



February 4, 2021

Mr. Anthony Padula, Chairman  
355 East Central Street  
Franklin, MA 02038

**Re: Franklin Food Pantry  
138 East Central Street  
Site Plan Peer Review Update**

Dear Mr. Padula:

BETA Group, Inc. has reviewed documents for the proposed Site Plan Application, "Site Plan 138 East Central Street," in Franklin, Massachusetts. This letter is provided to update findings, comments, and recommendations.

## **BASIS OF REVIEW**

The following documents were received by BETA and formed the basis of the review:

- Site Plans (5 Sheets) entitled **Site Plan 138 East Central Street**, dated November 10, 2020 and revised to January 18, 2021, prepared by United Consultants, Inc. of Wrentham, MA.
- Site Lighting Photometrics, Schedule and Specifications plan entitled Franklin, MA – Food Pantry, dated November 20, 2020, prepared by SK & Associates.
- Architectural renderings
- Site Plan Application, including the following:
  - Application for Approval of a Site Plan (Form P)
  - Certificate of Ownership

Review by BETA included the above items along with the following, as applicable:

- Site Visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through October 2019
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to April 30, 2019
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through January 1, 2016
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016

## **INTRODUCTION**

The project site consists of 138 East Central Street, encompassing one lot with a total area of 0.38± acres located in the Town of Franklin (the "Site"). The Town of Franklin Assessor's office identifies the parcel as Map 286 Lot 27. The Site is located within the Commercial I (CI) zoning district. Surrounding parcels to the

north, northwest, and east are also within the Commercial I District, while parcels to the southwest and south are within the Single Family IV district.

There are no mapped wetlands on the Site and the Site is located just outside of a Zone II Wellhead Protection Area. The Site is not located in proximity to an estimated habitat of rare or endangered species or within a FEMA-Mapped 100-year flood zone. NRCS soil maps primarily indicate the presence of Urban Land, with no associated Hydrologic Soil Group (HSG), and a small portion of Charlton-Hollis-Rock outcrop complex with a HSG rating of A (high infiltration potential). MassDEP Waste Site and Reportable Releases Information indicates the adjacent site (140 East Central Street, RTN 2-4013076 and 2-4018349) has an Activity Use Limitation (AUL) and its limits are depicted on the plans. MassDEP also lists the subject Site as having an AUL, which encompasses 13,520 sq. ft. of the lot area.

Plans indicate the existing site is currently developed with a one-story building (5,496± sq. ft.) with a commercial use. Associated site developments include a paved driveway around the building with few defined parking spaces. Topography at the Site primarily generally slopes to the east with a small portion of the Site sloped to the west. Access is provided to the Site from both East Central Street to the north and Cross Street to the south.

The project proposes to renovate the existing building as a Food Pantry, retaining the existing building footprint. The existing paved area will be revised into a driveway around the building Site and two parking areas: one on the northern side of the Site and one on the southwestern side of the Site. A portion of the southern paved area will be converted to a pedestrian walkway with landscaping areas. Stormwater management is proposed via two subsurface infiltration systems.

## FINDINGS, COMMENTS, AND RECOMMENDATIONS

### GENERAL

- G1. Indicate disposition of existing monitoring wells. *UCI: The existing monitor wells will remain at the present time and may be used for further site evaluations. BETA2: Information provided – issue resolved.*
- G2. Clarify if Note 1 (removal of bollards) on the Grading and Utility Plan applies to the bollards in front of the garage door on the south side of the building. Providing vehicular access to the building may require the installation of floor drains and a gas trap to meet plumbing code. *UCI: The existing bollards and the existing overhead door will be removed. See revised note 1. There will be an overhead door installed at the southwest area of the building for the unloading delivery truck. Vehicles will park outside the building and will not be permitted to enter the building. BETA2: BETA recommends that the proponent contact the Plumbing Inspector to determine if the proposed removal of bollards will require the installation of additional plumbing infrastructure.*

### ZONING

The Site is located within the Commercial I (CI) zoning district and is located just outside the Water Resources District. The proposed use as a Food Pantry is listed as Other Retail Sales, Services (§185 Attachment 3 section 2.15a), which is permitted by right in the CI zoning district, provided that use does not result in an increase in water consumption of more than 15,000 gallons per day. BETA notes the use may also be permitted by right in the CI zoning district as a Charitable Institution (§185 Attachment 5 section 4.3).

## **SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)**

As proposed, the lot complies with minimum lot area, frontage, depth, width, structure height, front yard (East Central Street), and impervious coverage of structures. The lot does not comply with side yard, (20' min. from abutting residential districts), front yard (Cross Street), and impervious coverage of structures plus pavement; however, these are existing non-conformities and no changes are proposed to the building footprint to alter the side/rear yard non-conformities. A slight reduction in impervious coverage is proposed compared to existing conditions.

- SC1. Provide architectural plans or clarify if any alterations are proposed to the building structure that would require additional documentation to be provided in accordance with §185-10. *UCI: The project Architect has confirmed that there will not be any proposed expansion of the footprint of the building. The project architect has confirmed that all proposed exterior awnings are located outside the required setbacks and do not increase the nonconformity.* **BETA2: Information provided – issue dismissed.**

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

Access to the Site is provided through an existing curb cut along the northern property line that connects to East Central Street. Access also provided along the Site's frontage with Cross Street. Paved driveways and parking areas are located around the entire perimeter of the building.

§185-21.B.(2)(b) describes the number of parking spaces required for a non-residential use in the Commercial I district. For a gross floor area of 6,499 sq. ft., as noted in the parking calculations, 13 parking spaces are required and are proposed. One space is designed to be van accessible in accordance with the Americans with Disabilities Act (ADA). Proposed parking areas include both 90° and angled parking with stalls that vary between 14.7' and 20' long and aisles that vary between 14' (one-way) and 24' (two-way) wide. All parking stalls are 9' wide.

- P1. The parking schedule indicates a building floor area of 6,499 sq. ft., while the site plans show a building footprint of 5,496 sq. ft. Clarify if there is additional floor area beyond the footprint area depicted on the plans. *UCI: There will be a second floor space which will be 1,003 sq. ft. in area. The parking calculations have been revised to include a note regarding the building floor areas.* **BETA2: Information provided – issue resolved.**
- P2. The designer has provided the number of parking spaces required based upon the gross floor area of the building; however, given that the parking layout is less than ideal in consideration of site limitations, clarify if a lesser number of spaces would be adequate for the proposed use in accordance with (§185-21.A.(4)). *UCI: The owners would prefer to have additional parking and have contacted land owners in the vicinity of the site to see if parking would be available on their sites for use by the Franklin Food Pantry.* **BETA2: Information provided – issue dismissed.**
- P3. The applicant has requested a waiver from the dimensional requirements of parking stalls and aisles (§185-21.C.(8) & (9)(a)). For consideration of this waiver, provide a summary of parking angles, stall lengths, and aisle widths as it relates to standard design guidance, such as the Institute for Transportation Engineers, to demonstrate that the proposed layout is adequate. The designer may also consider depicting standard vehicles within stalls and providing turning movements for passenger vehicles throughout the site. *UCI: A detail has been added to sheet 5 which includes 6.5' wide by 16.35' long vehicles in spaces 1-9. Also shown on the detail is a vehicle entering the northwest site entrance (East Central Street) and traversing the site and exiting at*

*Cross Street. BETA2: The provided turning movements demonstrate that a passenger vehicle can maneuver throughout the site without encroaching into the occupied space of parked vehicles assuming a 16.35' vehicle length (equivalent to a Toyota Camry); however, other common vehicles, such as trucks and SUVs, have lengths of approximately 19 feet (e.g. Ford F-150), which will further restrict turning space. There is also an expectation that pedestrians may be located at the rear of parking spaces during loading operations. While it is anticipated that vehicles will generally be able to maneuver throughout the site, it is also anticipated that there will be some operational difficulties. Depending on the number of expected trips during the day, scheduled time slots may be required for customers to optimize operations.*

- P4. Revise parking spaces to be at least 10' from the Cross Street right-of-way (§185-21.C.(1)) or request a waiver for proposed parking space #10. Also clarify if this space would be reserved for employees, as the difficult turning radius would likely require vehicles to back into the space. Refer to comment C1. *UCI: A waiver request has been added to sheet 1. BETA2: BETA defers to the preference of the Board to grant this waiver.*
- P5. It appears that parking space #13 and waste collection vehicles will require backing onto a public way to exit the site. Although this parking area has only four parking spaces the total number of spaces for the site is greater than 5. BETA notes that a waiver in accordance with (§185-21.C.(3)) may be required. *UCI: Parking space 13 will be used for the Food Pantry Box Truck. The truck will be parked in spaces 10-13 on the day the waste collection vehicle will be scheduled for pickup. The Food Pantry Truck will enter the site from the East Central Street westerly curb cut and will travel along the West side of the building and will then back into space 13. The Food Pantry Truck will then exit onto Cross Street. See vehicle parking and maneuvering sketch page 5. A waiver request for the waste collection truck has been added to sheet 1. BETA2: A waiver for a backing onto Cross Street has been requested. Provide a turning movement for the food pantry truck entering the site from East Central Street to determine if it is required to back through the site entrance to complete the maneuver around the building. Also, there is very limited clearance (2± feet) between the waste collection vehicle and the westerly wall of the building. As the waste collection vehicle already needs to partially back onto Cross Street for the proposed movements, consider eliminating its travel along the westerly side of the building.*
- P6. Clarify how the approximately 15' wide paved area west of the building will be used, such as for a designated loading area (§185-21.D). *UCI: See response to comment P5. BETA2: Information provided – refer to Comment P5.*
- P7. Evaluate if the proposed curb stops, which will reduce the usable length of the angled parking stalls, are required in parking spaces on the north side of the building. Bollards are also proposed in each of these spaces. *UCI: The curb stops have been eliminated. BETA2: Curb stops eliminated – issue resolved.*
- P8. There are five existing parking spaces depicted on the west side of the building, which are partially located on the adjacent parcel. As this paved area is to remain, consider seeking an easement which would allow for their continued use and potentially allow for a more conventional parking layout on the Site. *UCI: The Franklin Food Pantry does not own this property nor do they have an easement to park on the property. BETA2: Information provided – issue dismissed.*
- P9. The existing evergreens along the westerly property line are proposed to be removed and replaced with a 4' high chain link fence with privacy slats. Confirm that the trees proposed for removal are fully on the subject parcel and consider increasing the height of the fence to six feet

to provide greater screening for the adjacent residential use. *UCI: The owners have met with the abutting property owners. The following is proposed for this area. A six foot high chain link fence with privacy slats to provide screening as required by Bylaw section 185-35.B. The note has been changed to indicate that the trees will be trimmed to the property line. Additionally, the Franklin Food Pantry will provide evergreen plantings on the abutting property.* **BETA2: Design revised to provide adequate screening to abutting residential parcel. Recommend including the species and size of evergreen plantings proposed on the 33 Cross Street property.**

- P10. Recommend providing pavement markings for the proposed one-way exit at the northeast corner of the site. *UCI: A right turn only sign has been added as well as pavement markings.* **BETA2: Signing and striping provided – issue resolved.**

### **SIDEWALKS (§185-28)**

The project is located within the Commercial I Zoning district. Existing concrete sidewalks along East Central Street will remain or will be reconstructed as necessary. There are no clearly defined sidewalks on the north side of Cross Street and providing a sidewalk on the project's frontage along Cross Street is unlikely to be beneficial to pedestrians.

- S11. Clarify Sidewalk Detail or provide additional detail for the sidewalk proposed in front (north side) of the building. The provided detail depicts curbing which is not proposed in this area. *UCI: A detail of the sidewalk without curbing has been added to sheet 5.* **BETA2: Additional detail provided – issue resolved.**
- S12. Resolve discrepancy between minimum sidewalk width shown on Sidewalk Detail (4' minimum) vs. Note 2 on detail sheet that indicate 5' minimum. *UCI: Note 2 has been revised.* **BETA2: Note revised – issue resolved.**

### **CURBING (§185-29)**

The project proposes the use of vertical granite or vertical concrete curbing along portions of parking and driveway areas, as well adjacent to the sidewalk on the East Central Street Frontage.

- C1. Provide curbing between proposed parking located within 10 feet of the Cross Street right-of-way or request a waiver. *UCI: A waiver request has been added to sheet 1.* **BETA2: BETA defers to the preference of the Board to grant this waiver.**
- C2. Revise limits of vertical concrete curb at the northeasterly property corner. As currently depicted the curb will block the sidewalk. *UCI: The curb line has been revised at the sidewalk area.* **BETA2: Curb line revised – issue resolved.**

### **SITE PLAN AND DESIGN REVIEW (§185-31)**

The project has been submitted for Site Plan Approval and is required to conform to the requirements of this section.

- SP1. Confirm the existing water and sewerage services are intended to be reused and are in good working order. If information is available, depict their location on the plans (§185-31.1.(C)(3)(m)). *UCI: Refer to Existing Site Feature Notes on sheet 4 regarding the water and sewer services which are proposed to remain and be re-used. The water and sewer services have been labeled on the plans.* **BETA2: Information provided – issue resolved.**

- SP2. A waiver has been requested to allow illumination to extend beyond the Site's property lines (§185-31.C.(4)(e)). The proposed design will include spillage in all directions but is not anticipated to result in any hazard or nuisance glare on the adjacent commercial property or roadways; however, light spillage onto the adjacent residential property to the southwest exceeds what would normally be considered as minor. Revise lighting to eliminate or minimize spillage onto the adjacent residential properties. *UCI: Refer to the SK Associates revised site lighting plan.* **BETA2: Lighting plan revised to indicate no spillage onto residential property to the southwest. Confirm that the designer has assumed that the existing evergreens will fully mitigate light spillage and that proposed tree trimming will not impact their effectiveness. Also, the designer should confirm that the evergreens are sufficient to fully screen the lighting at the proposed mounting height of 16 feet.**

## STORMWATER MANAGEMENT

The project proposes to collect runoff from roofs and direct flow to two new subsurface infiltration systems. Runoff from the remainder of the Site will continue to flow overland onto Cross Street, East Central Street, or abutting properties to the east. A net reduction in impervious area is proposed.

### GENERAL

- SW1. The existing Site has an Activity Use Limitation which restricts the disturbance of petroleum impacted soil, defined as soil at a depth greater than four feet below existing grade. The recharge systems are proposed at a depth similar to that of the impacted soil and while revisions may be possible to locate the systems higher, there is concern that infiltrating stormwater could facilitate migration of petroleum contamination toward the abutting property and Town's Zone II Wellhead protection area. Unless an LSP confirms that infiltration will not contribute to groundwater contamination, infiltration is not recommended. *UCI: The proposed roof recharge systems are no longer being proposed. Refer to Town Engineers comment response 2.* **BETA2: Information provided. No further comment.**
- SW2. The project is not located in proximity to wetland resources and does not propose disturbance greater than 1 acre; therefore, MassDEP's Stormwater Management Standards and the Town of Franklin Stormwater Management Bylaw are only applicable to the project to the extent requested by the Board in accordance with (§185-31.C.(3)(m)). BETA recommends for the Board to discuss this issue along with potential impacts and costs associated with disturbing contaminated soils. *UCI: Refer to response to SW1 above.* **BETA2: BETA defers to the preference of the Board on this issue.**
- SW3. Confirm the proposed vertical concrete curb at the northeast corner of the site will not impede drainage or create a low point ponding area. *UCI: Spot grades have been added to sheet 4.* **BETA2: Spot grades provided – issue resolved.**

Mr. Anthony Padula, Chairman

February 4, 2021

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If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,  
BETA Group, Inc.



Matthew J. Crowley, PE  
Project Manager



Stephen Borgatti  
Staff Engineer

cc: Amy Love, Planner



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building

257 Fisher Street

Franklin, MA 02038-3026

February 2, 2021

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

**RE: Site Plan Review – 138 East Central St, Franklin Food Pantry**

Dear Mr. Chairman and Members:

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

1. The applicant has provided information regarding the contamination of underlying soils and the potential for negative impacts associated with the presence of a stormwater infiltration system, and has removed the proposed system from the site. The proposed design still provides for a net reduction in overall impervious area.
2. The applicant has noted our previous comment regarding the safety concern of the layout of parking space number 1 and has retained the parking space.
3. The applicant has indicated that they wish to retain the proposed 30 ft length of vertical curb along the property line shared with the adjacent gas station near the front of the property on East Central St. We note that installation of this curb may also change the existing drainage sheet flow patterns and could possibly cause ponding or impact the adjacent property.

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

Sincerely,

Michael Maglio, P.E.  
Town Engineer





**FRANKLIN PLANNING & COMMUNITY  
DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907

**MEMORANDUM**

**DATE:** February 4, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 138 East Central Street  
Site Plan

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The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, February 8, 2021 Planning Board meeting and offers the following commentary:

**General:**

1. The site is approximately 16,800 sq/ft and is located at 138 East Central Street in the Commercial I Zoning District; Assessor's Map 286 Lot 027.
2. The applicant has filed a Site Plan for a change in use and site improvements for the Food Pantry relocating to 138 East Central Street.

**Waiver Requests:**

1. Parking space and aisle width dimensions
2. To allow parking spaces to be within 10 feet of the cross street right of way
3. To allow the waste collection vehicle to back on to Cross Street
4. To not require curbing within 10 feet of Cross Street
5. To allow site lighting to extend past the property line

**Comments from the December 21, 2020 meeting:**

1. The Board expressed concern for parking spot 14, for the food pantry truck.
2. The Board also discussed parking spot #1, so close to the entrance.
3. The Board asked about screening between East Central St and parking area.
4. The Board was concerned about the dumpster location.
5. There was a comment about the color of the building, fitting in with the neighborhood.

DPCD has no further comments.

# United Consultants, Inc.

850 Franklin Street Suite 11D  
Wrentham, MA 02093  
508-384-6560 FAX 508-384-6566

January 18, 2021

Mr. Anthony Padula, Chairman  
Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

**Re: 138 East Central Street  
Site Plan Peer Review**

Mr. Chairman and Board Members,

On behalf of the applicant Franklin Food Pantry, Inc. we have provided a summary of the following comments received from the Town Engineer Michael Magglio, BETA Group, Inc. and comments received from the Town of Franklin Planning Board at the public hearing. Our responses are immediately following each comment and they have been italicized.

## **Town Engineer**

1. Applications that will need to be filed with the ranking Department of Public Works may include, but are not necessarily limited to a Street Excavation Permit for the modified curb cut.

*The Franklin Food Pantry's contractor will file for the necessary permits prior to commencing with construction of the curb cuts.*

2. Whereas this is a redevelopment project, the applicant is proposing a net decrease in impervious area as well as infiltrating some of the existing roof runoff in order to meet the Storm-water Standards. We agree with this approach and the proposed drainage improvements.

*The existing Activity and Use Limitation prohibits the removal or existing impervious surfaces within the AUL area. The proposed pervious areas have been revised to address the AUL requirements. There is a proposed decrease in site impervious. Due to the AUL and the restrictions for work below four from finish grade as well as the review of existing soil logs for the site which listed groundwater depths between 4.21 and 4.95 feet below existing grade (April 13, 2001) The project storm-water design has been revised and the two roof storm-water systems have been removed from the proposed site plan.*

3. The layout of parking space number 1 may present a safety concern as a vehicle parked in this spot would need to back up into the entrance driveway to leave.

*Space one will require a vehicle exiting the parking space to back into the entrance driveway area.*

4. The plans call out for an approximately 30 ft length of vertical curb along the property line shared with the adjacent gas station near the front of the property on East Central St. Where this area is currently all paved between the two parcels, the applicant may want to consider eliminating the curb line to avoid it from being hit and to simplify snow removal.

*The curb has been proposed at the request of the owner to prevent vehicles from entering their site and then turning into the gas station site.*

## **BETA Group, Inc.**

### General

G1. Indicate disposition of existing monitoring wells.

*The existing monitor wells will remain at the present time and may be used for further site evaluations.*

G2. Clarify if Note 1 (removal of bollards) on the Grading and Utility Plan applies to the bollards in front of the garage door on the south side of the building. Providing vehicular access to the building may require the installation of floor drains and a gas trap to meet plumbing code.

*The existing bollards and the existing overhead door will be removed. See revised note 1. There will be an overhead door installed at the southwest area of the building for the unloading delivery truck. Vehicles will park outside the building and will not be permitted to enter the building.*

### Zoning

The Site is located within the Commercial I (CI) zoning district and is located just outside the Water Resources District. The proposed use as a Food Pantry is listed as Other Retail Sales, Services (§185 Attachment 3 section 2.15a), which is permitted by right in the CI zoning district, provided that use does not result in an increase in water consumption of more than 15,000 gallons per day. BETA notes the use may also be permitted by right in the CI zoning district as a Charitable Institution (§185 Attachment 5 section 4.3).

Schedule of Lot, Area, Frontage, Yard and Height Requirements (§185 Attachment 9)

As proposed, the lot complies with minimum lot area, frontage, depth, width, structure height, front yard (East Central Street), and impervious coverage of structures. The lot does not comply with side yard, (20' min. from abutting residential districts), front yard (Cross Street), and impervious coverage of structures plus pavement; however, these are existing non-conformities and no changes are proposed to the building footprint to alter the side/rear yard non-conformities. A slight reduction in impervious coverage is proposed compared to existing conditions.

SC1. Provide architectural plans or clarify if any alterations are proposed to the building structure that would require additional documentation to be provided in accordance with §185-10.

*The project Architect has confirmed that there will not be any proposed expansion of the footprint of the building. The project architect has confirmed that all proposed exterior awnings are located outside the required setbacks and do not increase the nonconformity.*

### Parking, Loading and Driveway Requirements (§185-21)

Access to the Site is provided through an existing curb cut along the northern property line that connects to East Central Street. Access also provided along the Site's frontage with Cross Street. Paved driveways and parking areas are located around the entire perimeter of the building.

§185-21.B.(2)(b) describes the number of parking spaces required for a non-residential use in the Commercial I district. For a gross floor area of 6,499 sq. ft., as noted in the parking calculations, 13 parking spaces are required and are proposed. One space is designed to be van accessible in accordance with the Americans with Disabilities Act (ADA). Proposed parking areas include both 90° and angled parking with stalls that vary between 14.7' and 20' long and aisles that vary between 14' (one-way) and 24' (two-way) wide. All parking stalls are 9' wide.

P1. The parking schedule indicates a building floor area of 6,499 sq. ft., while the site plans show a building footprint of 5,496 sq. ft. Clarify if there is additional floor area beyond the footprint area depicted on the plans.

*There will be a second floor space which will be 1,003 sq. ft. in area. The parking calculations have been revised to include a note regarding the building floor areas.*

- P2. The designer has provided the number of parking spaces required based upon the gross floor area of the building; however, given that the parking layout is less than ideal in consideration of site limitations, clarify if a lesser number of spaces would be adequate for the proposed use in accordance with (§185-21.A.(4)).

*The owners would prefer to have additional parking and have contacted land owners in the vicinity of the site to see if parking would be available on their sites for use by the Franklin Food Pantry.*

- P3. The applicant has requested a waiver from the dimensional requirements of parking stalls and aisles (§185-21.C.(8) & (9)(a)). For consideration of this waiver, provide a summary of parking angles, stall lengths, and aisle widths as it relates to standard design guidance, such as the Institute for Transportation Engineers, to demonstrate that the proposed layout is adequate. The designer may also consider depicting standard vehicles within stalls and providing turning movements for passenger vehicles throughout the site.

*A detail has been added to sheet 5 which includes 6.5' wide by 16.35' long vehicles in spaces 1-9. Also shown on the detail is a vehicle entering the northwest site entrance (East Central Street) and traversing the site and exiting at Cross Street.*

- P4. Revise parking spaces to be at least 10' from the Cross Street right-of-way (§185-21.C.(1)) or request a waiver for proposed parking space #10. Also clarify if this space would be reserved for employees, as the difficult turning radius would likely require vehicles to back into the space. Refer to comment C1.

*A waiver request has been added to sheet 1.*

- P5. It appears that parking space #13 and waste collection vehicles will require backing onto a public way to exit the site. Although this parking area has only four parking spaces the total number of spaces for the site is greater than 5. BETA notes that a waiver in accordance with (§185-21.C.(3)) may be required.

*Parking space 13 will be used for the Food Pantry Box Truck. The truck will be parked in spaces 10-13 on the day the waste collection vehicle will be scheduled for pickup. The Food Pantry Truck will enter the site from the East Central Street westerly curb cut and will travel along the West side of the building and will then back into space 13. The Food Pantry Truck will then exit onto Cross Street. See vehicle parking and maneuvering sketch page 5. A waiver request for the waste collection truck has been added to sheet 1.*

- P6. Clarify how the approximately 15' wide paved area west of the building will be used, such as for a designated loading area (§185-21.D).

*See response to comment P5.*

- P7. Evaluate if the proposed curb stops, which will reduce the usable length of the angled parking stalls, are required in parking spaces on the north side of the building. Bollards are also proposed in each of these spaces.

*The curb stops have been eliminated.*

- P8. There are five existing parking spaces depicted on the west side of the building, which are partially located on the adjacent parcel. As this paved area is to remain, consider seeking an easement which would allow for their continued use and potentially allow for a more conventional parking layout on the Site.

*The Franklin Food Pantry does not own this property nor do they have an easement to park on the property.*

- P9. The existing evergreens along the westerly property line are proposed to be removed and replaced with a 4' high chain link fence with privacy slats. Confirm that the trees proposed for removal are fully on

the subject parcel and consider increasing the height of the fence to six feet to provide greater screening for the adjacent residential use.

*The owners have met with the abutting property owners. The following is proposed for this area. A six foot high chain link fence with privacy slats to provide screening as required by Bylaw section 185-35.B. The note has been changed to indicate that the trees will be trimmed to the property line. Additionally, the Franklin Food Pantry will provide evergreen plantings on the abutting property.*

- P10. Recommend providing pavement markings for the proposed one-way exit at the northeast corner of the site.

*A right turn only sign has been added as well as pavement markings.*

#### Sidewalks (§185-28)

The project is located within the Commercial I Zoning district. Existing concrete sidewalks along East Central Street will remain or will be reconstructed as necessary. There are no clearly defined sidewalks on the north side of Cross Street and providing a sidewalk on the project's frontage along Cross Street is unlikely to be beneficial to pedestrians.

- SI1. Clarify Sidewalk Detail or provide additional detail for the sidewalk proposed in front (north side) of the building. The provided detail depicts curbing which is not proposed in this area.

*A detail of the sidewalk without curbing has been added to sheet 5.*

- SI2. Resolve discrepancy between minimum sidewalk width shown on Sidewalk Detail (4' minimum) vs. Note 2 on detail sheet that indicate 5' minimum.

*Note 2 has been revised.*

#### Curbing (§185-29)

The project proposes the use of vertical granite or vertical concrete curbing along portions of parking and driveway areas, as well adjacent to the sidewalk on the East Central Street Frontage.

- C1. Provide curbing between proposed parking located within 10 feet of the Cross Street right-of-way or request a waiver.

*A waiver request has been added to sheet 1.*

- C2. Revise limits of vertical concrete curb at the northeasterly property corner. As currently depicted the curb will block the sidewalk.

*The curb line has been revised at the sidewalk area.*

#### Site Plan and Design Review (§185-31)

The project has been submitted for Site Plan Approval and is required to conform to the requirements of this section.

- SP1. Confirm the existing water and sewerage services are intended to be reused and are in good working order. If information is available, depict their location on the plans (§185-31.1.(C)(3)(m)).

*Refer to Existing Site Feature Notes on sheet 4 regarding the water and sewer services which are proposed to remain and be re-used. The water and sewer services have been labeled on the plans.*

- SP2. A waiver has been requested to allow illumination to extend beyond the Site's property lines (§185-31.C.(4)(e)). The proposed design will include spillage in all directions but is not anticipated to result in any hazard on nuisance glare on the adjacent commercial property or roadways; however, light spillage onto the adjacent residential property to the southwest exceeds what would normally be considered as minor. Revise lighting to eliminate or minimize spillage onto the adjacent residential properties.

*Refer to the SK Associates revised site lighting plan.*

## Stormwater Management

The project proposes to collect runoff from roofs and direct flow to two new subsurface infiltration systems. Runoff from the remainder of the Site will continue to flow overland onto Cross Street, East Central Street, or abutting properties to the east. A net reduction in impervious area is proposed.

### GENERAL

SW1. The existing Site has an Activity Use Limitation which restricts the disturbance of petroleum impacted soil, defined as soil at a depth greater than four feet below existing grade. The recharge systems are proposed at a depth similar to that of the impacted soil and while revisions may be possible to locate the systems higher, there is concern that infiltrating stormwater could facilitate migration of petroleum contamination toward the abutting property and Town's Zone II Wellhead protection area. Unless an LSP confirms that infiltration will not contribute to groundwater contamination, infiltration is not recommended.

*The proposed roof recharge systems are no longer being proposed. Refer to Town Engineers comment response 2.*

SW2. The project is not located in proximity to wetland resources and does not propose disturbance greater than 1 acre; therefore, MassDEP's Stormwater Management Standards and the Town of Franklin Stormwater Management Bylaw are only applicable to the project to the extent requested by the Board in accordance with (§185-31.C.(3)(m)). BETA recommends for the Board to discuss this issue along with potential impacts and costs associated with disturbing contaminated soils.

*Refer to response to SW1 above.*

SW3. Confirm the proposed vertical concrete curb at the northeast corner of the site will not impede drainage or create a low point ponding area.

*Spot grades have been added to sheet 4.*

## Franklin Planning Board

1. Van accessible parking spot.

*The location of the van accessible spot provides for an off loading area on the vehicles right side and the off loading area is connected to the ramp to provide accessible access to the building.*

2. Snow storage and snow removal from the site.

*The owners LSP will address snow removal from the site.*

3. Provide additional bollards in the vicinity of parking spaces 10 -12.

*Bollards were added to in the vicinity of space 10 - 12.*

4. Proposed Building Colors.

*The proposed building colors will be addressed by the project architect.*

5. Waste Vehicle Collection vehicle entering and existing the site.

*Refer to the Vehicle Parking and Maneuvering Sketch sheet 5.*

6. Space for car by pass.

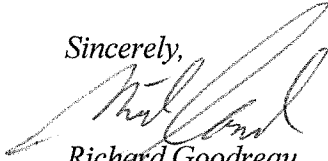
*Refer to the Vehicle Parking and Maneuvering Sketch sheet 5.*

7. Screening of Residential Abutter.

*Based on a site meeting with the 33 Cross Street owners and the Franklin Food Pantry, screening is proposed as listed on sheet 4 and is in accordance with Zoning Bylaw section 185-38-B.*

*We believe the above responses and plan revisions address the review comments received to date. We look forward to meeting with the Planning Board to discuss this project further.*

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Goodreau", written over a light blue horizontal line.

*Richard Goodreau  
Project Manager*



FRANKLIN FOOD PANTRY

WELCOME







HEAVENWOOD PARK

FEED  
YOUR  
COMMUNITY



WELCOME

PROFESSIONAL  
LANDSCAPE ARCHITECTS  
PLANNERS & ENGINEERS



January 29, 2021

Ms. Amy Cataldo  
Director of Strategic Initiatives  
Franklin Food Pantry  
43 West Central Street  
P.O. Box 116,  
Franklin, MA 02038

**Re: Franklin Food Pantry  
Planning Board Site Plan Peer Review  
LSP Supporting Responses**

Dear Ms. Cataldo:

Sovereign Consulting Inc. (Sovereign) has reviewed the January 18, 2021 response to the Franklin Planning Board (attached) prepared on behalf of the Franklin Food Pantry by United Consultants, Inc. (United Consultants). Sovereign has also reviewed selected historical reports available on the Massachusetts Department of Environmental Protection's (MassDEP's) website for the proposed Franklin Food Pantry location at 138 East Central Street (the site), including the 2002 Response Action Outcome (RAO) Report and the associated Activity and Use Limitation (AUL). On the basis of this review, Sovereign is providing the following opinions:

**Regarding Planning Board's Question #2:**

United Consultants' proposed plan for paving at the site is in compliance with the requirements of the AUL at the site that require maintaining the existing impervious surfaces, consisting of the paving and foundation slab barriers, providing complete coverage of the area of the AUL.

**Regarding BETA Group's Question #SW1:**

Sovereign has concluded that without intrusive subsurface site assessment activities at both the site and at the neighboring 140 East Central Street property, confirmation cannot be made that addition of a stormwater infiltration system would not mobilize on- or off-site subsurface contaminants. Therefore, Sovereign agrees with BETA Group's assessment that in the absence of such opinion, a subsurface stormwater infiltration system is not recommended.

**Regarding BETA Group's Question #2:**

The presence of the AUL provides complete prevention of exposure of snow to contaminants that may be present in soil beneath the site. Therefore, there is no need for any special management of snow due to the presence of the AUL.

If you have any questions regarding this response, please feel free to contact the undersigned at (508) 339-3200.

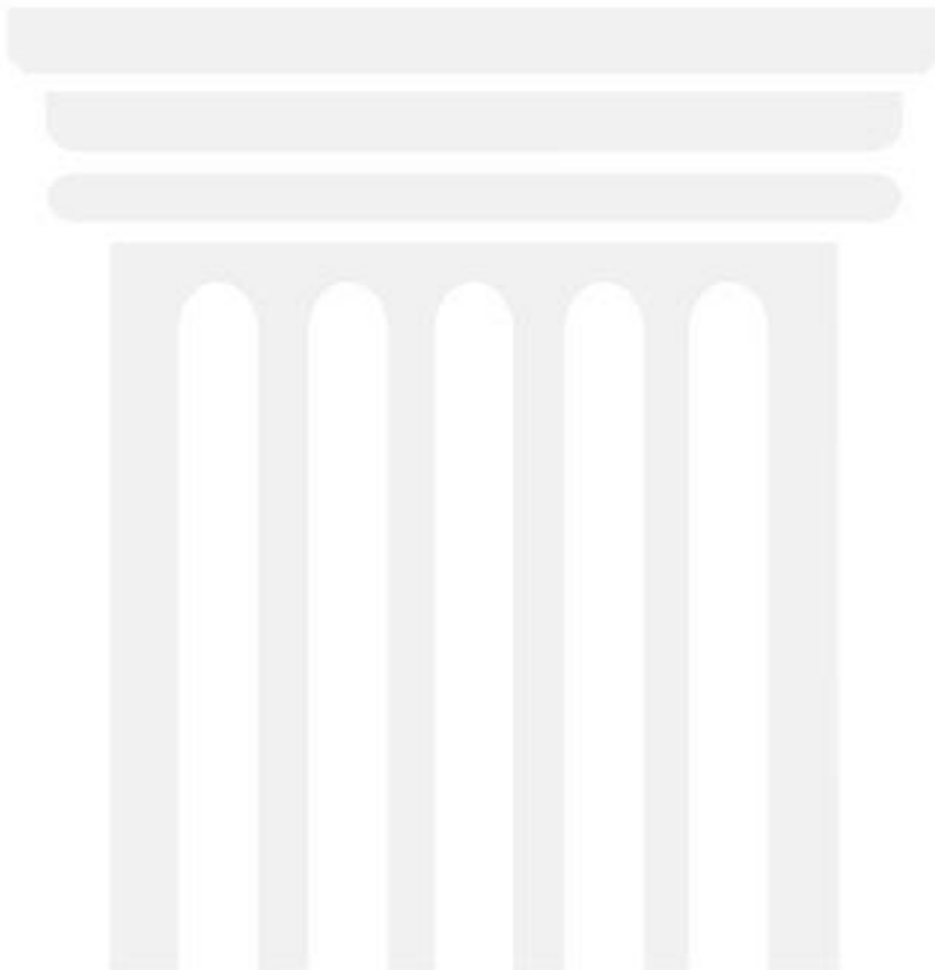
Sincerely,  
**SOVEREIGN CONSULTING INC.**



David Billo, LSP, LEED AP  
Office Manager

Attachment: Site Plan Peer Review Response (United Consultants, Inc.)

cc: Sovereign File (with attachment)



United  
Consultants, Inc.  
850 Franklin Street Suite 11D  
Wrentham, MA 02093  
508-384-6560 FAX 508-384-6566

January 18, 2021

Mr. Anthony Padula, Chairman  
Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

**Re: 138 East Central Street  
Site Plan Peer Review**

Mr. Chairman and Board Members,

On behalf of the applicant Franklin Food Pantry, Inc. we have provided a summary of the following comments received from the Town Engineer Michael Magglio, BETA Group, Inc. and comments received from the Town of Franklin Planning Board at the public hearing. Our responses are immediately following each comment and they have been italicized.

**Town Engineer**

1. Applications that will need to be filed with the ranking Department of Public Works may include, but are not necessarily limited to a Street Excavation Permit for the modified curb cut.

*The Franklin Food Pantry's contractor will file for the necessary permits prior to commencing with construction of the curb cuts.*

2. Whereas this is a redevelopment project, the applicant is proposing a net decrease in impervious area as well as infiltrating some of the existing roof runoff in order to meet the Storm-water Standards. We agree with this approach and the proposed drainage improvements.

*The existing Activity and Use Limitation prohibits the removal or existing impervious surfaces within the AUL area. The proposed pervious areas have been revised to address the AUL requirements. There is a proposed decrease in site impervious. Due to the AUL and the restrictions for work below four from finish grade as well as the review of existing soil logs for the site which listed groundwater depths between 4.21 and 4.95 feet below existing grade (April 13, 2001) The project storm-water design has been revised and the two roof storm-water systems have been removed from the proposed site plan.*

3. The layout of parking space number 1 may present a safety concern as a vehicle parked in this spot would need to back up into the entrance driveway to leave.

*Space one will require a vehicle exiting the parking space to back into the entrance driveway area.*

4. The plans call out for an approximately 30 ft length of vertical curb along the property line shared with the adjacent gas station near the front of the property on East Central St. Where this area is currently all paved between the two parcels, the applicant may want to consider eliminating the curb line to avoid it from being hit and to simplify snow removal.

*The curb has been proposed at the request of the owner to prevent vehicles from entering their site and then turning into the gas station site.*

## **BETA Group, Inc.**

### General

- G1. Indicate disposition of existing monitoring wells.

*The existing monitor wells will remain at the present time and may be used for further site evaluations.*

- G2. Clarify if Note 1 (removal of bollards) on the Grading and Utility Plan applies to the bollards in front of the garage door on the south side of the building. Providing vehicular access to the building may require the installation of floor drains and a gas trap to meet plumbing code.

*The existing bollards and the existing overhead door will be removed. See revised note 1. There will be an overhead door installed at the southwest area of the building for the unloading delivery truck. Vehicles will park outside the building and will not be permitted to enter the building.*

### Zoning

The Site is located within the Commercial I (CI) zoning district and is located just outside the Water Resources District. The proposed use as a Food Pantry is listed as Other Retail Sales, Services (§185 Attachment 3 section 2.15a), which is permitted by right in the CI zoning district, provided that use does not result in an increase in water consumption of more than 15,000 gallons per day. BETA notes the use may also be permitted by right in the CI zoning district as a Charitable Institution (§185 Attachment 5 section 4.3).

Schedule of Lot, Area, Frontage, Yard and Height Requirements (§185 Attachment 9)

As proposed, the lot complies with minimum lot area, frontage, depth, width, structure height, front yard (East Central Street), and impervious coverage of structures. The lot does not comply with side yard, (20' min. from abutting residential districts), front yard (Cross Street), and impervious coverage of structures plus pavement; however, these are existing non-conformities and no changes are proposed to the building footprint to alter the side/rear yard non-conformities. A slight reduction in impervious coverage is proposed compared to existing conditions.

- SC1. Provide architectural plans or clarify if any alterations are proposed to the building structure that would require additional documentation to be provided in accordance with §185-10.

*The project Architect has confirmed that there will not be any proposed expansion of the footprint of the building. The project architect has confirmed that all proposed exterior awnings are located outside the required setbacks and do not increase the nonconformity.*

### Parking, Loading and Driveway Requirements (§185-21)

Access to the Site is provided through an existing curb cut along the northern property line that connects to East Central Street. Access also provided along the Site's frontage with Cross Street. Paved driveways and parking areas are located around the entire perimeter of the building.

§185-21.B.(2)(b) describes the number of parking spaces required for a non-residential use in the Commercial I district. For a gross floor area of 6,499 sq. ft., as noted in the parking calculations, 13 parking spaces are required and are proposed. One space is designed to be van accessible in accordance with the Americans with Disabilities Act (ADA). Proposed parking areas include both 90° and angled parking with stalls that vary between 14.7' and 20' long and aisles that vary between 14' (one-way) and 24' (two-way) wide. All parking stalls are 9' wide.

- P1. The parking schedule indicates a building floor area of 6,499 sq. ft., while the site plans show a building footprint of 5,496 sq. ft. Clarify if there is additional floor area beyond the footprint area depicted on the plans.

*There will be a second floor space which will be 1,003 sq. ft. in area. The parking calculations have been revised to include a note regarding the building floor areas.*

- P2. The designer has provided the number of parking spaces required based upon the gross floor area of the building; however, given that the parking layout is less than ideal in consideration of site limitations, clarify if a lesser number of spaces would be adequate for the proposed use in accordance with (§185-21.A.(4)).

*The owners would prefer to have additional parking and have contacted land owners in the vicinity of the site to see if parking would be available on their sites for use by the Franklin Food Pantry.*

- P3. The applicant has requested a waiver from the dimensional requirements of parking stalls and aisles (§185-21.C.(8) & (9)(a)). For consideration of this waiver, provide a summary of parking angles, stall lengths, and aisle widths as it relates to standard design guidance, such as the Institute for Transportation Engineers, to demonstrate that the proposed layout is adequate. The designer may also consider depicting standard vehicles within stalls and providing turning movements for passenger vehicles throughout the site.

*A detail has been added to sheet 5 which includes 6.5' wide by 16.35' long vehicles in spaces 1-9. Also shown on the detail is a vehicle entering the northwest site entrance (East Central Street) and traversing the site and exiting at Cross Street.*

- P4. Revise parking spaces to be at least 10' from the Cross Street right-of-way (§185-21.C.(1)) or request a waiver for proposed parking space #10. Also clarify if this space would be reserved for employees, as the difficult turning radius would likely require vehicles to back into the space. Refer to comment C1.

*A waiver request has been added to sheet 1.*

- P5. It appears that parking space #13 and waste collection vehicles will require backing onto a public way to exit the site. Although this parking area has only four parking spaces the total number of spaces for the site is greater than 5. BETA notes that a waiver in accordance with (§185-21.C.(3)) may be required.

*Parking space 13 will be used for the Food Pantry Box Truck. The truck will be parked in spaces 10-13 on the day the waste collection vehicle will be scheduled for pickup. The Food Pantry Truck will enter the site from the East Central Street westerly curb cut and will travel along the West side of the building and will then back into space 13. The Food Pantry Truck will then exit onto Cross Street. See vehicle parking and maneuvering sketch page 5. A waiver request for the waste collection truck has been added to sheet 1.*

- P6. Clarify how the approximately 15' wide paved area west of the building will be used, such as for a designated loading area (§185-21.D).

*See response to comment P5.*

- P7. Evaluate if the proposed curb stops, which will reduce the usable length of the angled parking stalls, are required in parking spaces on the north side of the building. Bollards are also proposed in each of these spaces.

*The curb stops have been eliminated.*

- P8. There are five existing parking spaces depicted on the west side of the building, which are partially located on the adjacent parcel. As this paved area is to remain, consider seeking an easement which would allow for their continued use and potentially allow for a more conventional parking layout on the Site.

*The Franklin Food Pantry does not own this property nor do they have an easement to park on the property.*

- P9. The existing evergreens along the westerly property line are proposed to be removed and replaced with a 4' high chain link fence with privacy slats. Confirm that the trees proposed for removal are fully on

the subject parcel and consider increasing the height of the fence to six feet to provide greater screening for the adjacent residential use.

*The owners have met with the abutting property owners. The following is proposed for this area. A six foot high chain link fence with privacy slats to provide screening as required by Bylaw section 185-35.B. The note has been changed to indicate that the trees will be trimmed to the property line. Additionally the Franklin Food Pantry will provide evergreen plantings on the abutting property.*

- P10. Recommend providing pavement markings for the proposed one-way exit at the northeast corner of the site.

*A right turn only sign has been added as well as pavement markings.*

#### Sidewalks (§185-28)

The project is located within the Commercial I Zoning district. Existing concrete sidewalks along East Central Street will remain or will be reconstructed as necessary. There are no clearly defined sidewalks on the north side of Cross Street and providing a sidewalk on the project's frontage along Cross Street is unlikely to be beneficial to pedestrians.

- SI1. Clarify Sidewalk Detail or provide additional detail for the sidewalk proposed in front (north side) of the building. The provided detail depicts curbing which is not proposed in this area.

*A detail of the sidewalk without curbing has been added to sheet 5.*

- SI2. Resolve discrepancy between minimum sidewalk width shown on Sidewalk Detail (4' minimum) vs. Note 2 on detail sheet that indicate 5' minimum.

*Note 2 has been revised.*

#### Curbing (§185-29)

The project proposes the use of vertical granite or vertical concrete curbing along portions of parking and driveway areas, as well adjacent to the sidewalk on the East Central Street Frontage.

- C1. Provide curbing between proposed parking located within 10 feet of the Cross Street right-of-way or request a waiver.

*A waiver request has been added to sheet 1.*

- C2. Revise limits of vertical concrete curb at the northeasterly property corner. As currently depicted the curb will block the sidewalk.

*The curb line has been revised at the sidewalk area.*

#### Site Plan and Design Review (§185-31)

The project has been submitted for Site Plan Approval and is required to conform to the requirements of this section.

- SP1. Confirm the existing water and sewerage services are intended to be reused and are in good working order. If information is available, depict their location on the plans (§185-31.1.(C)(3)(m)).

*Refer to Existing Site Feature Notes on sheet 4 regarding the water and sewer services which are proposed to remain and be re-used. The water and sewer services have been labeled on the plans.*

- SP2. A waiver has been requested to allow illumination to extend beyond the Site's property lines (§185-31.C.(4)(e)). The proposed design will include spillage in all directions but is not anticipated to result in any hazard or nuisance glare on the adjacent commercial property or roadways; however, light spillage onto the adjacent residential property to the southwest exceeds what would normally be considered as minor. Revise lighting to eliminate or minimize spillage onto the adjacent residential properties.

*Refer to the SK Associates revised site lighting plan.*

## Stormwater Management

The project proposes to collect runoff from roofs and direct flow to two new subsurface infiltration systems. Runoff from the remainder of the Site will continue to flow overland onto Cross Street, East Central Street, or abutting properties to the east. A net reduction in impervious area is proposed.

### GENERAL

SW1. The existing Site has an Activity Use Limitation which restricts the disturbance of petroleum impacted soil, defined as soil at a depth greater than four feet below existing grade. The recharge systems are proposed at a depth similar to that of the impacted soil and while revisions may be possible to locate the systems higher, there is concern that infiltrating stormwater could facilitate migration of petroleum contamination toward the abutting property and Town's Zone II Wellhead protection area. Unless an LSP confirms that infiltration will not contribute to groundwater contamination, infiltration is not recommended.

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6. Space for car by pass.

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*We believe the above responses and plan revisions address the review comments received to date. We look forward to meeting with the Planning Board to discuss this project further.*

*Sincerely,*

*Richard Goodreau  
Project Manager*

To Whom it May Concern:

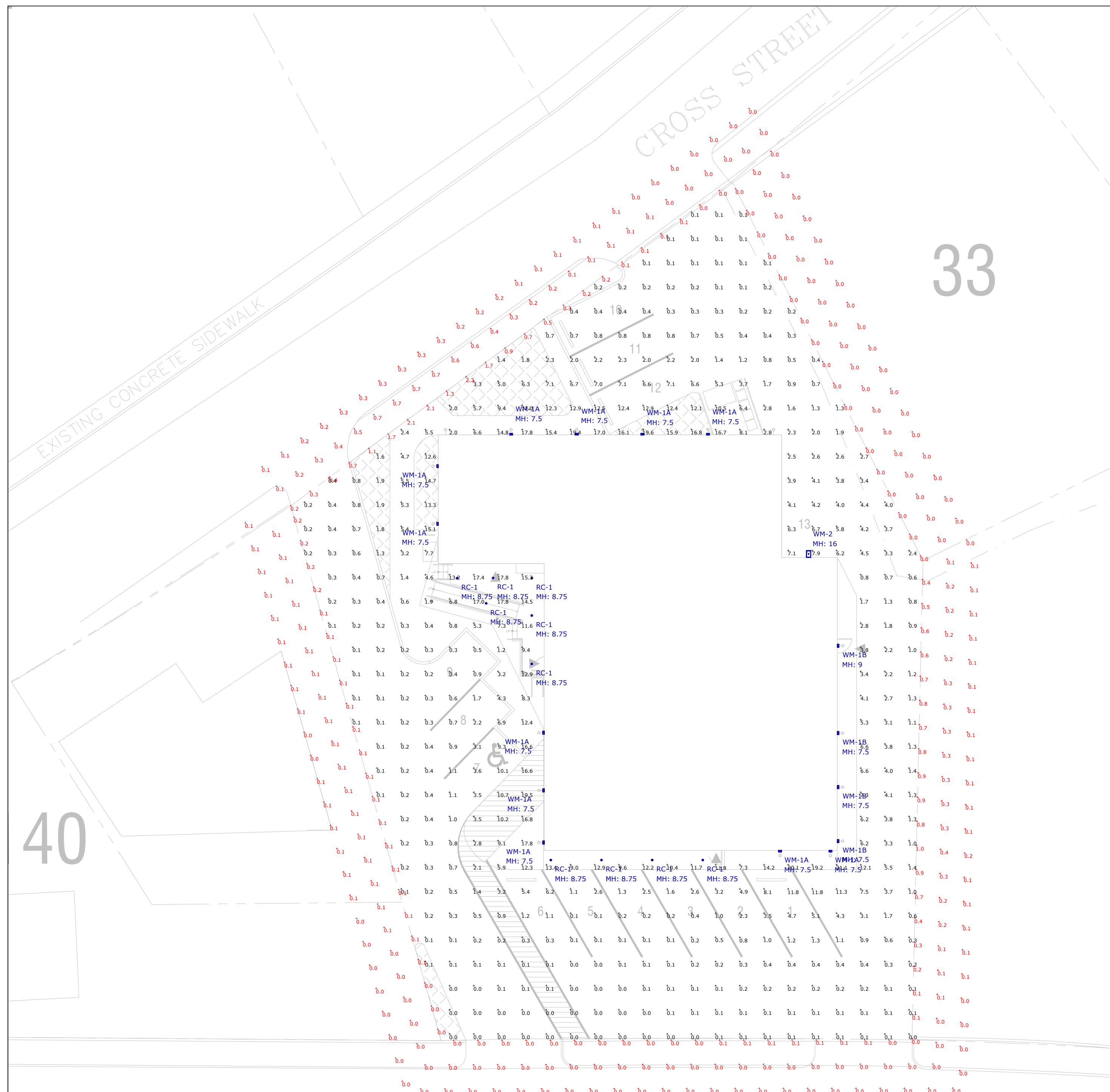
We have been in discussions with the Franklin Food Pantry regarding parking related to their purchase and occupation of 138 East Central Street. While Walgreens does not execute written agreements around such matters with local businesses, we have enjoyed professional and productive conversations with the Franklin Food Pantry around the use of limited parking spaces in the back of our store, located across the street.

We look forward to continued discussions and to partnering with the Franklin Food Pantry, whose mission is so critical to our community. If there are any questions, comments, or concerns, feel free to reach out to me at the store.

Sincerely,

-Nicholas Doire

Store Manager  
Walgreens #13005  
160 East Central St, Franklin  
(508) 541-1436



**NOTES:**

- A. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- C. CALCULATION POINTS ARE TAKEN AT GRADE.
- D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

**NIO-4RNDC**  
4" Iolite Round Reflector with Round Aperture  
Source: 1W to 25W LED  
800lm to 2500lm

**PROJECT DESCRIPTION**  
Iolite reflectors can be specified for use with both new construction or remodel housing. Deep recessed cone reflectors adjust mount height.

**FEATURES**  
• 100% LED, 100lm, 200lm, 300lm or 500lm LED packages  
• 200K, 300K, 400K, 500K, 600K or 800K CRI  
• Smart LED on Center Eye Technology  
• Flood apertures (not included)  
• 5-Year limited warranty

**DESCRIPTION**  
Construction: Reflectors are constructed of heat dissipating, die-cast aluminum. The aluminum die-cast LED heat sink is threaded to fit the reflector and transfer heat.

**Housing**: Reflector includes friction flange to mount securely to housing.

**OPTICS**  
• **SP-3000mm**: Each reflector includes half-changable optics (27° spot, 42° narrow flood and 82° flood - pre-installed). Precision optics are available.  
• **SP-2000mm**: Each reflector includes half-changable 10° optics (20° spot, 40° narrow flood - pre-installed and 60° flood).

**ELECTRICAL**  
• **Current / Voltage**: 100mA / 100V, 200mA / 100V, 300mA / 100V, 500mA / 100V, 2000mA / 240V, 2100mA / 240V  
• **Color Temperature**: 2700K, 3000K, 3500K, 4000K, 5000K  
• **Dimming**: Specified by housing

**Operating Temp.**: Specified by housing  
**Clearance**: 100mm (4" min) or 125mm (5" min)  
**Center to Center**: Center to center hole to hole temperature from a bright 2000K to a warm and comfortable 2000K on a scale from 1000 to 2000K.

**COMPATIBLE HOUSINGS**  
Reflectors are compatible with respective Iolite housings manufactured by Nora Lighting.

**CATALOG DESCRIPTION** | **LUMENS / WATTAGE**

NIO-4RNDC-100	100lm New Construction	100-1000lm / 1W
NIO-4RNDC-200	200lm New Construction	200-2000lm / 1W
NIO-4RNDC-300	300lm New Construction	300-3000lm / 1W
NIO-4RNDC-500	500lm New Construction	500-5000lm / 1W
NIO-4RNDC-2000	2000lm New Construction	2000-20000lm / 240V
NIO-4RNDC-2100	2100lm New Construction	2100-21000lm / 240V
NIO-4RNDC-3000	3000lm New Construction	3000-30000lm / 240V
NIO-4RNDC-5000	5000lm New Construction	5000-50000lm / 240V

**ACCESSORIES**: Reflectors will accommodate 1/8" hex screw and 1/4" hex screw deck color or square stud, no accessory holder is required, see accessories page. Flush mount mounting is available to give the appearance of a recessed reflector, compatible with new construction housing only.

**LABELS AND LISTINGS**  
• ENEC LED certified  
• ENEC DALI certified  
• RoHS compliant  
• Confirmed to the high efficiency requirements of California Title 20, 2019

**Compatible Housings**

NIO-4RNDC-100	100lm New Construction	100-1000lm / 1W
NIO-4RNDC-200	200lm New Construction	200-2000lm / 1W
NIO-4RNDC-300	300lm New Construction	300-3000lm / 1W
NIO-4RNDC-500	500lm New Construction	500-5000lm / 1W
NIO-4RNDC-2000	2000lm New Construction	2000-20000lm / 240V
NIO-4RNDC-2100	2100lm New Construction	2100-21000lm / 240V
NIO-4RNDC-3000	3000lm New Construction	3000-30000lm / 240V
NIO-4RNDC-5000	5000lm New Construction	5000-50000lm / 240V

1 Site Photometric Plan  
SCALE: 1"=15'-0"

Symbol	Label	Qty	Part Number	LLF	Fixture Wattage	Fixture Lumens	BUG Rating
⊙	RC-1	10	Nora Lighting # NIO-4RNDC30FM/10 _ NHOICD-48	0.900	13.5	1041	B1-U1-G0
⊞	WM-1A	11	Luminos Global # LGL-FCW-30-SV-30K-DB	0.900	32.1	3801	B2-U0-G1
⊞	WM-1B	4	Luminos Global # LGL-FCW-12-SV-30K-DB	0.900	12	1500	B1-U0-G1
⊞	WM-2	1	Visionaire # VSC-II-T3-32LC-7-3K-UNV-WM-BZ	0.900	74	7980	B2-U0-G2

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.16	2.3	0.0	N.A.	N.A.
Site Points	Illuminance	Fc	3.32	21.1	0.0	N.A.	N.A.

2 Fixture Specification - Nora Iolite Series

**LuminosGlobal**  
LIGHTING

**FCW Series**  
Wallpack

**Highlights**

- Modern Design
- 50,000 Hours
- 125 Lumens per Watt
- 5 Year Warranty

**Applications**

- Walls
- Facades
- Perimeter Lighting

**Ordering Guide**

Example: LGL-FCW-12-SV-30-S-PC

LUMINOS GLOBAL	PRODUCT	POWER	VOLTAGE	CCT	FINISH	ACCESSORIES
LGL	FCW	12-12W	SV-100-277V	30-3000K	DB- Dark Bronze	PC-Photocell
		25-25W	HV-340-480V	40-4000K	S-Silver	
		30-30W		50-5000K		
		40-40W		57-5700K		

3 Fixture Specification - Luminos Global FCW

**VSC LED Specifications**

**Ordering Information**

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
VSC-1	T1	16LC	3	3K	UNV	WM	BZ	PC100
	T2	32LC	5	4K	VCB	WBK	BK	PC200
	T3	48LC	7	5K	VCB	WBK	BK	PC400
	T4		7	5K	VCB	WBK	BK	PC400
	T5		7	5K	VCB	WBK	BK	PC400
	T5W		10	5K	VCB	WBK	BK	PC400

**VISIONAIRE LIGHTING**

4 Fixture Specification - Visionaire VSC