

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled
" The Engine Yard " for approval under the provisions of the Zoning By-
Laws of the Town of Franklin covering Site Plans.

TOWN OF FRANKLIN
TOWN CLERK
2021 JUN 23 P 2:09
RECEIVED

1. Name of Applicant: Walker Development & Construction, Inc.
Address of Applicant: 5 Mount Royal Ave, Suite 40, Marlborough, MA 01752
Phone No.: _____ Email: Jeff Walker <jwalker@walker-dev.com>

2. Name of Owner (if not the Applicant): Landscape Network, LLC
Address of Owner: 99 Highland Street, Franklin, MA 02038
Phone No.: 508-254-1226 Email: NATURESEdge Landscape@
galloo.com

3. Name of Engineer: Level Design Group, LLC
Address of Engineer: 249 South Street, Unit 1, Plainville, MA 02762
Phone No.: 508.695.2221 Email: dcampbell@leveldg.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Norfolk
Book 32828, Page 272, (or Certificate of Title No. _____)

5. Location and Description of Property:
40 Alpine Row, Existing site with multiple buildings and pavement

Square Footage of Building(s) Existing 5 bldgs 12,290 s.f., proposed, maintain 1 bldg 6,061
Assessor's Map 279 Lot 181 build, a second 12,230 s.f. ft prnt

6. Purpose of Site Plan: Redevelopment of Existing Property

7. List of Waivers Requested (if any): Attach Form R for each waiver

Jeff Walker
Signature of Applicant

JEFF Walker
Print Name of Applicant

Michael 2
Signature of Owner

MICHAEL LANG
Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: The Engine Yard

Date of Plan: June 21, 2021 Assessor's Information: 279-181-000-000

Prepared by: Level Design Group, LLC, Plainville, MA

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): Landscape Network, LLC

Address of Record Owner(s): 99 Highland Street

Franklin, MA 02038

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: _____

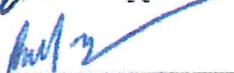
*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: _____

Executed as a sealed instrument this

day of 20


Signature of Applicant

JEFF WALKER
Print name of Applicant

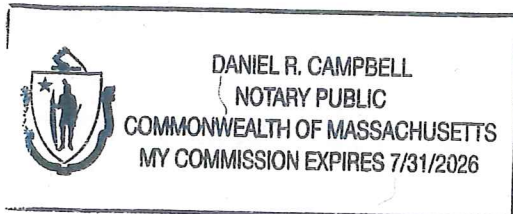

Signature of Owner


MICHAEL LANG
Print name of Owner

Norfolk ss.

20 21

On this 22 day of June 20 21, before me, the undersigned notary public, personally appeared Michael Lane (name of Applicant), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding document in my presence.




(Official signature and seal of notary)
Notary Public: Daniel Campbell
My Commission Expires: 7-31-2026



TOWN OF FRANKLIN
TOWN CLERK

2021 JUN 23 P 2:07

RECEIVED

June 21, 2021

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

Re: The Engine Yard
40 Alpine Row, Franklin, MA
LDG Proj. No.: 1880.00

Mr. Padula and Members of the Board:

Level Design Group, LLC (LDG) on behalf of Walker Development & Construction does hereby submit the application and certificate of ownership for the redevelopment of the above referenced parcel. The application includes the removal of the accessory buildings on property and replacement with on multi-story multi use structure with drive under garage space and surface parking for the property.

The redevelopment will include the removal of pavement, regrading and addition on of-site drainage system compliant with Town and DEP 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 and Design Review** for construction of commercial with Multi-Family Housing.

EXISTING CONDITIONS

The project site is located at 40 Alpine Row, Franklin, MA. Assessor's Parcel ID: 279-181 is a 1.32 Acre Downtown Commercial zoned property with an existing office/warehouse building, several garages, and associated parking facilities, utilities, and drainage. The project is bordered to the south by Alpine Row, Alpine Place and residential lots, to the north by a Massachusetts Bay Transportation Railroad, and residential homes to the east and west.

The existing site drains principally to the northeast, with approximately 1.3 acres draining northeast through the existing parking lot and discharging through either the existing catch basin drywell in the center of the property or the existing catch basin on the east side of the property to the abutting railroad to the north. The existing drainage system provides minimal treatment, infiltration, or detention of stormwater runoff. The pre-development drainage area is modeled as a single hydrologic area. This hydrologic area is identified on the Pre-Development Watershed Plan attached to this report and is denoted as 1S. Hydrologic area 1S contains approximately 1.3 acres of contributing area and drains north and northeast to the abutting Massachusetts Bay Transportation Railroad. The model includes flow from Alpine as a separate subcatchment to detail flow conditions within the pipe network, influenced by the Town.



Ground cover of the site is primarily paved with some vegetation interior to areas where there have been previous items removed from the property. The current impervious coverage on-site is 53,360 s.f., which includes the “grassed” areas within the containment walls. This grass is growing through the gravel containment areas within the walls, it is not a grassed area as detailed in previous studies. On-site test pits were dug in the areas of the proposed stormwater management facilities to verify existing soil conditions and determine the estimated seasonal high groundwater elevation (ESHGWE). Soils documented in the soil test pits are gravelly sand with no evidence of ESHWE visible within the test pit holes.

PROPOSED CONDITIONS

The project site is located at 40 Alpine Row, Franklin, MA. Assessor’s Parcel ID: 279-181 is a 1.32 Acre Downtown Commercial zoned property with an existing office/warehouse building, several garages, and associated parking facilities, utilities, and drainage. The project is bordered to the south by Alpine Row, Alpine Place and residential lots, to the north by a Massachusetts Bay Transportation Railroad, and residential homes to the east and west.

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The on-site soils within the area of the limits of the development are classified by the Soil Survey for Bristol County Massachusetts, Northern Part:

602 -Urban Land, HSG based upon geotechnical

See the SCS soils documentation and test pit logs attached herein for additional on-site soil details.

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 & Zone 2
- 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 the demolition of all but on on-site structure and the associated pavement due to regrading. The 6,061 s.f. structure to the west side of the property will remain and redevelopment will occur around the property. The applicant proposes the construction of a 12,230± s.f. Footprint structure with commercial, multi-family and underlevel parking, associated utilities and parking.

A new site drainage system is developed to capture and infiltrate the roof area of the proposed structure, and provide treatment of the entire parking area, with the exception of approximately 2,100 s.f. of the new parking lot between the proposed building and existing building. The existing building will not be captured in the drainage planning, however with the removal of pavement at the front of the building will be utilized and partially infiltrated prior to discharge to the roadway.

Runoff from all paved areas will be collected in deep-sump and hooded catch basins and treated by a CDS or VortSentry Stormwater Treatment Unit prior to discharge to the existing municipal system which crosses the property. This provides a required minimum 44% TSS removal required prior to discharging to an infiltration practice in the event the municipal system is modified at a later date. The infiltration pit configuration has been designed to fully infiltrate stormwater flows for the 2-, 10-, & 25- year design storms. With an overflow discharge after the final basin through a catch basin grate, which will flow to the on-site Double catch basin and through the CDS unit for the side of the parking lot.

The total proposed site impervious coverage is 45,146± sf . This is a total impervious lot coverage of 78.5% over the parcel the Building lot coverage is far less with a total coverage of 31.8%.

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



- 7 copies of associated documentation
- \$4,000 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

A handwritten signature in blue ink, appearing to read "Daniel Campbell", written over the company name.

Daniel Campbell, P.E.
Principal

Attachments

Cc: Walker Development and Construction
jTa
File