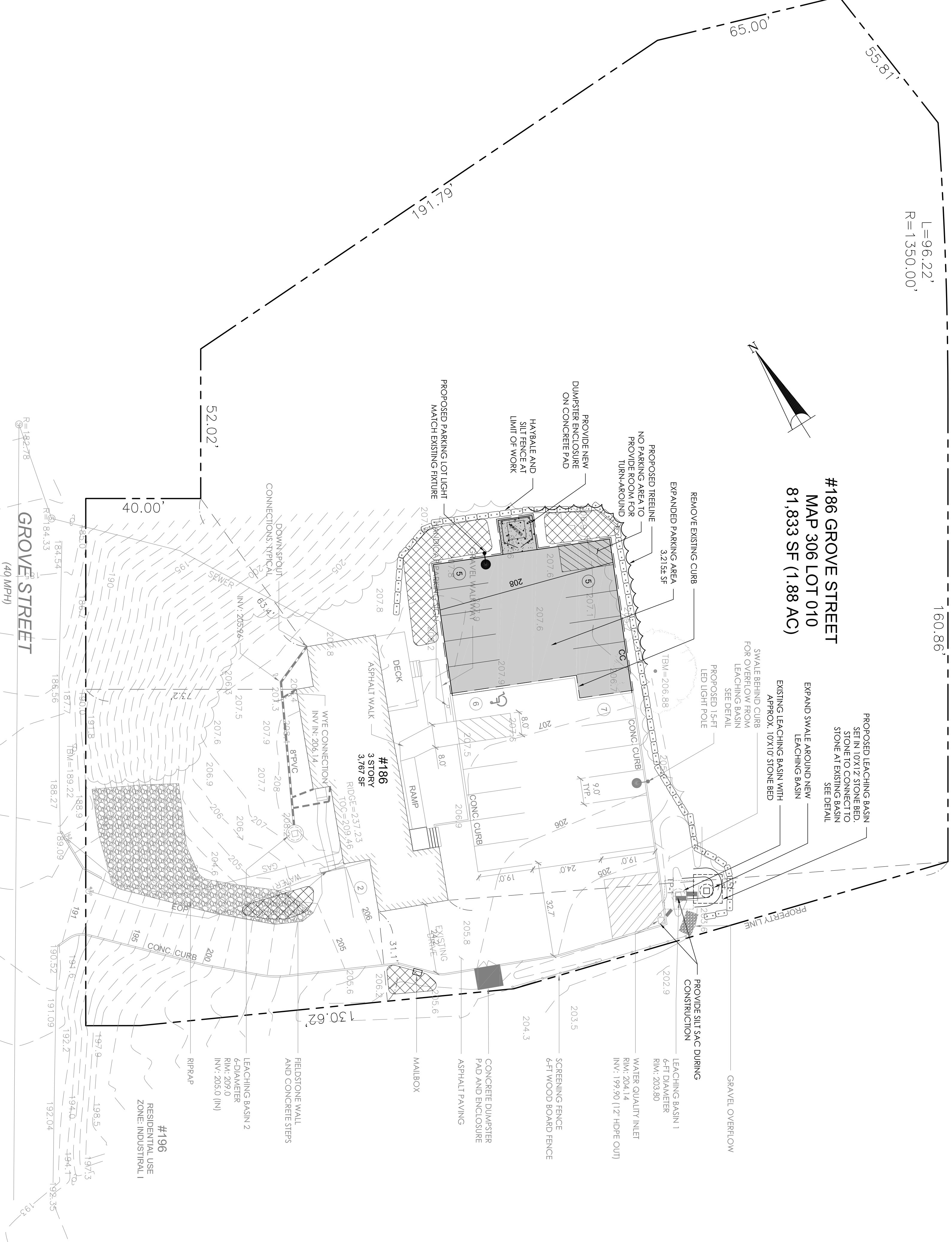
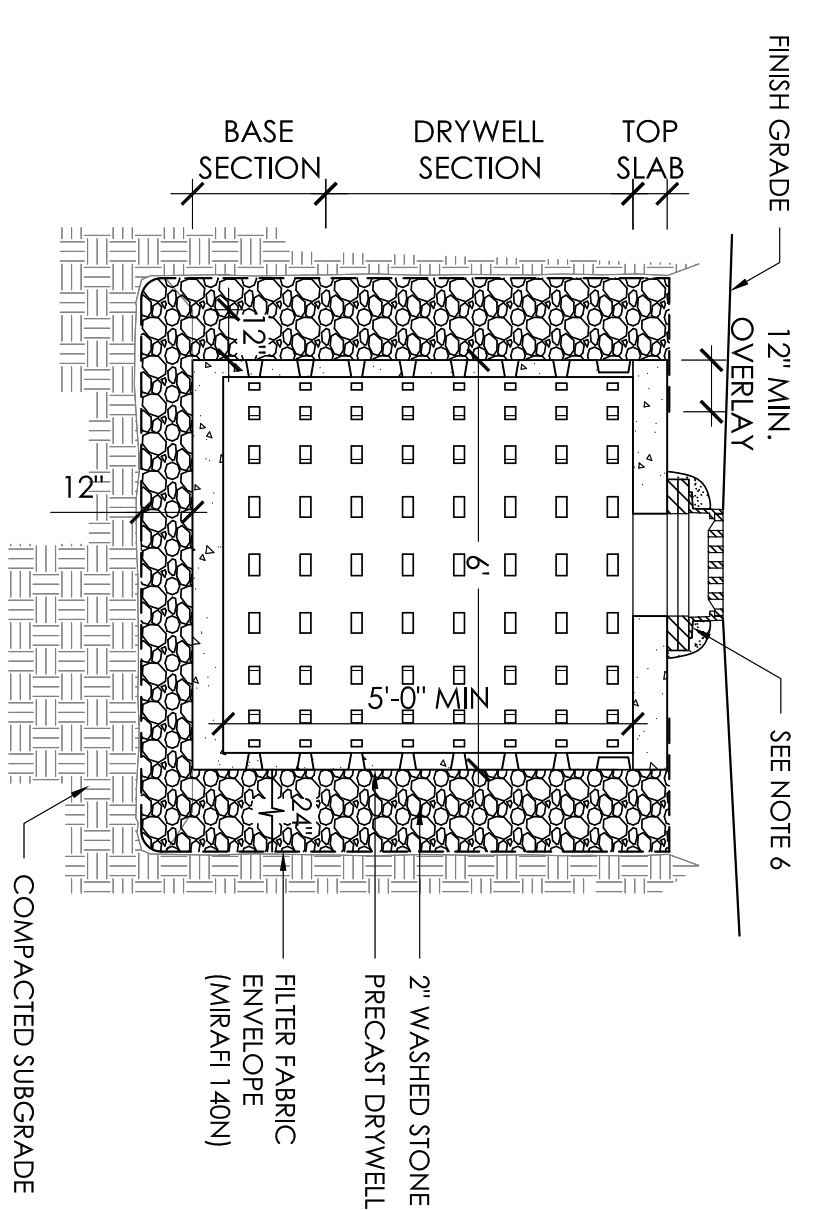


LOCUS MAP
SCALE: 1"=100'



1 LEACHING BASIN DETAIL
NOT TO SCALE



- NOTES:
1. BASE SECTION SHALL BE MONOLITHIC WITH 6" OUTSIDE DIAMETER.
 2. ALL PRECAST COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
 3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
 4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR HS-20 LOADING.
 5. CLEARANCE OF FIBER, MORFAR, ALL PIPE CONNECTIONS.
 6. STANDARD CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSE MINIMUM, 5 BRICK COURSE MAXIMUM).

EROSION CONTROL NOTES:

1. HAY BALE BARRIERS AND SITUATION FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE BEEN STABILIZED.
2. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EARTH MOVING ACTIVITIES.
3. HAY BALES AND POLY MATS SHALL BE MONITORED FOR ACCEPTABLE HERBACEOUS GROWTH, FREE OF WEEDS AND UNDESIRABLE PLANTS AND BE REPAIRED AS NEEDED.
4. THE UNDERSIDE OF HAYBALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.
5. STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL/VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET, OR RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, CONTRACTOR TO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE OWNER'S REPRESENTATIVE'S DIRECTION.
7. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, CONTRACTOR TO GRADE AND FINISH ALL EXISTING AND PROPOSED AREAS TO MEET THE DESIGN ELEVATIONS.
8. MAINTENANCE AND REPAIR ACTIVITIES.

ILLEGAL DISCHARGE STATEMENT:

THE STORM WATER MANAGEMENT SYSTEM PROPOSED SHALL NOT BE CONNECTED TO THE WASTEWATER MANAGEMENT SYSTEM AND SHALL NOT BE CONTAMINATED BY CONTACT WITH PROCESS WASTES, RAW MATERIALS, TOXIC POLLUTANTS, HAZARDOUS SUBSTANCES, OIL, OR GREASE PER MASSACHUSETTS DEP STORM WATER STANDARD 10.

GENERAL NOTES:

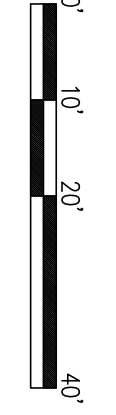
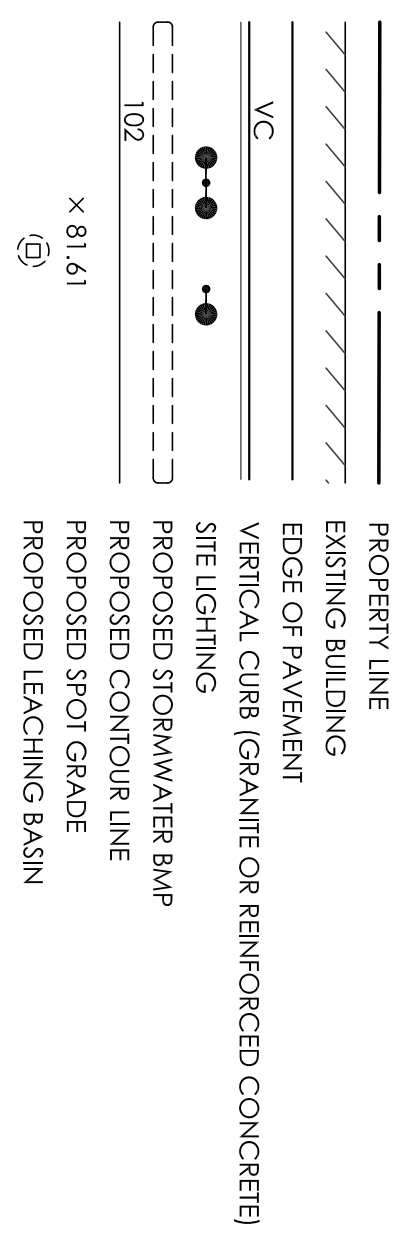
1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY FIELD RESOURCES, INC., DATED SEPTEMBER 23, 2019 AND AS-BUILT PLAN PREPARED BY PVI SITE DESIGN.
2. SCHEDULED DATES SHOW EXISTING CONDITIONS, WHERE EXISTING CONDITIONS (IE, UNBARS OR ARE) REMOVED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPED OR DEMOLISHED AS REQUIRED.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. PRIOR TO THE START OF ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
4. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION CONDITIONS AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
5. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
7. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OR BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
9. CONSTRUCTION SCHEDULES AND BUFFERS ARE BASED ON GIS INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.

ZONING TABLE

INDUSTRIAL ZONE I WATER RESOURCES OVERLAY	REQUIRED	PROPOSED	NOTES
LOT AREA:	40,000 SF	81,833 SF (1.88 AC)	NO CHANGE
BUILDING AREA:	-	3,767	
FAR:	-	3.3%	
PARKING:	15	25	1 PER 280 SF
ADA SPACES:	1	1	
SETBACKS:			
FRONT:	40'	73.2'	
SIDE:	60'+	31.1'	EXISTING CONDITION
REAR:	30'	174.2'	
FRONTAGE:	175'	183'	
IMP. COVER %:	70%	3.1%	STRUCTURES
HEIGHT:	80%	14.4%	STRUCTURES + PAVE
	3 STORIES (30'+)	NO CHANGE	

NOTE: BUILDING HEIGHT ESTIMATED BY FIELD OBSERVATION AND NOT THE RESULT OF A AVERAGE GRADE CALCULATION

LEGEND



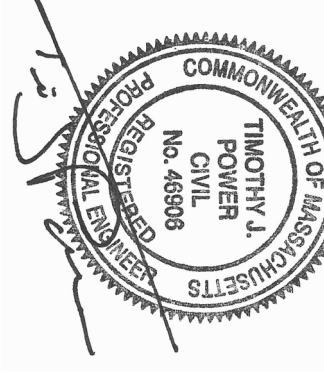
APPROVAL DATE: _____
FRANKLIN PLANNING BOARD

SCALE: AS NOTED
JOB NO.: 001-002
FILE: 001-002_BASE.dwg
DRAWN: TJP
CHECKED: TJP
SHEET NO.: C100

ISSUED FOR SITE PLAN REVIEW
NOVEMBER 10, 2020

PROPOSED SITE PLAN

SEAL:



REV.:

PROJECT:

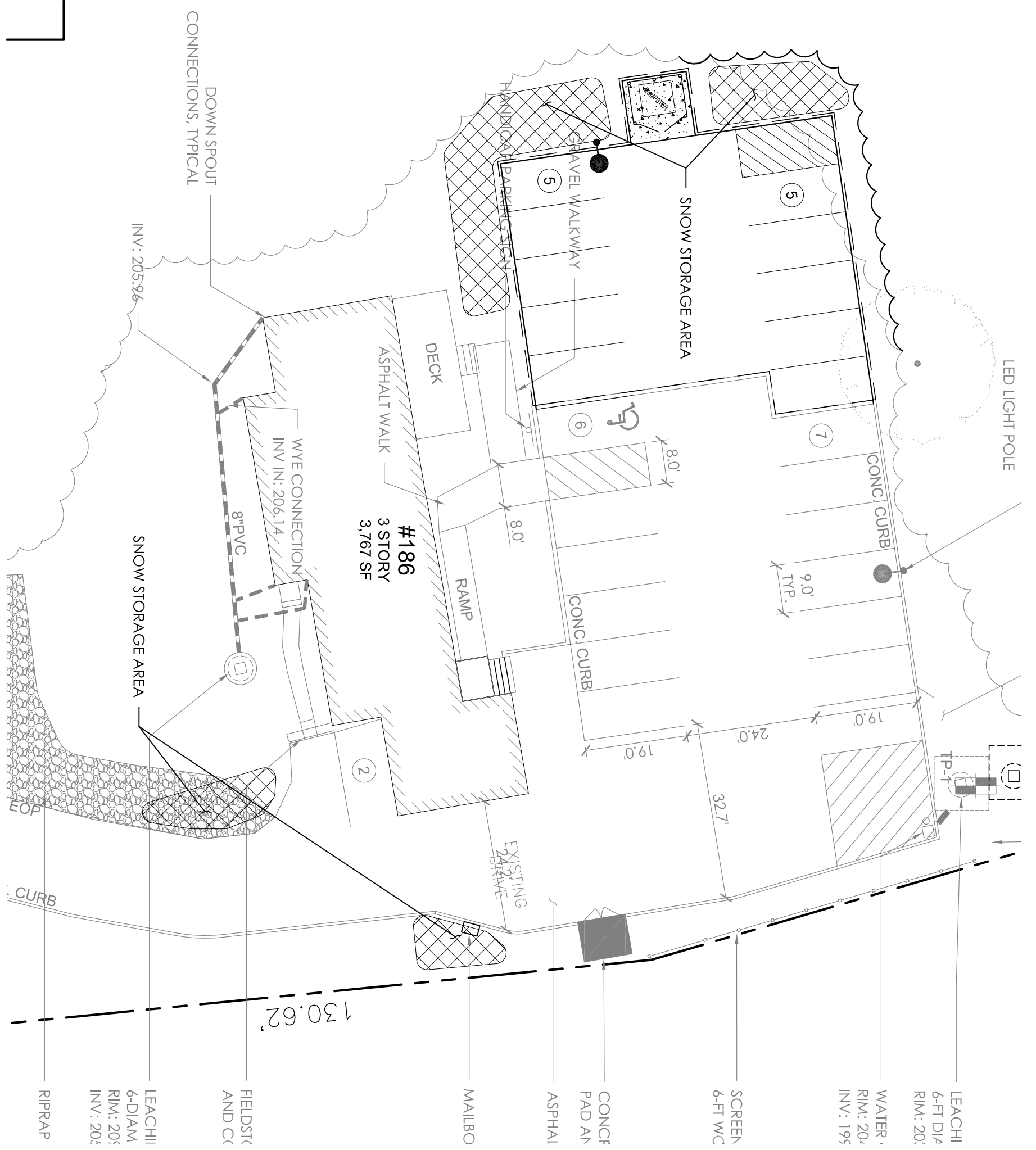
PROPOSED SITE IMPROVEMENTS
186 GROVE STREET, FRANKLIN, MA

CLIENT / APPLICANT:

LANCONNECT SYSTEMS
10 LINCOLN RD, STE 103, FOXBORO, MA

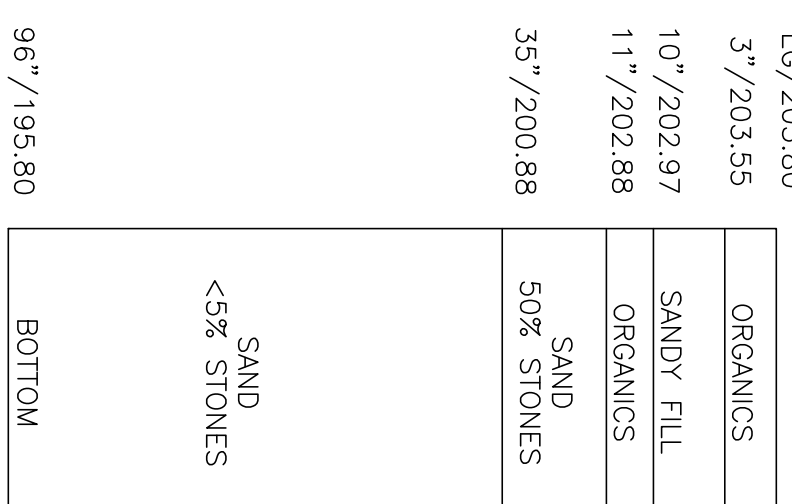
CONSULTANT:





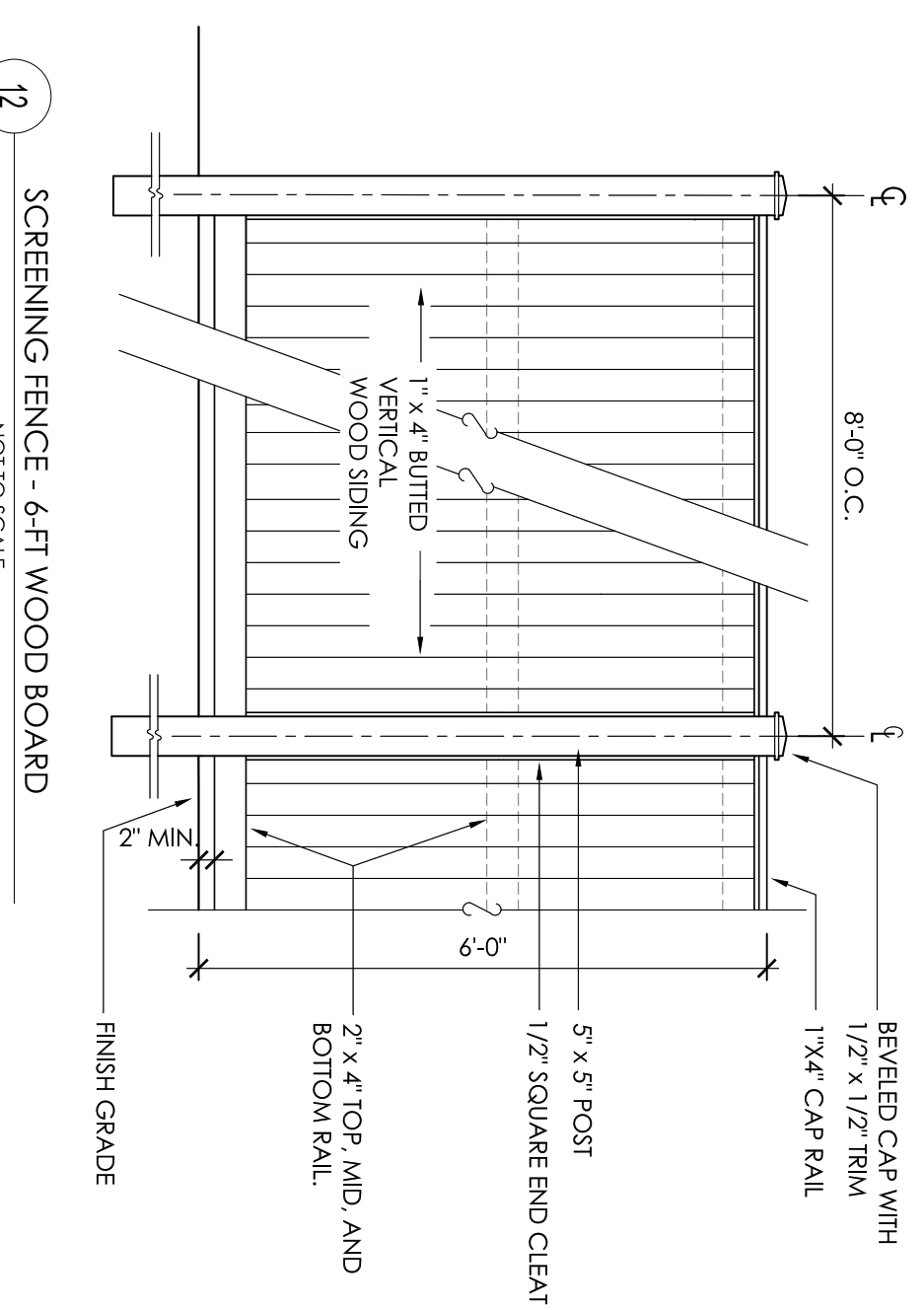
1 SNOW STORAGE AREAS
SCALE: 1"=20'

DEPTH/ELEV.	TEST PIT / SOIL TYPE	HORIZ.
EG / 203.80	TP-1	
3" / 203.55	ORGANICS	
10" / 202.97	SANDY FILL	A
11" / 202.88	ORGANICS	
	SAND	B
35" / 200.88	50% STONES	
	SAND <5% STONES	C
		BOTTOM

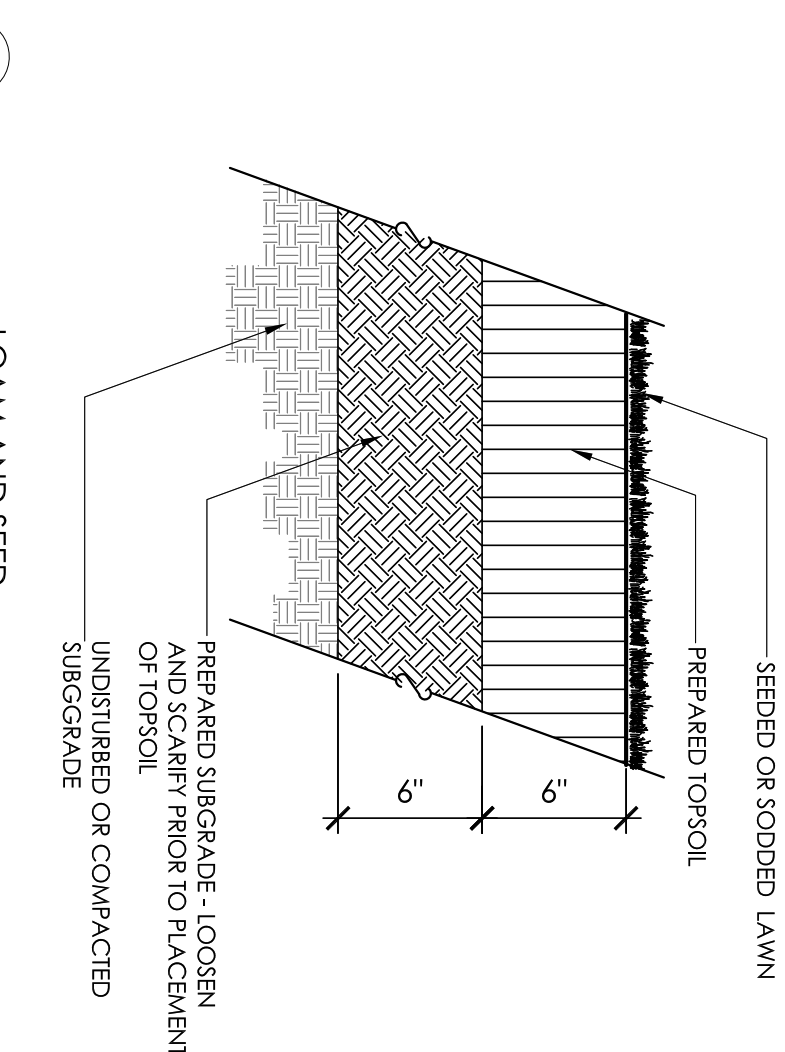


SOIL DATA NOTES:
TESTING PERFORMED: 10-11-2019
SOIL EVALUATOR: TIMOTHY J. POWER, PE, SE 2798
NO REDOXIMORPHIC FEATURES, NO STANDING WATER
ESHOW: 151.33 (ASSUMED)

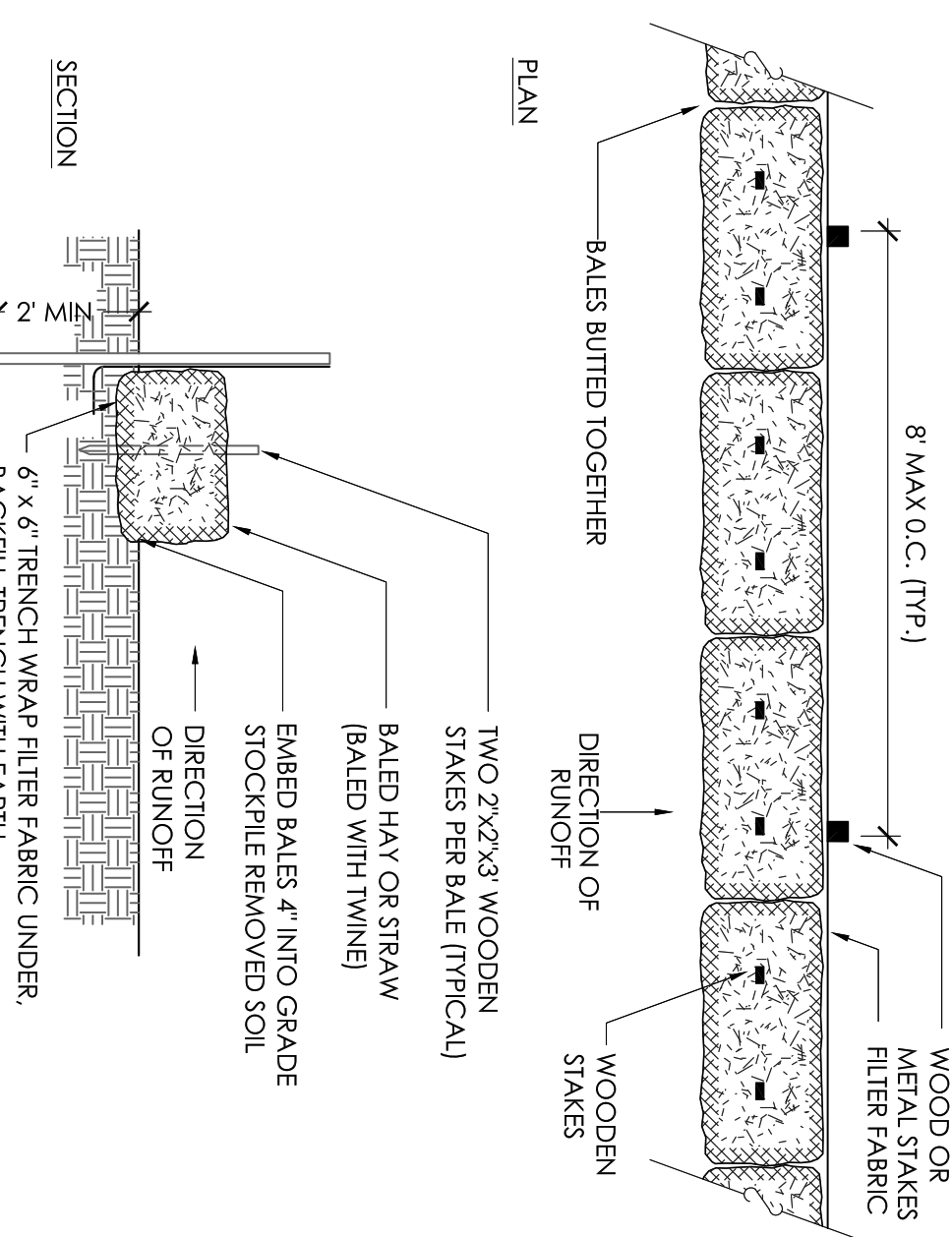
8 SOIL OBSERVATION DATA
NOT TO SCALE



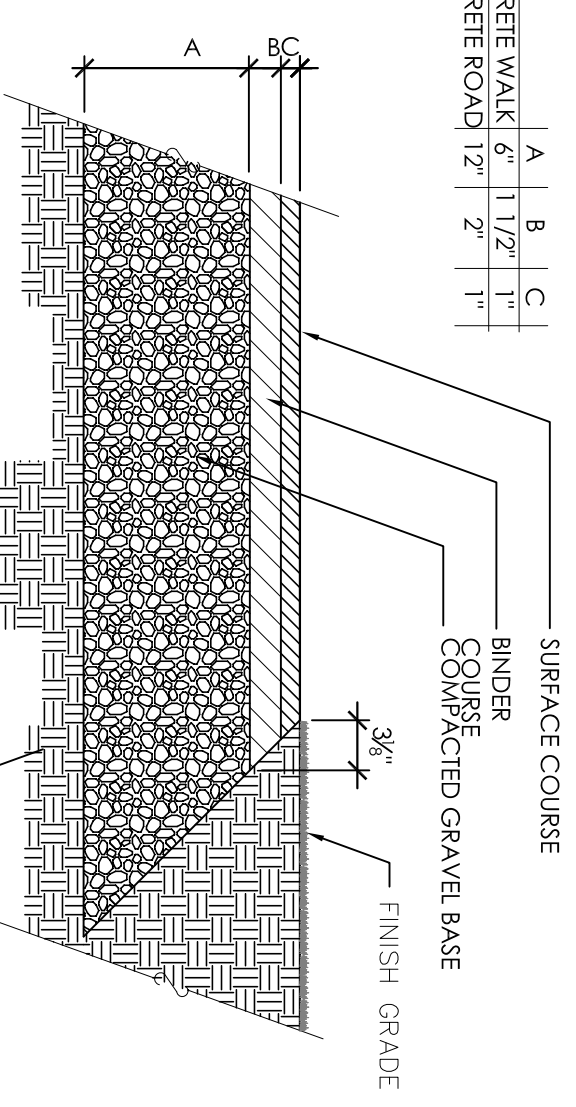
12 SCREENING FENCE - 6-FT WOOD BOARD
NOT TO SCALE



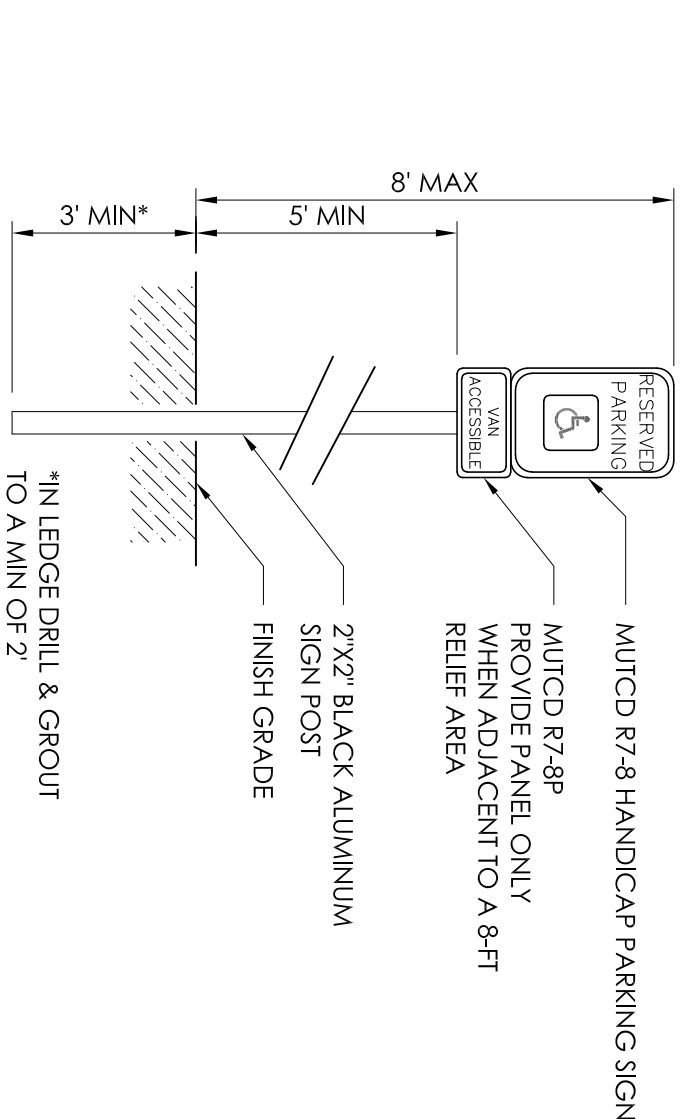
9 LOAM AND SEED
NOT TO SCALE



2 HAYBALE & SILT FENCE DETAIL
NOT TO SCALE

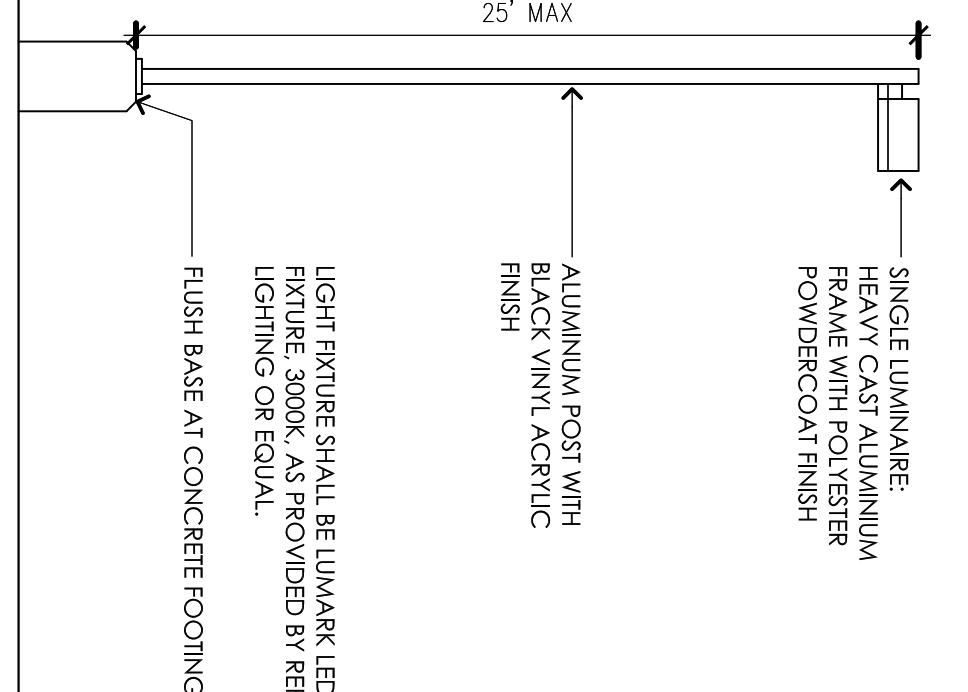


3 TYPICAL PAVING DETAIL
NOT TO SCALE

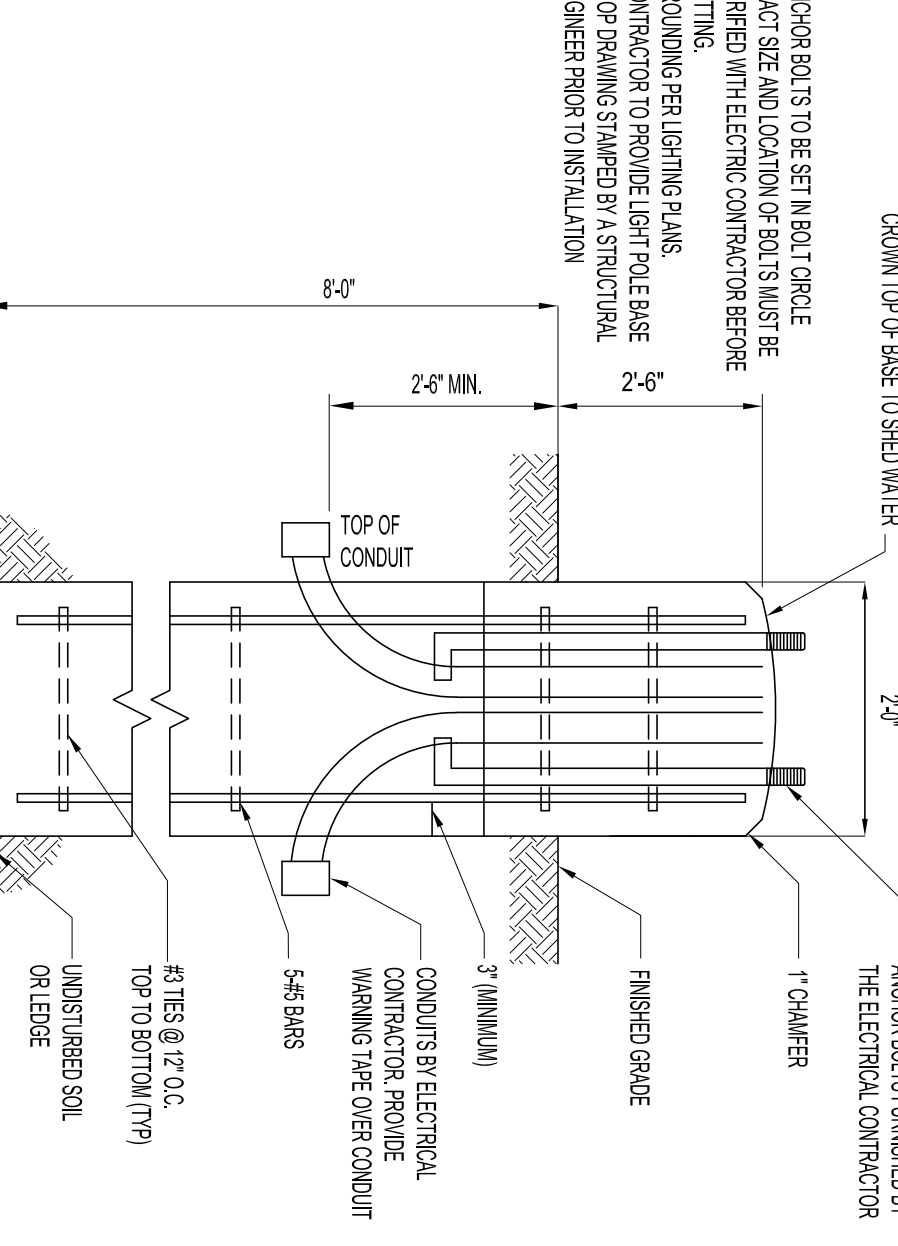


NOTE:
1. TOP OF ALL PARKING SIGNS SHALL BE THE SAME HEIGHT ABOVE FINISH GRADE.
2. SIGN SHALL BE INSTALLED BETWEEN 3 AND 10 FROM FACE OF CURB / END OF SPACE.
3. WHEN INSTALLED LESS THAN 3' FROM END OF SPACE, PROVIDE 4\"/>

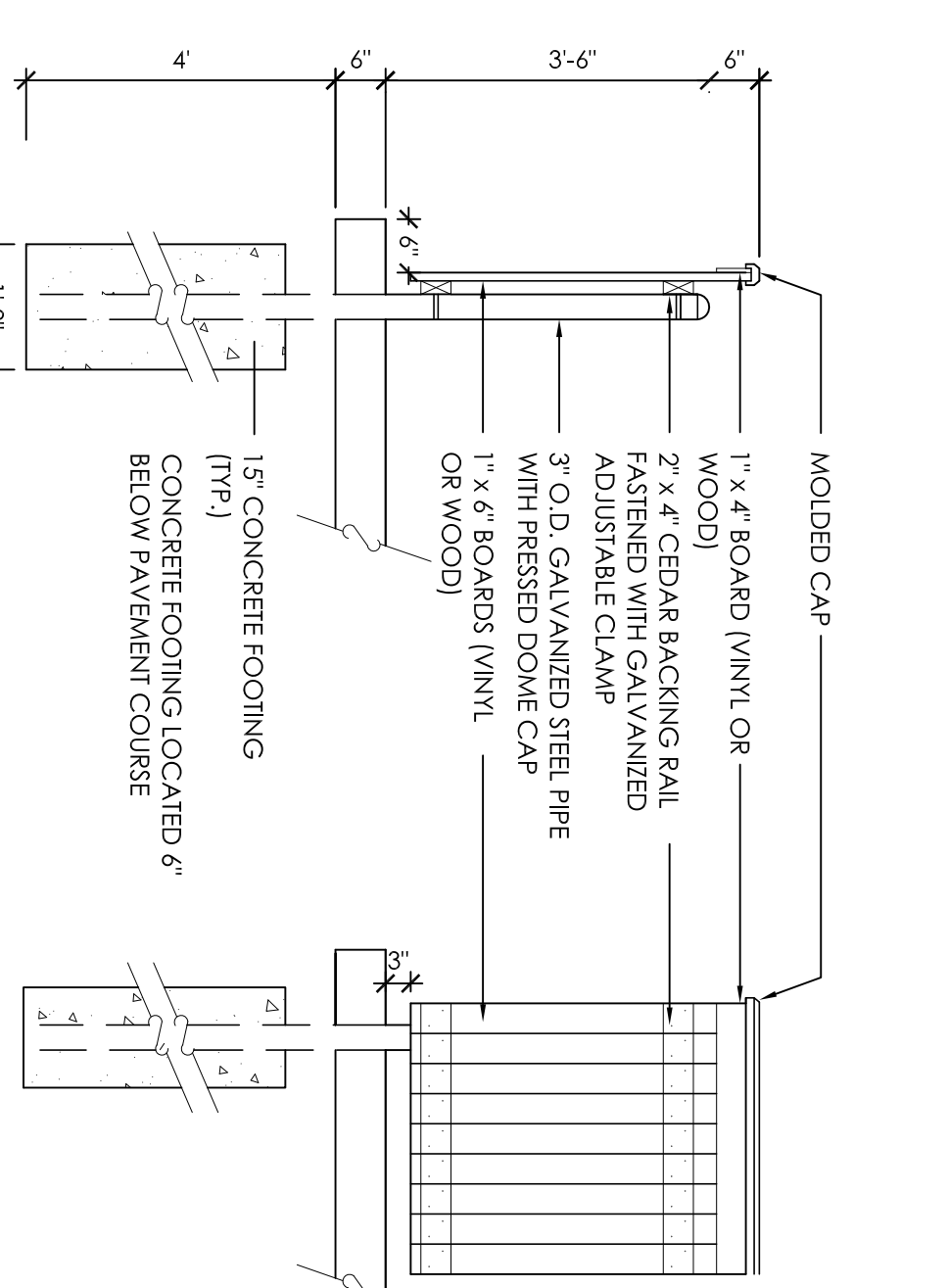
10 ACCESSIBLE PARKING SIGN
NOT TO SCALE



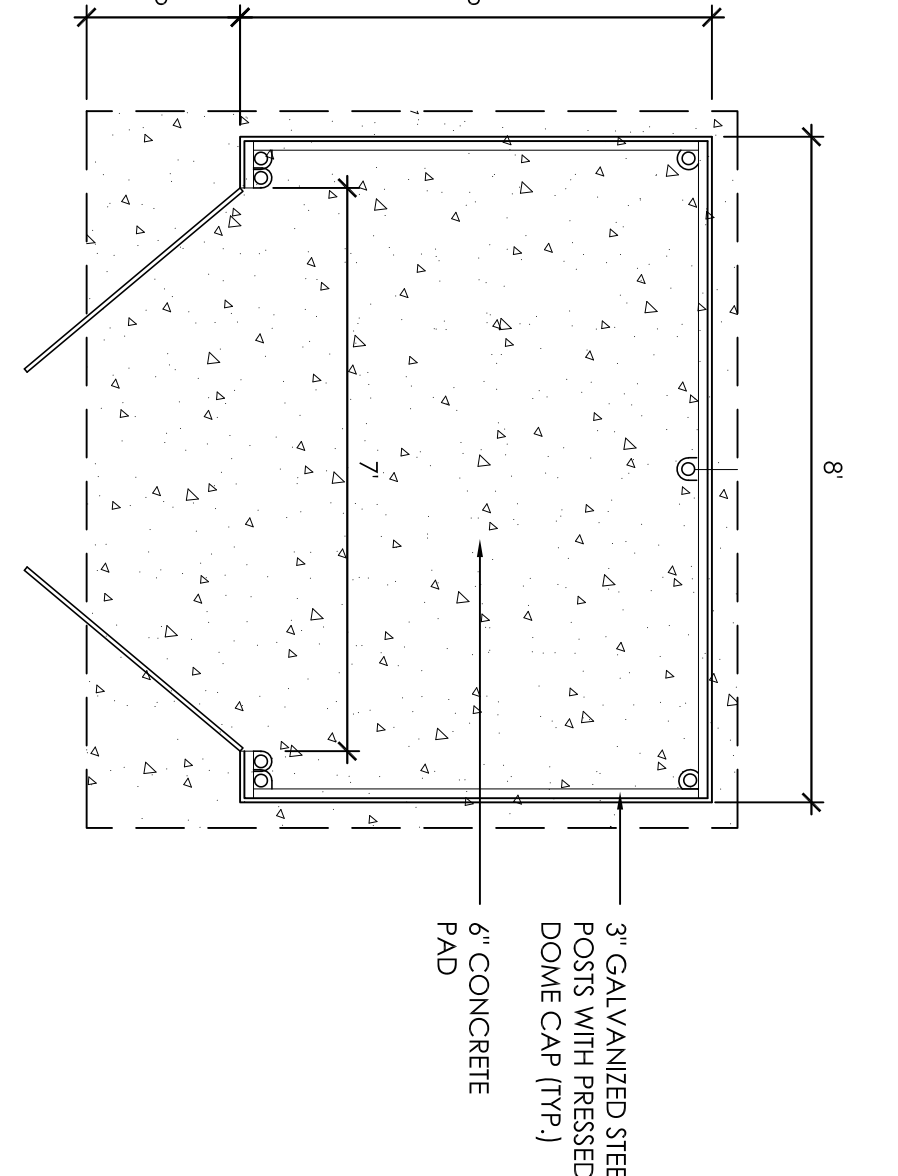
3 TYPICAL PARKING LOT LIGHT POLE
NOT TO SCALE



6 LIGHT POLE BASE - PARKING FIXTURE
NOT TO SCALE



4 DUMPSTER ENCLOSURE - SECTIONS
NOT TO SCALE



7 TYPICAL DUMPSTER ENCLOSURE - PLAN VIEW
NOT TO SCALE



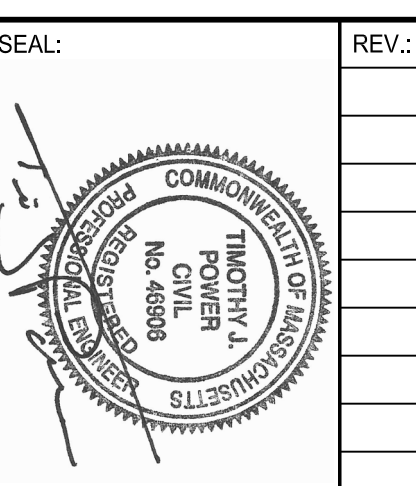
11 VERTICAL CURB
NOT TO SCALE

APPROVAL DATE: _____
FRANKLIN PLANNING BOARD

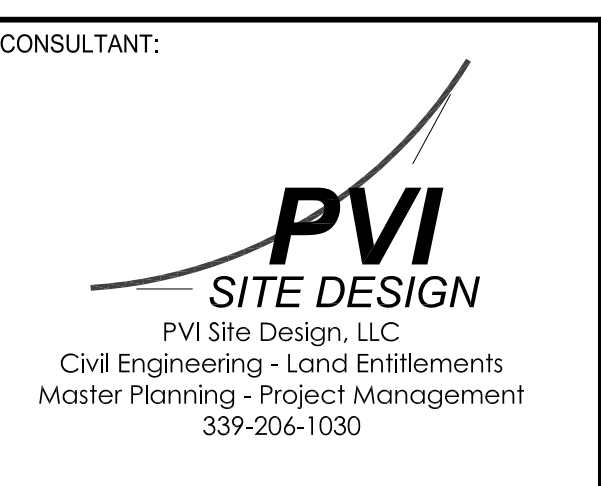
SCALE: AS NOTED
JOB NO.: 001-002
FILE: 001-002_BASIS.dwg
DRAWN: TJP
CHECKED: TJP
SHEET NO.: _____

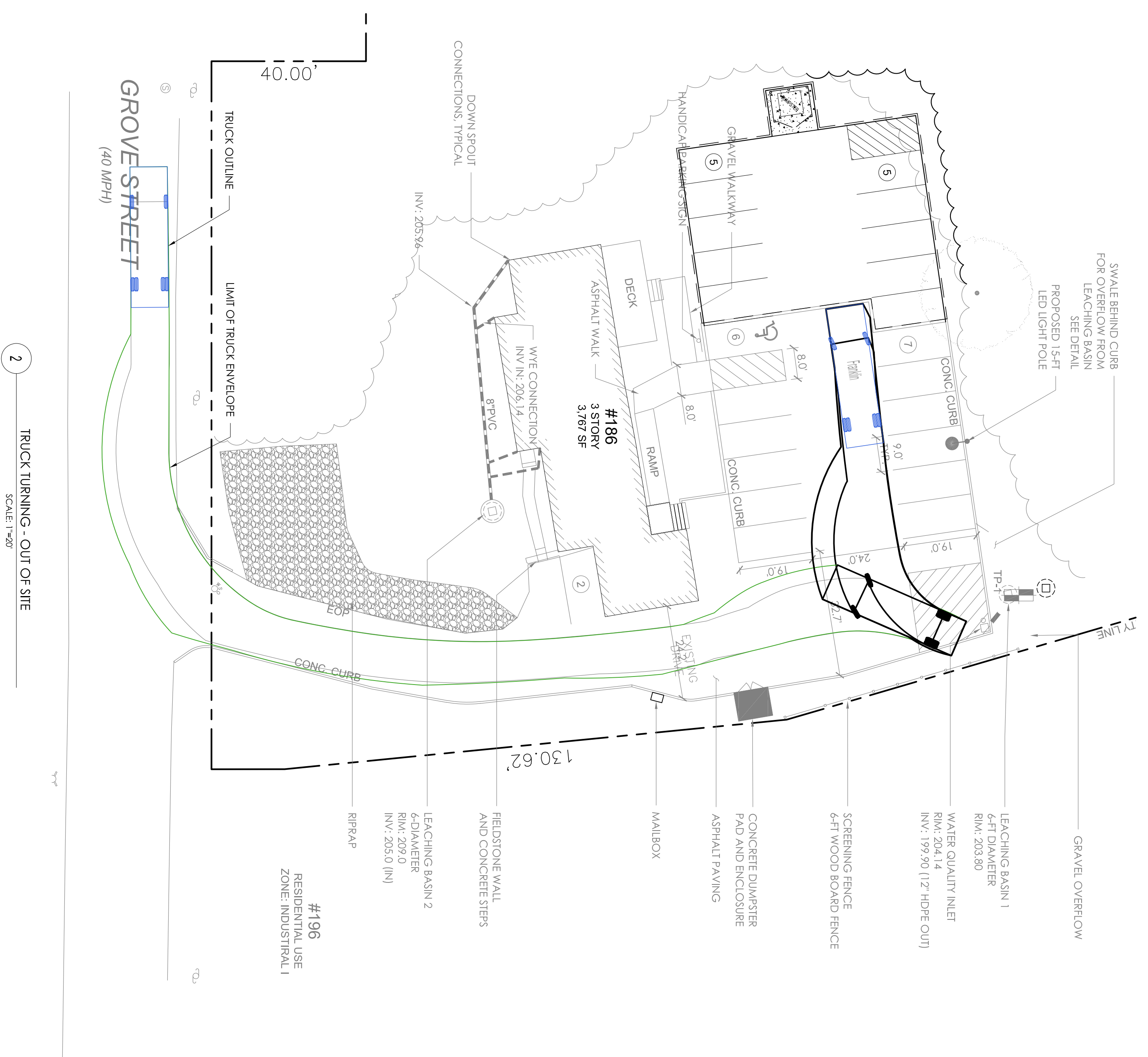
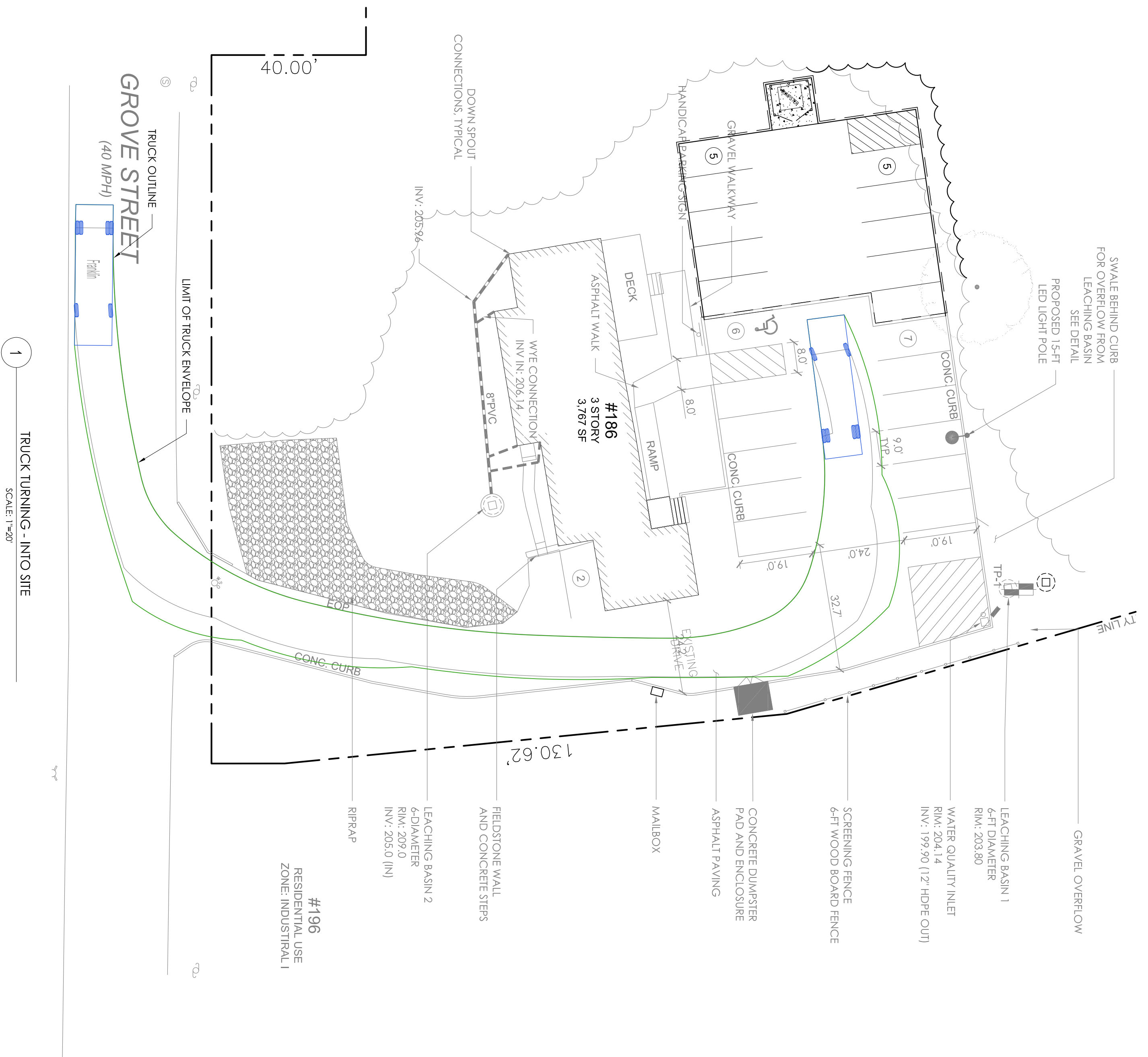
DATE: _____
BEING A MAJORITY _____

ISSUED FOR SITE PLAN REVIEW
NOVEMBER 10, 2020
PROPOSED DETAILS



PROJECT: PROPOSED SITE IMPROVEMENTS
186 GROVE STREET, FRANKLIN, MA
CLIENT / APPLICANT: LANCONNECT SYSTEMS
10 LINCOLN RD, STE 103, FOXBORO, MA





NOTES:
 1. APPARATUS TURNING DATA PROVIDED BY THE FRANKLIN FIRE DEPARTMENT ON OCTOBER 21, 2019. DATA BASED ON THE TURNING PERFORMANCE ANALYSIS DATED 02-12-2017

CONSULTANT:

PVI Site Design, LLC
 Civil Engineering - Land Entitlements
 Master Planning - Project Management
 339-206-1030

PROJECT:
PROPOSED SITE IMPROVEMENTS
 186 GROVE STREET, FRANKLIN, MA

CLIENT / APPLICANT:
LANCONNECT SYSTEMS
 10 LINCOLN RD, STE 103, FOXBORO, MA

REV.:

1:	10-22-2019 - PEER REVIEW
2:	10-24-2019 - ADD. COMMENTS

SEAL:

ISSUED FOR SITE PLAN REVIEW
 NOVEMBER 11, 2020

**FIRE TRUCK
 TURNING ANALYSIS**

SCALE:	AS NOTED
JOB NO.:	001-402
FILE:	001-002_BMS5.dwg
DRAWN:	TJP
CHECKED:	TJP
SHEET NO.:	

C102



December 3, 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 documents for the proposed Site Plan Application, "Proposed Site Improvements – 186 Grove Street, Franklin, MA." This letter is provided to outline findings, comments, and recommendations.

BASIS OF REVIEW

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

- Site Plans (3 Sheets) entitled ***Proposed Site Improvements***, not dated, 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± 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± 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.

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

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).

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.
- WS2. Recommend providing reinforcement for the concrete dumpster pad.

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)(I). 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.

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

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.

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.

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.

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.

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.

Mr. Anthony Padula, Chairman

December 3, 2020

Page 6 of 6

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.**

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

November 24, 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 submitted materials for the subject project and offer the following comment:

1. We recommend making a piped connection between the existing and proposed leaching basin in addition to connecting the stone beds rather than relying on the stone beds alone for transmission of the stormwater between basins.

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: December 2, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 186 Grove Street
Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, December 7, 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. Plans are currently be reviewed by BETA and Town Engineer.
4. Applicant is required to file am minor buffer zone modification with the Conservation Commission.

Comments:

1. The Applicant is proposing to increase their parking spaces to 23 total spaces.
2. The Applicant is not required to file with the Conservation Commission.
3. The Deputy Fire Chief has no concerns at this time with the submitted Site Plan.
4. Will additional lighting be installed, if so, it should be shown on the Plan.

DPCD has no further comments.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 17 NOVEMBER 2020

RE : SITE PLAN – 186 GROVE ST.

Thank you for the opportunity to review the above referenced plan. We have no comments at this time.

Please contact me should you have any question or require any additional information.

cc: file

PVI Site Design

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

November 10, 2020

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

RE: 186 Grove St, Site Plan Review

Dear Mr. Padula:

On behalf of our Client and Applicant, No Shoes on Grove, LLC we are pleased to submit the enclosed application for Site Plan Review for a proposed expansion to an existing parking lot facility.

The Applicant is seeking to expand a recently completed parking area at their office facility at 186 Grove Street. The expanded parking lot will increase impervious area on the property by more than 10% of the existing property, therefore requires a Site Plan Approval for the improvements.

The existing property includes a single residential style structure, three stories with a basement that was recently converted to office space for LAN Connect Systems, Inc. The site includes an existing paved driveway and parking areas. There is a paved parking area behind the structure, recently completed consistent with a prior Site Plan Approval.

The proposed site improvements include expanding the rear parking area to include 10 new parking spaces and a new larger dumpster enclosure. Due to the increase in impervious area of approximately 3,148 SF, the project will require stormwater controls. The applicant proposes to utilize the existing drainage system and provide a second leaching basin for additional stormwater mitigation. A full stormwater report is enclosed with the application.

The application includes the following plans and supporting documents:

- Form P Application
- Certificate of Ownership
- Filing Fees
- List of Requested Waivers
- Proposed Site Plans
- Stormwater Design Narrative

We believe the project to be consistent with the Review Criteria in Section 185-31, 1.C (4) and look forward to presenting the material at the next available Planning Board hearing.

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@PVIsitedesign.com
339-206-1030

Copy: Peter Kokinda (LANConnect Systems)
Michael Maglio, PE (Town of Franklin)
Matthew Crowley, PE (BETA Group)

Enclosures: (as noted)

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

To the Franklin Planning Board:

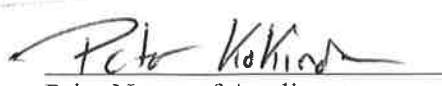
The undersigned, herewith, submits the accompanying Site Plan entitled "Proposed Site Plan" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

- Name of Applicant: No Shoes on Grove, LLC
Address of Applicant: 186 Grove Street, Franklin, MA 02038
Phone No.: 774-248-5314 Email: pfkokinda@gmail.com
- Name of Owner (if not the Applicant): Same as Applicant
Address of Owner: _____
Phone No.: _____ Email: _____
- Name of Engineer: PVI Site Design, LLC (Timothy J. Power, PE)
Address of Engineer: 18 Glendale Road, Norwood, MA
Phone No.: 339-206-1030 Email: tpower@PVIsitedesign.com
- Deed of Property recorded with Norfolk Registry of Deeds in Book 277126, Page 360 (or Certificate of Title No. _____)
- Location and Description of Property:
186 Grove Street, Franklin, MA
Single Family House converted to Office Use


Square Footage of Building(s) 5,606 sf
Assessor's Map 306 Lot 010
- Purpose of Site Plan: Expansion of Existing Parking Lot
- List of Waivers Requested (if any): Attach Form R for each waiver



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: Proposed Site Plan

Date of Plan: 09.27.2019 Assessor's Information: Map 306 Lot 010

Prepared by: PVI Site Design, LLC

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): No Shoes on Grove, LLC

Address of Record Owner(s): 186 Grove Street, Franklin, MA

*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):

Peter Kokinda and Christina Kokinda

*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 6 day of NOV 2020

Christina Kokinda
Signature of Applicant

Christina Kokinda
Print name of Applicant

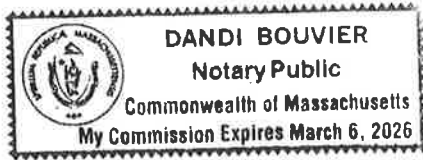
Christina Kokinda
Signature of Owner


Christina Kokinda
Print name of Owner

Norfolk ss.

2020

On this 6th day of November 2020, before me, the undersigned notary public, personally appeared Christina Kekinda (name of Applicant), proved to me through satisfactory evidence of identification, which were MADL to be the person whose name is signed on the preceding document in my presence.




(Official signature and seal of notary)

Notary Public:

My Commission Expires: March 6, 2026

Town of Franklin – Board of Assessors

355 East Central St
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

Abutters List Request Form

Please Note: A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow **10 days** from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)

Date of Request 10 / 21 / 2020

Assessors Parcel ID # (12 digits) 306 _ 010 _ 000 _ 000

Property Street Address 186 Grove St, Franklin, MA

Distance Required From Parcel # listed above (Circle One) 500 **300** 00
(Note: if a distance is not circled, we cannot process your request)

Property Owner No Shoes on Grove, LLC

Property Owner's Mailing Address 186 Grove St

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 774 _ 248 _ 5314

Requestor's Name (if different from Owner) Tim Power, PE (PVI Site Design, LLC)

Requestor's Address 18 Glendale Road, Norwood, MA

Requestor's Telephone # 339 _ 206 _ 1030

tpower@PVIsitedesign.com

Office Use Only: Date Fee Paid ___/___/___ Paid in Cash \$ ___.

Paid by Check \$ ___ Check # _____ Town Receipt # _____



186 GROVE STREET
FRANKLIN, MA 02038

53-7122/2113



9807

11/9/2020

PAY TO THE ORDER OF Town of Franklin

\$ **1,500.00

One Thousand Five Hundred and 00/100***** DOLLARS

Town of Franklin
355 East Central Street
Franklin, MA 02038

MEMO

Application Fee - 186 Grove Street



AUTHORIZED SIGNATURE

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈009807⑈ ⑆211371227⑆ 163317368⑈



186 GROVE STREET
FRANKLIN, MA 02038

53-7122/2113



9806

11/9/2020

PAY TO THE ORDER OF Town of Franklin

\$ **25.00

Twenty-Five and 00/100***** DOLLARS

Town of Franklin
355 East Central Street
Franklin, MA 02038

MEMO

Abutters List Fee - 186 Grove Street



AUTHORIZED SIGNATURE

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈009806⑈ ⑆211371227⑆ 163317368⑈



186 GROVE STREET
FRANKLIN, MA 02038

53-7122/2113



9808

11/9/2020

PAY TO THE ORDER OF Town of Franklin

\$ **50.00

Fifty and 00/100***** DOLLARS

Town of Franklin
355 East Central Street
Franklin, MA 02038

MEMO

Fire Department Review - 186 Grove Street



AUTHORIZED SIGNATURE

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈009808⑈ ⑆211371227⑆ 163317368⑈

List of Requested Waivers

Project: Proposed Parking Lot Expansion
Address: 186 Grove Street, Franklin, MA
Prepared: November 10, 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.

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, November 23, 2020 and again on November 20, 2020

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a Remote public hearing on **Monday, December 7, 2020 at 7:10 PM** for a Site Plan application at 186 Grove Street in Franklin, MA prepared by PVI Site Design, LLC. and submitted to the Department of Planning & Community Development on November 11, 2020, by No Shoes on Grove, LLC, Franklin, MA.

The property is located in the Industrial Zoning District (Assessors Map 306 Lot 10) on Grove Street. The applicant is proposing to increase the amount of parking spaces for the site.

The hearing will provide an open forum for the discussion. This meeting will be done remotely via the "ZOOM" platform. Residents can visit the Town Website (Franklinma.gov) and click on the Town Calendar for up to date information on how to access the meeting

Please note: This will be your only written notice of this public hearing. All future Public Hearings on this matter, 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.

To access records and files for this project, please email alove@franklinma.gov.

Anthony Padula, Chairman

CORE REAL ESTATE HOLDINGS
2 HAMPSHIRE ST - SUITE 302
FOXBORO, MA 02035

MCP III 176 GROVE LLC
C/O MARCUS PARTNERS, INC.
260 FRANKLIN ST
BOSTON, MA 02110

170 GROVE STREET LLC
170 GROVE ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

NO SHOES ON GROVE LLC
186 GROVE ST
FRANKLIN, MA 02038

SPENCER LORRAINE R, TRS
SPENCER REALTY TRUST
196 GROVE ST
FRANKLIN, MA 02038

WAITE SCOTT S
WAITE PAULA G
198 GROVE ST
FRANKLIN, MA 02038

COMMONWEALTH OF MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY STREET - SUITE 60
BOSTON, MA 02114-2104

WOODS PAUL E
WOODS NICOLE M
191 GROVE ST
FRANKLIN, MA 02038

BIBEAULT DEBORAH G
BIBEAULT CHARLES N
185 GROVE ST
FRANKLIN, MA 02038

BATISTA ANTERO
BATISTA DONNA M
P O BOX 668
FRANKLIN, MA 02038