



September 14, 2023

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

**Re: 122-138 East Central Street  
Site Plan Peer Review**

Dear Mr. Rondeau:

BETA Group, Inc. has reviewed the proposed site plans for the proposed development entitled **“Site Plan, 122 and 138 East Central Street”** located in Franklin, Massachusetts. This letter is provided to inform you of our findings, comments, and recommendations relative to the proposed development.

## **BASIS OF REVIEW**

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

- Plans (6 sheets) entitled: **“Site Plan, 122 and 138 East Central Street”**, dated July 27, 2023, prepared by United Consultants Inc. of Wrentham, MA stamped by Carlos Quintal, MA PE #30812.
- Plan (1 sheet) entitled: **“138 East Central Street-Franklin, MA Site Lighting Photometrics, Schedules & Specifications”** Prepared by SK & Associates, undated.

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

- **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, including amendments dated February 17, 2021.
- **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 includes two parcels, Assessors Map 286 Parcels 27 & 28, with a total area of 31,340+ square feet located at 122 & 138 East Central Street in the Town of Franklin (the “Site”). The parcel at 122 East Central Street has frontage on Cross Street as well as East Central Street. The Site is located within the Commercial 1 zoning district. Lots adjacent to the Site to the south along Cross Street are located in the Single-Family IV zoning district. The lots east and west of the site along East Central Street are all within the same district. The Site is located just outside the limits of the Water Resource District.

The existing Site is the location of a 2-story commercial structure (#138) and a 2-family residential dwelling (#122). The commercial structure at 138 East Central has access from both Cross street and East Central Street. The access from Cross street provides access to an overhead door at the rear of the building. A

14' wide driveway provides access around the building to the parking on the east side of the building which also has direct driveway access to East Central Street. The existing pavement area extends in front of the building at 138 and across the entirety of the lot at 122. There are flagged wetlands at the southeast corner of the lot just outside the limit of the pavement. The existing house at 122 is located at the front northeast corner of the parcel setback 6.6' from the east central street right of way. In total the impervious coverage on the site is 27,300+ square feet or 87% of the lot area.

The site is sitting on the divide where slopes are generally north south. East Central Street slopes from east to west across the front of the site, and Cross Street slopes from south to north across the frontage. The high point on the parcel is located at the northeast corner of the site in front of the house at 122. The divide generally runs between the 2 buildings at the front corners. All the pavement east of the commercial building at 138 and south of the residence at 122 slopes southeast towards the wetlands at the far corner of the parcel. The Site is not located within a wellhead protection area, a FEMA mapped 100-year floodplain, an NHESP-mapped estimated habitat of rare or endangered species, or any other critical area. NRCS soil maps indicate that most of the site is classified as Urban Land, however, a portion of the site is designated as Charlton-Hollis-Rock Outcrop Complex with a Hydrologic Soil Group (HSG) rating of A (high infiltration potential). Test pits conducted on site indicate the presence of 5-7' of fill underlying the paved areas.

The project proposes to construct a 1,200 square foot addition on the east side of the commercial structure at 138 East Central Street and add 3 overhead doors at the south end of the building which will be accessed from Cross Street. 4,014 square feet of the existing pavement will be removed along East Central Street Right of Way and 884 square feet will be added behind the dwelling at 122 East Central Street. The remainder of the pavement between the 2 buildings will be removed and reshaped to provide a 25-space parking lot. A 21.75' x 67' x 2.0' subsurface infiltration field will be installed along the north side of the commercial building at 138 East Central Street which will accept all the roof runoff from the 138 East Central Street building. All runoff from the paved surfaces between the buildings will continue to flow unimpeded to the wetlands at the southwest corner of the parcel.

## FINDINGS, COMMENTS, AND RECOMMENDATIONS

### GENERAL

- G1. The proposed grades across the parking lot are steep. Parking lot grades are normally limited to 3.0% as a maximum. On this site, the grade across space nos. 8 & 9 is 6.5% and the slope across spaces 10-20 range from 4-5.5%. At this grade, opening a door or controlling a car door being opened on the down gradient side is difficult.

### ZONING

The Site is located within the Commercial 1 Zoning District. The proposed development is to convert the existing dwelling at 122 East Central Street into a duplex and maintain a commercial use in the structure at 138 East Central Street. A 1,200 sq. ft. addition will be made to the existing building at 138 East Central Street which will expand the building footprint from 5,490 sq. ft. 6,696 sq. ft. Overall, the gross floor space in the building will be 8,446 sq. ft. including the 2<sup>nd</sup> floor space. The proposed addition will be located 10.6' from the side lot line which is in compliance with the side yard minimum setback of 10'.

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

The Site meets the requirements for lot area, depth, frontage, width; front and side yards; building height; and impervious coverage. Neither the dwelling at 122 East Central Street nor the existing commercial structure at 138 East Central Street meet the requirements for front, and side yard setbacks from the property line; however, these are existing nonconformities. For the commercial building, the minimum setback from the sideline which is the limits of the Single-Family IV zone is 20'. The building is setback 14' from this sideline and thus is nonconforming at this point.

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

Existing access to the Site is via two curb cuts along East Central Street and a driveway opening in Cross Street at the rear of the commercial structure. The access from East Central Street will be reduced to a single curb opening between the buildings. The driveway opening on Cross Street will be maintained and continue to provide access to the garage doors at the rear of the building at 138 East Central Street. The existing pavement area at 122 East Central will provide all the parking spaces needed for the use.

A total of 25 parking spaces will be provided on the west side of the 138 East Central Street structure. The proposed spaces will generally be maintained within the limits of the existing edge of pavement with only minor expansion directly behind the dwelling at 122. Two of these parking spaces are designed to be accessible, 1 of which is van accessible. Typical parking spaces are 9 feet wide and 19 feet long. Driveway widths are a minimum of 24 feet wide. A narrow-paved access lane (10' wide) west of the building at 138 East Central will be maintained between the commercial building and the adjacent residential parcel.

Parking requirements defined by the Zoning Bylaw are for Commercial Uses, 1 space is required per 500 sq. ft. of gross floor area; for Residential use 1.5 spaces are required per unit. The areas provided in the parking requirement summary result in a total required parking space count of 20 spaces.

- P1. In accordance with §185-21.C(5) of the bylaws, "***Parking lots for 20 or more cars shall contain or be bordered within five feet by at least one tree per 10 parking spaces,....***" For the proposed 25 spaces this would equate to 3 trees. The proposed 3 trees are shown on sheet 5 of 6.
- P2. In accordance with §185-21.C(4), ***(4) Loading areas and parking areas for 10 or more cars shall provide screening in accordance with § 185-35.*** See L1 below.
- P3. On the north side of the building at 138 East Central Street, the existing paved surfaces are being maintained. There is an AUL (Activity and Use Limitation) on the abutting parcel. The applicant should note if the AUL applies to this site and what will be the use of the paved area.

## **SIDEWALKS (§185-28)**

No public sidewalks are proposed under this project. There are sidewalks along the frontage on both East Central Street and Cross street. A concrete sidewalk from the commercial building will be extended to the sidewalk on East Central Street.

## **CURBING (§185-29)**

- C1. There is no curbing proposed at the rear of the parking lot.

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

The project has been submitted for Site Plan Review and is required to conform to the requirements of this section. The proposed lighting plan shows that the only lighting will be mounted on the face of the 2 buildings facing the parking lot. These will effectively light the driveway entrance from East Central Street and the face of the building at 138 East Central Street. There will be some minor spillage onto East Central Street at the driveway entrance and along the sidewalk.

- SP1. Based on the proximity of the site to the abutting residential uses, BETA recommends that information regarding any potential noise sources associated with the proposed renovations be provided to the Board for their review.
- SP2. As previously noted, there will be some minor spillage of light beyond the property line along East Central Street. The waiver from §185-31(4)(e) should be requested.

## **SCREENING (§185-35)**

The project proposes outdoor parking for 10 or more cars as well as loading docks which must be screened in accordance with this section. Residential districts are located to the south of the Site along Cross Street. Residences are present in these areas, though existing vegetation may partially obstruct visibility of the Site.

- L1. There is no screening proposed at the rear of the parking lot, and based on aerial imagery, it does not appear that the existing vegetation in this area is thick enough to screen the area. In addition, the edge of the pavement along this property line ranges from 2.5-5.0'. In accordance with the bylaws, this screen should be a minimum width of 4' and densely planted.

## **UTILITIES**

All existing utilities will be retained. Detailed review of utilities is anticipated to be provided by the DPW and Fire Chief, as applicable.

## **STORMWATER MANAGEMENT**

The overall impervious surface coverage across the site will be reduced, thus the proposed redevelopment will result in a reduction in peak flow rates and volumes off site into the wetlands at the southwest corner of the parcel. The plans show that there will be 4,014 sq. ft. of pavement removed and 885 sq. ft. of pavement added. The total reduction in the impervious surfaces on site will be 3,129 sq. ft. from the existing 27,150± sq. ft. to 24,020± sq. ft. The overall site is less than 1.0 acre, thus it is not subject to the requirements of the bylaws. However, it is subject to the Massachusetts Stormwater Standards and will be reviewed accordingly. The applicant is proposing a subsurface infiltration system that will accept and infiltrate the roof runoff from the structure at 138 East Central Street.

## **GENERAL**

- SW1. The soil logs do not indicate the presence of any redox features, nor is the C layer beneath the proposed infiltration system identified. BETA recommends that a frimpter adjustment be applied to the actual water table to determine ESHGW and document that the system will be 2' above Estimated Seasonal High Groundwater.

Mr. Gregory Rondeau, Chairman

September 14, 2023

Page 5 of 5

- SW2. Based upon the details provided, the infiltration system has 1,590 cu. ft. of storage capability which is the equivalent of 2.85" of runoff from the roof area (6,696 sq. ft.). The system will provide the equivalent storage volume of 0.6" from the total impervious surfaces on site.
- SW3. There are no proposed improvements at the southwest corner of the site adjacent to the wetlands. BETA recommends that the design be reviewed to determine if there are options available to provide stormwater treatment along the southwest edge of the parking lot prior to discharge into the adjacent wetlands.

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

Very truly yours,  
BETA Group, Inc.

A handwritten signature in blue ink, appearing to read "Gary D. James".

Gary D. James, PE  
Senior Project Engineer

cc: Amy Love, Planner



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

September 13, 2023

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

**RE: Site Plan Review – 122 & 138 East Central St**

Dear Mr. Chairman and Members:

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

1. Applications that will need to be filed with the Franklin Department of Public Works may include, but are not necessarily limited to Right-of-Way Excavation and Trench Permits.
2. It is unclear if these two lots are to be combined into a single lot as part of this project.
3. There appears to be an existing gravel access driveway between #118 and #122 East Central St. It should be noted if and how this access will be closed off.
4. The applicant should provide a calculation indicating the net increase or decrease in impervious coverage on the site.
5. A calculation should also be provided showing the underground storage system is able to drain within 72 hours.
6. We note that an oil and grease trap is shown, presumably for an interior floor drain. This work should be coordinated with the Building Department.

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

Sincerely,

Michael Maglio, P.E.  
Town Engineer

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**DATE:** September 13, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 122-138 East Central Street  
Site Plan Modification

---

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, September 18, 2023 Planning Board meeting and offers the following commentary:

### **General:**

1. The sites are located at 122 & 138 East Central Street, in the Commercial I Zoning District.
2. The proposed project includes site improvements for the parking areas.
3. Review letters will be provided from BETA, DPW and Fire.

### **Comments:**

1. Applicant should provide all structures within 300 feet of the site.
2. Applicant should show the main entrance and any other entrances to the building.
3. Provide an area(s) for snow storage.
4. Per section §185-31.C(3)(j) – provide location, size and sketch of all proposed signs.
5. Per section §185-31.C(3)(k) – provide a complete landscaping plan, including existing vegetation and proposed plantings for the entire site.

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

TOWN OF FRANKLIN  
TOWN CLERK

2023 AUG 14 P 2:49

RECEIVED

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Site Plan 122 + 138 East Central" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

- 1. Name of Applicant: 138 East Central Street LLC  
 Address of Applicant: 37 + 138 East Central St.  
 Phone No.: 508-507-9020 Email: info@camfordpg.com
- 2. Name of Owner (if not the Applicant): Same as Applicant  
 Address of Owner: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
- 3. Name of Engineer: Unitel Consultants Inc.  
 Address of Engineer: 850 Franklin St. Wrentham MA  
 Phone No.: 508-384-6960 Email: nick@uci850.com 02093

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 90221 Page 469, (or Certificate of Title No. \_\_\_\_\_)

5. Location and Description of Property:  
40435 87  
Existing Buildings and site  
improvements at 122 + 138 East Central Street

Square Footage of Building(s) 8446  
Assessor's Map 286 Lot 27 + 28

6. Purpose of Site Plan: Site Improvements

- 7. List of Waivers Requested (if any): Attach Form R for each waiver
  - 1. To Allow use of PVC pipe for stormwater system.
  - 2. Light Emission

Signature of Applicant

Print Name of Applicant

Signature of Owner

Print Name of Owner



CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: 122 & 138 East Central Street  
Date of Plan: 7/27/23 Assessor's Information: \_\_\_\_\_  
Prepared by: United Consultants Inc  
Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): 138 East Central Street, LLC  
Address of Record Owner(s): 37 East Central St  
Franklin, MA 02038

\*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):  
\_\_\_\_\_

\*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: \_\_\_\_\_

\*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: \_\_\_\_\_

Executed as a sealed instrument this 9<sup>th</sup> day of August 2023

[Signature]  
Signature of Applicant

Brad Chaffee  
Print name of Applicant

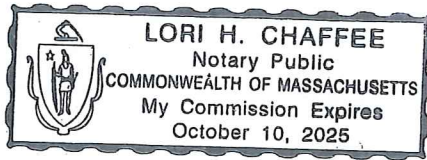
[Signature]  
Signature of Owner

Brad Chaffee  
Print name of Owner

Norfolk ss.

2023

On this 9<sup>th</sup> day of August 2023, before me, the undersigned notary public, personally appeared Brad Chaffee (name of Applicant), proved to me through satisfactory evidence of identification, which were License to be the person whose name is signed on the preceding document in my presence.



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

100 EAST CENTRAL STREET R  
37 EAST CENTRAL ST  
FRANKLIN, MA 02038

CROSS CONDOMINIUM  
C/O SMITH KATHLEEN  
39 CROSS ST  
FRANKLIN, MA 02038

HARWOOD JASON M  
HARWOOD AMY J  
44 CROSS ST  
FRANKLIN, MA 02038

110 EAST CENTRAL ST RE LL  
37 EAST CENTRAL ST  
FRANKLIN, MA 02038

DANIELS MARILYN  
40 CROSS ST  
FRANKLIN, MA 02038

LEVINS EDWARD J & BARBARA  
LEVINS FAMILY RECOVERABLE T  
158 MAIN ST  
FRANKLIN, MA 02038

138 EAST CENTRAL ST LLC  
138 EAST CENTRAL ST  
FRANKLIN, MA 02038

DAVEY GREGORY W  
DAVEY PAMELA J  
15 MILLIKEN AV  
FRANKLIN, MA 02038

LIU PROPERTY HOLDINGS LLC  
15 BUTTONWOOD DR  
ANDOVER, MA 01810

138 EAST CENTRAL STREET L  
37 EAST CENTRAL ST  
FRANKLIN, MA 02038

DAVIES REIDAR S  
63 CROSS ST  
FRANKLIN, MA 02038

MACHADO RIVAS SONSOLES  
39 CROSS ST  
FRANKLIN, MA 02038

139 EAST CENTRAL STREET L  
2 CRYSTAL LANE  
MILLIS, MA 02054

ENDO CARE RENTAL LLC  
137 LAKE ST  
SHERBORN, MA 01770

MADABS LLC  
75 CRESCENT ST  
FRANKLIN, MA 02038

143 EAST CENTRAL LLC  
C/O ROBERT P CAREY  
143 EAST CENTRAL ST  
FRANKLIN, MA 02038

FRANKLIN FORD LLC  
175 EAST CENTRAL ST  
FRANKLIN, MA 02038

MARCUS PROPERTIES LLC  
1 NEWELL DR  
FRANKLIN, MA 02038

70 EAST CENTRAL STREET LL  
37 EAST CENTRAL ST  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

MARTIN WILLIAM H  
MARTIN KATHERINE T  
33 CROSS ST  
FRANKLIN, MA 02038

ALPINE LLC  
119 EAST CENTRAL ST  
FRANKLIN, MA 02038

HALLIGAN PROPERTIES LLC  
1 NEWELL DR  
FRANKLIN, MA 02038

MAYER DEVI P & WILLIAM TI  
DEVI P MAYER REV TRUST  
62 CROSS ST  
FRANKLIN, MA 02038

ANDERSON CRAIG JOSEPH  
79 CROSS ST  
FRANKLIN, MA 02038

HANK REARDON REALTY, LLC  
PO BOX 248  
RAYNHAM, MA 02767

MB CENTRAL LLC  
1450 COMMONWEALTH AVENUE  
#A  
BRIGHTON, MA 02135

COOGAN COREY  
SONGIN KIERA L  
37 CROSS ST  
FRANKLIN, MA 02038

HARMON SEAN E  
155 SUMMER ST  
WRENTHAM, MA 02093

MCCORMACK KERRY A  
9 SUMMER STREET  
MEDFIELD, MA 02052

MCKILLOP BENJAMIN  
MCDUFF DOUGLAS H  
44 KING ST  
NORFOLK, MA 02056

TNT BUILDING CORP  
119 EAST CENTRAL ST  
FRANKLIN, MA 02038

MEGGY CHARLES W  
SKERRY KAYLA A  
71 CROSS ST  
FRANKLIN, MA 02038

VARRICHIONE MICHAEL  
21 CORBIN ST  
FRANKLIN, MA 02038

MILES BETHANNE  
18 MILLIKEN AVE  
FRANKLIN, MA 02038

YANG SHAOXIAN  
24 CROSS ST  
FRANKLIN, MA 02038

MIRANDA DAVID  
FORTIN DAWN-MARIE  
25 KING ST  
FRANKLIN, MA 02038

MITCHELL ROBERT W  
MITCHELL BARBARA A  
57 CROSS ST  
FRANKLIN, MA 02038

NARDUCCI ANTHONY N  
NARDUCCI PAMELA L  
50 GREEN ST  
WRENTHAM, MA 02093

OM EAST CENTRAL STREET LL  
5 PATRIOT RIDGE LN  
WILBRAHAM, MA 01095

PASQUINO RUTH E  
33 CORBIN ST  
FRANKLIN, MA 02038

PEREZ JORDI  
PEREZ MARIA  
7 MILLIKEN AVE  
FRANKLIN, MA 02038

SYED FURQUAN ALI  
SYEDA SANIA  
33 WINSTON RD  
HOLLISTON, MA 01746

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Sunday, September 3, 2023 and again on Monday, September 11, 2023

---

### FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, September 18, 2023 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan application titled "Site Plan 122-138 East Central" prepared by United Consultants Inc., Wrentham, MA, and submitted to the Department of Planning & Community Development on August 14, 2023, by 138 East Central Street LLC, Franklin, MA.

The property is located in the Commercial I Zoning District (Assessors Map 286 Lots 27-28) at 122 and 138 East Central Street. The applicant is proposing improvements to the existing buildings as well as the reconstruction of an existing parking lot.

**Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board's website under Agendas.**

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman