

February 9, 2023

Town of Franklin, Planning Board
Attn: Mr. Gregory Rondeau, Chair
C/O Mrs. Amy Love, Planner
355 East Central Street
Franklin, MA 02038

Re: 15 Liberty Way
LDG Proj. No.: 2081.00

Mr. Rondeau and Members of the Board:

Level Design Group, LLC (LDG) on behalf of Oliver Street Capital does hereby submit the application and certificate of ownership for the redevelopment of the above referenced parcel. The proposed project includes the construction of new pavement to expand the existing driveway and truck parking areas for the existing warehouse.

The redevelopment will include the installation of new pavement at the rear of the building, regrading, and the addition of an on-site drainage system compliant with Town of Franklin and MassDEP requirements for the use and development. LDG looks forward to presenting to the Board at the next hearing.

This application is being filed in accordance with the Franklin Zoning Bylaw **§185-31 Site Plan Review** for construction of new paved parking areas in an Industrial zone.

PRE-DEVELOPMENT CONDITIONS

The existing project property is located at 15 Liberty Way in Franklin, MA. and has frontage on the northern side of the cul-de-sac at the western end of Liberty Way approximately 500-feet west of Constitution Boulevard. The site is located at the north end of the property along the rear of the existing building. Hereafter, "the site" will refer only to the newly disturbed areas as depicted on the site plans. The majority of the property is developed and contains an existing 1-story warehouse with paved driveway and parking along the perimeter of the building. The project site includes approximately 105,400 square feet and is located at the northern end of the property at the rear of the building as shown on the plans. This area is mostly wooded but includes pavement from the driveway along the rear of the building and some grass areas. The adjacent properties are industrial. The development property is approximately 15.0 ± Acres with approximately 16% of the existing property being redeveloped with new pavement. Existing ground cover of the site includes the asphalt pavement and the existing building footprint. The existing site does not contain a formal stormwater management system and ultimately drains to a Bordering Vegetated Wetlands to the Southwest.

The on-site soils are classified by the Soil Survey for Norfolk County Massachusetts. The soils on site are classified as Woodbridge fine sandy loam which has a Hydrologic Soil Group rating of C/D. Soils with a Hydrologic Soil Group rating of C, are soils having a slow infiltration rate when

thoroughly wet and consist mainly of soils with a layer that impedes downward movement of water, or soils with moderately fine to fine textures. Soils with a Hydrologic Soil Group rating of D, are soils with a high runoff potential, have a very slow infiltration rate when thoroughly wet, and consist mainly of soils with high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. Based on test pits done by Level Design Group, LLC, the depth to the estimated seasonal high groundwater table (ESHGWT) varies from 30-35 inches below grade. Please see the SCS soils documentation attached herein.

Based on current MAGIS Mapping the site is NOT located in any of the following environmentally sensitive areas:

- Areas of Critical Environmental Concern
- Natural Heritage and Endangered Species Program – Priority Habitats of Rare Species
- Natural Heritage and Endangered Species Program – Estimated Habitats of Rare Wildlife
- Natural Heritage and Endangered Species Program – Natural Communities
- Natural Heritage and Endangered Species Program – Certified Vernal Pools
- MADEP Wellhead Protection Areas – Zone 1
- Surface Water Supply Protection Areas – Zone A, Zone B, & Zone C
- MADEP Surface Water Supply Watersheds
- MA DFW Coldwater Fisheries Resource Area.

POST-DEVELOPMENT CONDITIONS

The Applicant is proposing to redevelop the site by constructing new pavement at the north end of the property at the rear of the existing warehouse. The project also includes the installation of a new stormwater system and associated grading and utilities.

A new stormwater management system has been designed to support the increase in impervious area from the proposed project. This includes a newly designed subsurface detention basin will collect runoff from most of the new pavement. Proprietary treatment units are proposed which will collect runoff from all new impervious areas and provide the required TSS removal in conjunction with deep sump catch basins.

The total proposed site impervious coverage is increased in the post development due to the new pavement as detailed on the plans. However, the Proposed subsurface detention basin will attenuate peak flows so that Post-Development peak rates of runoff will be reduced from Pre-Development Conditions. With the proposed development there is a net increase in TSS removal with the installation of stormwater treatment prior to discharge.

CONCLUSION

The development as proposed meets or exceeds the requirements of the Zoning district and associated site plan regulations for this development.

Enclosed please find:

- 2 Full Size sets of plans
- 5 reduced (11x17) size sets of plans
- 1 original & 1 copy of Form P – Application for Approval of a Site Plan
- 1 notarized original & 1 copy of Certificate of Ownership
- Certified List of Abutters
- 2 copies of the Stormwater Report
- \$4,200 filing fee
- \$50 fee for the Fire department

I look forward to meeting with the Board at the next meeting. If there are any questions prior to the hearing please do not hesitate to ask.

Truly yours,

LEVEL DESIGN GROUP, LLC



Adam Hunt, E.I.T.

Project Designer

Attachments

Cc: Oliver Street Capital.