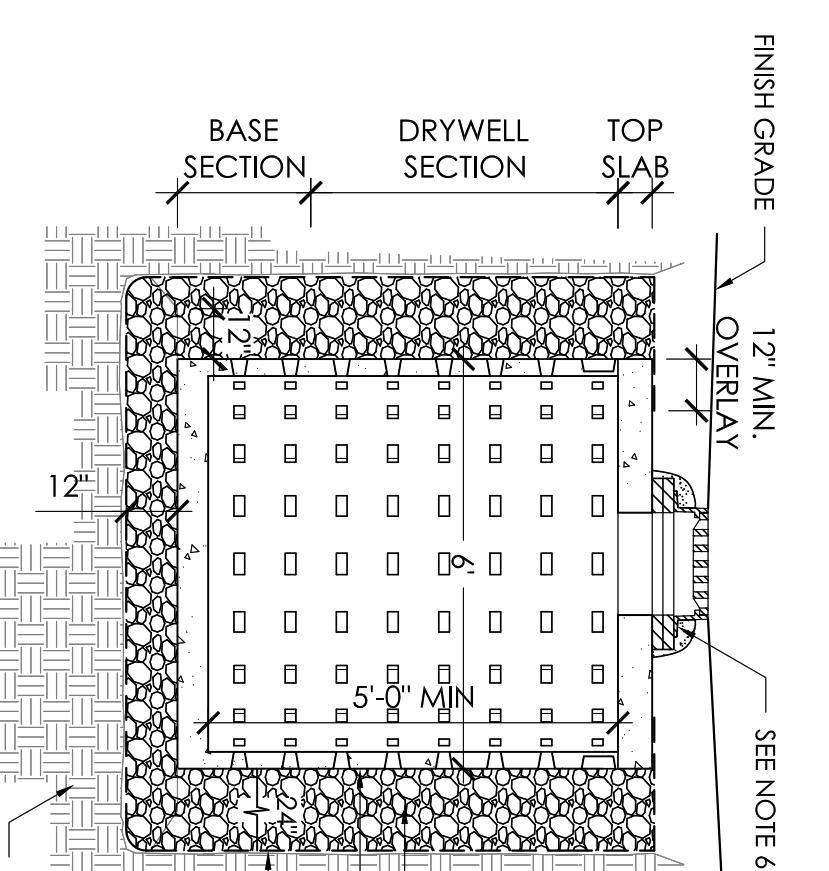


LOCUS MAP  
SCALE: 1=1.00

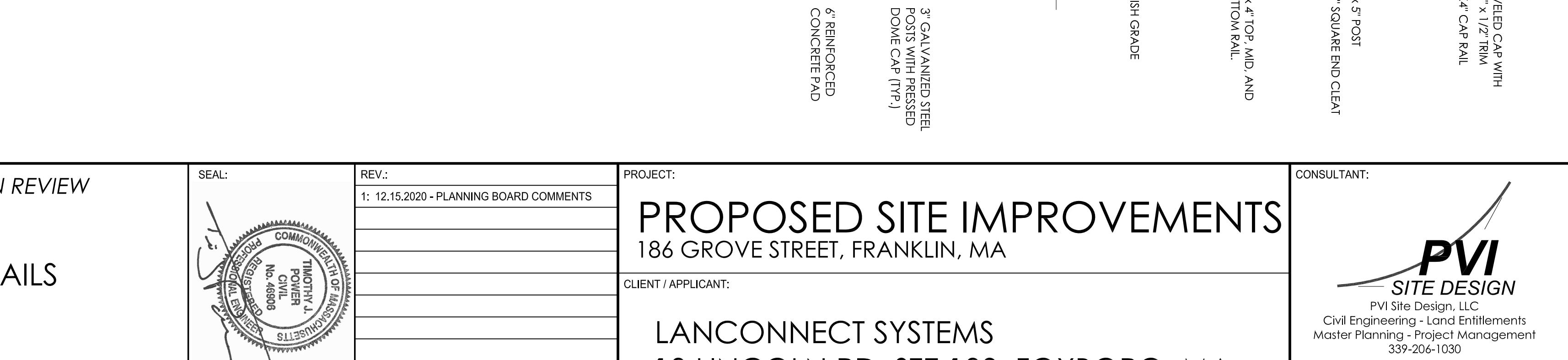
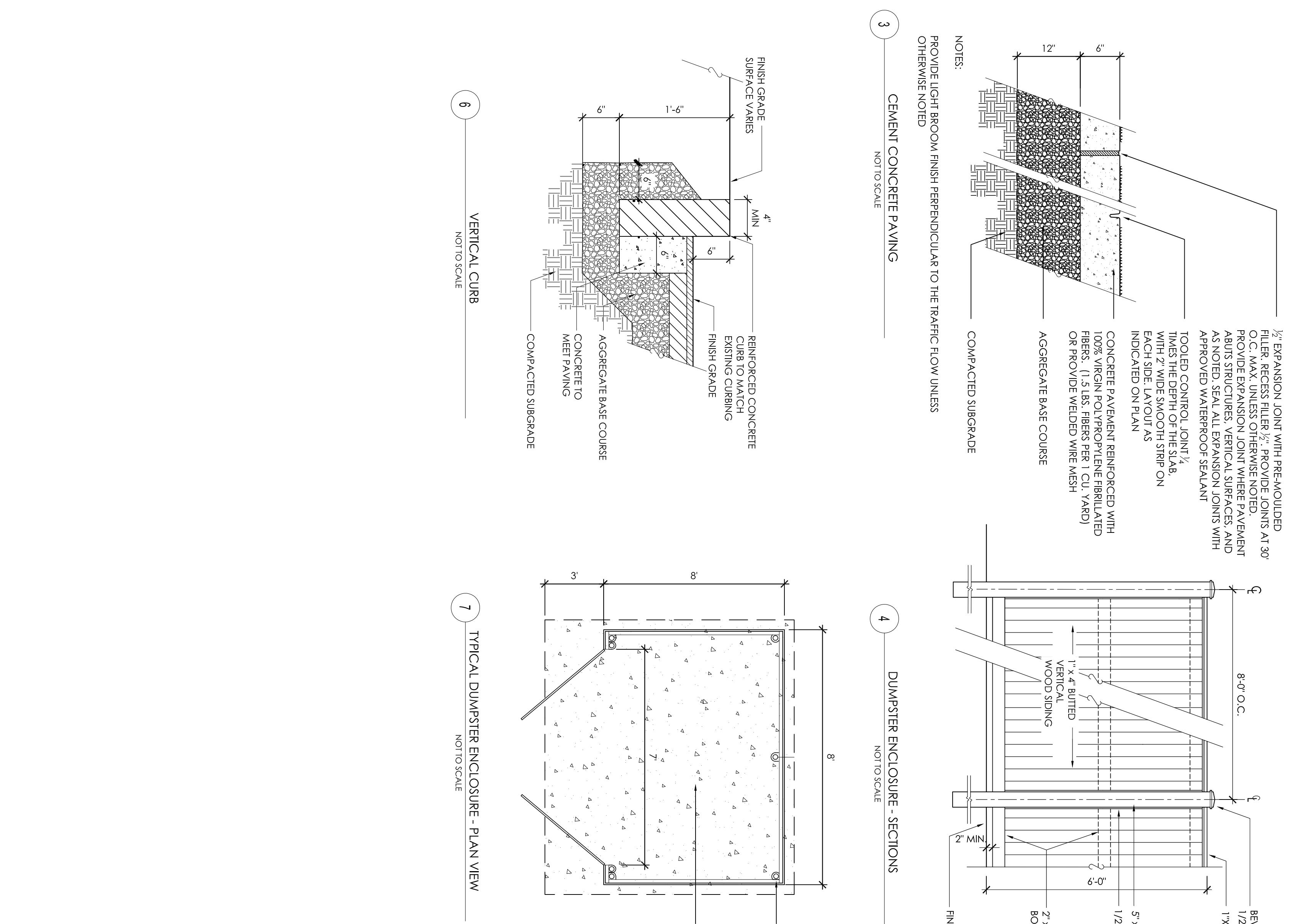
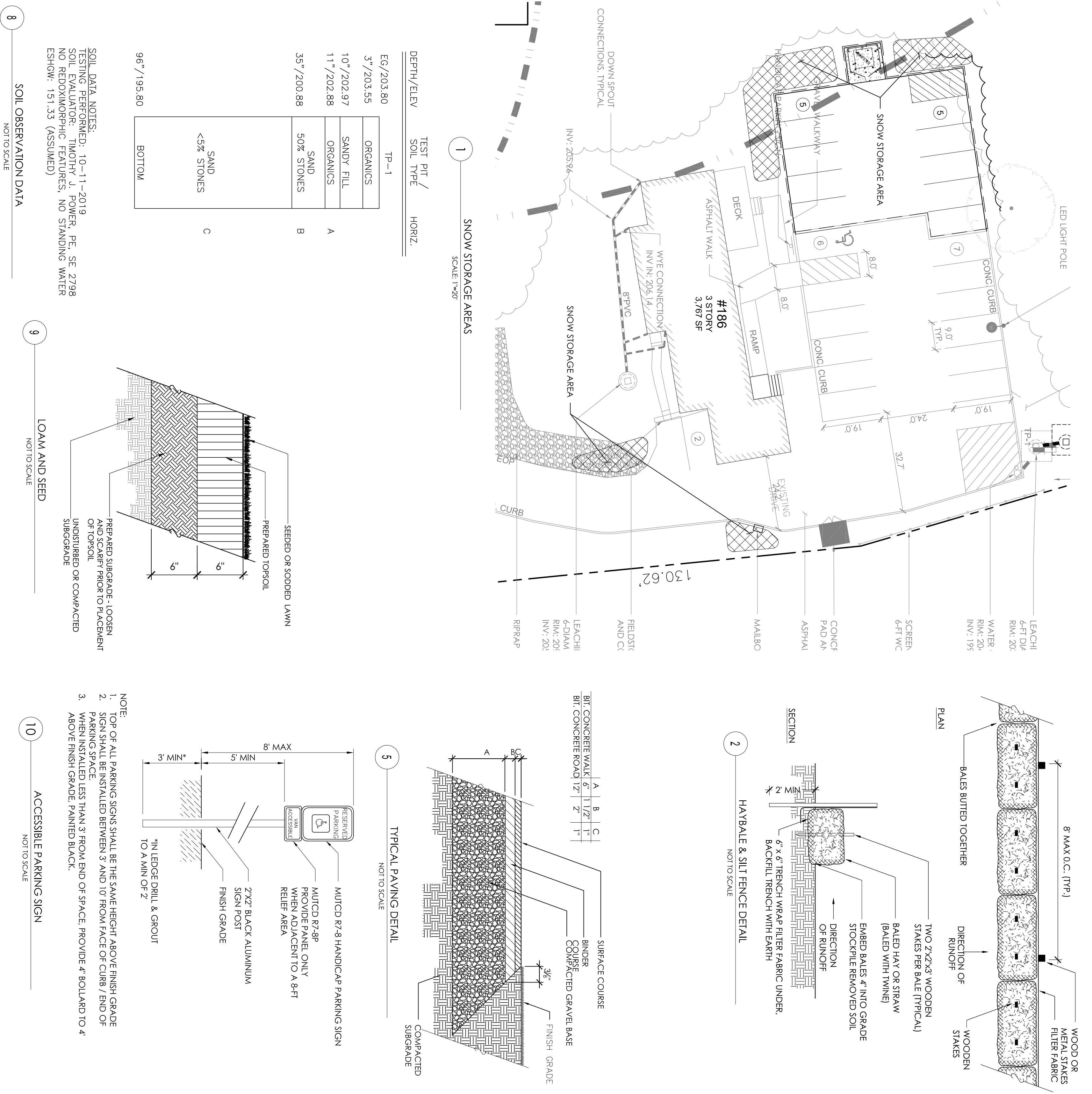
1

1 LEACHING BASIN DETAIL  
NOT TO SCALE



NOTES:	
1.	BASE SECTION SHALL BE MONOLITHIC WITH 8' OUTSIDE DIAMETER.
2.	ALL PRECAST COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
3.	CONCRETE SHALL BE COMPRESSIVE STRENGTH 4,000 PSI, TYPE II CEMENT.
4.	FRAMES AND GRATES SHALL BE HEAVY-DUTY AND DESIGNED FOR HS-20 LOADING.
5.	PROVIDE V-KNOCKOUTS FOR PIPES WITH 1" MAX CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6.	STANDARD CATCH BASIN FRAMES SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY, BRICK AND MORTAR (2 BRICK COURSE MINIMUM).
7.	5 BRICK COURSE MAXIMUM.

5 BRICK COURSE MAXIMUM



# **PVI Site Design**

18 Glendale Road, Norwood, MA - 339.206.1030  
Master Planning - Civil Engineering - Land Entitlements

December 15, 2020

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

RE: 186 Grove St, Site Plan Review – Peer Review Comments

Dear Mr. Padula:

We are in receipt of the peer review letters prepared by the BETA Group dated December 3, 2020. After review of the letter and other comments during the public hearing, we have revised the site plan and supporting documents accordingly. Below is a copy of the original comments with our responses in ***Bold Italic*** below as applicable. Revised drawings and other supporting information noted below are enclosed with this letter.

## GENERAL

G1. Depict the estimated Riverfront Area on the plans and coordinate with the Conservation Agent to determine if any filing with the Conservation Commission is required.

***The Riverfront has been added to the drawings. A MBZA approval was granted by the Conservation Commission on December 10.***

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

P1. Clarify if any interior renovations have been constructed or are proposed that would increase the building's GFA.

***No interior improvements that would increase the GFA are proposed as part of this project.***

P2. In accordance with §185-21.C.(5), provide one tree bordering the parking lot for every 10 parking spaces.

***The list of waivers has been updated to include this requirement. The lot and area surrounding the parking area is well vegetated with woodland cover. No existing trees are to be removed as part of this project.***

## CURBING (§185-29)

C1. Recommend providing concrete curbing in the new parking areas to match the existing installation. Also, the detail should be revised to indicate that concrete curb shall be precast (in addition to reinforced).

***The intent of the project is to use matching curbing products. The detail has been revised to call for Reinforced Concrete Curb.***

#### WASTE STORAGE FACILITIES

WS1. The Dumpster Enclosure Section detail indicates a proposed enclosure height of 3'-6" where Town Bylaws (§218-2) typically require a height that is 3 feet above the top of lid. BETA notes, however, that 6' high enclosures are typically acceptable to the Planning Board.

***The dumpster enclosure detail has been revised for a 6' high enclosure.***

WS2. Recommend providing reinforcement for the concrete dumpster pad.

***The dumpster pad detail has been revised to call for reinforcement and a typical concrete paving detail added.***

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

SP2. Recommend revising the Typical Parking Lot Light Pole Detail to indicate a height that matches the installed light (~15 feet).

***The plan has been revised to remove the proposed light pole. In discussion with the applicant, building lighting exists today that adequately illuminates the future parking area.***

#### STORMWATER MANGEMENT

SW1. Clarify if a pipe connection (recommended) is proposed between the two leaching basins.

***The plans have been revised to propose a pipe between the two leaching structures.***

We trust that the above responses and attached revised documents adequately address the comments. If any additional information is requested, please feel free to contact our office.

Thank you.

**PVI Site Design, LLC**



Timothy J. Power, PE  
Principal  
[tpower@PVIstitedesign.com](mailto:tpower@PVIstitedesign.com)  
339-206-1030

Copy: Peter Kokinda (LANConnect Systems)  
Matthew Crowley, PE (BETA Group)

Enclosures: Site Plans – Revised 12.15.2020  
List of Requested Waivers – 12.15.2020

## ***List of Requested Waivers***

Project: Proposed Parking Lot Expansion  
Address: 186 Grove Street, Franklin, MA  
Prepared: November 10, 2020  
Revised: December 15, 2020

### ***Requested Waivers:***

#### *Section 185-31C.(3).(f) – Topography for Whole Site*

Topography for the whole site is not warranted given the size and scale of the project. Topography is adequately provided within all areas where improvements are proposed.

#### *Section 185-31C.(3).(l) – Photometric Plan*

During the site plan review in 2019, a photometric was provided for the initial site construction that demonstrated the now existing light pole would not create glare or illumination that extended beyond the site's property lines. A second pole is now proposed further away from any property lines than the existing pole.

#### *Section 185-21.C.(5) – Parking Lot Trees*

*No new trees are proposed as part of the project. The property and area surrounding the parking lot is well vegetated with woodland areas. No existing trees are to be removed as part of this project.*



December 17, 2020

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

**Re: 186 Grove Street  
Site Plan Peer Review**

Dear Mr. Padula:

BETA Group, Inc. has reviewed revised documents for the proposed Site Plan Application, "Proposed Site Improvements – 186 Grove Street, Franklin, MA." 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 (2 Sheets) entitled ***Proposed Site Improvements***, dated November 10, 2020, revised to December 12, 2020, prepared by PVI Site Design, LLC of Norwood, MA.
- Stormwater Management Report, dated November 4, 2020, prepared by PVI Site Design, LLC
- Site Plan Application, including the following:
  - Cover Letter
  - Application for Approval of a Site Plan (Form P)
  - Certificates of Ownership
  - Certified Abutters List
  - Application Fees
  - List of Requested Waivers

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 186 Grove Street, encompassing one lot with a total area of  $1.88\pm$  acres located in the Town of Franklin (the “Site”). The Town of Franklin Assessor’s office identifies the parcel as Map 306 Lot 10. The Site is located within the Industrial (I) zoning district and is within the Water Resources District (Zone II Wellhead Protection Area). Surrounding parcels to the north, south, and east are also within the Industrial District, while parcels to the west are within the Rural Residential I district.

There are no mapped wetlands on the Site; however, the presence of an existing stream to the north has an assumed Riverfront on the Site. 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 indicate the presence of Hinckley Loamy Sand with a Hydrologic Soil Group (HSG) rating of A (high infiltration potential) and Urban Land, with no associated HSG rating.

Plans indicate the existing site is currently developed with a three-story building ( $3,767\pm$  SF), recently converted into office space and associated site developments that include a paved driveway, parking lot with 15 spaces, lawn areas, and utilities. Beyond these developments, the Site is generally undeveloped woodlands. Topography at the Site generally slopes away from the building in all directions, with steep slopes located along the western portion of the Site.

The project proposes to expand the parking lot to include ten new parking spaces and a larger dumpster enclosure. Stormwater management is proposed via a new leaching basin as well as features previously approved under the 2019 site plan application including a swale and proprietary separator.

## FINDINGS, COMMENTS, AND RECOMMENDATIONS

### GENERAL

- G1. Depict the estimated Riverfront Area on the plans and coordinate with the Conservation Agent to determine if any filing with the Conservation Commission is required. *PVI: The Riverfront has been added to the drawings. A MBZA approval was granted by the Conservation Commission on December 10. BETA2: Information provided – issue resolved.*

### ZONING

The Site is located within the Industrial (I) zoning district; parcels to the north, south, and east of the property are also within the Industrial zoning district, and parcels to the west of the property are within the Rural Residential I (RRI) zoning district. Although located within the Industrial District, parcels to the south are residential uses. The existing use of “Professional Office” is permitted within the Industrial district, and no changes to the use are proposed.

### 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 and rear yard dimensions; and maximum impervious coverage of structures and structures plus paving. The proposed lot does not meet requirements for side yard dimensions (30 feet plus the common height of the building as it abuts a residential use to the south); however, it is an existing non-conformity and no

changes are proposed to alter the non-conformity. Any future expansion of the building may require a variance from the Board of Appeals.

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

Access to the Site is provided via a driveway that connects to Grove Street. This driveway continues east to an existing parking lot located behind the existing Site building (#186 Grove St.), recently constructed under a 2019 site plan application. The existing parking lot includes 15 parking spaces, 1 of which is designated as van accessible in accordance with the Americans with Disabilities Act (ADA).

Under this site plan application, the rear parking lot is proposed to be expanded to include 10 additional parking spaces for a total of 25. Based upon the building's stated gross floor area (GFA) of 3,767 sq. ft. and Section §185-21.B.(3)(b)(iii), a total of 15 spaces (one space per 250 sq. ft.) are required. Proposed parking spaces are 9' wide and 18' long, and a 24' wide parking access aisle is provided.

- P1. Clarify if any interior renovations have been constructed or are proposed that would increase the building's GFA. **PVI:** *No interior improvements that would increase the GFA are proposed as part of this project.* **BETA2:** **Information provided – issue resolved.**
- P2. In accordance with §185-21.C.(5), provide one tree bordering the parking lot for every 10 parking spaces. **PVI:** *The list of waivers has been updated to include this requirement. The lot and area surrounding the parking area is well vegetated with woodland cover. No existing trees are to be removed as part of this project.* **BETA2:** **BETA concurs that there is existing mature vegetation in proximity to the parking areas and defers to the preference of the Board on this issue.**

## CURBING (**§185-29**)

The project proposes the use of vertical granite or concrete curbing along the perimeter of the proposed parking area.

- C1. Recommend providing concrete curbing in the new parking areas to match the existing installation. Also, the detail should be revised to indicate that concrete curb shall be precast (in addition to reinforced). **PVI:** *The intent of the project is to use matching curbing products. The detail has been revised to call for Reinforced Concrete Curb.* **BETA2:** **Detail revised that is shall be concrete, matching existing curbing. Revise detail on final plan set for endorsement to indicate that curb shall also be precast.**

## WATER RESOURCE DISTRICT (**§185-40**)

The project is located within a Zone II Wellhead Protection Area but does not propose any uses prohibited within the Water Resource District. Proposed recharge is not anticipated to result in any degradation to groundwater quality.

## WASTE STORAGE FACILITIES

The plans indicate that a new dumpster enclosure on a concrete pad will be provided for waste management.

- WS1. The Dumpster Enclosure Section detail indicates a proposed enclosure height of 3'-6" where Town Bylaws (§218-2) typically require a height that is 3 feet above the top of lid. BETA notes, however, that 6' high enclosures are typically acceptable to the Planning Board. **PVI:** *The dumpster enclosure detail has been revised for a 6' high enclosure.* **BETA2:** **Detail revised – issue resolved.**

- WS2. Recommend providing reinforcement for the concrete dumpster pad. *PVI: The dumpster pad detail has been revised to call for reinforcement and a typical paving detail added.* **BETA2: Reinforcement provided – issue resolved.**

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

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

- SP1. A waiver has been requested for providing a Photometric Plan as required by Section 185-31C.(3)(l). Based upon the Photometric Plan provided for the previously approved project at the Site, BETA concurs with the designer's assertion that the proposed light fixture is unlikely to create any nuisance glare or illumination that extends beyond the property line; however, BETA defers to the preference of the Board on this issue. **BETA2: Refer to comment SP2.**
- SP2. Recommend revising the Typical Parking Lot Light Pole Detail to indicate a height that matches the installed light (~15 feet). *PVI: The plan has been revised to remove the proposed light pole. In discussion with the applicant, building lighting exists today that adequately illuminates the future parking area.* **BETA2: Based upon the Photometric Plan provided for the previously approved project at the Site, the existing light pole will provide adequate illumination for at least a portion of the new parking spaces; however, the location of and illumination provided by the existing lighting on the building is not clear. Recommend for the Board to discuss this issue. BETA notes the site is isolated and is not used by the general public.**

## SCREENING (§185-35)

The project proposes outdoor parking for 10 or more cars which must be screened in accordance with this section. A 6' wooden fence was installed as part of the previously approved project and will continue provide screening to the abutting residential use.

## STORMWATER MANAGEMENT

The project proposes to direct runoff from new impervious areas to an existing water quality unit which will convey runoff to a pair of leaching basins. One of the leaching basins was constructed under the 2019 site plan application, while the second is proposed under this application. Overflow from the leaching basins is directed to a gravel spillway and swales.

Stormwater models have been designed to compare the post-development site to the conditions prior to the recent construction.

## GENERAL

- SW1. Clarify if a pipe connection (recommended) is proposed between the two leaching basins. *PVI: The plans have been revised to proposed a pipe between the two leaching structures.* **BETA2: At the discretion of the Board revise the proposed PVC pipe to RCP. BETA notes the proposed pipe is located outside of any areas subject to traffic loading.**

## **MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:**

The project will not direct stormwater flow from new impervious surfaces to wetland resource areas and will not disturb greater than one acre; however, under Section §185-31C.(3)(m), the Board may require the project to comply with all federal and state requirements, including the Massachusetts Stormwater Management Standards, Town of Franklin's Subdivision of Land Stormwater Management Regulations; §300-11 as applicable, Chapter 153, Stormwater Management, of Franklin's Town Code, and the Town of Franklin Best Development Practices Guidebook.

The following are the ten Massachusetts Stormwater management standards and relative compliance provided by the submitted documentation.

**No untreated stormwater (Standard Number 1):** *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project does not propose any new untreated stormwater discharges to wetlands – **complies with standard.**

**Post-development peak discharge rates (Standard Number 2):** *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.*

The project proposes an increase in impervious area and will use a new leaching basin to mitigate increases in post-development peak discharge rates and total runoff volumes. Provided calculations indicate a decrease in runoff rates and runoff volumes for the 2-, 10-, and 100-year storm events.

SW2. Identify location of Watershed 3S, shown in the HydroCAD model but not depicted on the watershed plans. *PVI: A revised proposed watershed plan is included that calls out subcatchment 3S. This is the roof area contributing to the existing leaching basin on the front of the house.* **BETA2: Information provided – issue resolved.**

**Recharge to groundwater (Standard Number 3):** *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

NRCS soil maps indicate the presence of Hinckley loamy sand with a Hydrologic Soil Group rating (HSG) of A (high infiltration potential). A test pit (TP-1) was completed in the area of the leaching basins indicating that underlying soils are Loam and Sand. The proponent has proposed a leaching basin to provide recharge and calculations indicate that adequate groundwater recharge will be provided. – **complies with standard.**

SW3. Clarify limits of swale/pond around leaching basins (205 contour) to verify that the storage volume in the HydroCAD model is accurate. *PVI: See adjacent image with highlighted area around the 205 contour that was used for storage calculation.* **BETA2: Information provided – issue resolved.**

**80% TSS Removal (Standard Number 4):** *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.*

The project proposes to direct runoff from the expanded parking area to a water quality unit and a leaching basin.. The proposed treatment train is anticipated to provide the required 80% total TSS removal as well as the 44% infiltration pretreatment requirement for critical areas and soils with rapid infiltration rates – **complies with standard.**

SW4. Revise TSS worksheets to reflect the proposed treatment train of the proprietary water quality unit and leaching basins. *PVI: A TSS calculation sheet was included in the drainage report in Appendix D and assumed the two leaching basins would act as a single Infiltration BMP. A revised worksheet is included to include two drywells in series.* **BETA2:** The provided TSS removal worksheet does not include the proprietary water quality unit; however, BETA notes that it was included as part of the previously approved project and the treatment train will provide the required 80% TSS removal – issue dismissed.

**Higher Potential Pollutant Loads (Standard Number 5):** *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project does not propose any Land Uses with Higher Potential Pollutant Loads – **not applicable.**

**Critical Areas (Standard Number 6):** *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project is located within a critical area (Zone II Wellhead Protection Area) and proposed stormwater treatment is consistent with MassDEP recommendations – **complies with standard.**

**Redevelopment (Standard Number 7):** *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The expanded parking lot proposed under this site plan is considered a new development – **not applicable.**

**Construction Period Erosion and Sediment Controls (Standard Number 8):** *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will not disturb in excess of one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are not required. Proposed erosion controls include a row of haybales and silt fence along the limit of work. A silt sac is proposed within existing stormwater BMPs.

SW5. Revise Haybale & Silt Fence Detail to an appropriate alternative, such as straw wattles or compost filter tube. Hay bales and silt fence are not permitted by the Conservation Commission.

**BETA2:** A revised details sheet has been provided and includes straw wattles in place of hay bales and silt fence. Include the revised detail on the final plan set for endorsement.

**Operations/maintenance plan (Standard Number 9):** *A long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

An Operation and Maintenance Plan is provided with the report – **complies with standard.**

**Illicit Discharges (Standard Number 10):** *All illicit discharges to the stormwater management systems are prohibited.*

An illicit discharge compliance statement has been provided – **complies with standard.**

Mr. Anthony Padula, Chairman

December 17, 2020

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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  
Jennifer Delmore, Conservation Agent



**TOWN OF FRANKLIN**  
**DEPARTMENT OF PUBLIC WORKS**  
Franklin Municipal Building  
257 Fisher Street  
Franklin, MA 02038-3026

December 16, 2020

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

**RE: Site Plan Modification Review – 186 Grove St**

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and our previous comment has been addressed. We have no further comments at this time.

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

Sincerely,

A handwritten signature in black ink, appearing to read "MM".

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:** December 17, 2020  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 186 Grove Street  
Site Plan Modification

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The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, December 21, 2020 Planning Board meeting and offers the following commentary:

**General:**

1. The site is approximately 1.88 acres and is located at 186 Grove Street in the Industrial Zoning District; Assessor's Map 306 Lot 010.
2. The applicant has filed a Site Plan Modification to increase the number of parking spaces.
3. Letters have been provided by BETA and Town Engineer.
4. Applicant received approval from the Conservation Commission.

**Comments:**

1. The Applicant is proposing to increase their parking spaces to 23 total spaces.
2. The Deputy Fire Chief has no concerns at this time with the submitted Site Plan.

DPCD has no further comments.