



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.guerriereandhalnon.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-4478

January 31, 2022

Franklin Planning Board
355 East Central Street
Franklin, MA. 02038
Attn: Mr. Greg Rondeau, Chairman

RE: *Comments from BETA: Taj Estates of Franklin II, 230 East Central Street, Franklin, MA*

Dear Members of the Board:

On behalf of our client, Al-Miraj, Inc., Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from BETA Group dated December 7, 2021.

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

GENERAL

G1. There is a significant amount of work proposed within the limits of the sewer easement at the southerly edge of the parcel. It includes parking, slope protection and the dumpster pad. Confirm that the Department of Public Works agrees with the utilization of the easement to this degree.

GH: The parking and dumpster pad have been relocated to outside the sewer easement.

G2. 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 to 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.

GH: If blasting or hammering will be required, all additional permits required by the Town will be provided by the contractor prior to the start of construction.

G3. Because of the elevation differential, several of the existing dwellings located west of Hill Ave towards the rear of the building are located up to 40' higher than the proposed site. Accordingly, they will be looking at the roof line of the proposed building and any utilities that will be located on the roof. These utilities should be identified and screened from view and any noise potential from this equipment should also be identified and screened also.

GH: The proposed project does not include any utilities to be located on the roof. No further action

required.

ZONING

Z1. Clarify what types of offices are proposed and their location in the building. Medical, dental, or professional offices require a Special Permit from the Board of Appeals if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day. In addition, Clerical, or administrative offices are not allowed on the sidewalk level in multi-story developments.

GH: Information will be included in the next submittal package.

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)

SCH1. Document the lot area within the Water Resource District and show that the total impervious coverage on this portion of the lot is less than the allowed 80% maximum impervious coverage

GH: The total impervious coverage within the Water Resource District is less than the allowed 80% and information has been added to Sheet 4 of the plan set.

SIGNS (§185-20)

Provide details, sizes, and locations of any proposed signs on site if applicable.

GH: Signage details shall be provided with the architectural renderings in the next submittal package.

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

P1. In accordance with §185-21.A(4), the Applicant should provide supporting information, preferably empirical data from a similar local facility, to support the requested waiver for reduced parking. Also clarify if any special provisions, such as assigned parking, will be provided to manage parking demand. BETA notes that the Institute of Transportation Engineers (ITE) indicates a parking demand of 1.2 and 0.66 spaces per dwelling unit and bedroom, respectively, for multifamily housing; however, the demand is based upon national averages for all multifamily dwellings, with limited data for developments like that currently proposed.

GH: The parking schedule has been updated on Sheet 4 of the plan set and complies with the parking and loading bylaws requiring 1.5 spaces per unit.

P2. Revise the Parking Requirements table shown on sheet 4 of 12 to identify the total spaces required in accordance with the by-law.

GH: Revised as requested.

P3. Show space width on Sheet 4 for accessible spaces and revise at least one handicapped parking sign to include required "van" designation.

GH: Revised as requested. ADA parking signs have been revised to show all spaces are "Van Accessible". See Detail Sheet 9.

P4. Provide HP accessible crosswalk across driveway.

GH: Provided as requested.

P5. In accordance with §185-21, C. (1). No off-street parking shall be located within 10 feet of a street right of way. At the rear of the building, the parking area is located within 10' of the Hill Ave. right of way.

GH: Please refer to correspondence prepared by Vignone & Vignone LLP dated October 29, 2021 attached.

P6. In accordance with §185-21, C. (4). Loading areas and parking areas for 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.

GH: Screening has been added to the plans as requested.

P7. In accordance with §185-21, C. (5). Parking lots for 20 or more cars shall contain or be bordered within 5' by at least one tree per 10 parking spaces, with not less than 40 square feet of unpaved soil area per tree. No trees are identified in the Landscaping Plan to satisfy this requirement.

GH: Screening has been added to the plans

P8. Show sufficient information on East Central Street, including existing driveway openings as required to document compliance with §185-21, C. (7) including sight distances at entrance.

GH: Additional information has been added to the plans including sight distances at the entrance.

SIDEWALKS (§185-28)

SII. Provide detail for the reconstructed sidewalk adjacent to parking spaces and designate proposed curb type, if applicable.

GH: Details have been added to the plans accordingly.

SITE PLAN AND DESIGN REVIEW (§185-31)

SP1. Materials required for design review as provided in §185-31.2. Design Review Commission should be provided. (§185-31.1.C(3)(q)).

GH: The applicant will file with the Design Review Commission.

SP2. Provide data quantifying on-site generation of noise and odors (§185-31.1.C(3)(r)).

GH: Required data will be included in the next submittal package.

SP3. *Provide sight line information at the proposed entrance (§185-31.1.C(3)(t)).*

GH: Sight distances have been added as requested.

SP4. *In accordance with §185-31.1.C(4)(a), the issue of traffic safety at the entrance into the site should be addressed by the Applicant to determine that it is protected. As noted in §185-31.1.C(3)(s), the description of traffic circulation, safety and capacity should be in sufficient detail for the board to make a determination of whether a traffic impact analysis is necessary.*

GH: A Traffic Study for the development has been provided.

SP5. *In accordance with §185-31.1.C(4)(e) No site feature shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners. As shown on sheet 8 of 12, there is some significant light spillage onto the Hill Avenue Right of Way beyond the site's property line. Either request a waiver from this section of the by law or reduce the lighting along this face of the building to limit the glare to the property line.*

GH: Adjustments to the lighting have been incorporated into the plan set.

SCREENING (§185-35)

SC1. *Provide screening for that section of the parking area at the southwest corner of the lot in accordance with this section.*

GH: Screening has been added to the plans

UTILITIES

U1. *It is assumed that the existing overhead service to the house will be maintained, however no note is identified to verify this. Please note whether this service will be removed or maintained.*

GH: The existing electric service is to be abandoned. A new underground primary electric service will be connected to the existing electric service located near the northeast corner of the development then will connect to the new electric transformer located on site. A secondary service will be connected from the transformer to the new building. See Utility Plan.

STORMWATER MANAGEMENT

GENERAL

SW1. *The outfall from the proposed subsurface infiltration structure is a proposed overflow weir which will be located at the southeast corner of the lot just outside the existing sewer easement. In accordance with the calculations, discharge from this outfall will only occur at the peak of the 100-year frequency event. This outfall represents a point source discharge that is not currently present and there is no easement that would allow this point source to flow across the abutting parcel. BETA recommends that this outfall be eliminated altogether, and the subsurface system increased in size as necessary to capture the entirety of the event or maintain the flooding within the limits of the parking lot surface*

GH: The proposed stormwater management underground infiltration system has been sized to capture the full 100-yr storm event. The outfall has been eliminated.

SW2. The total rainfall for a 100-year frequency event should be 7.0 inches in 24 hours as espoused by DEP. As an aside, it should be noted that the stormwater standards are scheduled to be updated this month. In that revision, the new NOAA 14 plus rainfall will be adopted. The new total for a 100-year frequency event will be between 8.5-9”.

GH: The total rainfall for the 100-yr frequency event has been revised to 7.0 inches as requested.

SW3. As noted earlier, the Hollis-Rock outcrop-Charlton Complex can be either HSG B or D depending upon the soil descriptions. I would recommend that you conduct some additional soil testing in this area to confirm the soil profile and classification in this area. There is a significant difference in runoff rates and volumes between HSG B vs D.

GH: In the absence of additional test pits being performed at this time we have taken a conservative approach and modeled the soils on site, with a dual HSG designation, as HSG B.

MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS

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 overall impervious area via an expanded parking lot. The provided calculations indicate a decrease in post-development peak discharge rates and total runoff volumes compared to pre-development. All of the runoff from the proposed impervious surfaces on site will be directed through the proposed infiltration structure. Except for the peak of the 100-year frequency event, all of the runoff generated on site is contained within the proposed infiltration structure.

SW4. Revise the flow path for existing conditions. In accordance with DEP Guidelines for TR-55 the maximum sheet flow length allowed is 50’.

GH: Revised as requested.

SW5. The Tc calculation should document maximum time not maximum distance. If you look at the flow from the northeast corner of the lot south you will find that the slopes and cover conditions will result in a greater Tc than used.

GH: Based on existing conditions surface models the Tc as calculated is accurate and represents the maximum time.

SW6. Review aerial imagery of the area outside the site to get a better perspective on land use patterns within the watershed. This will allow you to more specifically determine the CN value for these areas rather than using a generic CN value for 0.5-acre house lots.

GH: Revised as requested.

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.

The soil testing on site determined that the soils near the proposed infiltration structure are a Class I soil with a Rawl's Rate of 2.4" / hour. In addition, the observation test pits indicated that groundwater levels in the area were sufficiently deep to allow the bottom of the proposed infiltration structure to be maintained greater than 4' above maximum groundwater. As noted above, all the runoff from the proposed impervious surfaces on site will be directed through the infiltration structure.

SW7. The 2 test pits (#4 & #6) utilized for the design of the infiltration structure are located between the structure and the building. In accordance with the standards, 2 observation test holes shall be conducted on site in the location of the infiltration structure.

GH: Information will be included in the next submittal package.

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 one single treatment trains for the impervious surfaces on site. Both the roof runoff and the runoff from the other impervious surfaces are directed through the Infiltration structure. The roof runoff is exempt from pretreatment and thus will receive the 80% TSS removal rate associated with the infiltration structure. All the remaining impervious surfaces on site will be collected by a series of deep sump catch basins with hoods and directed through a "Separator Row". The combination of the catch basins and the separator row will provide the 44% pretreatment requirement prior to discharge into the infiltration structure.

SW8. The total TSS Removal rate provided by the treatment train is 80%, which includes the pretreatment requirement. In accordance with the standards, this is a single train which meets the 80% TSS Removal requirement. You are not allowed to count the pretreatment as a separate process.

GH: Additional TSS worksheet removed.

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 is not a Land Use with Higher Potential Pollutant Load (LUHPPL).

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

The project does not propose discharges to critical areas.

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

SW9. As noted in the text, the proposed development of the site will result in a significant increase in

impervious surface areas above the existing conditions. Accordingly, the benefits of the redevelopment cannot be isolated from the proposed increases and all the standards must be met fully.

GH: We meet all stormwater requirements for a new development, thus meeting all requirements for a redevelopment. No additional action required.

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 will disturb more than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are required. The project proposes the use of erosion control barrier (12" mulch log), catch basin inlet protection, and stabilized construction entrance.*

SW10. Revise Construction Period Pollution Prevention Plan (Appendix 7) Section E Construction Plans, 1.d.: hay bales and filter fabric are not permitted for use in the Town of Franklin, nor are they proposed on the plans cited.

GH: Revised as requested.

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. A Long-Term Operation and Maintenance (O&M) Plan has been provided.*

SW11. Per the MA Stormwater Handbook, provide the following:

- a. Estimated total operations and maintenance budget.*
- b. Provide a sample inspection form to be used by the owners.*

GH: Estimated maintenance budget was provided in the O&M Plan, Section R. Estimated BMP Maintenance Cost. An Inspection form was provided in the Supplemental Attachments – Appendix 11.

SW12. Incorporate Cul-Tec Separator Row maintenance requirements into this document.

GH: Cultec Separator Row Operations & Maintenance Guide was provided in the Supplemental Attachments – Appendix 11.

SW13. Correct the Number on the Appendix labels for the O & M Plan and the Construction period pollution prevention plan.

GH: Revised, as requested

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

SW14. Provide signed illicit discharge compliance statement.

GH: Signed statement provided as requested.

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

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.

A handwritten signature in blue ink that reads "Amanda Cavaliere". The signature is fluid and cursive, with a long horizontal stroke at the end.

Amanda Cavaliere
Franklin Office Manager

VIGNONE & VIGNONE LLP

ATTORNEYS AT LAW

14 COMMON STREET

WRENTHAM, MASSACHUSETTS 02093

www.vignoneandvignone.com

JOHN P. VIGNONE
JANET M. VIGNONE

Of Counsel
ANTHONY M. VIGNONE

October 29, 2021

Via gbrown@franklinma.gov only

Mr. Lloyd Brown
Building Commissioner
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: Hill Avenue Franklin – Paper Street
Abutting 230 East Central Street, Franklin

Dear Mr. Brown:

Please be advised this office represents the Taj Estates of Franklin II, LLC (“Taj II”). Taj II is the owner of 230 East Central Street, Franklin, Massachusetts (“230 East Central”). This office has been retained by Taj II to determine if the Town of Franklin has an ownership (fee) interest in the portion of the paper street known as Hill Avenue which abuts 230 East Central (Lots 1 and 2) and is shown on Norfolk Registry of Deeds Plan No. 393 of 1997 in Plan Book 448 (which incorrectly shows Hill Avenue as a Public Way) and is also shown as “Undeveloped” and abutting Town of Franklin Assessor’s Parcel No. 285-069-000-000. This subject portion of Hill Avenue shall be hereinafter referred to as “Locus”. The referenced plan and assessors map are enclosed herewith.

In order to make said determination, a search of the records of accepted streets of the Town of Franklin was performed by the Town Clerk’s office and search of the Norfolk County Registry of Deeds was performed by this office. The search of the records of the Town Clerk revealed that in 1957 the Town of Franklin voted to accept as a public way that portion of Hill Avenue extending from Crocker Avenue to Cook Street and in 1959 the Town of Franklin voted to accept as a public way that portion of Hill Avenue extending a distance of approximately 150 feet northerly from the intersection of Cook Street. The records of the Town Clerk are enclosed herewith. Neither acceptance of Hill Avenue affected Locus. Town Acceptance was never extended from Ledge Street to Central Street. Town Acceptance began at Crocker Avenue and ended at Ledge Street.

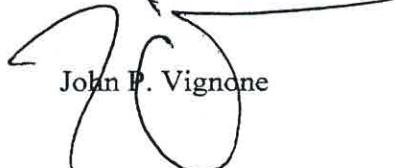
The title search performed by this office at the Norfolk County Registry of Deeds did not reveal any ownership interest of the Town Franklin in the Locus. No deed to the Town of Franklin was recorded nor was there a taking of the Locus by the Town of Franklin. A Town of Franklin Taking of East Central Street in 1955 did take a portion of Hill Avenue for the widening of East Central Street, but the widened East Central Street is shown on the previously referenced plan and is therefore not Locus.

Based upon the foregoing, it is my opinion that the Town of Franklin does not have an ownership (fee) interest in the Locus.

Kindly review the foregoing and if you are in disagreement with this opinion, then please state your reasons for your disagreement.

Thank you for your anticipated courtesy and cooperation in this matter. If you have any questions or need any further information, please do not hesitate to call.

Very Truly Yours,



John P. Vignone

NO PLAN
1957

HILL AVE.

VOTED to raise and appropriate the sum of Six Thousand Three Hundred Dollars (\$6300) for extending the water main on Dean Street a distance of approximately one thousand six hundred feet (1600), said sum to be expended under the direction of the Board of Public Works.

Article 45. To see if the Town will accept as a public way that portion of a private way known as Hill Avenue, extending from Crocker Avenue to Cook Street, as laid out by the Board of Selectmen or the Department of Public Works, or do anything relating thereto. (By Petition and BPW)

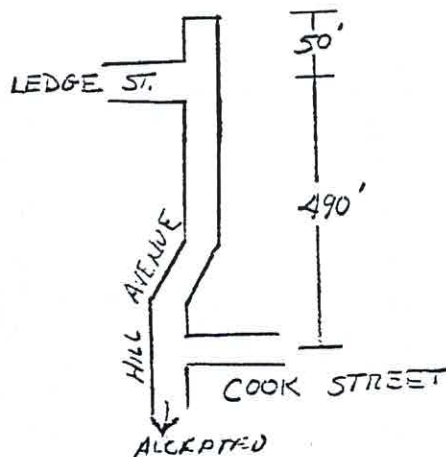
UNANIMOUSLY VOTED to accept as a public way that portion of a private way known as Hill Avenue, extending from Crocker Avenue to Cook Street, as laid out by the Board of Selectmen or the Department of Public Works.

Article 46. To see if the Town will vote to raise and appropriate or transfer from available funds the sum of One Thousand Eight Hundred Dollars (\$1800) to extend the water line on Hill Avenue from Crocker Avenue to Cook Street, said money to be expended under the direction of the Board of Public Works. (By Petition)

VOTED to raise and appropriate the sum of One Thousand Eight Hundred Dollars (\$1800) to extend the water line on Hill Avenue from Crocker Avenue to Cook Street, said money to be expended under the direction of the Board of Public Works.

Article 47. To see if the Town will accept as a public way that portion of a private way known as Hill Avenue, extending from Crocker Avenue to Cook Street, as laid out by the Board of Selectmen or the Department of Public Works, or do anything relating thereto. (By Petition and BPW)

LIMITS - (



VOTED that this article be

Article 48. To see if the Town will accept as a public way that portion of a private way known as Hill Avenue, extending from Crocker Avenue to Cook Street, as laid out by the Board of Selectmen or the Department of Public Works, or do anything relating thereto. (By Petition.)

VOTED that this article be

Article 49. To ascertain if the Town will vote to raise and appropriate or transfer from available funds the sum of One Thousand Eight Hundred Dollars (\$1800) to extend the water line on Hill Avenue from Crocker Avenue to Cook Street, said money to be expended under the direction of the Board of Public Works. (By Petition)

VOTED that this article be

Article 50. To see if the Town will accept as a public way that portion of a private way known as Hill Avenue, extending from Crocker Avenue to Cook Street, as laid out by the Board of Selectmen or the Department of Public Works, or do anything relating thereto. (By Petition and BPW)

VOTED that this article be

Article 51. To see if the Town will accept as a public way that portion of a private way known as Hill Avenue, extending from Crocker Avenue to Cook Street, as laid out by the Board of Selectmen or the Department of Public Works, or do anything relating thereto. (By Playground Committee)

VOTED to raise and appropriate the sum of Two Thousand Five Hundred Dollars (\$2500) for the purchase of playground equipment, said sum to be expended under the direction of the Board of Public Works. (By Playground Committee)

Article 52. To see if the Town will accept as a public way that portion of a private way known as Hill Avenue, extending from Crocker Avenue to Cook Street, as laid out by the Board of Selectmen or the Department of Public Works, or do anything relating thereto. (By Playground Committee)

HILL AVE -

1959

105

tely postponed.

ll vote to raise and appropriate of One Dollar (\$1.00) to obtain for the purpose of building a cars on land now belonging to ans filed in Planning Board Of- direction of the Planning Board, nning Board)

ely postponed.

l vote under Chapter 44 of the or transfer from the Parking xteen Thousand Dollars (\$16, se a free parking lot from The mmodate 105 cars or do any- h plans, specification and esti- , Board of Public Works, Plan- n)

ly postponed.

vote to raise and appropriate by bonds or notes the sum of ghty-two Dollars (\$27,182.00) sant Street from Miller Street sand four hundred ninety feet be expended under the direc- anything relating thereto. (By

ly postponed.

accept as a public way that ie Row extending from East low now a public way as laid ything relating thereto. (By

public way that portion of a ng from East Central Street blic way as laid out by the

Article 36. To see if the Town will accept as a public way that portion of a private way known as Hill Avenue extending for a distance of approximately 150 feet northerly from the intersection of Cook Street, or do anything relating thereto. (By Petition)

VOTED that the Town accept as a public way that portion of a private way known as Hill Avenue extending for a distance of approximately 150 feet northerly from the Intersection of Cook Street.

Article 37. To see if the Town will vote to raise and appropriate or transfer from available sources a sum of money to install a water main on Hill Avenue, a distance of approximately 150 feet northerly from the junction of Cook Street, present location of a water main, or do anything relating thereto. (By Petition)

VOTED that the Town raise and appropriate the sum of Four Hundred Fifty Dollars (\$450.00) to install a water main on Hill Avenue, a distance of approximately 150 feet northerly from the junction of Cook Street, present location of a water main.

Article 38. To see if the Town will vote to raise and appropriate a sum of money for the purpose of furnishing and installing Deep Wall Submersible Pumping Units in each of the two existing Gravel Packed Wells of the Beaver Pond Supply and to meet said appropriation and that the Treasurer be authorized to borrow said sum of money and to issue bonds or notes of the Town payable in not more than five (5) years in accordance with and under the authority of Chapter 44 of the General Laws. (By BPW)

VOTED that this article be indefinitely postponed.

Article 39. To see if the Town will vote to raise and appropriate a sum of money for the purpose of installing Electric Motor Driven Pumping Unit in Main Pumping Station of the Beaver Pond Supply and to meet said appropriation and that the Treasurer be authorized to borrow said sum of money and to issue bonds or notes of the Town payable in not more than Fifteen (15) years in accordance with and under the authority of Chapter 44 of the General Laws. (By BPW)

VOTED that this article be indefinitely postponed.

Article 40. To see if the Town will vote to modify the "Zoning Map of the Town of Franklin, Massachusetts" by changing from Residence District "B" to Business District the land belonging to Arthur J. and Pauline M. Laviolette, consisting of 40,500 square feet of land situated on the westerly side of Pond Street and bounded Easterly by

Accepted

- 3-15-51 Charlotte Court
- 3-12-53 Article 26, Accepting Lexington Street
- 3-12-53 Article 27, Accepting Highland Street
- 3-24-55 Article 42, Accepting James Street
- 3-15-56 Article 31, Accepting Greystone Road (350 feet)
- 3-21-57 * Hill Ave. from Crocker Ave. to Cook Street
- 3-19-59 * Hill Ave. a distance of 150 feet northerly from the intersection of Cook Street
- 3-19-59 Thayer St. from McCarthy St. to Union St. Cemetery
- 3-21-61 Linda Lane extending for a distance of approximately 500 feet northerly from the intersection of Plain St.
- 3-21-61 Alpine Row extending from East Central St. to that portion of Alpine Row now a public way as laid out by the Board of Selectmen and shown as Lot 4 on a "Subdivision Plan of Land in Franklin, Mass., Dec. 4, 1959, Bowie Engineering Co., Millis, Mass.
- 3-19-62 Glenwood Road extending for a distance of approximately 300 feet easterly from the intersection of Greystone Road to the intersection of Pheasant Hill Rd.
- 3-19-62 Pheasant Hill Road extending for a distance of approximately 1100 feet northerly from the intersection of Glenwood Road to the intersection of Long Hill Road.
- 3-19-62 Corrine Road extending for a distance of approximately 400 feet northerly from the intersection of Pine Street to the intersection of Betten Ct.
- 3-19-62 Betten Court extending for a distance of approximately 650 feet northerly, 300 feet easterly, and 700 feet southerly from the intersection of Beech Street
- 3-19-62 Northgate Road extending for a distance of approximately 900 feet easterly from the intersection of Pond Street to the intersection of Parliament Drive



ORIGINAL ON FILE Filed as No. 393-1997 Pl. Bk. 448

157

SINGLE FAMILY RESIDENTIAL TV

Area	15,000 Sq. Ft.
Percentage	100.00 %
Front Yard Setback	10,000 Ft.
Side Yard Setback	3,000 Ft.
Rear Yard Setback	2,000 Ft.

Norfolk Registry of Deeds
Dorham, Mass.

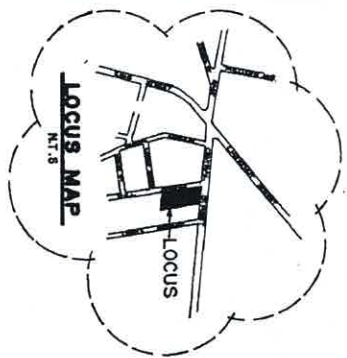
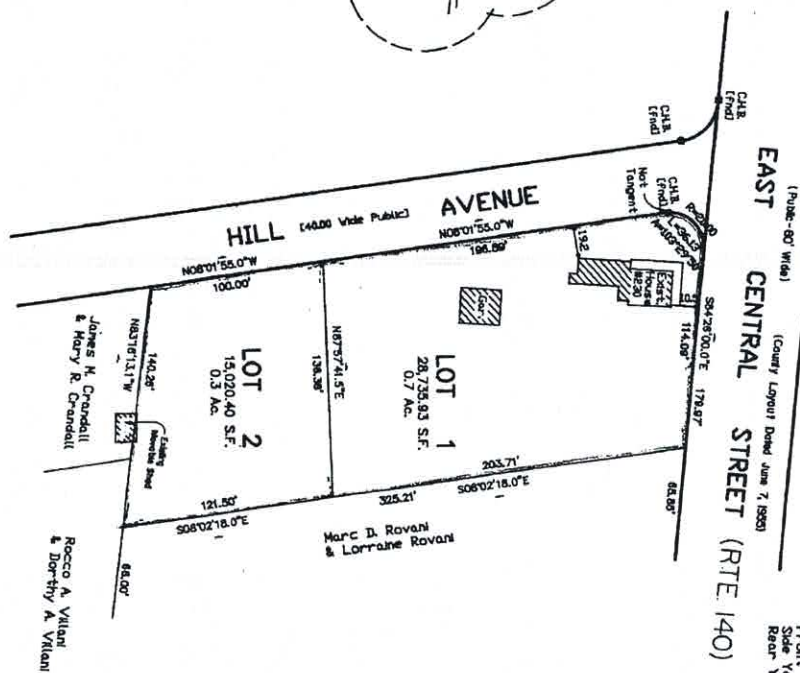
Received _____ June 19 1997
With _____

Filed as No. 253 - 19 97
Pl. Bk. 448
Abstract _____
Registrar

I hereby certify that the plan is made in accordance with the regulations of the Registrars of Deeds - Chapter 38, §13A as amended and effective 1 - 1 - 76.

REFERENCES:

See Plan By D. L. Orlason Eng.
Dated November, 1968 Pl. Bk. 52, Page 2488
See County Layout Of East Central St.
Dated June 7, 1955
See Deed Book 7134 Page 609
See Assessors Map 67 Parcel 73



FRANKLIN PLANNING BOARD
Approval not required under the
Subdivision Control Law

James M. Crandall

DATE: Jan 19 1997

Owner:
Donald G. Renner
P.O. Box 9
Franklin, Ma 02036

This Survey and Plan were prepared in accordance with the procedural and technical standards for the Profession of Land Surveying in the Commonwealth of Massachusetts.

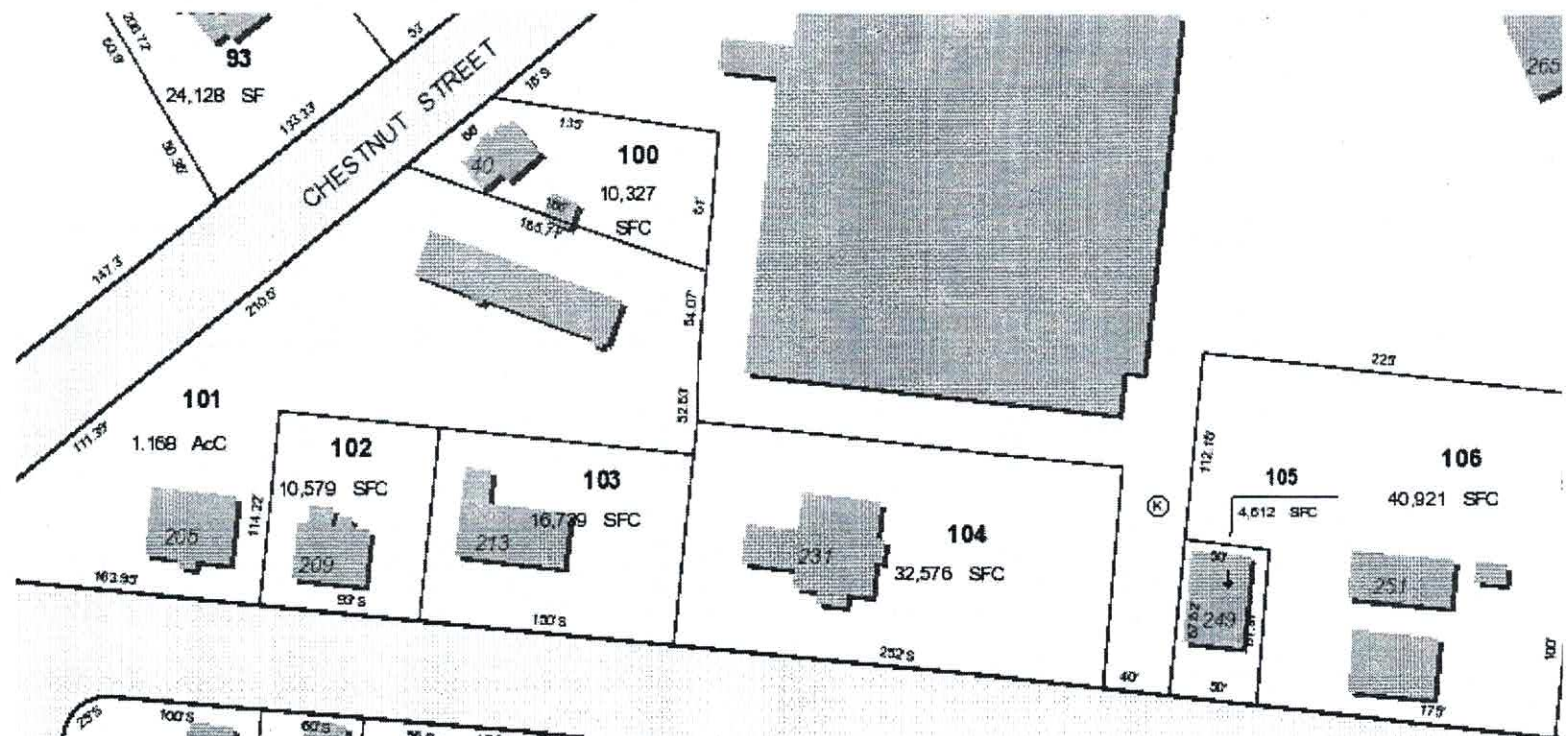
Robert C. Sawell
Date

PLAN OF LAND IN FRANKLIN, MASS.

Norfolk County
February 14, 1987

Scale: 1" = 40'

SALVETTI, Surveying & Engineering Assoc.
10 Edmonie Street
Franklin, Mass.
(508) 528-9383



148

58
59
60
Lots
113
112
111



Plan of
MARTIN PARK
HOUSE LOTS
FRANKLIN, MASS.

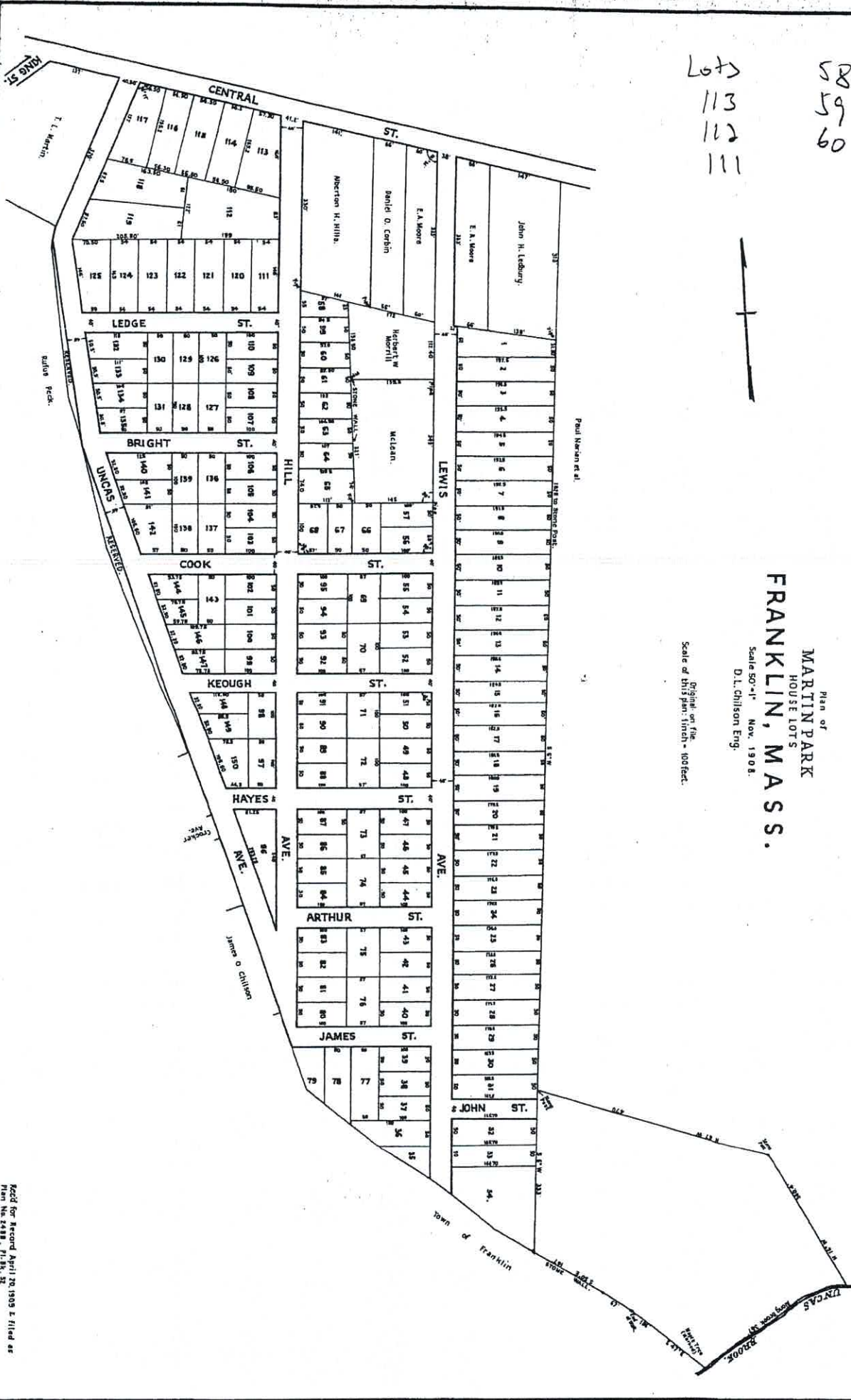
D.L. Chilson Eng.
Scale 50'-1" Nov. 1908.

Original on file
Scale of this plan: 1 inch = 100 feet.

PRC Sa Pl 2488

671

47480



Record for Record April 20, 1909 & filed as
Plan No. 2488, p. 18, 22
Attest: Edw. L. Burdick, Ass't. Register.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building

257 Fisher Street

Franklin, MA 02038-3026

February 2, 2022

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

RE: Site Plan and Special Permit – 230 East Central St, Taj Estates of Franklin II

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and while the applicant has addressed previous comments, we offer the following:

1. Based on the traffic report recommendations, operation of the traffic signal at King St and East Central St should be analyzed and an updated signal timing plan implemented after construction of the apartments.
2. A PIV valve should be shown on the proposed fire service line near the front of the building.
3. A note should be added indicating that the invert of the existing sewer manhole that they will be connecting to shall be reconstructed.

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

Sincerely,

Michael Maglio, P.E.
Town Engineer

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: January 31, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 230 East Central St – Taj Estates
Special Permit & Site Plan

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, February 7, 2022 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 230 East Central St in the Commercial I Zoning District.
2. The applicant is proposing to construct a three story building with 41 residential units and a 825 sq/ft commercial area. Multi-Family requires a Special Permit in the Commercial I Zoning District, under 185 Attachment 7, 6.1.

DPCD Comments:

1. Applicant has reduced the amount of residential units from 35 to 33 units, removing 2 more units. As the graph below details the units per area, it is still the largest proposed project in the area.
2. Applicant has provided additional parking to meet the required amount of parking per zoning. 7 spaces do not meet the required layout for parking.
 - a. The Applicant will require a waiver for parking, since 7 spaces do not meet the required width per §185-21.C(9)(a)

Comments from January 24:

1. The Planning Board requested that the Applicant define the Commercial space, if it will be office or Commercial use.
2. The Planning Board expressed concern with the noise of the dumpster.
3. A traffic study has been submitted and is being reviewed by BETA.
4. Applicant is requesting feedback from the Planning Board on the submitted plans, before finalizing the drainage information.

5. Applicant is required to file with the Design Review Commission.
6. Applicant should show the elevation of the proposed building with the abutting buildings.
7. Color renderings were submitted at the last Planning Board meeting, however they have indicated new plans will be submitted at the next Planning Board meeting.
8. DPCD reviewed the most recent Site Plan and Special Permit applications before the Planning Board that are located within the DC and CI zoning districts and areas around these zones, and have developed the table below summarizing the related parking requirements.

Project	Address	Zoning District	Parking Required	Parking Provided	Units per sq/ft area
257 Residential units	Dean Ave	GRV	514 spaces	463 spaces	3,961
*13 Residential units and 2 Commercial spaces	72-94 East Central St	C1	21 spaces	28 spaces	3,854
3 Residential units and 1 Commercial space	14 Ruggles St	C1	10 spaces	7 spaces	2,994
12 Residential units and 2 Commercial spaces	70 East Central St	DC	20 spaces	32 spaces	2,277
28 Units/ 5,000 sq/ft Retail	40 Alpine Row	DC	48 spaces	78 spaces	1,915
**105 Residential Units	330 East Central St	CII	204 spaces	156 spaces	1,716

*Project denied because building was too large for the site

**ZBA granted a variance to allow 105 units

Current Project

<i>33 Residential Units and 1 Commercial space</i>	<i>230 East Central St</i>	<i>CI</i>	<i>52 spaces</i>	<i>53 spaces</i>	<i>1,326</i>
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