

December 7, 2023

Gregory Rondeau, Chairman
Franklin Planning Board
355 East Central Street
Franklin, MA 02038

Re: Plansee LLC – 115 Constitution Boulevard
Partial Form H Approval Request

Dear Mr. Rondeau:

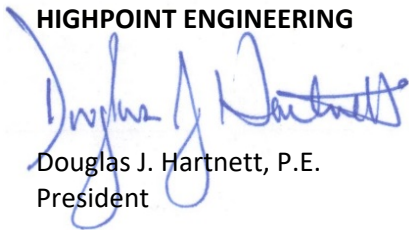
On behalf of our client, Plansee LLC (Applicant), Highpoint Engineering hereby submits the enclosed Form H – Certificate of Partial Completion for the above reference Project. The Project is substantially completed with remaining work to be finished in the Spring 2024 including additional parking lot striping, electric vehicle station installations, and planting installation. The building construction is substantially completed and a request for a Certificate of Occupancy (COO) has been submitted by the contractor to Inspectional Services. A sign-off on the COO by the Planning Department is required, pending approval of the Form H partial completion certificate by the Planning Board.

Enclosed you will find a site as-built plan prepared by Guerriere and Halnon, dated XXX, completed Form H application, and Owner/Engineer affidavits. We request the Board conduct their review and approval of the application at the regularly scheduled Planning Board meeting on 12/18/2023.

If you or Planning staff have questions, please contact me at your convenience.

Best regards,

HIGHPOINT ENGINEERING



Douglas J. Hartnett, P.E.
President

Cc: Mike LePage, Plansee LLC
David Grundy, Rubicon
Chris McCarthy; Highpoint

Enclosures:

SITE PLAN OF LAND

FORM H- PART 1 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION
(to be executed by developer's engineer)

Site plan known as Plansee, Inc- Proposed Building Addition/Site Improvements

ENGINEERS CERTIFICATION:

I hereby state that to the best of my knowledge, information, and belief the work/improvements shown on the above referenced site plan and constructed to date have been completed in substantial conformance with the Town of Franklin zoning requirements and the approved plans entitled:

"Proposed Building Addition/Site Improvements", dated, July 1, 2023, prepared by Highpoint Engineering, Inc. and approved by the said Planning Board on July 25, 2023.

Signed this 5th day of December 2023

By *Douglas Hartnett*, Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, SS.

On this 5th day of December 2023, before me, the undersigned notary public, personally appeared Douglas Hartnett P.E. and proved to me through satisfactory evidence of identification, which were Massachusetts Driver License to be the person whose name is signed on the document and acknowledged to me that he/she signed it voluntarily for its stated purpose.

COMMONWEALTH OF MASSACHUSETTS
Douglas Hartnett
personally appeared before me, the undersigned notary public, and proved to me his/her identity through satisfactory evidence, which were MA License to be the person whose name is signed on the preceding or attached document in my presence on this 5 day of Dec. 2023

Christine Pender
CHRISTINE PENDER, Notary Public
My Commission Expires May 18, 2029

Christine Pender
(Signature and seal of notary)
Notary Public:
My Commission Expires: 5/18/2029

Michael LePage
Michael LePage
State of MA, County of Worcester
Signed before me on this 6th day
of December, 2023 by Tara Sullivan
Notary Public *Tara Sullivan*

Tara C. Sullivan
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 19, 2026

SITE PLAN OF LAND
FORM H- PART 2 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION

Site plan known as Proposed Building Addition/Site Improvements

Site Address: 115 Constitution Boulevard


OWNER'S CERTIFICATION:

By signing this form, I am agreeing to the list of outstanding items as attached and defined by the Town Engineer, that must be completed at the above referenced site prior to the issuance of a Certificate of Final Completion by the Planning Board; I also agree to complete work by the required date listed next to each outstanding item. If these items are not completed by the date stated, I acknowledge that I am aware I will be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin and is enforceable by the Building Commissioner or his designee.

A separate form including the following information shall be attached to this document: outstanding items and date of required completion for each item and shall be signed by the Owner's Engineer and the Owner and approved by Town Engineer.

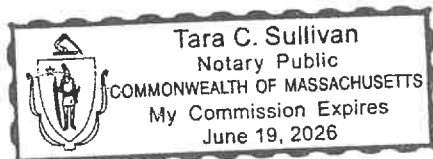
I will return to the Planning Board for the issuance of a Certificate of Final Completion by May 15, 2024, or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.


Signed this 5 day of December 2023

By , Owner
Mike LePage

Worcester, ss.

On this 05th day of December 2023, before me, the undersigned notary public, personally appeared Michael LePage (name of owner), proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.




(Official signature and seal of notary)
Notary Public: Tara C. Sullivan
My Commission Expires: June 19, 2026

Site Plan Work Completion List

(To accompany Form H- Engineer's and Owner's Certificate of Partial Completion)

Site Plan Name: 115 Constitution Boulevard, Franklin, MA
Owner Name: Plansee, Inc.
Owner's Engineer: Highpoint Engineering, Inc
Date of Partial Certificate of Completion: November 22, 2023

Outstanding Items: Required Date of Completion:

All planting to be completed in the spring of 2024 , May 15, 2024

All EV stations to be installed. EV electric conduit has been installed to allow for surface connection in the sidewalk when EV stations are to be installed. May 15, 2024

Granite bollards at outdoor patio to be installed min the spring due to supply issues, May 15, 2024

Main entry sign, as approved by the Town of Franklin, to be installed in the spring. May 15, 2024

Restriping of existing parking lot to be done in the spring. Sept. 15, 2024

Approved by: _____, Town Engineer Date: _____

Signed by: Douglas J. Hartnett, Engineer Date: 12-05-2023
Douglas Hartnett, P.E.

Signed by: Mike LePage, Owner Date: 12-07-23
Mike LePage

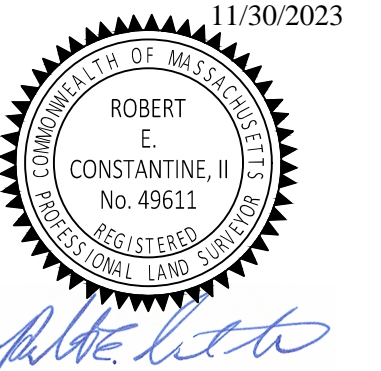
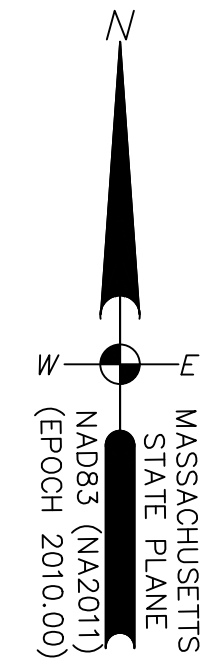
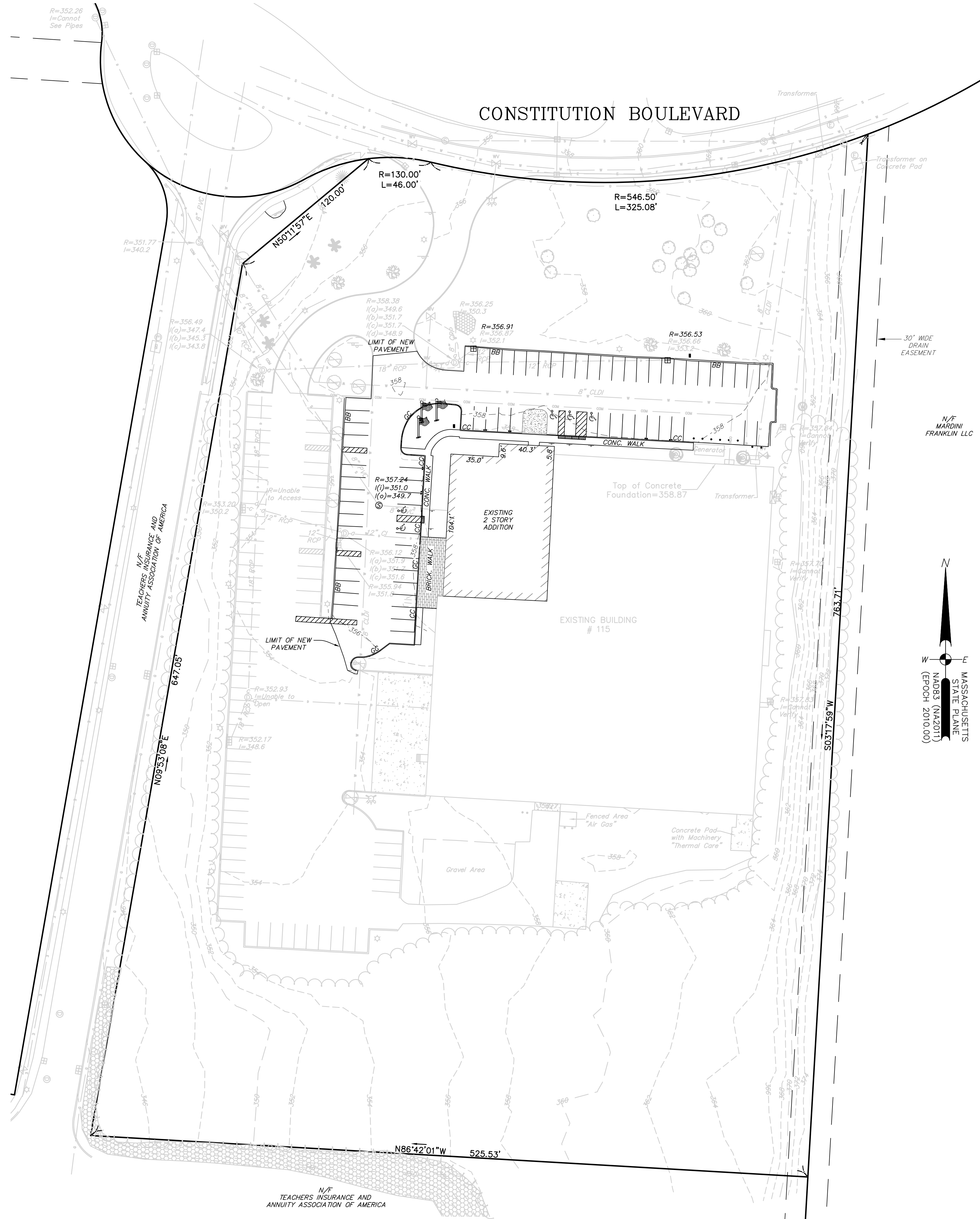
* A Notarized Form H- Engineer's and Owner's Certificate of Partial Completion Part 1 and 2 must accompany this form prior to acceptance by the Planning Board.



LOCUS
(SCALE: 1"=250')

LEGEND

■	CONCRETE BOUND FOUND
△	MAGNETIC NAIL
○	IRON ROD OR PIPE FOUND
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊙	SEWER MANHOLE
⊕	CABLE JUNCTION BOX
■	ELECTRIC HANDHOLE
⊕	GAS METER
⊕	LAMP POST
⊕	MAILBOX
●	BOLLARD
☀	CONIFEROUS TREE
☀	DECIDUOUS TREE
—S—	SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
—284—	CONTOUR LINE
283.7	SPOT ELEVATION
•••••	MULCHED AREA
▬	CONCRETE
BB	BITUMINOUS BERM
CC	CONCRETE CURB
GC	GRANITE CURB



LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

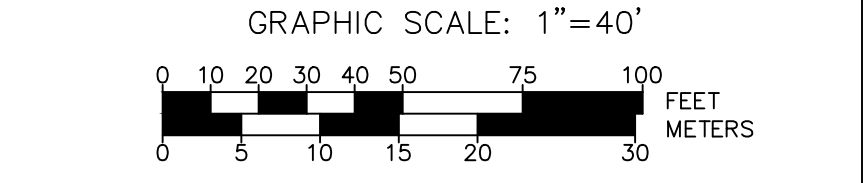
SCHWARZKOPF TECHNOLOGIES LLC
115 CONSTITUTION BOULEVARD
FRANKLIN, MA 02038

DEED BOOK 21685 PAGE 290
PLAN NO. 630 PLAN BK. 433
A.M. 330 LOT 30

AS-BUILT SITE PLAN
115 CONSTITUTION BLVD
FRANKLIN
MASSACHUSETTS

NOVEMBER 29, 2023

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondhengineering.com

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TOWN OF FRANKLIN - SITE OBSERVATION REPORT

115 Constitution Boulevard

Report No.:	10520.04 - 2	Date:	December 12, 2023	Arrive:	2:15 PM
Observers:	Matt Crowley, PE	Weather:	Clear, ~40°	Leave:	3:15 PM

Applicant:	Plansee, Inc. 115 Constitution Blvd Franklin, MA 02038	Contractor:	Plansee, Inc. 115 Constitution Blvd Franklin, MA 02038
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Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Partial Completion**

OBSERVATIONS

Observation Requested By: Chris McCarthy - Highpoint

Met/walked site with: N/A

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Partial Completion. The required Form H was provided via email and it is anticipated that the as-built plan will be provided in the future. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- The bollards included on the Form H are intended to be installed on 12/15. BETA anticipates providing a verbal update at the Planning Board hearing.
- Bollards for the EV charging stations have been located at the front of the parking stalls, which will provide a wider passing space along the sidewalk.
- The temporary modular units for construction are still located at the rear of the site. It is anticipated they will be removed when a Final Form H is requested.
- The curb stop for the van accessible space has not been installed.
- No curbing is installed in front of the two most easterly parking spaces; however, bollards are located at the front of the spaces. It is anticipated the mostly recently approved design did not intend to carry curbing adjacent to and beyond the generator but there does not appear to be any specific notation provided on the plans.

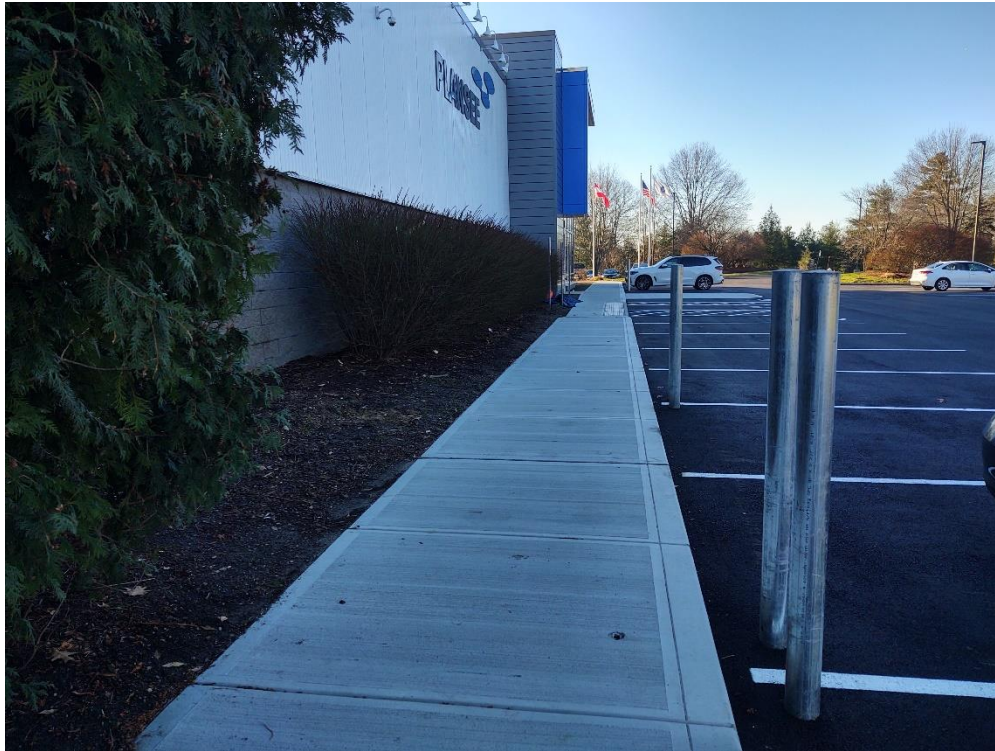
Site Photos



Typical paved parking area



Main entrance to building.



Typical sidewalk with EV bollards to north of building



Typical berm installation (replaces existing)



Pervious paver plaza area. Granite bollards to be installed 12/15/23



Typical curb installation



Generator pad and easterly parking spaces with bollards



Accessible parking area. Van space lacks car stop.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: December 14, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 115 Constitution Blvd
Partial Form H

General

1. The Planning Board approved a Site Plan for 115 Constitution Blvd on July 25, 2022
2. The Applicant has submitted a Partial Form H for the additional parking, landscape and site improvements.
3. BETA has reviewed the as-built plans and has submitted a comment letter.