

## APPLICATION FOR APPROVAL OF A SITE PLAN AND SPECIAL PERMIT(S)

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Proposed Parking Lot 19 Cottage Street" and Special Permit(s) for Off-street parking as primary use, Downtown Commercial District and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: Stephen W Dunbar, PE  
Address of Applicant: 30 Madison Avenue Franklin, MA 02038  
Phone No.: (774) 737-4301 Email: stevedunbar@dunbarem.com

2. Name of Owner (if not the Applicant): James A Colace  
Address of Owner: 55 Coutu Street Franklin, MA 02038  
Phone No.: (508) 863-3606 Email: TheRome65@msn.com

3. Name of Engineer: Stephen W Dunbar, PE  
Address of Engineer: 30 Madison Avenue Franklin, MA 02038  
Phone No.: (774) 737-4301 Email: stevedunbar@dunbarem.com

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 25965, Page 572, (or Certificate of Title No. \_\_\_\_\_)

2. Location and Description of Property:  
19 Cottage Street Franklin MA 02038

Zoning District: Downtown Commercial

Assessor's Map: 286 Lot: 217

Square Footage of Building(s): N/A

Impervious Coverage of Existing Upland: 98%

3. Purpose of Site Plan:  
Proposed parking with 17 spaces, stormwater storage below. Includes proposed lighting and shift in entrance at sidewalk long Cottage Street.

4. Special Permit(s) Requested:  
Proposing parking as the primary use. Proposed spaces provide more room for larger vehicles, plan reduces impervious area by 10%, all runoff will be captured in new subsurface storage, new LED lighting will match current street lights along Main Street and East/West Central Street.


RECEIVED  
2024 MAR 18 P 12:02  
TOWN OF FRANKLIN  
TOWN CLERK

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E


(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
  - (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
  - (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
  - (d) Neighborhood character and social structure will not be negatively impacted.
  - (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
  - (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
  - (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: N/A
7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application. Provided.
8. Certificate of Ownership. Provided.

  
Signature of Applicant

Stephen W Dunbar, PE

Print Name of Applicant

  
Signature of Owner

James A Colace

Print Name of Owner

### Special Permit Findings

The proposed project is located at 19 Cottage Street (Assessor's Map 286, Parcel 217), adjacent to the existing parking lot for the Rome Restaurant, 4 East Central Street (Lot 17), in the Downtown Commercial Zoning District. The lot is approximately 0.22 acres with no existing structures. A bituminous paved off-street parking area with subsurface stormwater storage, 10% increase in pervious area and new lighting is proposed to facilitate parking of 17 motor vehicles for use by The Rome Restaurant at. The current available parking on Lot 17 is tight and sometimes difficult to navigate, particularly when larger commercial and personal trucks are in the lot. The fifteen (15) proposed 9.7 ft x 27.5 ft parking spaces will accommodate these larger trucks and alleviate some of the congestion in the existing parking lot. The proposed parking includes two (2) 8 ft x 17.5 ft parking spaces for compact vehicles. These two spaces are located closest to the street and will be clearly marked for compact cars only. The existing entrance to this lot will be shifted approximately 18 feet southwest, away from East Central Street. Vehicles turning left to enter the lot have a clear view to the intersection of Cottage Street with East Central Street. Vehicles exiting the lot will be directed to the existing exit on Lot 17 where drivers have a clear view of the intersection of Cottage Street with East Central Street and a 420-foot sight distance along Cottage Street to the southwest. Granite curbing and 1,048 square feet of grassed area are proposed along the southeast, southwest and northwest property lines. Grassed areas along the southwest property line shared with the Oteri Funeral Home, Inc (Lot 216) will complete the landscaping performed on the Oteri property in 2015 so that there will be one grassed island between the two properties. Three 15-foot LED Street lights/poles are proposed with photo-sensor switching and a draw of just 0.3 amps each. The Lexington style of the proposed lighting closely matches the style of the existing street/parking lights in the Downtown Commercial Zoning District. Lastly, the proposed subsurface stormwater collection and storage will collect runoff from a 13,669 square foot area, which includes a substantial portion of the existing parking on Lot 17, and will recharge the groundwater table on this lot through exfiltration.

Under Section 185-7 Compliance required and 185 Attachment 3, Use Regulations Schedule Part II, a Special Permit must be granted for this project by the Special Permit Granting Authority (the Planning Board) for Off-street Parking (as a primary use) in the Downtown Commercial Zoning District. Written Findings for the Special Permit application are as follows:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.

*The proposed development of an off-street parking lot would be consistent with the commercial land that is in the area. There are existing off-street parking lots servicing the Rome Restaurant and the Oteri Funeral Home on both sides of the subject premises, as well as paved parking areas for both commercial and residential use on the opposing side of Cottage Street in the area of the subject property. The development of an off-street parking lot would serve to reduce the number of motor vehicles that park along Cottage Street during peak operating hours. In addition to introducing 1,048 square feet of pervious area, the proposed re-grading and stormwater management will collect and store runoff from an approximate 2,288 square-foot area that currently flows towards the storm drains along Cottage Street. The proposed lighting will provide additional security to patrons of The Rome Restaurant as well as pedestrians traveling along Cottage Street. The lighting "Lexington" style, granite curbing, and grassed areas are consistent with other landscaped areas in the Downtown Commercial area. The proposed development of the property would be a significant enhancement for both vehicles and pedestrians on the lot and along Cottage Street.*

- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

*The current available parking on Lot 17 is tight and sometimes difficult to navigate, particularly when larger commercial and personal trucks are in the lot. The fifteen (15) proposed 9.7 ft x 27.5 ft parking spaces will accommodate these larger trucks and alleviate some of the congestion in the existing parking lot. The proposed parking includes two (2) 8 ft x 17.5 ft parking spaces for compact vehicles. These two spaces are located closest to the street (to eliminate the need for backing out into the public way) and will be clearly marked for compact cars only. The existing entrance to this lot will be shifted approximately 18 feet southwest, away from East Central Street. Vehicles turning left to enter the proposed lot have a clear view of oncoming vehicles to the intersection of Cottage Street with East Central Street. Vehicles exiting the lot will be directed to the existing exit on Lot 17 where drivers have a clear view to the intersection of Cottage Street with East Central Street and a 420-foot sight distance along Cottage Street to the southwest. The proposed lighting will provide additional safety and security to patrons of The Rome Restaurant as well as vehicles and pedestrians traveling along Cottage Street. The Existing sidewalks bordering the subject property will allow pedestrians safe and efficient travel along Cottage Street.*

- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

*The proposed development of the subject property would have no impact on the Town's water or sewer system, or adversely affect the Town's water supply. The proposed development will have a positive impact on the storm drainage system in that the load on the Town's storm drains will be reduced. HydroCAD® 10.20-4b was used to model both pre- and post-construction conditions. A NRCC 10-yr storm (4.86"/24 hrs) and a pre-construction impervious area of 14,496 sf resulted in 0.128 acre-feet of runoff which currently flows into existing catch basins on Cottage Street, infiltrates through bare ground at the NW end of the lot, occasionally overtopping the berm along that edge and flowing onto the railroad property owned by New York Central Lines (Parcel 287-042). The proposed project reduces impervious area by 10% and captures the remaining runoff into the subsurface Stormtech chambers. On site perc tests indicated a rapid infiltration rate (<2min/in). Using the same 10-yr storm and a conservative exfiltration rate of 8.27 in/hr indicated a peak storage elevation in the chambers of 301.88, slightly more than 1/2 full. These results are supported by the fact that the exact sized system was installed on the adjacent Lot 216 in 2014 and there have been no issues reported.*

- (d) Neighborhood character and social structure will not be negatively impacted.

*The proposed plan will not have any detrimental effect to the neighborhood character or social structure. The proposed development would be consistent with the commercial land that is predominant in this area. The proposed lighting will provide additional security for patrons of The Rome Restaurant as well as vehicles and pedestrians traveling along Cottage Street. The lighting "Lexington" style, granite curbing, and grassed areas are consistent with other landscaped areas in the Downtown Commercial area. The location of additional off-street parking spaces would serve to alleviate vehicle and pedestrian congestion into the town's commercial center area during normal and above normal demand period associated with the operation of the restaurant.*

- (e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

*The proposed site plan will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature. The proposed re-development includes a 10% increase (1,048 square feet total) in pervious area on the subject premises and all runoff from this lot and a significant portion of runoff from Lot 17 will be collected into a subsurface stormwater management system consisting of underground infiltration chambers, a chamber isolator row and deep sump catch basins with hoods (collectively, the "stormwater management system"). The stormwater management system will serve to treat runoff to remove suspended solids and attenuate post-development peak runoff rates to less than the pre-development condition, while also providing additional treatment and groundwater recharge by way of filtering stormwater through the underlying native soil material. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Franklin.*

- (f) Number, height, bulk, location and sitting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

*The proposed project includes parking spaces only (i.e., no structures) with three light fixtures for safety and security. Those light fixtures are specified as "forward throw" and include an "Integral Louver Shield" to minimize lighting beyond the limits of the lot. Best Management Practices (BMP's) have been incorporated into this project to meet the MA Department of Environmental Protection's Stormwater Management runoff quality requirements. The proposed drainage serving the proposed development has been designed to attenuate peak flows for up to the 100-year storm event. As the planned use of the site is for off-street parking, there are no anticipated odors or airborne particulates that would be ancillary to such expected uses.*

- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand.

*The proposed project includes parking spaces only. There is no current or planned use for the property that would create a demand on the Town potable water or sewer treatment system.*