

June 21, 2023

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

Re: Request for Approval of Field Change
Plansee LLC – 115 Constitution Boulevard

Dear Mr. Rondeau:

On behalf of our client, Plansee LLC (Applicant), Highpoint Engineering, Inc. hereby submits the enclosed revised Site Development Plans dated June 21, 2023, for modifications to the Site Plan Approval previously granted by the Planning Board for the above reference Project. The Applicant/Owner, Plansee LLC, is preparing their site work construction schedule, and in doing so has reconsidered certain site improvements depicted on the approved plans. The proposed site plan revisions generally include the following:

1. Eliminate the proposed grass area in front of the pad mounted generator and maintain this area as asphalt pavement as currently exists.
2. Reduce the size of the employee outdoor seating area and eliminate the shade pergola at the west employee entrance. Retain surface parking in this area.
3. Add X parking spaces, resulting in a total parking increase from 151 to 157 spaces.
4. Modify the pervious paver entry at the west employee entrance so the area between the curb line and the building entry consists entirely of pervious pavers.
5. Eliminate wheel stops within parking stalls.
6. Modify curb line adjustments at parking stalls along the west side of building to provide dimensionally compliant accessible and standard parking spaces due to reduction in the outdoor seating area.
7. Modify landscape/planting plan to account for the modified site plan.
8. Increase the Project site impervious area approximately 1,849 sf. The new total impervious area is 142,727 sf, which remains less than the existing impervious area of 142,930 sf.
9. Adjusted Landscape plant list/plan to remove planting in areas where landscape islands/pergola were removed.

On behalf of the Applicant/Owner, Highpoint requests the Planning Board find that this work is minor in nature and can be considered a field change. This field change will be documented in the final as-built plan to be submitted to the Planning Board upon completion of construction.

A copy of this request is also forwarded to Mike Maglio, Town Engineer and Matt Crowley, BETA for review and recommendations to the Board.



Please contact the undersigned if you have questions.

Best regards,

HIGHPOINT ENGINEERING

A handwritten signature in blue ink, appearing to read "Douglas J. Hartnett".

Douglas J. Hartnett, P.E.
President

Cc: Michael Maglio, Town Engineer
Matthew Crowley, BETA
Mike LePage, Plansee LLC
David Grundy, Rubicon
Chris McCarthy; Highpoint

Enclosures: