



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Milford Office
333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

F-4420

October 16, 2023

Franklin Conservation Commission
355 East Central Street
Franklin, MA. 02038
Attn: Breeka Li Goodlander, Conservation Agent

RE: *Comments from BETA: 3 Mount Street Franklin*

Dear Members of the Commission:

On behalf of our client, Mr. Sean Lanagan, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from BETA dated October 11, 2023.

BETA's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

PLAN AND GENERAL COMMENTS

A2. *Existing vegetation on Lot 4 as shown on the Project plans does not appear accurate to what was observed in the field, as the entire lot is currently vegetated. The Project plans should depict accurate existing conditions information and provide a comprehensive limit of vegetative clearing and the proposed lawn areas on Lot 4, and the tree line on Lot 1 per Section 7.18.1.5 of the Bylaw.*

GH: *The plan has been updated to reflect the current field conditions as requested.*

BETA2: *Comment partially addressed. The existing conditions plan has been revised and now depicts an existing stone drive on Lot 4. Although the proposed lawn areas within the Buffer Zone on Lot 4 have not been identified, the Applicant should confirm that tree clearing is not required to establish lawn on Lot 4. The tree line remains missing from Lot 1; however, individual trees have been identified where they exist within the Project area and the Applicant has confirmed that no tree removal is required for work on Lot 1 (Comment 5). BETA defers to the Commission for approval of the Project based on existing and proposed vegetative conditions as currently depicted.*

It was discussed during the October 5, 2023 hearing that the Applicant would amend the existing conditions plan to reflect current vegetative cover on Lot 4; the Commission could consider the submission of a revised existing conditions plan to be a condition of approval.

GH2: *On behalf of the Applicant, we respectfully defer to the Commission for further discussion.*

BYLAW REGULATORY COMMENTS

- W7: Provide a Construction Schedule and Sequence in the plan notes as required under Section 7.18.1.14. of the Bylaw.*
- GH: In accordance with Section 7.18.1.14 of the Town of Franklin Conservation Commission Regulations, a construction schedule and sequence has been added to Sheet 4 of 4.*
- BETA2: Comment not addressed. The provided construction schedule and sequence as shown on Sheet 3 of the project plans appears to be representative of additional erosion control notes and does not indicate Project sequencing beyond the installation and inspection of erosion controls. BETA defers to the Commission on whether the submission of a revised construction schedule could be a condition of approval.*
- GH2: On behalf of the Applicant, we respectfully defer to the Commission for further discussion.***
- W8. An Alternative Analysis has been submitted as required under Section 7.13 of the Bylaw for location of septic system components within the 100-foot Buffer Zone. BETA defers to the Commission if the submitted Alternative Analysis complies with the Bylaw Regulations. At a minimum, the Applicant should provide evidence of the high groundwater encountered on Lot 4.*
- GH: Applicant defers to the Commission for further discussion. Additional test pit data has been included for Lot 4.*
- BETA2: The Applicant has provided a plan with locations and data of completed test pits. This data supports that areas of ledge and high groundwater located on Lot 4 make the location of the septic system on Lot 4 (or otherwise outside of the Buffer Zone) infeasible. BETA defers to the Commission on whether the submitted Alternatives Analysis is sufficient to demonstrate compliance with the Bylaw.*
- GH2: On behalf of the Applicant, we respectfully defer to the Commission for further discussion.***

We believe these responses have addressed the concerns expressed by BETA from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager