

# United Consultants, Inc.

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

February 26, 2024

# 100 and 110 East Central Street

Revised Project Narrative

## **Project Narrative / Mitigation Plan**

The project consists of working on a lot, 110 East Central Street, which currently has an existing house and a driveway. The abutting lot, 100 East Central Street, is being re-developed as well and a new parking area is proposed for both properties. Some of the parking areas will be re-developed and some will be newly constructed. The 110 East Central Street site includes an isolated vegetated wetlands and associated buffer zones which are regulated under the Town of Franklin Wetland Protection Bylaw. There are not any vernal pools located on the site.

The proposed project consists of the razing of an existing house (110 East Central Street) and the construction of a mixed use building which is partially within the buffer zone. Also within the buffer zone a retaining wall will be constructed, catch basins, drainage piping, pond 2, a headwall with riprap, fill, asphalt paving, concrete curbing, tree and shrub planning as well as the application of loam with conservation and wildlife mix.

No disturbance is proposed within the 0 to 25' buffer zone. Within the 25' – 50' buffer zone there is a proposed disturbance of 1,852 sq. ft. and within the 50' to 100' buffer zone there is a proposed disturbance of 13,652 sq. ft.

Based on the site incorporating a stormwater system which will include the connection of the existing building located on the 100 East Central Street site to the stormwater infiltration system. The proposed building, 110 East Central Street, will also be connected to this system. The parking area stormwater will be collected via catch basins and will be directed to the stormwater infiltration system (Ponds 1 and 2).

The addition of the stormwater system will provide a higher level of treatment than currently exists. This will improve the stormwater for the site and should not have any negative impacts on the functions and characteristics of the resource areas.

The removal of existing vegetation will negatively impact the buffer zone resource area. However planting have been proposed to reduce this impact.

The proposed activities are planned to be completed after all permits have been obtained and is expected to take one year to complete. This includes clearing, stumping and grubbing, house demolition, foundation excavation and construction, building construction, retaining wall construction, stormwater installation, grading, asphalt installation, curbing installation, and vegetation planting.

The work will be completed by the owners, 100 East Central Street RE, LLC and 110 East Central Street RE, LLC

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## Buffer Zone Impact Mitigation Narrative

### **Buffer Zone Impact Mitigation Plan**

The project includes the planting of 22 shrubs within the disturbed buffer zone area. Additionally, the project includes the planting of the areas between the proposed retaining wall and the limit of work with a conservation and wildlife seed mix.

The above proposed mitigation measures were proposed at the public hearing and well received by the Conservation Commission.

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## Construction Sequence and Schedule

- Install Erosion Control and Sign.
- Complete the clearing, stump removal, and remove loam and subsoil.
- Remove existing utilities and raze the existing 110 East Central Street building.
- Excavate the foundation hole, form and pour the foundation and then backfill foundation.
- Install site utilities, the stormwater system shall be installed with excess material being removed from the site and necessary construction materials delivered to the site. Minimize the use of material stockpile areas.
- Construct retaining walls. If necessary, Pond 2 may need to be installed concurrently with the construction of retaining wall 6.
- Bring the site to subgrade.
- Install a binder course of pavement. Construct the site walkway.
- Curbing shall be installed.
- Landscaping shall be planted and all disturbed areas shall be loamed and seeded. (The area between the retaining wall and the limit of work shall be planted with a conservation and wildlife mix).