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F-4478

May 16, 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, please find enclosed supplemental information to accompany the previously submitted plan set entitled "*Taj Estates of Franklin II Site Plan & Special Permit – 230 East Central Street, Franklin, Massachusetts*" last revised April 12, 2022. Based on comments received during our last meeting with the Planning Board on April 25, 2022, we have since retained a structural engineer to review the constructability of the proposed retaining wall located on the west side of the property abutting Hill Avenue as well as corresponded with the Fire Department associated with the area between the building and retaining wall for accessibility.

Enclosed please find the following documentation for review and comment:

- "*Revised Memorandum in Support of Application for Special Permit to Allow Multi-Family or Apartment Residential Use Within the Commercial I Zoning District*" dated April 25, 2022 prepared by Mr. Richard R. Cornetta, Jr. Esquire of Cornetta, Ficco & Simmler, PC;
- Retaining wall correspondence dated May 13, 2022, prepared by MF Engineering & Design, Inc.;
- Design plan (Sheet 01) of proposed retaining wall prepared by MF Engineering & Design, Inc. stamped by a Professional Engineer (PE) dated May 3, 2022; and
- Color rendering of proposed wall.

It is our understanding that the Fire Department will be issuing follow up correspondence regarding our discussions under a separate cover.

We trust this meets with 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

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF FRANKLIN  
PLANNING BOARD**

NORFOLK, ss.

IN RE: Special Permit to Allow Multi Family or Apartment Residential Use within the Commercial I Zoning District

LOCUS: 230 East Central Street, Franklin, Massachusetts 02038

**REVISED MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT TO ALLOW MULTI-FAMILY OR APARTMENT RESIDENTIAL USE WITHIN THE COMMERCIAL I ZONING DISTRICT**

LOCUS HISTORY

1. **Relevant District.** The subject real property is located wholly within the Commercial I (CI) zoning district and wholly within the Franklin DEP Approved Zone II.
  
2. **Location.** The Locus consists of a single parcel of land totaling approximately 1.005 acres (Franklin Assessor Map 285-069-000) located along the southerly side of East Central Street in Franklin. The Locus is bounded to the west by an undeveloped right of way, to the north by East Central Street, to the east by private residence, to the south by private residence (said subject property is referred to herein as the “Locus”). The Locus currently contains one- and one-half story single family residential structure built about 1850, with associated paved driveway.
  
3. **Current Use.** The single-family residential structure located at the Locus is currently unoccupied.
  
4. **Proposed Use/Construction.** The proposed redevelopment of the Locus shall include the removal of the existing structure in the construction of a new three story mixed use building, with a footprint of 12,955+ square feet, and associated bituminous paved two way access drive, parking area, landscaping, lighting, utilities and stormwater infrastructure as shown on the site plan entitled, “TAJ ESTATES OF FRANKLIN II SITE PLAN AND SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS” prepared by Guerriere & Halnon, Inc., (the “Plan”) a copy of which has been filed along herewith. The proposed redevelopment will include thirty-one (31) single bedroom and two (2), two bedroom residential units, totaling

thirty-three (33) residential units and 825 square feet of office/commercial space. The current development plan would represent a reduction of eight (8) residential units, 75 s.f of commercial office space, for a total reduction in the footprint of the building of 1,257 square feet from the initial development proposal. The total parking provided on the site is fifty-three (53) spaces, which would represent an increase of seven (7) parking spaces, or 1.5 parking spaces per unit, from the initial proposal which correlated in to approximately 1 parking space per unit. A single primary unrestricted access drive is planned to connect to East Central Street. The proposed stormwater management system for the redevelopment includes measures for collecting, controlling, and treating stormwater runoff from the Locus, and as such will reduce stormwater runoff peak flow rates and volumes leaving the site, increase groundwater recharge, and improve storm runoff water quality, and would represent a significant improvement over pre-redevelopment conditions. New utilities, including water, sanitary sewer, electric, and telephone, will be installed as part of construction. Sewer will flow via gravity to the existing gravity sewer main within a sewer easement at the rear of the property.

**5. Zoning Tabulation CBD District: Required/Proposed.**

OVERALL LOT INFORMATION	Required	Proposed
Required Lot Area (sq.ft.)	5,000 s.f.	+43,756 s.f.
Required Lot Frontage (feet)	50.00'	+114.09'
Max. Lot Coverage by Structures/Paving**	90%	72.20%
Max Building Height	3 stories/40'	3 stories/<40'
Lot Width	45.00'	135.60'
Lot Depth	50.00'	323.31'
Front Setback**	20.00'	16.60'
Side Setback***	10.00'	25.8'/55.8'
Rear Setback	15.00'	116'
Parking (spaces)	52 spaces	53 spaces****

\* Property located within Water Resource District - Impervious coverage within the Water Resource District of up to 80% is allowed provided in a non-residential zone and an application for site plan approval have been filed pursuant to §185-36 and §185-40.

\*\* no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment

\*\*\* The 10 ft side setback is only required on one side of lot; If lot abuts a residential district a 20ft setback is required on the abutting side.

\*\*\*\*The number of required parking spaces may be reduced below that determined by the Bylaw by the Planning Board in the course of site plan review pursuant to §185-21A(4). One parking space per 33 units = 50, plus 2 spaces required for 825 s.f. commercial, totaling 52 parking spaces

**PRESENT APPLICANT/APPLICATION**

6. **Applicant/Owner.** The present applicant/owner is TAJ ESTATES OF FRANKLIN II, LLC, a Massachusetts limited liability company with a usual place of business at 95 East Main Street Suite 100, Westborough, Massachusetts 01581.

7. **Requested Action.** The present application before the Board requests approval of a SPECIAL PERMIT under Attachment 7, Use Regulations Schedule, Part VI, 6.1 to allow multi-family or apartment residential use within the Commercial I (CI) zoning district as shown on the Plan, as may be amended.

8. **Local Permits and Approvals.** In addition to the aforementioned SPECIAL PERMIT, the applicant has also received, or is contemporaneously seeking the following permits and approvals in connection with the present redevelopment proposal of the Locus:

- (a) [CONTEMPORANEOUSLY APPLIED FOR] Site Plan and Design Review under Section 185 31.

### **SPECIAL PERMIT APPROVAL**

10. **Special Permit Approval Requirements under Section 185-45(E)(3).** Section 185 45(E)(3) of the Zoning By-Laws, states in part:

*Criteria. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. The determination shall indicate consideration of each of the following specific findings: [Amended 3-25-1987 by Bylaw Amendment 87-91; 3-21-2012 by Bylaw Amendment 12-669]*

- (a) *Proposed project addresses or is consistent with neighborhood or Town need.*
- (b) *Vehicle traffic flow, access and parking and pedestrian safety are properly addressed.*
- (c) *Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.*
- (d) *Neighborhood character and social structure will not be negatively impacted.*
- (e) *Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.*
- (f) *Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or*

*subjected to excessive noise, odor, light, vibrations, or airborne particulates.*

*(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.*

### **CONDITIONS FOR APPROVAL UNDER SECTION 185-45(E)(3)**

#### **11. Satisfaction of Condition for Approval 185-45(E)(3)(a).**

##### ***(a) Proposed project addresses or is consistent with neighborhood or Town need.***

The proximate location to the adjacent downtown center and MBTA station make the Locus uniquely desirable for an apartment style residential development as is being proposed by the applicant. Although located along the East Central commercial corridor and within a close proximity to commercial activity of the town center, the Locus is primarily located among a collection of older residential homes within the town. The proposed redevelopment includes removal of the remaining dilapidated residential structure and a cleanup of the site of dated materials and other debris that have accumulated over the years. The proposed redevelopment of the Locus for apartment style residential development as proposed would foster a symbiotic relationship between the newly established residences and the available goods, services and transportation amenities offered within the immediate commercial area and downtown center. Additionally, the single bedroom units would be uniquely suited to address a shortage in the local supply for such available housing both from a size and cost perspective.

#### **12. Satisfaction of Condition for Approval 185-45(E)(3)(b).**

##### ***(b) Vehicle traffic flow, access and parking and pedestrian safety are properly addressed.***

The proposed redevelopment includes the construction of a primary unrestricted access drive with a minimum width of twenty-four (24') feet to connect to East Central Street. The proposed redevelopment shall also include 53 motor vehicle parking spaces (1.5 parking spaces per residential unit), which include 2 spaces for the proposed 825 square feet of commercial space being proposed. Although the Institute of Transportation Engineers indicates a parking demand of 1.2 spaces per dwelling unit (for single bedroom units within multi-family housing), the development has proposed 1.5 spaces per dwelling unit. Further, as the multi-family housing is planned for rental use, as opposed to individual equity ownership, the landlord owner will be uniquely positioned to oversee the restriction of the number of vehicles permitted within the proposed parking lot. The plan to install a sidewalk along the East Central Street frontage, making a seamless connection to the existing sidewalk system, would enhance pedestrian access to/from the site.

**13. Satisfaction of Condition for Approval 185-45(E)(3)(c).**

**(c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.**

The layout of the primary access drive (with associated apron) proposed for the redevelopment has been designed to accommodate emergency vehicles. The full access primary driveway entering the Locus would be a minimum of twenty-four (24.00') feet in width at its widest entry point from East Central Street with internal travel aisle width of twenty-four (24.00') feet. The layout of the pavement and the access driveway around the proposed project would allow vehicle access to three sides of the proposed building. According to the Transportation Impact Assessment dated January 19, 2022 completed by Vanasse & Associates, the proposed development can be accommodated with the confines of the existing transportation infrastructure in a safe and efficient manner.

The Locus has access to the public water service and sewer service, natural gas and telephone. New water and sewer services being proposed shall be constructed according to current standards thereby reducing the chance of infiltration and contamination. A stormwater management system has been designed in compliance with the Massachusetts Stormwater Management Policy and the Town of Franklin Best Development Practices Guidebook to the maximum extent practicable. The proposed stormwater management system will reduce stormwater runoff peak flow rates and volumes, and improve runoff water quality. Runoff control, water quality improvement, and groundwater recharge will be accomplished by implementing the following drainage improvements:

- Collect storm runoff in catch basins with deep sumps and hooded outlets that discharge to a below grade infiltration system;
- Implement an Operations and Maintenance Plan for the proposed stormwater management system that describes the various components of the system and identifies the inspections and maintenance tasks and schedule to follow which will ensure the proper, long-term performance of the system.
- Implement a Long-Term Pollution Prevention Plan to prevent illicit discharges to the stormwater management system.

The proposed stormwater management measures described above will have no adverse impacts to adjacent properties. Runoff quantity will be reduced and water quality enhanced over existing conditions resulting in an overall benefit to the surrounding area. See Stormwater Report prepared by Guerriere & Halnon, Inc., (hereinafter referred to as the "Drainage Report").

**14. Satisfaction of Condition for Approval 185-45(E)(3)(d).**

**(d) Neighborhood character and social structure will not be negatively impacted.**

The proposed redevelopment of the Locus will not have any detrimental effect to the neighborhood character or social structure. The area of town in which the Locus is located is characterized by a mixture of commercial and residential uses. The proposed redevelopment anticipates the removal of the dilapidated residential single-family structure. With the introduction of mixed use of residential and commercial use, the Locus will be homogeneous with the predominant mixed residential and commercial uses of the immediate neighborhood, consistent with such multi-family developments as Glen Meadows, Chestnut Ridge, Central Square Development, Dean Avenue Station 117 and Magnolia Heights. The redevelopment of the Locus, which includes a redesign of the site with an emphasis on residential design in compliance with local requirements, would minimize or eliminate the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances that may be customary of exclusively commercial uses permitted within the Commercial I zoning district. The proposed redevelopment will be served by municipal water and sewer service. The planned improvements to the Locus, including removal of existing structures along with the construction of new structures at the Locus, would result in compliance with all minimum sight distances and set back requirements.

**15. Satisfaction of Condition for Approval 185-45(E)(3)(e).**

**(e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.**

The proposed redevelopment will not have an adverse effect on the quality of the natural environment. The building will be served by municipal sewer to minimize degradation of the groundwater by nitrates and phosphates. The proposed redevelopment would improve water quality with the completion of a closed drainage system, which will include deep sumps, hooded catch basins and infiltration chambers. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Franklin. According to the Stormwater Report, “[T]he water quality of stormwater runoff from the site will be greatly improved under post-redevelopment conditions. Stormwater best management practices (BMPs) to be implemented on-site include: street sweeping, catch basins with deep

sumps and hooded outlets and infiltration chambers. The average annual post-construction load of total suspended solids (TSS) removed by this BMP process train is at least 80%.”

**16. Satisfaction of Condition for Approval 185-45(E)(3)(f).**

**(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.**

The thirty-three (33) residential housing units, represents a twenty (20%) percent reduction from the initially proposed forty-one (41) units, and well below the forty-three (43) unit maximum unit amount allowed under the Zoning Bylaw (1 unit per 1,000 square feet of lot area). Given the unique nature of the majority of the units being single bedroom units, the actual number of occupants would be consistent with a smaller unit multi-family residential development with multiple bedroom figures. The proposed building has been reduced by 1,257 square feet in total building footprint and 3,771 in total square feet, from the initial proposal of the building. The current proposed building is located within the Locus so as to meet, or in many instances exceeding, all minimum sight distances, set back and height requirements of the town of the Zoning Bylaw. All of the proposed mechanical fixtures and equipment servicing the building have been located within the building, with no such equipment being located outside or on the roof of the building, thus insuring that the abutting properties will not be exposed to flooding or subjected to excessive noise, odor, light, vibrations or airborne particulates. The applicant has incorporated Best Management Practices (BMP’s) to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The proposed drainage serving the proposed redevelopment has been designed to attenuate peak flows for up to the 100-year storm event and infiltrate after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge. See Storwater Report. All exterior lighting for the proposed Locus has been designed so as to comply with all regulations restricting the projection of light off of the premises. As the planned use of the Locus is for residential use and office/commercial, there are no anticipated ancillary odors or airborne particulates.

**17. Satisfaction of Condition for Approval 185-45(E)(3)(g).**

**(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.**

The Town of Franklin water system pumps 3-4 million gallons of water each day. The estimated peak



usage for the planned multi-family/apartment residential use would be approximately 5,330 GPD. According to information and belief, the water demand for this proposed Locus would be less than 0.2% of the pumping capacity to the Town's water system, and thus this proposed water flow would not adversely affect the Town's water supply.

**WHEREFORE**, the Applicant respectfully requests that the Board grant a SPECIAL PERMIT under Attachment 7, Use Regulations Schedule, Part VI, 6.1 to allow for multi-family/apartment residential use within the Commercial I (CI) zoning district as shown the Plan, as may be amended

Dated: April 25, 2022

Respectfully submitted,  
TAJ ESTATES OF FRANKLIN II, LLC  
By its Attorneys,

*Richard R. Cornetta, Jr*

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Richard R. Cornetta, Jr., Esquire  
Cornetta, Ficco & Simmler, PC  
Four West Street  
Franklin, MA 02038  
Tel: (508)528-5300  
Fax: (508)528-5555  
Email: [richard@cornettalaw.com](mailto:richard@cornettalaw.com)  
B.B.O. 557309



May 13, 2022

Mirajuddin Ahmed  
95 Edgewood Road  
Westborough, MA

RE: 230 East Central Street – Franklin

Dear Mr. Ahmed,

Attached is my design for the retaining wall for your project on 230 East Central Street. It's my opinion that the sheet pile retaining wall is the best solution for your site due to the dimension constraints; sheet piles are thinner in section compared to concrete walls and will achieve the desire intent for your project.

Steel sheet piles possess several advantages over other piles; steel sheet piles are resistant to high driving stresses, are lighter in section, can be used either below or above water and have long life span.

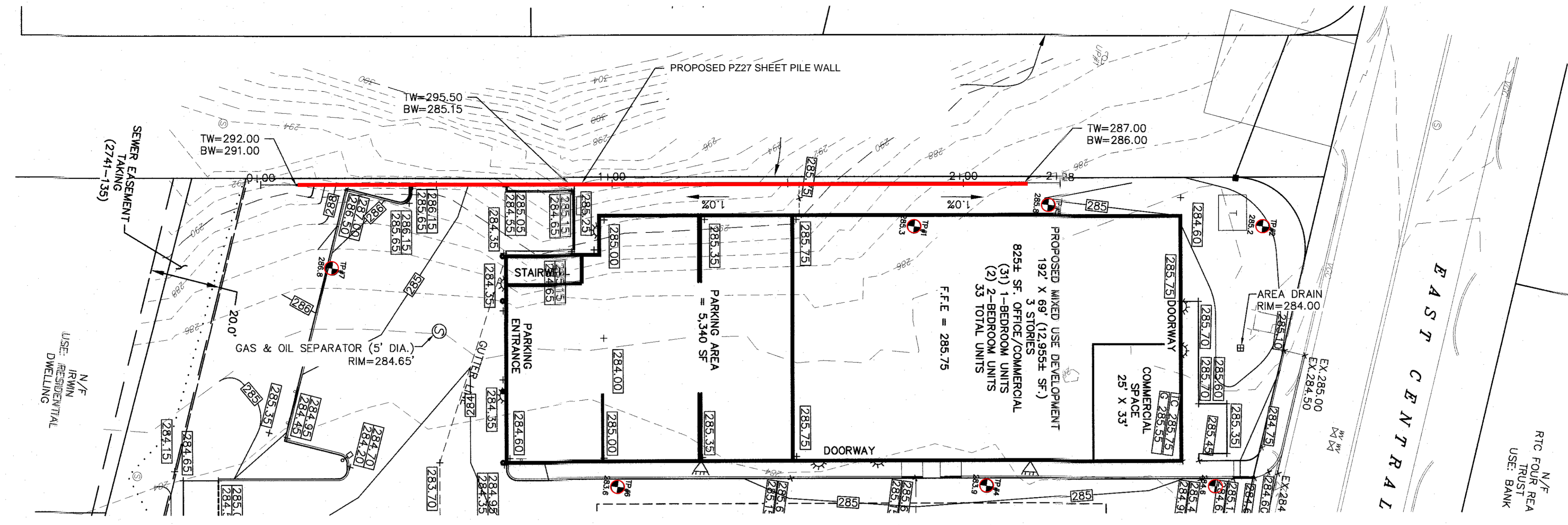
Sheet piles are often connected in pairs and installed using vibration: this is the most common method. The first sheet pile of the wall is installed into the ground. A vibratory hammer with clamp is attached to the top of the second sheet pile, which is then interlocked with the first sheet pile, and the sheet pile is vibrated into the ground.

Regarding the wall finishes, the piles can receive just painting or you can attach any decorative layer to the face of the wall.

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

Sincerely,

Carlos Ferreira, PE

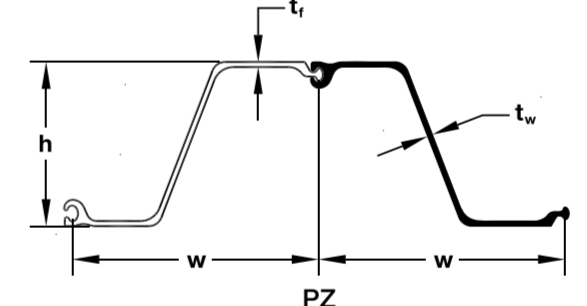


**PLAN REFERENCES:**

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

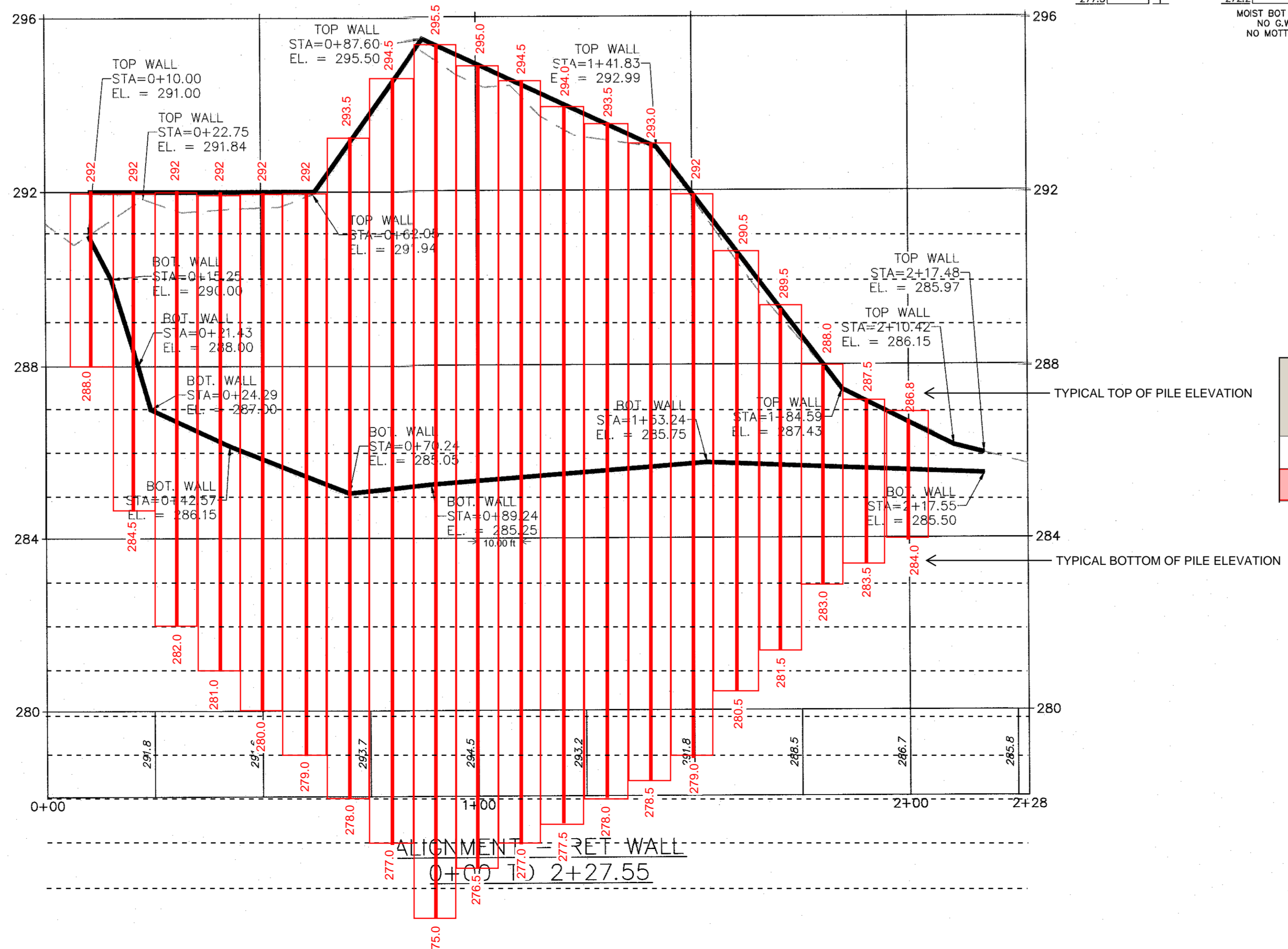
DEEP TESTS TAKEN 11/14/17 BY DN PERC. TESTS TAKEN 11/14/17 BY DN  
SOIL EVALUATOR DON NIELSEN SOIL EVALUATOR DON NIELSEN

285.3 DTH#1	285.2 DTH#2	284.6 DTH#3	283.9 DTH#4	285.6 DTH#5	283.6 DTH#6	286.8 DTH#7
Ap L 0"-12"	Ap L 0"-24"	Ap L 0"-18"	Ap L 0"-18"	Ap L 0"-18"	Ap L 0"-10"	Ap L 0"-12"
Bw L.S. 12"-36"	Bw L.S. 24"-42"	Bw L.S. 18"-32"	Bw L.S. 18"-30"	Bw L.S. 18"-30"	Bw L.S. 10"-32"	Bw L.S. 12"-24"
C1 F.S. 36"-60"	C1 F.S. 42"-84"	C1 S.L. 32"-84"	C1 S.L. 30"-42"	C1 S.L. 30"-42"	C1 S.L. 32"-48"	C1 S.L. 24"-48"
C2 M.S. 60"-96"	C2 M.S. 84"-156"	C2 M./F.S. 10YR5/3	C2 F.S. 84"-144"	C2 F./M.S. 10YR5/6	C2 F./M.S. 10YR5/6	C2 F./M.S. 10YR5/6
NO G.W. NO MOTILES	NO G.W. NO MOTILES	NO G.W. NO MOTILES	C3 M./C.S. 10YR5/3 F.S. 272.8	C3 M.S. 10YR5/3 F.S. 277.8	C3 M.S. 10YR5/3 F.S. 272.6	C3 M.S. 10YR5/3 F.S. 278.8



**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		



SECTION	Width (w)		Height (h)		THICKNESS		Cross Sectional Area		WEIGHT		SECTION MODULUS		COATING AREA		
	in	mm	in	mm	Flange in	Wall in	in <sup>2</sup> /ft	in <sup>2</sup> /m	lb/ft	kg/m	Elastic in <sup>3</sup> /ft	Plastic in <sup>3</sup> /m	Moment of Inertia in <sup>4</sup> /ft	Coating Area ft <sup>2</sup> /ft of single	ft <sup>2</sup> /ft of wall
P22	22.0	559	9.0	229	0.375	0.375	6.47	136.9	40.3	22.0	18.1	21.79	84.38	4.48	1.22
P27	18.0	457	12.0	305	0.375	0.375	7.94	168.3	40.5	27.0	30.2	36.49	184.20	4.48	1.49

**Proposed Retaining Wall  
230 East Central Street  
Franklin, MA 02038**



Sheet Pile Retaining Wall

*Date: May 4, 2022  
Prepared by: MF Engineering & Design, Inc.  
109 Highland Avenue #203  
Needham, MA 02136*

Date: May 19,2022 Job No.: 18.04830 Task 81  
To: Amy Love, Town Planner  
Cc:  
From: Gary D. James, P.E.  
Subject: **230 East Central Street**

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In response to our peer review memo from April 20,2022, we have received the following.

- Letter from Guerriere & Halnon, Inc. **RE: Site Plan and Special Permit-TAJ Estates of Franklin II, 230 East Central Street, Franklin, Massachusetts** dated May 16,2022.
- **Revised Memorandum in Support of Application for Special Permit to Allow Multi-Family or Apartment Residential Use Within the Commercial I Zoning District**, Prepared by Richard R. Cornetta, Jr., Esquire, dated April 25,2022
- Letter from MF Engineering & Designs, Inc. to Mirajudin Ahmed, **RE: 230 East Central Street-Franklin**, Dated May 13,2022.
- Drawing Prepared by MF Engineering Design for **230 East Central Street, Franklin, MA**. Dated May 03,2022, signed and stamped by Carlos Ferreira, Mass PE No. 41423.
- **Photograph of Proposed Retaining Wall, 230 East Central Street, Franklin, MA 02038**, Prepared by MF Engineering & Design, Inc. dated May 04,2022.

The plan has been prepared 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 and construction of a retaining wall along this property line. To eliminate the issues associated with the grading and excavation associated with the construction of a retaining wall along this property line, the applicant is now proposing to drive a PZ27 Steel Sheet Pile Wall. As proposed, the wall will start 43'± back from the front face of the building and extend 207'± 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 design plan, we have the following comments.

1. The natural grades in the center section of the wall exceed 30%. The design engineer should be prepared to discuss and present to the Planning Board a construction means and method to access this portion of the site and install the sheet piling.
2. The dimensions reflected on Sheet 4 of 12 of the record site plan drawings prepared by G & H, should reflect the dimensions from the building and the property line to the wall accounting for the width of the proposed sheet pile section.
3. At 10' high, the wall will require a fence along the top to prevent accidental falls. BETA recommends that a detail be provided to show the proposed fencing, including height, type, and material and relationship to the property line and the sheet pile wall.
4. If the intent of the wall installation is to maintain a 9' wide access corridor around the structure than the width at the top of the wall between the wall and the property line will only be 0.8'. Installing a fence along this strip will require the use of the right of way for construction access. BETA recommends that the applicant's attorney address this issue regarding access rights beyond the property line within the right of way.

Gary D. James, Senior Project Manager

Date: May 19,2022

Page 2 of 2

5. The test pits conducted on site were all outside of the steep grades towards the middle of the lot. The sheet pile sections near STA 1+0 will need approximately 20' of penetration into the ground. Based upon the exposed ledge on the opposite edge of the right of way, what is the design engineer's contingency if you are unable to achieve the penetration depth due to ledge.
6. BETA recommends that the existing trees around the wall be located to see if any outside or on the property line will be impacted or need removal to install the sheet piling.

The comments from the BETA Peer review on February 22,2022 remain relevant. There are several waivers that are noted in that review and continue to be needed for the site to meet the bylaws. The 04-12-2022 revision to the plans and supplemental information have been to address the issues associated with the Hill Avenue Right of Way.



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

May 17, 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. Our previous outstanding comment for this project pertained to the constructability of the proposed retaining wall. The applicant has submitted a structural design utilizing a driven steel sheet piling wall. We note that the wall will require some type of safety fencing at the top.

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:** May 18, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 230 East Central St – Taj Estates  
Special Permit & Site Plan

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The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, May 23, 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.

#### Comments from the April 25 Planning Board Meeting:

1. The Planning Board requested a letter from Fire – See Fire letter attached.
2. The Planning Board asked where windows, doors and egress will be located along the alley way.
3. The Applicant is to provide a letter from a structural engineer – letter provided. Board should determine if this satisfy the disturbance question on Hill Ave.
4. Applicant did not submit any new or updated Site Plans for the May 23 meeting, therefore the items listed above are still outstanding, except as indicated.

#### 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. Fire has requested at least one or two of these parking spaces be removed.
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. A letter has been submitted from a Structural engineer, however, they have not indicated how much disturbance will be done on each side of the wall.
5. DPCD recommends the retaining wall be moved 10ft onto the property to avoid any disturbance on Hill Ave.



# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 3 MAY 2022

RE : SITE PLAN – 230 EAST CENTRAL ST. – TAJ ESTATES II

Thank you for the opportunity to review the above referenced plan.

The only item noted is that there are two parking spaces at the back of the building that are next to the proposed concrete retaining wall. It would be helpful for us to access the alleyway in-between the retaining wall and building if just one of those parking spaces were eliminated.

Please contact me should you have any question or require any additional information.

cc: file