

Date: April 20,2022 Job No.: 18.04830 Task 81
To: Amy Love, Town Planner
Cc:
From: Gary D. James, P.E.
Subject: **230 East Central Street**

In response to our peer review comments from March 16,2022, we have received the revised plans entitled *"TAJ Estates of Franklin II, Site Plan & Special Permit, 230 East Central Street, Franklin, Massachusetts"* dated November 11,2021, revised 04/12/22.

The plans have been revised to address the issues associated with the proposed grading within the limits of the Hill Avenue Right of Way along the westerly edge of the site. To eliminate the grading inside the right of way, the applicant is proposing to reduce the width of the proposed structure from 74' to 69' and construct a retaining wall 1.8' from the property line. As proposed, the wall will start 45' back from the front face of the building and extend 175'± southward beyond the parking spaces. Based upon existing grades and the proposed building slab elevation, the height of the wall will vary from 1' -10'. The tallest sections of the wall will be opposite the proposed first floor garage and along the proposed pavement area behind the building. Based upon the height of the wall, we have the following comments.

1. To excavate and provide the space necessary to construct a wall this height it will require a 12' cut. Based upon the angle of repose for the underlying soils the toe of the excavation would need to be a minimum of 6' back from the property line. To minimize the potential impact on the Hill Ave Right of Way BETA recommends that the top of slope be setback a minimum of 2'. Accordingly, the back of the proposed retaining wall would be set 8' from the property line. Since the building is only setback 10.8' from the property line, rather than construct a wall 2' from the foundation, BETA recommends that the applicant review the potential to raise the foundation height to act as the retaining wall. However, the building location would need to be maintained at 10.8' from the property line to allow workspace for the crews to set forms for the foundation.
2. Beyond the building, where a wall will be required, 2 or 3 parking spaces will be lost. They will no longer have enough spaces to satisfy the Zoning Requirements. The site parking will need to be reconfigured to show compliance with zoning requirements.
3. At 10' high, the wall will require a fence along the top to prevent accidental falls. BETA recommends that a section of the wall be provided to show the proposed fencing, including height, type, and material.

BETA will defer any further comments until the issues as noted above are addressed.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

April 19, 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 offer the following:

1. The revised plans have eliminated any proposed work within the Hill Ave right-of-way and have instead proposed a retaining wall along the property line. The plans note that the wall will be designed by others and that constructability completely within the limits of the property will be determined by the contractor.

We note that the proposed wall will be over 10 feet tall at its highest point and there is only 1.8 feet between the face of the wall and the property line behind it. I am doubtful it would be possible to construct a concrete retaining wall, any type of footing, and associated wall drainage within this 1.8 foot width without encroaching onto the adjacent property.

We also note that the proposed wall will create a 9 foot wide alley between the building and retaining wall.

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: April 19, 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, April 25, 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 33 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. The Planning Board requested that the height of the building, in square footage be added to the plans.
2. Applicant has provided 51 parking spaces, however only 44 meet the zoning requirements.
 - a. The Applicant will require a waiver for parking, since 7 spaces do not meet the required width per §185-21.C(9)(a)
3. At the rear of the building, there are 2 parking spaces within 10' of the right-a-way.
 - a. The Applicant will require a waiver for these parking spaces, per §185-21.C(1).
 - b. Since the Applicant has not provided the owner of the right-of-way, the Board should consider whether this waiver can be granted.
4. Retaining wall added in place of grading. The retaining wall is on the property line.
 - a. An existing condition plan should be provided to determine if any trees are in the way of the retaining wall.
 - b. It appears the Applicant will still disturb Hill Ave to construct the wall.
5. DPCD recommends the retaining wall be moved 10ft onto the property to avoid any disturbance on Hill Ave.