



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

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

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

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4478

July 14, 2022

Town of Franklin Planning Board
355 East Central Street
Franklin, MA 02038

**Re: Site Plan and Special Permit – Taj Estates of Franklin II
230 East Central Street, Franklin, Massachusetts**

Dear Planning Board Members:

On behalf of the Applicant, Taj Estates of Franklin II, LLC, Guerriere & Halnon, Inc. is pleased to provide the following supplemental information for the above referenced project. Based on our comments received during the June 6, 2022 public hearing from both the Planning Board members and Franklin residents, we have responded as follows:

- Based on email correspondence from the Town Planner dated June 21, 2022
 - The Fire Department's requests have been satisfied with the revisions made to the prior submittal dated May 31, 2022, which included the 9' building access between the building and proposed retaining wall as well as removing the parking space at the rear of the building. These items have remained per the Fire Department's satisfaction; and
 - The Town Attorney has reviewed the letter correspondence provided by Vignone & Vignone, LLP with the prior submittal and is in agreement that a waiver is not required to allow parking within 10-feet of Hill Ave.
- M.F. Engineering & Design, Inc. has provided both written responses to comments received via email correspondence dated June 10, 2022 from BETA Group and an updated design plan for the construction of the proposed retaining wall. Copies of both plan and written correspondence dated July 5, 2022 from M.F. Engineering & Design, Inc. are attached;
- The detail for the proposed 6' white PVC fence between 230 East Central Street and 240 East Central Street has been modified to include covered steel posts be installed 8' on center instead of 4"x4" PVC posts to minimize the potential for vehicles to accelerate beyond the property boundary in an emergency situation.
- The commercial area within the building has been expanded to have two (2) 31.5' x 15' commercial spaces on the East Central Street facing side. One area will be utilized as a temporary leasing office, which will then be rented to another tenant when all units are occupied. Both units will be required to obtain limited site plan approval for a change in use prior to occupancy.
- The Applicant is amenable to providing a contribution in the amount of \$5,000.00 to the Town of Franklin to conduct a signal timing study.
- The property lines shall be staked prior to construction as requested by the Board and DPW.
- Architectural renderings and floor plan prepared by Dennis Colwell Architects, Inc. are enclosed as requested by the Board;
- Stop lines have been added to the site layout as requested by the Board;
- A Traffic Volume Comparison prepared by Vanasse & Associates, Inc. dated July 8, 2022 has been provided based on comments from Town residents and their traffic concerns;

- The Applicant will have 10 percent of the proposed units listed as affordable housing;

In response to BETA Group, Inc. comment letter dated February 22, 2022, BETA Group's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

GENERAL

G1. *There is a proposed 10' cut within the Hill Ave right of way at the southwest corner of the building. There are no test pits in this area to document depth of bedrock. BETA recommends that the applicant conduct some soil observations in this area to determine depth to bedrock and determine whether blasting and/or hammering will be needed to provide the grades as shown.*

BETA: Test pits have not been conducted within the Hill Avenue right-of-way in the area of proposed cuts. Comment remains.

GH: Test pits will be performed prior to construction. The Town will be notified about the findings and if required blasting and/or hammering is required, the appropriate permits will be submitted at that time.

BETA 2: BETA recommends that test pits be conducted at the start of construction, they can take place at the same time as the test pits for the infiltration system. See Comment SW7

GH2: Test pits were performed by M.F. Engineering & Design, Inc. and can be found in their correspondence dated May 25, 2022 (previously submitted) and July 5, 2022 which is enclosed.

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

P5. *In accordance with § 185-21, C.(4). Loading areas and parking areas for more than 10 or more cars shall provide screening in accordance with §185-35. A 6' high white PVC fence is proposed for the easterly and southerly edge of the parking lot which will satisfy this requirement for these areas. However, no screening has been provided for the westerly edge of the parking area behind the building adjacent to Hill Ave.*

BETA: There is no screening provided along the Hill Avenue right-of-way. Comment remains.

GH: There is existing vegetation and a significant embankment within Hill Ave that provides a natural screening to abutters. No further action taken.

BETA2: If no screening is to be provided than in BETA's opinion, a waiver is required.

GH2: On behalf of the Applicant, we respectfully defer to the Board for a determination if a waiver is required as the use of screening in this area is not practical. Hill Ave is undeveloped which creates a natural buffer/screening to the abutting properties. GH2 response shall apply to BETA Comment to P6 and SC1 in addition to P5.

We trust this information meets your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager
Enclosures



July 5, 2022

Mirajuddin Ahmed
95 Edgewood Road
Westborough, MA

RE: 230 East Central Street – Franklin

Dear Mr. Ahmed,

Attached is the wall re-design for the retaining wall for your project on 230 East Central Street. I contact Helical Drilling a renowned New England specialty geotechnical contractor to advise on the wall construction.

Attached are pictures of a couple soldier pile and lagging wall with permanent Shotcrete facing, that Helical Drilling built. Per Helical Drilling recommendation, given the dense glacial till they are looking to drill these with 9-5/8" Micropile casing and leaving the casing in place as the soldier pile. Then install temporary wood lagging as excavation commences. After bottom of excavation is reached an approximate 8" Shotcrete facing would be applied.



MF Engineering & Design Inc.
109 Highland Avenue #203 - Needham, MA 02494
Phone (508) 331-7261
email: carlos.ferreira@mf-eng.com





For the execution of the work, the excavator would provide a level platform graded on our side of the property, with the property staked the drill equipment can provide precise 9 5/8" holes every 8 feet located approximately 6 inches away from the property line. The drill casing will stay in place and will be filled with concrete for additional strength.

Prior to the excavation of the wall a fence will be installed to the top of piles, no access to the adjacent land is required to execute the work.

Once the fence is complete the wall construction will proceed by a combination of machine and hand excavation in between the piles to place the temporary wood lagging. The excavation is done one bay at time and deep not greater than 48 inches to prevent any cave in from the adjacent land. After the completion of the entire excavation a rebar mesh will be installed to the face of the wood lagging and the wall will receive an 8" shotcrete face.

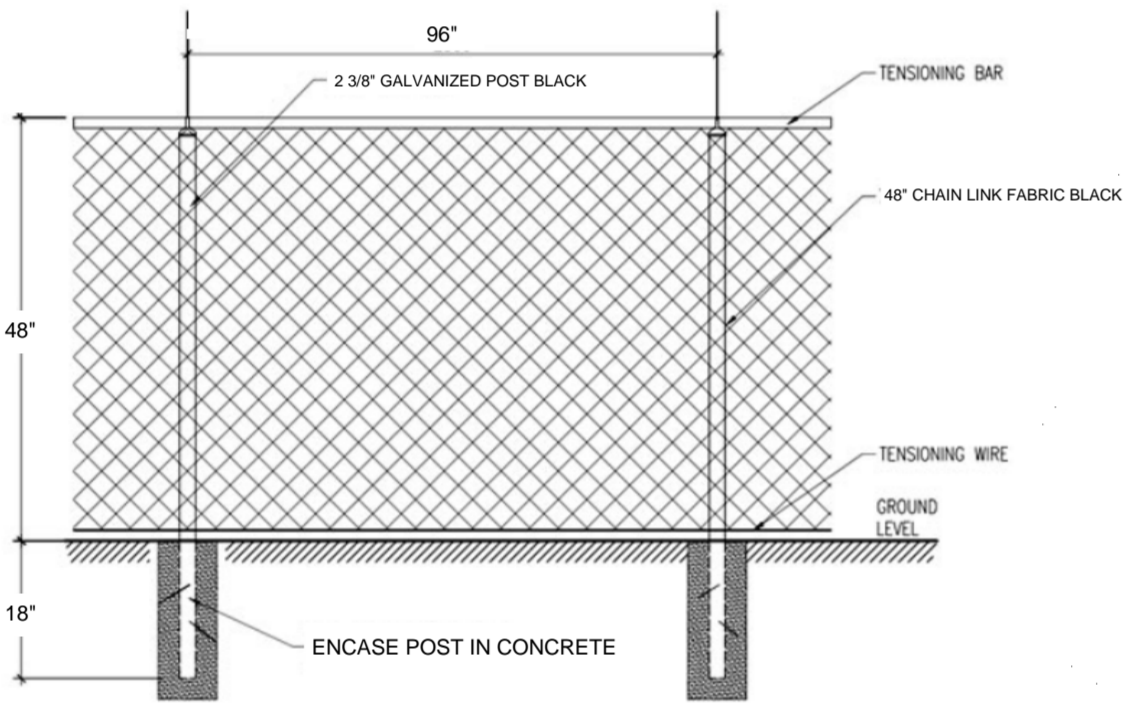
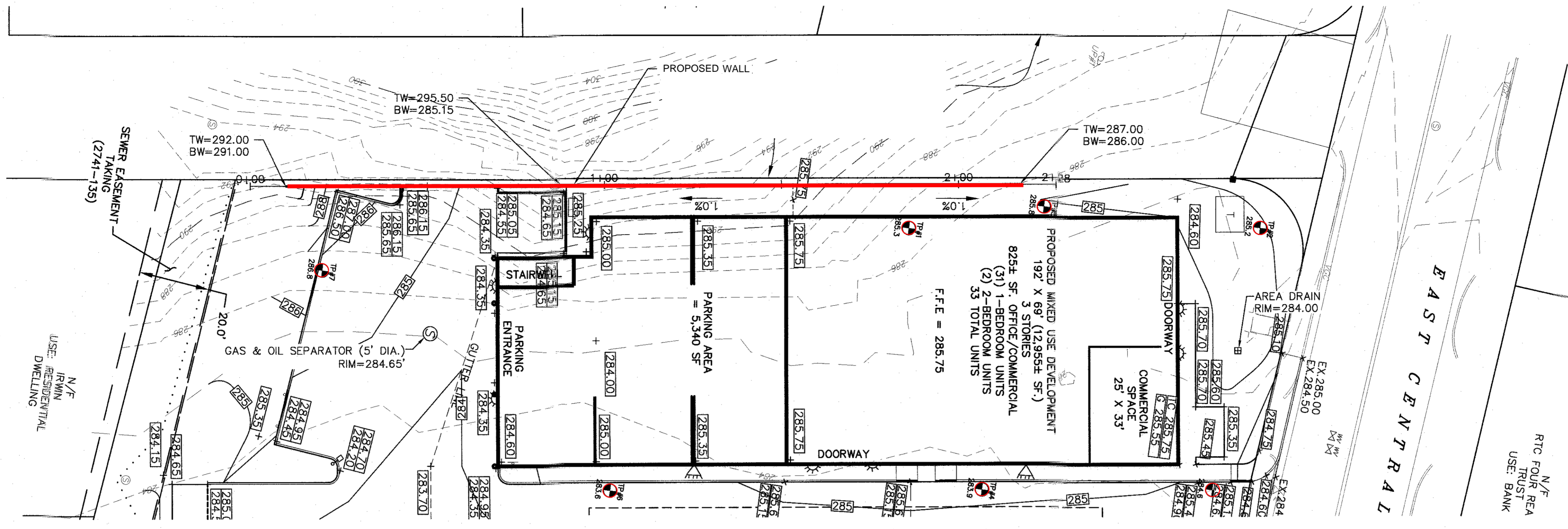
If you have any questions do not hesitate to contact me.

Sincerely,

Carlos Ferreira

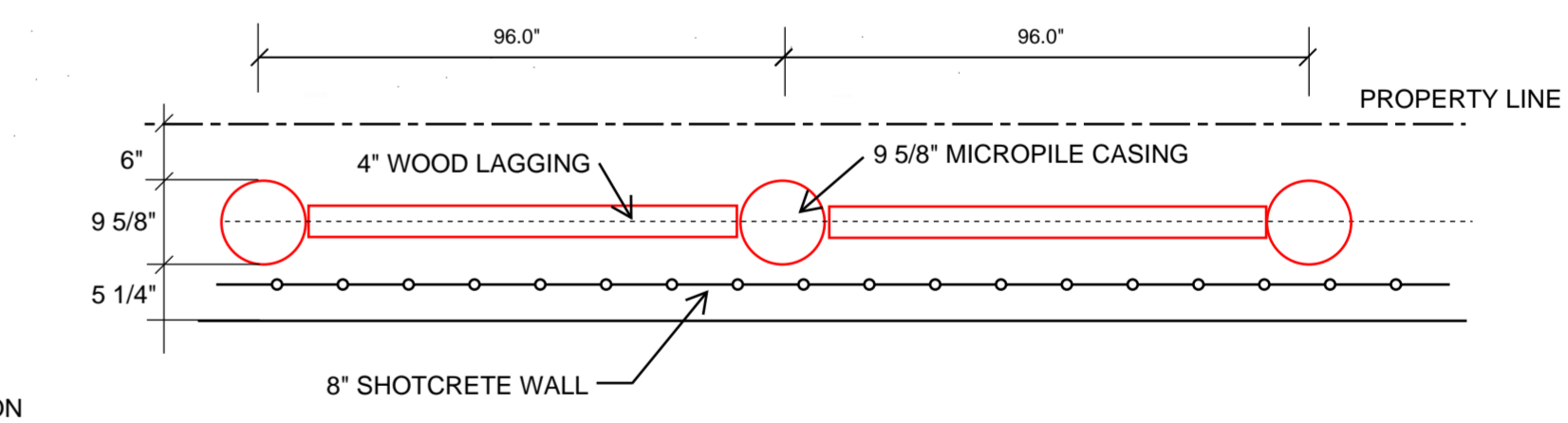
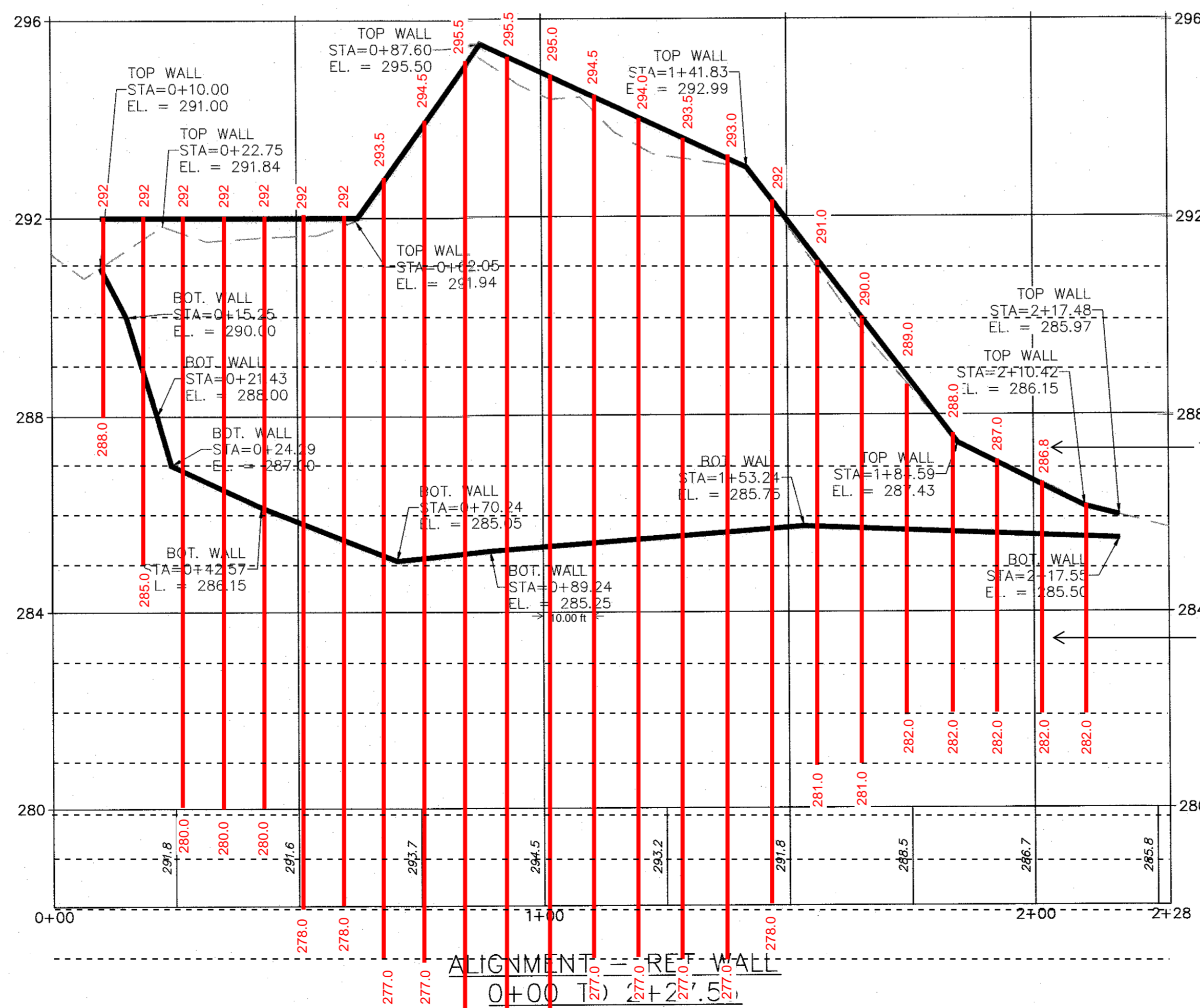
PLAN REFERENCES:

1. PLAN NO. 393-1997, PL. BK. 448
2. SEE ANR PLAN ENTITLED "PLAN OF LAND 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS," DATED APRIL 30, 2018, PREPARED BY GUERRIERE & HALNON, INC. PLANNING BOARD ENDORSED MAY 7, 2018 ON WHICH THE INTERIOR DEED LINE IS DEPICTED AS "TO BE REMOVED."
3. TAJ ESTATES OF FRANKLIN II, SITE PLAN & SPECIAL PERMIT 230 EAST CENTRAL STREET, FRANKLIN MA. PREPARED BY GUERRIERE & HALNON, INC. LAST REVISED 4/12/22



48" CHAIN LINK DETAIL

DEEP TESTS TAKEN 11/14/17 BY DN		PERC. TESTS TAKEN 11/14/17 BY DN	
SOIL EVALUATOR DON NIELSEN		SOIL EVALUATOR DON NIELSEN	
285.3	DTH#1	285.2	DTH#2
284.3	Ap L	283.2	Ap L
282.3	Bw L.S.	281.2	Bw L.S.
280.3	C1 F.S.	278.2	C1 F.S.
277.3	C2 M.S.	272.2	C2 M.S.
272.3	NO G.W.	272.2	NO G.W.



TYPICAL WALL CROSS SECTION

LEGEND			
	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WETFLAG
	GAS VALVE		UTILITY POLE
	GAS METER		PROP. STREET LIGHTING
	GAS SHUT OFF VALVE		SPOT ELEVATION
	WATER VALVE		RIPRAP
	WATER SHUT OFF VALVE		PVC FENCE
	FIRE HYDRANT		VCC - VERTICAL CONCRETE CURB
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		
	EXISTING GAS LINE		
	EXISTING SEWER LINE		

Ref: 9217

July 8, 2022

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

Re: Traffic Volume Comparison
Proposed Mixed-Use Development – 230 East Central Street
Franklin, Massachusetts

Dear Chairman Rondeau and Members of the Planning Board:

Vanasse & Associates, Inc. (VAI) is providing a trip-generation comparison of alternative commercial uses in relation to those of the proposed TAJ Estates of Franklin II mixed-use development that is to be located at 230 East Central Street (Route 140) in Franklin, Massachusetts (hereafter referred to as the “Project”). This comparison focuses on similar uses to those that are currently located along the East Central Street corridor, with the trip calculations for all uses developed using trip-generation statistics published by the Institute of Transportation Engineers (ITE)¹ for the appropriate land use. Table 1 summarizes and compares the traffic volumes for alternative development programs to those of the Project.

Table 1
TRIP-GENERATION COMPARISON

Time Period	Vehicle Trips				
	TAJ Estates II Mixed-Use Development ^a	Medical Office Building (15,000 sf) ^b	Retail Building (15,000 sf) ^c	Coffee Shop with Drive- Thru (2,400 sf) ^d	Fast-Food Restaurant with Drive-Thru (2,500 sf) ^e
<i>Average Weekday:</i>	314	540	818	1,282	1,170
<i>Weekday AM Peak-Hour:</i>	36	44	35	206	112
<i>Weekday PM Peak-Hour:</i>	38	58	104	94	83

^aBased on ITE LUC 220, *Multifamily Housing (Low-Rise)* (35 units), and ITE LUC 712, *Small Office Building* (900 sf).

^bBased on ITE LUC 720, *Medical-Dental Office Building*.

^cBased on ITE LUC 822, *Strip Retail Plaza*.

^dBased on ITE LUC 937, *Coffee/Donut Shop with Drive-Through*.

^eBased on ITE LUC 934, *Fast-Food Restaurant with Drive-Through*.

¹*Trip Generation*, 11th Edition; Institute of Transportation Engineers; Washington, DC; 2021.

Mr. Gregory Rondeau, Chairman

July 8, 2022

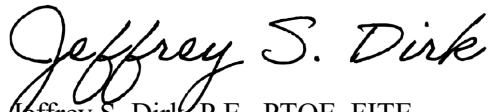
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As can be seen in Table 1, with the exception of the retail building during the weekday morning peak-hour which was shown to generate similar traffic volumes to those of the Project, **all of the alternative commercial uses were shown to generate significantly more traffic on a daily and peak-hour basis than the Project, with the restaurant alternatives producing 3 to 4 times more traffic. Accordingly, it is apparent that the Project will be significantly less impactful than an alternative commercial use of the property.** It is also important to note that residential traffic is less concentrated and more dispersed over the day vs. a commercial use, which reduces impacts along a commercial corridor such as East Main Street.

If you should have any questions regarding this comparative assessment, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE
Managing partner

Professional Engineer in CT, MA, ME, NH, RI and VA

JSD/jsd

cc: J. Centracchio, P.E., PTOE – BETA (via email)
M. Ahmed – Taj Estates II of Franklin, LLC (via email)
File

