



March 13, 2023

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

**Re: 25 Forge Parkway
Site Plan Peer Review**

Dear Mr. Rondeau:

BETA Group, Inc. is pleased to provide engineering peer review services for the proposed project entitled “**Site Development Plans for 25 Forge Parkway**” located at 25 Forge Parkway in Franklin, Massachusetts. This letter is provided to outline the scope and fee of BETA’s review.

BASIS OF REVIEW

The following documents were received by BETA and formed the basis of the review:

- Application for Approval of a Site Plan, dated February 16, 2023, including the following attachments:
 - Transmittal memo
 - Form P
 - Certificate of Ownership
 - Certified Abutters List
- Plans (9 sheets) entitled: **Site Development Plans for 25 Forge Parkway**, dated February 21, 2023, prepared by Allen & Major Associates, Inc. of Manchester, NH.
- Stormwater Report, dated February 21, 2023, prepared by Allen & Major Associates, Inc.

Review by BETA will include the above items along with the following, as applicable:

- Site Visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through July 2021
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to October 7, 2020
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through March 8, 2021
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016

INTRODUCTION

The project site includes one parcel, Lot 275-014, with a total area of 5.91 acres located at 25 Forge Parkway in the Town of Franklin (the “Site”). The Site and all the surrounding lots are located within the Industrial zoning district. The Site is not located within the Water Resource District.

The existing Site is the location of a 1-story brick building with a footprint area of 18,619± sq. ft. An existing paved 50 space parking lot and access driveway from Forge Parkway are each located on the westerly edge of the building with access to a loading dock at the rear of the building. The northerly area behind

the building is currently wooded. A wooded strip is located east of the building and along the frontage in front of the building. Bordering vegetated wetlands have been flagged along the eastern and westerly edges of the parcel. The wetlands at the rear of the site are along the banks of a pond. All proposed work is located within the portion of the Site to the north of the existing building.

Topography within the limit of work generally slopes west across the lot. There is a ridge that separates this area from the pond which is approximately 12' high and slopes at a 3h:1v slope down to the edge of the pond. The Site is not located within a wellhead protection area, a FEMA mapped 100-year floodplain, an NHESP-mapped estimated habitat of rare or endangered species, or any other critical area. NRCS soil maps indicate the presence of Ridgebury fine sandy loam with a Hydrologic Soil Group (HSG) rating of D (low infiltration potential when unsaturated) and Charlton-Hollis-Rock Complex with an HSG rating of A (high infiltration potential when unsaturated). The development area is primarily located within the HSG A soils area.

The project proposes to clear the woodlands at the rear of the Site and construct a new 16,000 sq. ft. warehouse building with an additional 38,000 ± sq. ft. of paved area to add 17 parking spaces and truck access to the warehouse. This area will connect to the existing driveway and parking west of the existing brick building. Stormwater management is proposed via a new subsurface chamber system with overflow directed to the wetlands on the adjacent parcel to the west. Three dumpsters will be located at the northerly edge of the pavement on a fenced concrete pad. Lighting for the new pavement area will be provided by 3 proposed pole mounted fixtures along the outside edge of the pavement and 7 wall mounted fixtures on the front of the building.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

ZONING

The Site is located within the industrial (I) Zoning District. The proposed use is Warehouse, which is permitted within this district.

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

As shown on the schedule on the Zoning table on Sheet C-102 of the set, the Site meets the requirements for lot area, depth, frontage, width. The proposed building will meet the front, side, and rear yards and building height is also identified as a 1 story warehouse.

SCH1. On the Zoning summary table on sheet C-102 add an Existing Condition column. This will allow the Board the ability to determine the impact of the proposed development on the site when compared to existing conditions.

SIGNS (§185-20)

S1. Provide details, sizes, and locations of any proposed signs or modifications to existing signs on site if applicable.

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

Access to the proposed warehouse and expanded parking area will come through the existing entrance from Forge Parkway. The width of the entrance drive is 26'± wide as it passes in front of the existing building. There is vertical granite curbing along the entrance driveway and in front of the existing building. The curbing changes to a bituminous berm around the parking spaces and landscape islands. There are

currently 50 parking spaces on the site including 3 accessible spaces. There is a paved approach driveway to a loading area on the north side of the existing building off the entrance driveway. The proposed pavement expansion will extend north beyond the existing pavement edge. The bituminous berm will be removed, and the proposed pavement will match the existing edge. The existing landscaped islands in the parking lot will be maintained.

- P1. 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.

CURBING (§185-29)

A bituminous curb is being proposed around the expanded pavement area. This matches the current edge of pavement treatment on the site beyond the entrance drive. There is a wooden guard rail proposed along the westerly edge of the new pavement area above the 2h:1v rip rap slope in this area.

- C1. BETA recommends that a vertical curb be place along this edge with a return along the north edge wherever the slope is greater than 3h:1v. Since the remaining curb treatment matches the existing BETA will defer this to the Board whether vertical curbing should be used for the remaining pavement area.

SITE PLAN AND DESIGN REVIEW (§185-31)

The project has been submitted for Site Plan Review and is required to conform to the requirements of this section.

- SP1. Materials required for design review as provided in §185-31.2. Design Review Commission should be provided. (§185-31.1.C(3)(q)).
- SP2. Provide data quantifying on-site generation of noise and odors (§185-31.1.C(3)(r)).
- SP3. 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.
- SP4. 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. A lighting plan has been submitted and there is some minor illumination beyond the property line at the northwest corner of the parcel. A waiver should be requested.

UTILITIES

The site plans do not show all the utility connections with the existing structure. Based on their proximity to the proposed building addition, it does not appear that any further extensions of the existing utilities are required.

- U1. Based on the at grade access into the proposed warehouse addition, floor drains will be required and should be connected to the municipal sewer collection system. A note should be added to the plans indicating that the floor drains will flow through a gas trap prior to discharge into the municipal system.

STORMWATER MANAGEMENT

The stormwater management design proposes a subsurface infiltration system located along the western edge of the proposed parking lot. Runoff from the pavement area will be collected by 2 double grated catch basins located on either side of the subsurface chamber system. Roof runoff will be piped directly into a collection system around the rear of the building. The discharge from the existing catch basin at the rear of the existing building will be redirected to the roof collection system for the proposed structure. All this runoff will be piped directly into the subsurface infiltration system. Overflow from this system will be conveyed to a new outfall at the far northwest corner of the site. This outfall will discharge onto the proposed rip rap surface treatment along this slope prior to discharge into a stormwater detention basin located at 27 Forge Parkway.

STORMWATER MANAGEMENT REGULATIONS (CHAPTER 153)

The project proposes to disturb land in excess of one acre within the Town of Franklin. It is therefore subject to the Stormwater Management Regulations. The project is also required to comply with the Town of Franklin Best Development Practices Guidebook (BDPG). Compliance with these regulations is outlined below and throughout the following sections.

SUBDIVISION REGULATIONS - STORMWATER MANAGEMENT REGULATIONS (§300-11)

Additional requirements for stormwater management are outlined in §300-11 of the Town of Franklin Subdivision Regulations.

SW1. Revise proposed drainage pipe to be reinforced concrete or request waiver (§300-11.B(2.a)).

SW2. Provide required headwall at outfall (§300-11.B(2.c)) or request waiver.

MASSDEP STORMWATER STANDARDS

The project is subject to the Massachusetts Stormwater Standards as outlined by MassDEP. Compliance with these standards is outlined below:

NO UNTREATED STORMWATER (STANDARD NUMBER 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.* The project proposes one new outfall which will discharge on the rip rap slope and in accordance with the calculations only at the peak of the 100-year frequency event.

SW3. Based on the calculations and the watershed maps, it appears that a small portion of the proposed pavement area will flow south towards the existing stormwater system. The existing stormwater collection system on site does not conform to the requirements of the standards and/or bylaw. BETA recommends that the designer review the outfall from the site to Forge Parkway stormwater collection system and provide a BMP that will provide the treatment required by the 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 a net increase in impervious area and changes to site hydrology. Stormwater runoff will be mitigated via a new subsurface infiltration BMP. Calculations indicate a decrease in peak discharge rate to all watersheds.

SW4. Because of the basin on the adjacent parcel at 27 Forge Parkway, provide table comparing pre- and post-development runoff volumes.

SW5. In the Hydro-CAD analysis of the infiltration system, the exfiltration rate has been applied to the surface area of the system. In accordance with the handbook, this should be applied to the bottom area only.

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.* NRCS soil maps indicate that soil in the area of proposed infiltration system is Charlton-Hollis-Rock complex with a Hydrologic Soil Group (HSG) rating of A (high infiltration potential). The proposed building area is identified as Ridgebury, fine sandy loam with a HSG Rating of C (moderate infiltration potential).

The Applicant has conducted test pits at the Site indicating that subsurface soil is loamy sand. The depth of the test pits was limited to a depth of 9'. Groundwater and/or redoximorphic features were not indicated on the test pit logs, therefore, ESHGW was not established and the elevation at the bottom of the deepest test pit was Elev. 282.0±.

Recharge is proposed via a new subsurface infiltration system. Runoff from the proposed pavement area will be collected in 2-double grated catch basins. Flow from the 2 basins will be directed into an isolator row to provide the pretreatment required. The BMPs are anticipated to provide groundwater recharge nearly 10x the volume required by the standards.

SW6. Based upon the proximity of the rip rap slope to the edge of the infiltration system, BETA recommends that an impermeable breakout barrier be provided along the north and west edge of the system.

SW7. The elevation noted in the stage-storage table in Appendix 6 is incorrect. The static storage elevation is the weir crest in the manhole at Elev. 289.60. The storage volume is far greater than stated. Based upon this, adjust the calculation for dewatering time accordingly.

TOTAL SUSPENDED SOLIDS (STANDARD NUMBER 4): *For new development, stormwater management systems must be designed to remove 80% (90% per Town Bylaw) of the annual load of Total Suspended Solids (TSS).* The runoff from the proposed additional impervious surfaces will flow through a single treatment train.

The project is required to treat the 1.0-inch water quality volume per Town Bylaws. The static storage volume provided in the proposed infiltration BMP is more than what is required. The Isolator Row will provide the pretreatment required. The roof runoff and the runoff from the landscaped area at the rear of the buildings will flow directly into the chamber system.

SW8. Impervious watershed area into the 2 catch basins far exceeds 0.25 acres, thus in accordance with Volume 2 Chapter 2 they will not provide the 25% TSS Removal anticipated by the design engineer. Adjust the TSS Removal calculations accordingly.

SW9. In accordance with the stormwater standards, one additional test pit should be conducted in the infiltration system location. BETA recommends that the test pit be excavated to a depth sufficient to document that the Estimated Seasonal High Groundwater is below Elev. 280.75. If the actual elevation of ESHGW is determined to be higher than in accordance with the standards, a mounding analysis will be required for the system.

HIGHER POTENTIAL POLLUTANT LOADS (STANDARD NUMBER 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads (LUHPPLs) require the use of specific stormwater management BMPs.* The project is not considered a LUHPPL – **not applicable.**

CRITICAL AREAS (STANDARD NUMBER 6): *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas. The project is not located within a critical area – not applicable.*

REDEVELOPMENT (STANDARD NUMBER 7): *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable. Although most of the proposed development is new impervious surfaces beyond the limit of the existing impervious surfaces, the project is a redevelopment based upon the fact that a portion of the runoff from the proposed impervious surfaces will flow into the existing stormwater collection system on site and not the proposed improvements.*

SW10. BETA recommends that the design engineer review the proposed pavement areas and document that portion that flows south into the existing system and whether enough of the existing impervious surfaces can be diverted to offset that increase or provide treatment at outlet to meet the standards. (See SW3above)

EROSION AND SEDIMENT CONTROLS (STANDARD NUMBER 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities. As the project proposes to disturb greater than one acre of land, it will be required to file a Notice of Intent with EPA and develop a Stormwater Pollution Prevention Plan (SWPPP). Erosion control measures are depicted on the plans include silt fence, inlet protection, stabilized construction entrance, dust control, and designated stockpile area.*

SW11. The applicant is reminded that a Stormwater permit from the Franklin DPW is required based upon the size of the disturbance.

SW12. Provide inlet protection at the 2 existing double grated catch basins in the parking lot in addition to the one at the entrance driveway.

SW13. Provide means of protecting subsurface infiltration system from construction-period sediment.

SW14. Provide construction sequencing in accordance with the requirements of §153-12.M.

SW15. Include requirement that erosion control barriers must be installed, inspected, and approved by a professional engineer or licensed wetlands scientist and that no sedimentation barrier may be removed without prior approval of the commission or its staff (BDPG).

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 Stormwater Operation and Maintenance Manual was provided with the Stormwater Management Report.*

SW16. Include maintenance of the outfall and riprap apron.

SW17. Provide owner signature (§153-18.B(5)).

SW18. Include provision requiring a documentation submittal to the DPW confirming when maintenance has been satisfactorily completed (§153-18.B(6)).

SW19. Include note that the owner of the stormwater management system must notify the Director of changes in ownership or assignment of financial responsibility (§153-18.D(1)).

SW20. Provide Map showing the location of all stormwater BMPs in each treatment train along with the discharge point.

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SW21. Identify proposed inspection port locations on the plan view of the subsurface infiltration system.

ILLICIT DISCHARGES (STANDARD NUMBER 10): *All illicit discharges to the stormwater management system are prohibited.* An Illicit Discharge Compliance Statement was provided with the submission.

SW22. Provide signature of owner on the illicit discharge compliance statement.

WETLANDS PROTECTION

The Project proposes work within Areas Subject to Protection and Jurisdiction of the Franklin Conservation Commission, including the 100-foot Buffer Zone to a vegetated wetland. Work within this area includes a small portion of the proposed parking lot, and the back half of the proposed warehouse addition. Therefore, the Applicant is required to submit an NOI to the Town of Franklin Conservation Commission and must obtain an Order of Conditions to complete the proposed work.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,

BETA Group, Inc.

A handwritten signature in blue ink, appearing to read "Gary D. James".

Gary D. James, P.E.
Senior Project Engineer

cc: Amy Love, Town Planner

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: March 21, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 25 Forge Parkway
Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, March 27, 2023 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 25 Forge Parkway located in the Industrial Zoning District (Assessors Map 275 Lot 014).
2. The proposed project includes the construction of a 16,000 bay building addition, 17 additional parking spaces and contractor yard.
3. The Applicant is required to file with the Conservation Commission.
4. Review letters have been received from BETA, DPW and Fire.

Comments:

1. Applicant is providing cape cod berm.
2. Applicant should submit a landscaping plan.
3. Fire has requested an access road north of the building addition.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 6 MARCH 2023

RE : 25 FORGE PARKWAY – SITE DEVELOPMENT

Thank you for the opportunity to review the above mentioned plan. The Fire Department would request an additional access road on the North side of the proposed addition. This would be at least 20 feet wide and run along the North side of the building which is 80 feet.

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

cc: file

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Site Development Plans for 25 Forge Parkway " for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: TMC Holdings & Development 2 LLC
Address of Applicant: 24 William Way, Bellingham, MA 02019
Phone No.: 774-295-4201 Email: mclark@gssgi.com

2. Name of Owner (if not the Applicant): Same as applicant
Address of Owner: _____
Phone No.: _____ Email: _____

3. Name of Engineer: Allen & Major Associates, Inc.
Address of Engineer: 400 Harvey Road, Manchester, NH 03103
Phone No.: 603-627-5500 Email: smayer@allenmajor.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book _____, Page _____, (or Certificate of Title No. 205229)

5. Location and Description of Property:
25 Forge Parkway. Existing 18,619 SF office building with 50 parking spaces

Square Footage of Building(s) _____
Assessor's Map 275 Lot 014

6. Purpose of Site Plan: To construct a 16,000 SF high bay building addition, 17 additional parking spaces and contractor yard.

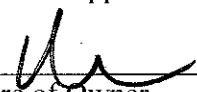
7. List of Waivers Requested (if any): Attach Form R for each waiver



Signature of Applicant

Matthew Clark

Print Name of Applicant



Signature of Owner

Matthew Clark

Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: Site Development Plans for 25 Forge Parkway

Date of Plan: _____ Assessor's Information: 275-014-000-000

Prepared by: Allen & Major Associates, Inc.

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): TMC Holdings & Development 2 LLC

Address of Record Owner(s): 24 William Way

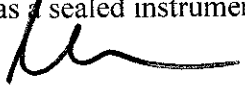
Bellingham, MA 02019

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: _____

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: _____

Executed as sealed instrument this 16th day of February 20 23


Signature of Applicant

Matthew Clark
Print name of Applicant


Signature of Owner

Matthew Clark
Print name of Owner

Bristol ss.

2023

On this 16th day of February 2023, before me, the undersigned notary public, personally appeared Matthew Clark (name of Applicant), proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding document in my presence.



MARIE A. HOBSON
Notary Public

(Official signature and seal) Commonwealth of Massachusetts
Notary Public: Marie A. Hobson My Commission Expires October 23, 2026
My Commission Expires 10/23/2026



Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, March 13, 2023 and again on March 20, 2023

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, March 27, 2023 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan application titled “Site Development Plans for 25 Forge Parkway” Franklin, MA prepared by Allen & Major Associates, Inc., Manchester, NH and submitted to the Department of Planning & Community Development on February 22, 2023, by TMC Holdings & Development 2 LLC, Bellingham, MA.

The property is located in the Industrial Zoning District (Assessors Map 275 Lot 014) at 25 Forge Parkway. The applicant is proposing to construct a 16000 square foot high bay building addition, 17 additional parking spaces, and a contractor yard.

Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board’s website under Agendas.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman

27 FORGE PARKWAY LLC
27 FORGE PKWY
FRANKLIN, MA 02038-3135

BIG BOX PROPERTY OWNER C
C/O EXETER PROPERTY GROUP
101 WEST ELM ST SUITE 600
CONSHOHOCKEN, PA 19428

DADDARIO, JAMES F, TR PAT
C/O NEW ENGLANDTREATMNT A
5 FORGE PKY
FRANKLIN, MA 02038

DONOVAN HOLDINGS LLC
28 FORGE PKWY
FRANKLIN, MA 02038

FORGE PARKWAY OWNER LLC
C/O GOLDMAN SACHS ASSET M
2001 ROSS AVE
DALLAS, TX 75201

L P GAS EQUIPMENT INC
C/O EASTERN PROPANE GAS
11 FORGE PARKWAY
FRANKLIN, MA 02038

PIERCE REALTY LLC
34 FORGE PKY
FRANKLIN, MA 02038

TMC HOLDINGS & DEVELOPMEN
24 WILLIAM WAY
BELLINGHAM, MA 02019