



Guerriere & Halnon, Inc.

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F-4478

July 14, 2022

Town of Franklin Planning Board
355 East Central Street
Franklin, MA 02038

**Re: Site Plan and Special Permit – Taj Estates of Franklin II
230 East Central Street, Franklin, Massachusetts**

Dear Planning Board Members:

On behalf of the Applicant, Taj Estates of Franklin II, LLC, Guerriere & Halnon, Inc. is pleased to provide the following supplemental information for the above referenced project. Based on our comments received during the June 6, 2022 public hearing from both the Planning Board members and Franklin residents, we have responded as follows:

- Based on email correspondence from the Town Planner dated June 21, 2022
 - The Fire Department's requests have been satisfied with the revisions made to the prior submittal dated May 31, 2022, which included the 9' building access between the building and proposed retaining wall as well as removing the parking space at the rear of the building. These items have remained per the Fire Department's satisfaction; and
 - The Town Attorney has reviewed the letter correspondence provided by Vignone & Vignone, LLP with the prior submittal and is in agreement that a waiver is not required to allow parking within 10-feet of Hill Ave.
- M.F. Engineering & Design, Inc. has provided both written responses to comments received via email correspondence dated June 10, 2022 from BETA Group and an updated design plan for the construction of the proposed retaining wall. Copies of both plan and written correspondence dated July 5, 2022 from M.F. Engineering & Design, Inc. are attached;
- The detail for the proposed 6' white PVC fence between 230 East Central Street and 240 East Central Street has been modified to include covered steel posts be installed 8' on center instead of 4"x4" PVC posts to minimize the potential for vehicles to accelerate beyond the property boundary in an emergency situation.
- The commercial area within the building has been expanded to have two (2) 31.5' x 15' commercial spaces on the East Central Street facing side. One area will be utilized as a temporary leasing office, which will then be rented to another tenant when all units are occupied. Both units will be required to obtain limited site plan approval for a change in use prior to occupancy.
- The Applicant is amenable to providing a contribution in the amount of \$5,000.00 to the Town of Franklin to conduct a signal timing study.
- The property lines shall be staked prior to construction as requested by the Board and DPW.
- Architectural renderings and floor plan prepared by Dennis Colwell Architects, Inc. are enclosed as requested by the Board;
- Stop lines have been added to the site layout as requested by the Board;
- A Traffic Volume Comparison prepared by Vanasse & Associates, Inc. dated July 8, 2022 has been provided based on comments from Town residents and their traffic concerns;

- The Applicant will have 10 percent of the proposed units listed as affordable housing;

In response to BETA Group, Inc. comment letter dated February 22, 2022, BETA Group's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

GENERAL

G1. *There is a proposed 10' cut within the Hill Ave right of way at the southwest corner of the building. There are no test pits in this area to document depth of bedrock. BETA recommends that the applicant conduct some soil observations in this area to determine depth to bedrock and determine whether blasting and/or hammering will be needed to provide the grades as shown.*

BETA: Test pits have not been conducted within the Hill Avenue right-of-way in the area of proposed cuts. Comment remains.

GH: Test pits will be performed prior to construction. The Town will be notified about the findings and if required blasting and/or hammering is required, the appropriate permits will be submitted at that time.

BETA 2: BETA recommends that test pits be conducted at the start of construction, they can take place at the same time as the test pits for the infiltration system. See Comment SW7

GH2: Test pits were performed by M.F. Engineering & Design, Inc. and can be found in their correspondence dated May 25, 2022 (previously submitted) and July 5, 2022 which is enclosed.

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

P5. *In accordance with § 185-21, C.(4). Loading areas and parking areas for more than 10 or more cars shall provide screening in accordance with §185-35. A 6' high white PVC fence is proposed for the easterly and southerly edge of the parking lot which will satisfy this requirement for these areas. However, no screening has been provided for the westerly edge of the parking area behind the building adjacent to Hill Ave.*

BETA: There is no screening provided along the Hill Avenue right-of-way. Comment remains.

GH: There is existing vegetation and a significant embankment within Hill Ave that provides a natural screening to abutters. No further action taken.

BETA2: If no screening is to be provided than in BETA's opinion, a waiver is required.

GH2: On behalf of the Applicant, we respectfully defer to the Board for a determination if a waiver is required as the use of screening in this area is not practical. Hill Ave is undeveloped which creates a natural buffer/screening to the abutting properties. GH2 response shall apply to BETA Comment to P6 and SC1 in addition to P5.

We trust this information meets your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager
Enclosures