussing the feasibility of connecting the development to town water. The existing water main in Union Street in the vicinity of the project is a 6" Cast Iron main. Through discussions with the DPW, it is our understanding they have determined this 6" main is inadequate for connection to the new development. To meet their requirements, the applicant would be required to install over 300 feet of new 12" main from Loretta Road to Delta Drive. The cost of this public infrastructure cannot be borne by the applicant for such a relatively small development, and there are no alternative connection locations possible. In addition to the above, the project location would require a Water System Map amendment granted by Town Council. Accordingly, connection to the public water supply is infeasible.

II.10. In accordance with §300-12B.(2)(a) sewer piping shall be set on a 6" bed of ¾" screened gravel stone. The detail on Sheet 9 shows a 4" bed and should be corrected. As noted above, the designer should review the Franklin Department of Public Works requirements to ensure that the installation will satisfy the requirements.

G.H. Response: Acknowledged, the detail on sheet 9 will be corrected to show a 12" bed of sand.

BETA Response: The detail identifies the bedding as 6" above rock/ledge and 4" above undisturbed earth. Designer should review the Department of Public Works requirements to ensure that the installation will satisfy the requirements.

G.H. Response: The sewer trench detail has been revised to show a 12" bed of sand required in all instances. In addition, a note referencing the Franklin DPW "Standard documents for sewer materials and installation" has been added to the detail.

III. GENERAL COMMENTS

- G3.** In accordance with §300-11,B.(2) "(c) At each outfall of a drain line, a Type B winged headwall of reinforced concrete shall be constructed" A flared end is proposed at the discharge from DMH2. BETA recommends that the applicant's designer either request the waiver or modify the design to comply with the regulations.

G.H. Response: Acknowledged, a waiver will be added to the request on the cover sheet.

BETA RESPONSE: NO WAIVER REQUEST IS IDENTIFIED ON THE COVER SHEET. ISSUE REMAINS OUTSTANDING.

G.H. Response: A waiver has been added to the Cover Sheet.

- G6.** The proposed outlet control structure from the infiltration basin is a 12" dia. PVC standpipe. BETA recommends that a multi-stage concrete structure be designed and utilized but will defer the decision to the Board and the DPW.

G.H. Response: Revised to include a concrete outlet control structure.

BETA RESPONSE: OUTLET CONTROL STRUCTURE REVISED. INCLUDE THE 12" RCP OUTLET IN THE HYDROCAD MODEL TO ENSURE THAT IT WILL NOT RESTRICT FLOWS OUT OF THE BASIN.

G.H. Response: The HydroCAD model has been revised to route the OCS orifice flow through the 12" RCP outlet as requested. These updated calculations demonstrate that the 12" outlet does not restrict flow out of the basin. See revised stormwater report.

- G7.** In accordance with Volume 2, Chapter 2 of the standards, a low-level outlet, accessible during flood events, that will drain the basin completely is required.

G.H. Response: A 6" low-level outlet has been shown as part of the outlet control structure.

BETA RESPONSE: OUTLET PROVIDED. INDICATE ON THE PLANS AND DETAIL WHETHER THIS OUTLET WILL BE CLOSED DURING NORMAL OPERATION AND THE MEANS OF OPENING AND CLOSING THE OUTLET.

G.H. Response: The basin cross section and outlet control structure detail have been revised to show a gated outlet which will be closed during normal operation. See detail sheet 10 of 10.

- G8.** In the existing conditions analysis, BETA recommends that the designer use actual impervious surface areas in the analysis of EX-4 rather than a generic CN value for ½ acre lots.

G.H. Response: Without on-ground topography, we do not feel comfortable making the required assumptions for these lots. We have revised off-site lots that we feel we can adequately define from satellite imagery and aerial photos.

BETA RESPONSE: BASED ON A REVIEW OF SATELLITE IMAGERY, THE USE OF "1 ACRE LOTS, 20% IMP" DOES NOT SEEM REPRESENTATIVE OF THIS AREA. FREELY AVAILABLE AERIAL IMAGERY SHOULD BE SUFFICIENT TO ACCURATELY MODEL OFFSITE PORTIONS OF SUBCATCHMENTS AS A MIXTURE OF GRASS, WOODLAND, PAVEMENT, AND ROOF AREAS.

G.H. Response: The HydroCAD model has been revised to eliminate the generic "1 acre lots, 20% imp" cover type from subcatchment EX-3 (formerly EX-4) and replace it with cover type areas (grass, woodland, pavement, and roof) approximated from aerial imagery as requested. Please note, a section of offsite catchment area located on #555 Union Street remains modelled in this manner, as the cover types are unclear when viewed from aerial imagery due to their apparent complexity. See revised stormwater report.

- G10.** A small portion of the proposed roadway will flow untreated towards the MS4 system in Union Street. The calculations assume that this runoff will flow into the swale along the north side of the right of way however, there is no feature provided which will ensure that this runoff is directed into the swale. Adjust the calculations accordingly and demonstrate compliance with the standards.

G.H. Response: The design has been revised to include catch basins instead of a superelevated roadway with a curb cut.

BETA RESPONSE: PLAN REVISED TO INCLUDE CATCH BASINS. CLARIFY INTENDED TREATMENT TRAIN FOR THIS AREA. THE STORMWATER REPORT NARRATIVE NOTES A "CONTECH WATER QUALITY UNIT" AND A STRUCTURE "WQU-1" IS LABELED ON THE DRAINAGE PROFILE, BUT NOT THE PLANS. CLEARLY LABEL THIS STRUCTURE IN PLAN VIEW AND INCLUDE THE DETAIL IN THE DEFINITIVE PLAN SET. REVISE THE NARRATIVE FOR STANDARD 4 TO DESCRIBE THIS SYSTEM AND INCLUDE CALCULATIONS CONFIRMING THAT IT CAN PROVIDE THE REQUIRED POLLUTANT REMOVAL RATES AND MEET THE REQUIRED WATER QUALITY FLOW RATE. BETA DEFERS TO THE TOWN AS TO WHETHER FRANKLIN DPW IS WILLING TO MAINTAIN THE WATER QUALITY STRUCTURE.

G.H. Response: The plan view has been revised to clearly identify the proposed water quality unit as WQU-1. The detail for the proposed Contech CDS 2015-4-C unit has been included in the revised plan set as requested. The narrative has been revised as requested, including the calculation of a WQFR, de-minimis weighted average TSS removal % calculations.

ADDITIONAL COMMENTS

- G12.** *BETA2: The Stormwater Checklist indicated LID measures utilized includes "country drainage." It appears no country drainage is being used for impervious surfaces. Revise the checklist.*

G.H. Response: The stormwater checklist has been revised as requested. G&H notes that the checklist section in question requires the documentation of which LID techniques were considered during planning/design, not only those which were ultimately implemented.

G13. *BETA2: Provide a plan showing the incremental areas contributing to each catch basin (§300-8.A.(1)(d)).*

G.H. Response: a Catch basin watershed plan has been provided as requested. see revised stormwater report.

G14. *Provide the horizontal centerline radius of the curve on the Lot Plan (310-10.B.(5)(a)).*

G.H. Response: The information has been added to Sheet 2.

G15. *The Operation & Maintenance Plan indicates that it is the responsibility of the owner to perform maintenance of the stormwater management system once construction is completed. BETA assumes that once the subdivision is completed and homes occupied, the "owner" will not be a single entity. Confirm whether the subdivision will have a homeowners' association that will handle maintenance and cleaning of stormwater features or if the subdivision will be incorporated as a public right of way, in which case the Franklin DPW would be responsible for cleaning and maintaining the stormwater management system.*

G.H. Response: The Long Term Operation and Maintenance Plan (O&M Plan) has been revised to indicate that the current owner of the property, Calarese Properties, will be responsible for the maintenance of the stormwater system up to and until public road acceptance. At that time, ownership and maintenance of the system will pass to the Town of Franklin. See revised stormwater report. No homeowners' association is proposed at this time.

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