



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

March 8, 2022

Mr. Greg Rondeau, Chairman
Members of the Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Site Plan – 120 Constitution Blvd, Parking Lot Expansion

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and offer the following comments:

1. We note that while the new parking area is called out with vertical granite curb, the existing parking area has cape cod berm. There are some proposed modifications within the existing parking area that will reconstruct sections of cape cod berm to be consistent with the remainder of that area.
2. The plan identifies several pipes with unknown connections that are called out to be confirmed prior to construction. Once determined, the actual pipe connections should be updated and identified on the as-built plan.
3. All proposed drain pipes should be reinforced concrete pipe. HDPE is allowed for manifolds and header connections to underground infiltration systems.
4. While post construction runoff volumes are not to exceed pre-construction conditions, we note that there is a small increase for the post construction condition. The designer should evaluate to see if this can be accommodated by modifying the system.
5. There are two proposed underground ponds, one is an infiltration basin (IB1) and the other is a detention pond (DB1). While the infiltration basin has the required 2 feet of clearance between the bottom of the system and estimated high ground water, the underground detention basin is designed to sit 4 inches below estimated high ground water level and be wrapped in poly-barrier material to provide separation. I don't believe the poly-barrier material will be able to provide a water-tight separation from ground-water, given seams in the material and potential for puncture during construction.
6. For Pond DB1, the detail indicates no stone foundation under the chambers, whereas the manufacturer's details call out a minimum of 6" of stone below the chambers.

7. The proposed weirs called out for DMH 2 and DMH4 should be detailed on the plans.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Maglio', written in a cursive style.

Michael Maglio, P.E.
Town Engineer

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: March 9, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 120 Constitution Blvd
Site Plan Modification

The DPCD has reviewed the above referenced Site Plan application for the Monday, March 14, 2022 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 120 Constitution Blvd in the Industrial Zoning District (Assessors Map 319 Lot 016).
2. The applicant is proposing to increase the parking area from 23 spaces to 50 spaces.
3. The Applicant has requested a parking waiver, as 75 parking spaces are required.
4. The Applicant is not required to file with the Conservation Commission.
5. Letters have been received from DPW, Fire, Conservation and BETA is currently reviewing the plans.

Comments:

1. The existing curbing is shown as Cape Cod berm, and the new curbing proposed is vertical granite curbing.
2. Applicant has provided a landscape plan.
3. Applicant should show where the snow storage will be located.
4. Will there be any additional sidewalks within the parking area leading to the front door?
5. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 15 SEPTEMBER 2021

RE : SITE PLAN – 120 CONSTITUTION BLVD.

Thank you for the opportunity to review the above referenced plan.

We have no comments at this time. Please contact me should you have any question or require any additional information.

cc: file