

# 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:** April 3, 2024  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 122-138 East Central Street  
Partial Final Form H

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#### General

1. The Planning Board approved a Site Plan for 122-138 East Central Street on October 23, 2023, that included a commercial/retail building, with added parking and site improvements.
2. The Applicant has submitted a partial Form H for the site.
3. BETA has reviewed the as-built plans and has submitted an observation report.



# TOWN OF FRANKLIN - SITE OBSERVATION REPORT

## 122-138 E. Central St

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Report No.:	<b>10520. 13 - 5</b>	Date:	<b>April 3, 2024</b>	Arrive:	<b>12:15 AM</b>
Observers:	<b>Bob Lamro Sr. Res. Rep. Matt Crowley, PE</b>	Weather:	<b>Rain, ~45°</b>	Leave:	<b>12:45 PM</b>

Applicant:	<b>138 East Central St, LLC 37 East Central St Franklin, MA 02038</b>	Contractor:	<b>Camford Property Group</b>
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Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Partial Completion**

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### **OBSERVATIONS**

**Observation Requested By:** Brad Chaffee

**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 Form H, dated March 21, 2024, and interim as-built, dated March 29, 2024, were provided via email. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- Items listed on the Partial Form H Site Plan Work Completion List
- Items included on the “Departures from the Approved Plan” list on the interim as-built plan.
- Based on the total number of spaces provided (25) the number of accessible spaces required by 521 CMR is 1, which has been provided.

**SITE PHOTOS**



New sidewalk along E. Central frontage



New concrete driveway apron



Accessible route from public sidewalk to building



Typical curb installation and site signage



Accessible parking space and signage (ramp provided at rear of vehicle)



Typical striped parking area



Loam placed above subsurface infiltration system



Parking adjacent to building. Hatched area where proposed accessible space eliminated.



Bollard adjacent to building and trash enclosure in background



Typical screening fence (photo 3/20/24)



Stone trench



Parking reserved for 122 E. Central Street





Wooden guardrail and fencing along west side of site (photo 3/18/24)



Typical downspout connection to subsurface infiltration system (photo 3/20/24)

LEGEND:

- 297--- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX SPOT GRADE - EXISTING
- ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
- UTILITY POLE
- OVERHEAD WIRES
- ⊕ GAS GATE
- ⊕ WATER CURB STOP
- ⊕ WATER GATE
- ⊕ FIRE HYDRANT
- ⊕ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- ⊕ HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- B BOLLARD
- M MONITOR WELL

DEPARTURES FROM THE APPROVED PLAN:

1. THE SITE SIGN WAS RELOCATED.
2. THE STORMWATER POND WAS RELOCATED.
3. THE FENCE WAS RELOCATED.
4. THE WALKWAYS WIDTHS WERE REVISED.
5. HANDICAP SPACE WAS RELOCATED FROM SPACE 2 TO SPACE 3 AND THE HANDICAP SPACE AT SPACE 7 WAS NOT STRIPED.
6. PERSON DOORS A AND B WERE ADDED.
7. A 2' RADIUS CURB WAS ADDED AT THE SITE DRIVEWAY.
8. THE STONE TRENCH IS WIDER THAN DESIGN. THE EASTERN END OF THE STONE TRENCH WAS RECOATED WESTERLY.

ITEMS TO BE COMPLETED:

1. CONSTRUCT BUILDING ADDITION.
2. INSTALL DOWNSPOTS AND CONNECTED TO DRAINAGE SYSTEM.
3. INSTALL BOLLARD AT SOUTHWEST CORNER OF BUILDING.
4. INSTALL CURB BUMPERS.
5. INSTALL THREE OVERHEAD DOORS.
6. REMOVE AND INSTALL CURBING AND SIDEWALKS IN EAST CENTRAL STREET.
7. INSTALL THREE TREES.
8. LOAM DISTURBED AREAS AND SEED.
9. INSTALL MDC TRAP.
10. INSTALL TOP COURSE OF ASPHALT.
11. STRIPE PARKING ON TOP COURSE OF ASPHALT.

INFILTRATION POND AS-BUILT:

- 7 ROWS OF 18" DIAMETER HDPE WERE INSTALLED.
- THE INVERTS ARE BETWEEN ELEVATION 292.48 AND 292.72 (DESIGN ELEVATION - 292.50)
- FOUR INSEPECTION PORTS WERE INSTALLED.

REFERENCES:

- ASSESSORS MAP 286 PARCELS 27 AND 28
- DEED BOOK 40221 PAGE 464
- DEED BOOK 41611 PAGE 205
- DEED BOOK 40436 PAGE 2
- DEED BOOK 41536 PAGE 527
- EASEMENT AGREEMENT RECORDED IN DEED BOOK 41611 PAGE 207

- PLAN 1175 OF 1949
- PLAN 550 OF 1999
- PLAN 65 OF 2006
- PLAN 3334 OF 1913

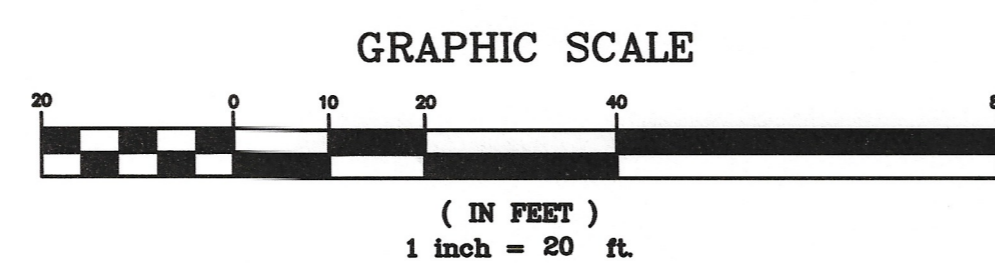
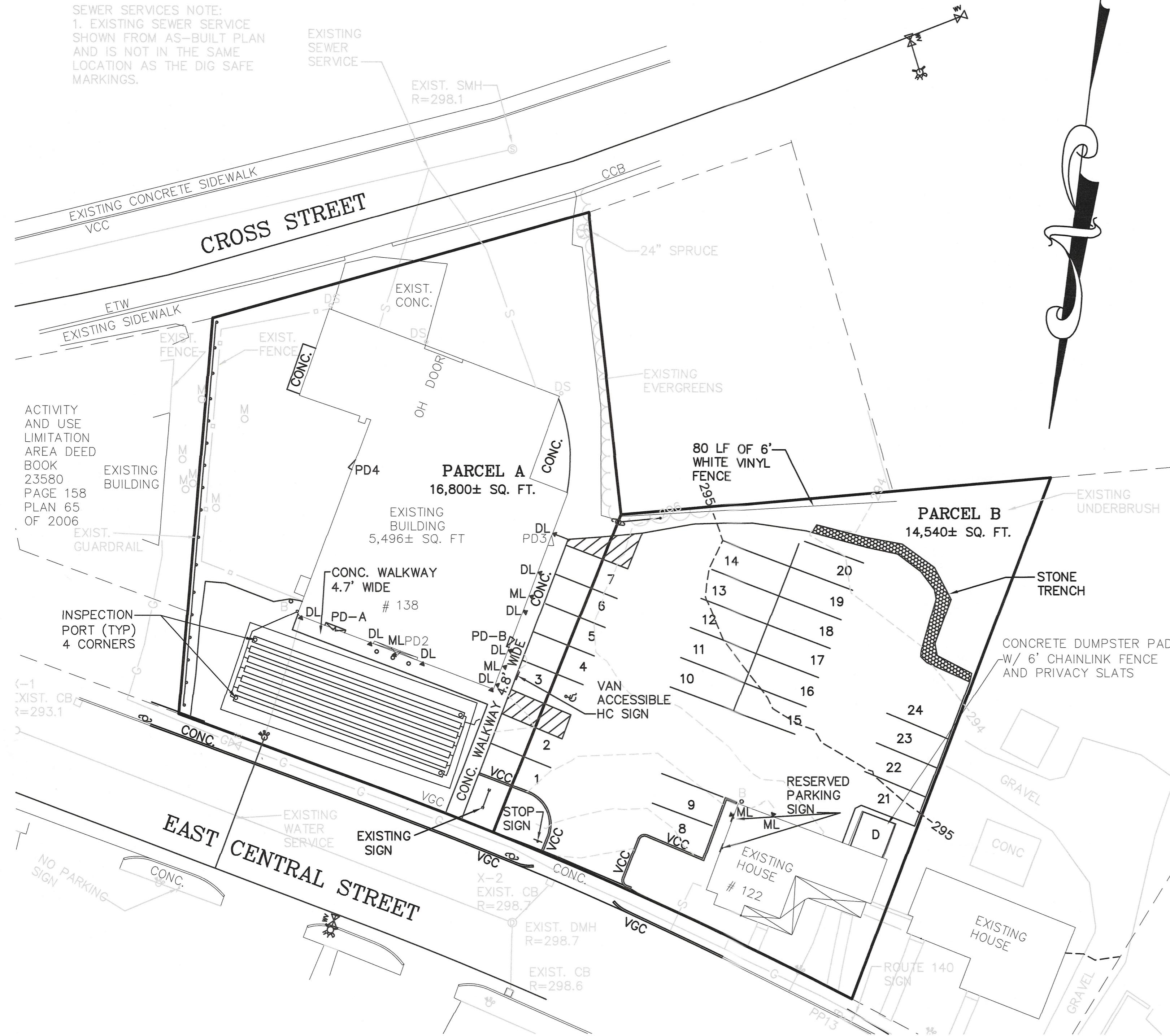
OWNERS:  
138 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN MASSACHUSETTS

122 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN MASSACHUSETTS

APPLICANT:  
138 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

INTERIM SITE AS-BUILT  
122 & 138 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
138 EAST CENTRAL STREET, LLC &  
122 EAST CENTRAL STREET, LLC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
MARCH 29, 2024  
SCALE: 1" = 20'

SEWER SERVICES NOTE:  
1. EXISTING SEWER SERVICE SHOWN FROM AS-BUILT PLAN AND IS NOT IN THE SAME LOCATION AS THE DIG SAFE MARKINGS.



NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
3/24	BL	
BK#	FIELD BOOK	PG#
3/24		
	CALCS BY:	
	RRG	
	DESIGNED BY:	
	RRG	
	DRAWN BY:	
	COMP	
	CHECKED BY:	
	CAQ	



CARLOS A. QUINTAL P.E. #30812

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6560 FAX 508-384-6566

DATE	MAR. 29, 2024
SCALE	1" = 20'
PROJECT	UC1596
SHEET	1 of 1

SITE PLAN OF LAND

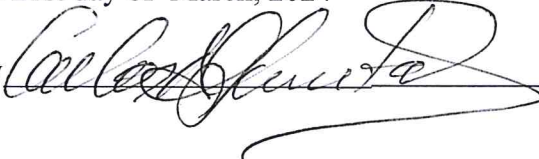
FORM H- PART 1 of 2  
ENGINEER'S AND OWNER'S CERTIFICATE  
OF PARTIAL COMPLETION  
(to be executed by developer's engineer)

Site plan known as: SITE PLAN, 122 and 138 EAST CENTRAL STREET

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan and performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled: SITE PLAN, 122 and 138 EAST CENTRAL STREET, prepared by United Consultants, Inc. and dated July 27, 2023, last revised 11/1/2023, as approved by the said Planning Board on 10/23/2023, endorsed on 11/20/2023.

Signed this 21st day of March, 2024

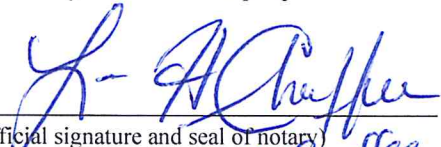
By , Reg. C.E.

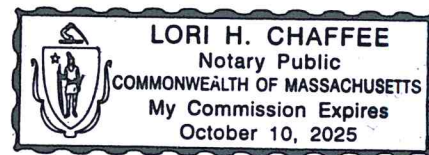
COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

On this 21st day of March, 2024, before me, the undersigned notary public, personally appeared Carlos A. Quintal, PE, 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: Lori H. Chaffee  
My Commission Expires: 10/10/25



SITE PLAN OF LAND

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

Site plan known as SITE PLAN, 122 and 138 EAST CENTRAL STREET

Site Address: 122 and 138 East Central Street

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.

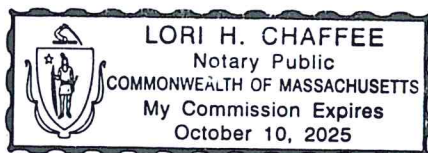
I will return to the Planning Board for the issuance of a Certificate of Final Completion by August 23<sup>rd</sup>, 2024 or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

Signed this 21<sup>st</sup> day of March, 2024

By [Signature], Owner

Norfolk, SS.

On this 21<sup>st</sup> day of March, 2024, before me, the undersigned notary public, personally appeared Bradford Chaffee (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.



[Signature]  
(Official signature and seal of notary)  
Notary Public: Lori H Chaffee  
My Commission Expires: 10/10/25

### Site Plan Work Completion List

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

Site Plan Name:	SITE PLAN, 122 and 138 EAST CENTRAL STREET
Owner Name:	138 East Central Street, LLC and 122 East Central Street, LLC
Owner's Engineer:	United Consultants, Inc.
Date of Partial Certificate of Completion:	March 21, 2024

<u>Outstanding Items:</u>	<u>Required Date of Completion:</u>
Construct building addition	4 months
Install downspouts and connect to drainage system	Done
Install bollard at southwest corner of building	2 weeks
Install curb bumpers	2 weeks
Install three overhead doors	4 months
Install handicap signage and stop sign	Done
Remove and install curbing and sidewalks in East Central Street	Done
Install reserved parking signs spaces 8 and 9	Done
Install three trees	2 months
Loam disturbed areas and seed	2 months Loam
Install site lighting	Done
Install MDC trap	4 months
Install top course of asphalt pavement	2 weeks
Stripe parking lot on top course of asphalt pavement	To be completed after the installation of the top course of pavement

Miscellaneous construction materials need to be removed from site, at completion.

United Consultants, Inc. has prepared this list, based on field observations and coordination with BETA and the Applicant. A final "As-built" will be completed for the final certification, will include field locations and elevations, to be compared with the approved drawings for compliance.

Approved by: \_\_\_\_\_, Town Engineer Date: \_\_\_\_\_

Signed by:  Engineer Date: 3/21/24

Signed by:  Owner Date: 3/21/24

\* 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.