

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: June 20, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 230 East Central St – Taj Estates
Site Plan Endorsement

General:

1. The Planning Board approved the Site Plan on August 8, 2022, with several conditions to be met prior to endorsement of the Plan.
2. The following conditions have been completed per the Certificate of Vote:
 - Soil logs and test pit locations be shown on the revised plans from M.F. Engineering & Design to verify results, for the retaining wall.
 - The Appendix is not specifically noted in the O&M plan. The long-term Operation and Maintenance plan should be a stand-alone document. Therefore, Appendix 11 should be directly incorporated into the plan and reference. Along with the sample Inspection for and a plan of the BMPs.
 - The manifold invert be raised to Elevation 278.95. This would provide an additional 12” of sediment storage in the separator row and further protect the long-term viability of the system. If any disturbance is shown on Hill Ave, then the Applicant is to submit an alternative plan to the Planning Board that shows no disturbance on Hill Ave.
3. The Owner has added a deed restriction to the property, allowing for 4 affordable units.
4. A Geotechnical Plan has been received and reviewed by BETA.

Attachments:

1. Site Plans for Endorsement
2. Letter from Applicant indicating there will be no disturbance on Hill Ave.
3. O&M Plan

Standard 9: A Long –Term Operation and Maintenance (O&M) Plan shall be developed and implemented to ensure that storm water management systems function as designed.

The following shall serve as the (O&M) Plan required by Standard 9, as well as the Long-Term Pollution Prevention Plan required by Standard 4.

A. Names of Persons or Entity Responsible for Plan Compliance

Applicant: Mohiuddin Ahmed
95 Main Street, Suite 100
Westborough, MA 01581
PH: 508-962-1928

B. Stormwater Management System Owner

Owner: Mohiuddin Ahmed
95 Main Street, Suite 100
Westborough, MA 01581
PH: 508-962-1928

C. Good housekeeping practices

1. Maintain site, landscaping and vegetation.
2. Sweep and pick up litter on pavements and grounds.
3. Deliveries shall be monitored by owners or representative to ensure that if any spillage occurs, it shall be contained and cleaned up immediately.
4. Maintain pavement and curbing in good repair.

D. Requirements for routine inspections and maintenance of stormwater BMPs

1. Plans: The stormwater Operation and Maintenance Plan shall consist of all Plans, documents and all local state and federal approvals as required for the subject property.
2. Record Keeping:
 - a. Maintain a log of all operation and maintenance activities for at least three years following construction, including inspections, repairs, replacement and disposal (for disposal, the log shall indicate the type of material and the disposal location).
 - b. Make this log available to MassDEP and the Conservation Commission upon request; and
 - c. Allow MassDEP and the Conservation Commission to inspect each BMP to determine whether the responsible party is implementing the Operation and Maintenance Plan.
3. Descriptions and Designs: The Best Management Practices (BMP) incorporated into the design include the following.
 - a. Street Sweeping – Stipulated within the Construction Period Pollution Prevention Plan, the Long-Term Pollution Prevention Plan, and the Operation and Maintenance Plan. As the amount of TSS removal is discretionary, no credit was taken within the calculations for this BMP.
 - b. Deep sump catch basins with hoods installed to promote TSS Removal of solids and control floatable pollutants. This BMP has a design rate of 25% TSS Removal.
 - c. Infiltration Basin/Separator Row to provide the required recharge and the required 44% pretreatment and 80%TSS removal. Refer to TSS Removal Worksheets in Standard 4 for treatment train.
 - d. Spill Containment Kit to contain and clean-up spills that could occur on site.

4. BMP Maintenance: After construction it is the responsibility of the owner to perform maintenance. The cleaning of the components of the stormwater management system shall generally be as follows:
 - a. Pavement: The owner shall keep the pavement swept with a mechanical sweeper or hand swept semi-annually at a minimum.
 - b. Catch Basins: Shall be cleaned by excavating, pumping or vacuuming. The sediment shall be disposed of off-site by the Owner. Inspect quarterly, remove silt when $\frac{1}{4}$ full.
 - c. Stormwater Infiltration Chamber Inlets and Outlets shall be inspected every three years, spring and fall, and cleaned in accordance with manufacturers recommendations.
 - d. Infiltration Chamber Separator Row shall be inspected every six months for the first year and annually thereafter. Inspect using the inspection port via a CCTV. Clean with high pressure water through culvert cleaning nozzle when sediment accumulation reaches a depth of 3 inches or more.
 - e. Infiltration Chambers: Inspect using the inspection port via a CCTV twice per year and after every major event for the first few months. A maintenance log shall be kept for all maintenance activities. See supplemental attachments included in this report for additional information.
5. Access Provisions: All of the components of the storm water system will be accessible by the Owner

E. Spill prevention and response plans

1. Inventory materials to be present on-site during construction.
2. Train employees and subcontractors in prevention and clean up procedures.
3. All materials stored on site will be stored in their appropriate containers under a roof.
4. Follow manufacturers recommendation for disposal of used containers.
5. Store only enough product on site to do the job.
6. On site equipment, fueling and maintenance measures:
 - a. Inspect on-site vehicles and equipment daily for leaks.
 - b. Conduct all vehicle and equipment maintenance and refueling in one location, away from storm drains.
 - c. Perform major repairs and maintenance off site.
 - d. Use drip pans, drip cloths or absorbent pads when replacing spent fuels.
 - e. Collect spent fuels and remove from site.
7. Clean up spills.
 - a. Spill Containment Kit to contain and clean-up spills that could occur on site.
 - b. Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry clean up methods (sawdust, cat litter and/or rags and absorbent pads).
 - c. Sweep up dry materials immediately. Never wash them away or bury them.
 - d. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - e. Report significant spills to the Fire Department, Conservation Commission and Board of Health.

F. Provisions for maintenance of lawns, gardens, and other landscaped areas

Use only organic fertilizer. Dispose of clippings outside of the 100-foot buffer zone to the adjacent wetland.

- G. Requirements for storage and use of herbicides, and pesticides
The application of herbicides or pesticides will be done by professional certified contractor.
- H. Provisions for operation and management of septic system
Site to be serviced by public sewer.
- I. Requirements for handling of pet waste
Pet waste should never be dumped or washed into the local storm drain system. Waste shall be picked up immediately and placed in bags and properly disposed of in the garbage to be collected and taken to a landfill.
- J. Provisions for washing of vehicles
Washing of vehicles shall be done in an area as to eliminate wash water from being directly discharged to the local storm drain system. Vehicles should be washed in areas where wash water can be held prior to discharging to the sanitary sewer system or in areas where infiltration precludes runoff to storm drains. Avoid using detergents whenever possible.
- K. Provisions for solid waste management
1. Waste Management Plan
a. Dumpster for trash and bulk waste collection shall be stored inside or under a roof.
b. Recycle materials whenever possible (paper, plaster cardboard, metal cans). Separate containers for material are recommended.
c. Do not bury waste and debris on site.
d. Certified haulers will be hired to remove the dumpster container waste as needed. Recycling products will also be removed off site weekly.
- L. Snow disposal and plowing plans relative to Wetland Resource Areas
Snow storage is adequate around the site for large storm events.
- M. Winter Road Salt and/or Sand Use and Storage restrictions
No sand, salt, or chemicals for de-icing will be stored outside.
- N. Pavement sweeping schedules
Sweeping, the act of cleaning pavement can be done by mechanical sweepers, vacuum sweeper or hand sweeper. The quantity of sand is a direct correlation with the treatment of ice and snow and the types of chemicals and spreaders that are being used on site to manage snow. If a liquid de-icer such as calcium chloride is used as a pretreatment to new events the amount of sand is minimized. Sweeping for this site should be done semi-annually at a minimum. Collecting the particulate before it enters the catch basins is cheaper and more environmentally friendly than in a catch basin mixing with oils and greases in the surface water runoff in catch basins.
- O. Provisions for prevention of illicit discharges to the stormwater management system
The discharge into the stormwater system is not being violated, see attachment for illicit discharges compliance.
- P. Training the staff or personnel involved with implementing Long-Term Pollution Prevention Plan
The owner shall develop policies and procedures for containing the illicit spilling of oils, soda, beer, paper and litter. These wastes provide a degrading of the water quality. The placement of

signs and trash barrels with lids around the site would contribute to a clean water quality site conditions.

Q. List of Emergency contacts for implementing Long-Term Pollution Prevention Plan:

Mohiuddin Ahmed
95 Main Street, Suite 100
Westborough, MA 01581
PH: 508-962-1928

This shall be the contact until such time as the project is sold.

R. Estimated BMP Maintenance Costs

The following prices are estimates of the costs associated with maintenance of the proposed site BMPs. Costs provided are only estimates and may not reflect actual costs to perform the work. Actual costs may vary depending on company/personnel performing the work. Actual costs may increase over time.

<u>BMP</u>	<u>Estimated Maintenance Cost</u>
Pavement sweeping	\$ 400 per year
Catch basin cleaning	\$ 200 per catch basin per cleaning
Infiltration Chambers	\$ 500 per cleaning
Spill Containment Kit	\$ 750 purchase price

Re: F4478 230 East Central Street Plans for Endorsement

1 message

Mirajuddin Ahmed <mirajahmed@yahoo.com>

Mon, Jun 12, 2023 at 1:45 PM

To: Amanda Cavaliere <ACavaliere@gandhengineering.com>, Amy Love <alove@franklinma.gov>

Cc: Mohiuddin Ahmed <mohiuddin21@yahoo.com>

Yes it from 230 central street

Sent from Yahoo Mail for iPhone

On Monday, June 12, 2023, 12:29 PM, Amanda Cavaliere <ACavaliere@gandhengineering.com> wrote:

Amy

I've cc'd Miraj on the email and would ask for him or his son to confirm, but I don't believe the abutter agreements will be part of our endorsement submittal and the construction of the retaining wall is anticipated to take place on the property of [230 E. Central Street](#) and not Hill Ave.

Miraj and Mohiuddin, please confirm

Amanda K. Cavaliere, Office Manager



55 West Central Street

Franklin, MA 02038

Ph. 508.528.3221

Fx. 508.528.7921

Email: acavaliere@gandhengineering.com

Website: www.gandhengineering.com

From: Amy Love <alove@franklinma.gov>

Sent: Monday, June 12, 2023 12:26 PM

To: Amanda Cavaliere <ACavaliere@gandhengineering.com>

Cc: Mirajuddin Ahmed <mirajahmed@yahoo.com>; Mohiuddin Ahmed <mohiuddin21@yahoo.com>
Subject: Re: F4478 230 East Central Street Plans for Endorsement

Hi Amanda,

The previous plans submitted for endorsement, including easement agreements with the abutter to access Hill Ave.

Is this still the case?

[Amy Love, Town Planner II](#)

[Town of Franklin](#)

[355 East Central](#)

Franklin, MA 02038

508-520-4907

On Mon, Jun 12, 2023 at 10:19 AM Amanda Cavaliere <ACavaliere@gandhengineering.com> wrote:

Good morning Amy

I believe all items from the Certificate of Vote have been addressed and we would like to get on the next hearing to have the plans endorsed.

I've attached a full plan set for your review. If all conditions have met your satisfaction, we will hand deliver a full set this afternoon.

Thank you in advance and please contact me with any questions.

Amanda K. Cavaliere, Office Manager

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