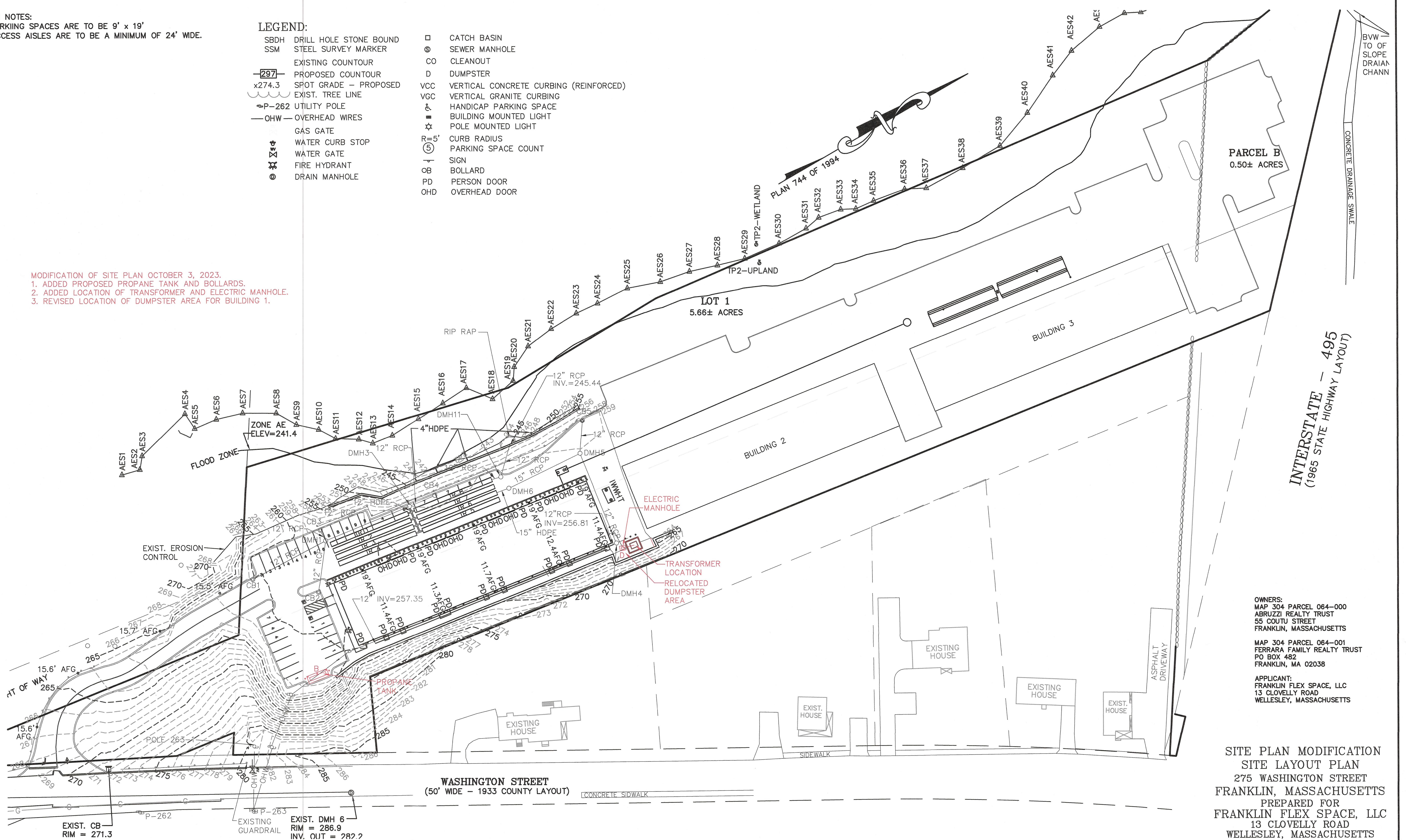


DIMENSION NOTES:
 1. ALL PARKING SPACES ARE TO BE 9' x 19'
 2. ALL ACCESS AISLES ARE TO BE A MINIMUM OF 24' WIDE.

- LEGEND:**
- SBDH DRILL HOLE STONE BOUND
 - SSM STEEL SURVEY MARKER
 - EXISTING COUNTOUR
 - PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - EXIST. TREE LINE
 - P-262 UTILITY POLE
 - OHW OVERHEAD WIRES
 - GAS GATE
 - WATER CURB STOP
 - WATER GATE
 - FIRE HYDRANT
 - DRAIN MANHOLE
 - CATCH BASIN
 - ⊙ SEWER MANHOLE
 - ⊙ CLEANOUT
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING (REINFORCED)
 - VGC VERTICAL GRANITE CURBING
 - HANDICAP PARKING SPACE
 - BUILDING MOUNTED LIGHT
 - POLE MOUNTED LIGHT
 - R=5' CURB RADIUS
 - ⊙ PARKING SPACE COUNT
 - SIGN
 - OB BOLLARD
 - PD PERSON DOOR
 - OHD OVERHEAD DOOR

MODIFICATION OF SITE PLAN OCTOBER 3, 2023.
 1. ADDED PROPOSED PROPANE TANK AND BOLLARDS.
 2. ADDED LOCATION OF TRANSFORMER AND ELECTRIC MANHOLE.
 3. REVISED LOCATION OF DUMPSTER AREA FOR BUILDING 1.



OWNERS:
 MAP 304 PARCEL 064-000
 ABRUZZI REALTY TRUST
 55 COUTU STREET
 FRANKLIN, MASSACHUSETTS

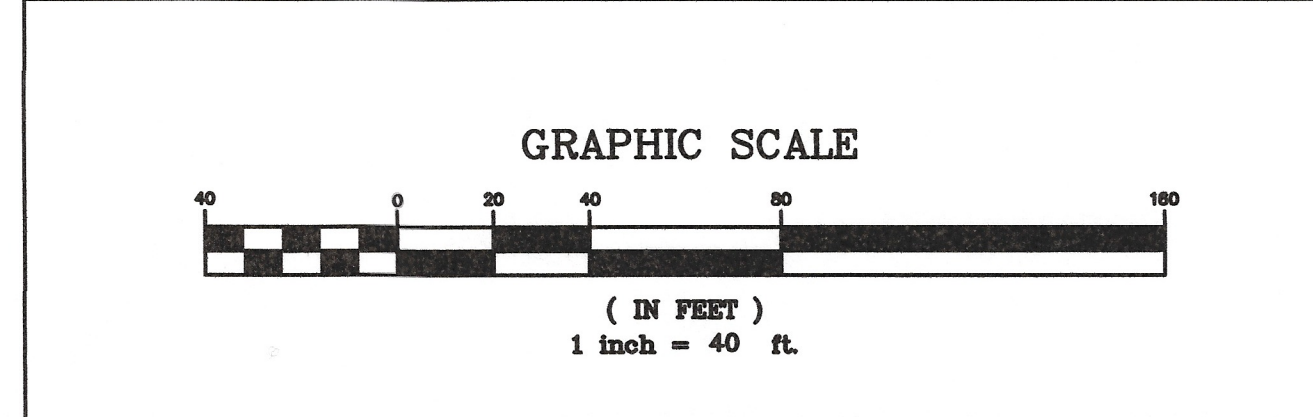
MAP 304 PARCEL 064-001
 FERRARA FAMILY REALTY TRUST
 PO BOX 482
 FRANKLIN, MA 02038

APPLICANT:
 FRANKLIN FLEX SPACE, LLC
 13 CLOVELLY ROAD
 WELLESLEY, MASSACHUSETTS

SITE PLAN MODIFICATION
SITE LAYOUT PLAN
 275 WASHINGTON STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 FRANKLIN FLEX SPACE, LLC
 13 CLOVELLY ROAD
 WELLESLEY, MASSACHUSETTS
 OCTOBER 3, 2023
 SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY
1	10/31/23	RELOCATED PROPANE TANK AND DUMPSTER AREA	BY

CARLOS A. QUINTAL
 CIVIL ENGINEER
 No. 30812
 REGISTERED PROFESSIONAL ENGINEER

Carlos A. Quintal

DATE	FIELD BY:	INT.
5/21	BL	BL
10/23	FIELD BOOK	PG#
10/23	CALCS BY:	RRG
10/23	DESIGNED BY:	RRG
10/23	DRAWN BY:	COMP
10/23	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE
 OCT. 3, 2023

SCALE
 1" = 40'

PROJECT
 UC1502

SHEET
 1 of 1



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

Franklin Flex Space

Report No.:	4831 106– 18	Date:	October 27, 2023	Arrive:	10:20 AM
Observers:	Matt Crowley, PE	Weather:	Clear, ~60°	Leave:	11:00 AM

Applicant: **Franklin Flex Space, LLC**
13 Clovelly Road
Wellesley, MA 02184

Contractor: **A|H Building Partners**
10 Charlesview Road, Suite 3
Hopedale, MA 01747
(855) 500-AHBP

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Partial Completion**

OBSERVATIONS

Observation Requested By: Rick Goodreau – United Consultants

Met/walked site with: Rick Almeida- AH Building Partners, Rick Goodreau

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s anticipated request for acceptance of Form H – Certificate of Partial Completion. The required Form H was provided by email and it is anticipated that the as-built plan will be provided as part of the Certificate of Final Completion request. BETA notes that the applicant is only seeking occupancy for Building 1; therefore, BETA did not perform a detailed review of areas that remain under construction. BETA previously performed an observation on October 11, 2023 and noted a number of outstanding issues, which are noted below with updated information provided **red**:

- Items included on the Form H Outstanding Items list, except as noted below.
- The “No Tractor Trailer Trucks” sign has not been installed at the site entrance. **Sign has been installed.**
- Ornamental lamps along the site driveway have been replaced with cobra head style luminaires. BETA does not anticipate any lighting issues related to this field change but defers to the engineer of record for evaluation. **No action required.**
- The existing CB on Washington Street is located behind bituminous berm and will not collect flow. **Following discussion with the Town Engineer, the existing CB does not have an active outlet and should not have flow directed to it. The Town Engineer will assess Washington Street during a wet weather event to determine if a paved waterway should be installed on Washington Street on the downstream side of the site driveway. No immediate action is required by the contractor at this time.**
- The sloped area located to the north of the site entrance is unstabilized and has signs of erosion. Only a short segment of straw wattle is provided at the base of the slope and it is insufficient for sedimentation control. The wattle should be replaced with a compost filter tube and should be extended along the entirety of the bottom of slope until the slope is stabilized with vegetation. Silt sacks may need to be

installed in the downgradient catch basins to protect the subsurface infiltration system. **The slope has been hydroseeded and silt sacks have been installed in the downgradient catch basins.**

- Additional guardrail has been added along the south side of the site entrance and represents a safety enhancement. **No action required.**
- Proposed guardrail ends approximately 25' short of the Phase 1 paving limits; however, BETA notes that it may not be warranted at this time based on existing grading. BETA defers to the Engineer of Record (EOR) on this issue. **BETA met with the EOR and construction team onsite and observed that temporary barrier is located near the edge of pavement and can remain in place, if needed, for protection.**
- Installed guardrail lacks terminal end sections. BETA recommends the Engineer of Record consult with the Town Engineer to evaluate connecting the installed guardrail at the site entrance to the existing guardrail located on Washington Street. **Terminal end sections have been added to guardrail and the Town Engineer has indicated he is satisfied with the conditions at the intersection of the site driveway with Washington Street.**
- The pipe outlet from DMH 11 does not have a flared end section, is partially blocked by stone, and has a rip rap pad that does not meet the dimensions detailed on the Approved Plans. **Additional rip rap has been provided and the pipe cleared of stone. Installation of a flared end section does not appear necessary.**
- Additional utility poles have been added to carry the electrical service on-site. The final utility pole is located to the south of the southerly parking area and has risers to carry electrical service underground to the remainder of the site. Refer to Site Modification Plan, dated October 3, 2023, for installed pole locations. **The contractor has indicated this work was under the jurisdiction of the utility provider. No action required.**
- The electrical transformer pad, located between Buildings 1 and 2 and as depicted on the Site Plan Modification request, dated October 3, 2023, has not been completed. Electrical service appears to be provided by a temporary pole located to the south of Building 1. **No immediate action required.**
- The proposed propane tank and bollards, located to the east of the southerly parking area and as depicted on the Site Plan Modification request, dated October 3, 2023, appears to be under construction within the limits of the vehicle maneuvering area. If the modification is approved by the Board, the tank and associated pad should be located farther to the east as depicted on the Site Modification Plan. **Construction of the propane tank pad has been completed. Following discussion at the previous Planning Board hearing, BETA investigated parking requirements for Building 1. Depending on how the Bylaw is interpreted for industrial buildings with multiple uses (e.g. office, warehouse, general industry) the required number of parking spaces ranges from 24-40. BETA assumes that the intent of the Bylaw is to ensure there is adequate parking for the site throughout its life and accounts for unknown tenants and changes in use over time. With the understanding that 7 of the 9 units in Building 1 have been leased to known tenants, BETA requested the EOR to provide a parking calculation based upon known uses and floor layouts, and as shown on the attached correspondence indicates a need for 26 spaces, where 31 spaces will be provided. At the discretion of the Board, an updated parking calculation could be requested when the remaining two tenants are known.**

- The relocated dumpster area, located between Buildings 1 and 2 and as depicted on the Site Plan Modification request, dated October 3, 2023, has not been completed, except for the concrete pad, which may not meet the dimensions of the detail included on the Approved Plans. It is also unclear if there is adequate pavement to allow access by a typical waste collection vehicle. **A dumpster enclosure area has been provided to the right of the transformer pad where there is sufficient pavement width and is intended to be serviced by a small waste collection vehicle (typical vehicle information to be provided by the project proponent). The proponent has indicated the dumpster will be manually wheeled a short distance where it will be accessible by the waste collection vehicle.**
- Construction fencing is located at the northerly limits of Building 1 and the pavement area located beyond the fencing is being used as a construction stockpile area. These features will restrict access to the dumpster area. Also, there appears to be additional striping for parking in this area (refer to Site Modification Plan dated October 3, 2023) which is not included on the Approved Plans and would further restrict access to the dumpster. **The temporary striping for construction vehicles has been removed and the proponent has indicated that once occupancy of the building is granted, fencing, materials, and the construction trailer will be relocated to allow full access throughout the paved areas of the site. Correspondence from the Deputy Fire Chief regarding site access has been provided and is attached for reference.**
- The curb stop box associated with the domestic water service is located within the southerly sidewalk and may be partially obstructed by concrete. The contractor should ensure it is accessible/functional for water shut off. **Excess concrete has been removed to ensure proper access/function.**
- Storage containers are located throughout the property and occupy many of the parking spaces. **It is BETA's understanding that storage containers are for the building tenants and will be removed upon occupancy of the building.**
- An exposed trench is located adjacent to the southerly walk and will require completion prior to opening the site for general access. **Trench has been backfilled.**

Site Photos



Slope recently hydroseeded



Typical installation of silt sack in catch basin



Guardrail with terminal end section installed



Site driveway facing north, showing typical lighting, storage containers, and easement access (left)



Typical USA drainage casting



Accessible parking area and ramp



Propane tank storage area



Block retaining wall with chain link fence at top of slope



Westerly retaining wall



Typical face of building showing wall mounted lighting and bollards



Typical temporary barrier that can be installed for slope protection, where required.



Dumpster enclosure located to the right of transformer pad



Water curb stop within sidewalk



Drainage outlet with additional stone

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

October 30, 2023

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

Re: Washington Street – Franklin Flex Space - Building 1 Parking

Mr. Chairman and Board Members,

On behalf of the applicant Franklin Flex Space, LLC., we are providing an updated parking demand for Building One. The approved Site Plan, endorsed on April 11, 2022, provided parking calculations on Sheet 4. A site plan modification, dated July 14, 2022, was approved which included an increase of the building footprint from 15,120 square feet to 15,960 square feet.

The updated parking demand is based on the build out of the tenant spaces as provided by the owners and is as follows:

Units #	Tenant	Office (sq. ft.)	Warehouse (sq. ft.)
1 & 2	AH Building Partners	1,317	2,231
3	RV Floring	305	1,468
4 & 5	One Stop Audio and Visual	762	2,785
6	Vacant	305	1,468
7	Vacant	305	1,468
8	Vehicle Wrap	305	1,468
9	Storage Only	0	1,773
Totals		3,299	12,661

Office – 1 space per 250 sq. ft. – $3,299 / 250 = 13.2$

Warehouse – 1 space per 1,000 sq. ft. – $12,661 / 1,000 = 12.7$ spaces

Total spaces required – 26

Total spaces proposed (Building 1 Area) 31 after reduction of 2 spaces for propane tank.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 19 OCTOBER 2023

RE : 275 WASHINGTON ST.- FLEX SPACE

The Fire Department has examined the proposed site for the propane tank and found it to be in compliance with NFPA 58 and 527 CMR 1. As such we have no issue with the proposed location.

We have also examined the site access in-between building A and the proposed building B. The proponent has confirmed with us that once occupancy to building A is granted then the area on the left hand side of the building will be cleared out giving us proper access to the building.

Please feel free to contact me if you have any questions.

cc: file

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: November 2, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Washington Flex Space
Partial Form H

General

1. The Planning Board approved a Site Plan for Washington Flex Space (275 Washington Street) on February 28, 2022.
2. The Applicant has submitted a Partial Form H for the Site Plan.
3. BETA has reviewed the as-built plans and has submitted a comment letter.

Overview:

1. The Applicant has completed most of the outstanding items from October 16.
2. Fire has provided a letter
3. BETA has provided an updated observation report.