



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

340 East Central Street

Report No.:	4831 96 – 39	Date:	December 12, 2023	Arrive:	11:30 AM
Observers:	Matt Crowley, PE	Weather:	Clear, ~40°	Leave:	2:00 PM

Applicant: **340 East Central Street, LLC
7 Swain Drive
Hampton Falls, NH 03844**

Contractor: **Trainor Construction
9 Walnut Knoll
Canton, MA 02021**

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

OBSERVATIONS

Observation Requested By: Joe Halligan

Met/walked site with: N/A

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Partial Completion. The required Form H was provided via email and it is anticipated that the as-built plan will be provided in the future. BETA notes that the applicant is only seeking occupancy for Building B; therefore, BETA did not perform a detailed review of areas approved by the Board under previous Partial Form H requests (Buildings C and D). Due to the integrated nature of the residential buildings BETA also performed a detailed review of the Building A area. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations. The Applicant has noted they intend to address many of the outstanding issues and BETA anticipates giving a verbal update on the status at the Planning Board hearing.

- The westerly driveway entrance has been modified to include a continuous walk with detectable warning panels in place of the striped crosswalk. The Applicant has noted this was done in accordance with MassDOT approved work.
- Striping for traffic turnaround spaces at the north end of the parking lot has not been provided.
- The proposed water valve box near the southwest corner of Building A was not visible in the field and needs to be accessible for operation.
- Sidewalks at accessible parking areas have been installed with a continuous flush ramp. Although this is desirable for accessibility it also results in areas of the walk that do not have grade separation or a barrier from the parking area.
- The curb ramp to the east of Building B does not have transition curbs installed. BETA defers to the Building Commissioner on this issue as the ramp has a grass strip instead of flared sides. Also, a detectable warning panel is anticipated to be required where the crosswalk transitions to the pervious paver walkway on the opposite side of the driveway.
- The striped crosswalk and adjacent fire lane/bus stop striping to the east of Building A has not been installed. This crosswalk is part of the accessible route from Building B to Building C (Starbucks).

- The ramp on the west side of above referenced crosswalk has a lip approximately half an inch above the edge of pavement and exceeds ADA tolerances (1/4" vertical max for an unbeveled edge.) Also, the ramp on the east was observed to have a collection of sedimentation and may be an indication of water collection. Positive drainage should be confirmed to ensure a winter icing problem does not exist on the ramp.
- The area drain at the northeast corner of the Building A patio has not been installed. Washout from the adjacent garden bed was observed over the sidewalk and ramp.
- The east side of the concrete patio located to the north of Building A appears to have a significant cross slope. BETA recommends that the Engineer of Record confirm that it was designed and constructed in accordance with all applicable regulations.
- The installed dumpster pad access ramp has a steep grade, particularly on the southerly side. Confirmation should be provided that this will not affect waste collection vehicle operations.
- Rip Rap slope stabilization has only been partially installed behind the westerly screening fence. BETA recommends the rip rap stabilization is also be added to the slope adjacent to the electrical pad at the southwest corner of the property to minimize erosion potential
- DMH-530, associated with Chamber System #3 was not visible in the field. The contractor should confirm if this structure was installed or replaced with an additional segment of the manifold.
- A hump in the pavement is visible over DMH-507, presumably due to shallow grades of the drainage cover. BETA does not anticipate any safety or operational issues for residents but plowing operations may damage the raised pavement.
- Accessible parking spaces with a 5' access aisle should have the "VAN" designation sign removed.
- The fire lane gate proposed to the east of Building B was not installed at the time of BETA's visit; however, the Applicant has indicated it was installed on 12/13/23.
- Plantings have not been installed at the rear of the proposed dumpster pad. BETA defers to the preference of the Board on requiring installation in consideration that the dumpsters are fully screened with solid fence. All other plantings appear to be installed in general accordance with the Approved Plans.
- Several drainage structure covers (e.g. DMH-508, DMH-506, and DMH-502) are labeled as "SEWER" and should be replaced with "DRAIN" covers.
- No hood has been installed on CB-124.
- The visitor parking spaces are not distinguished from the resident parking spaces. It is unclear if the design intent was to stripe the spaces with a "V," as depicted on the site plan.

Photos Attached:

Site Photos



Typical landscaped area



Typical building faces



Typical screening fence with rip rap slope behind



Typical parking area



Accessible route between Buildings A and B



Access drive between Buildings A and B



Typical parking area adjacent to Building B



Access to Town well



Geogrid fire access lane



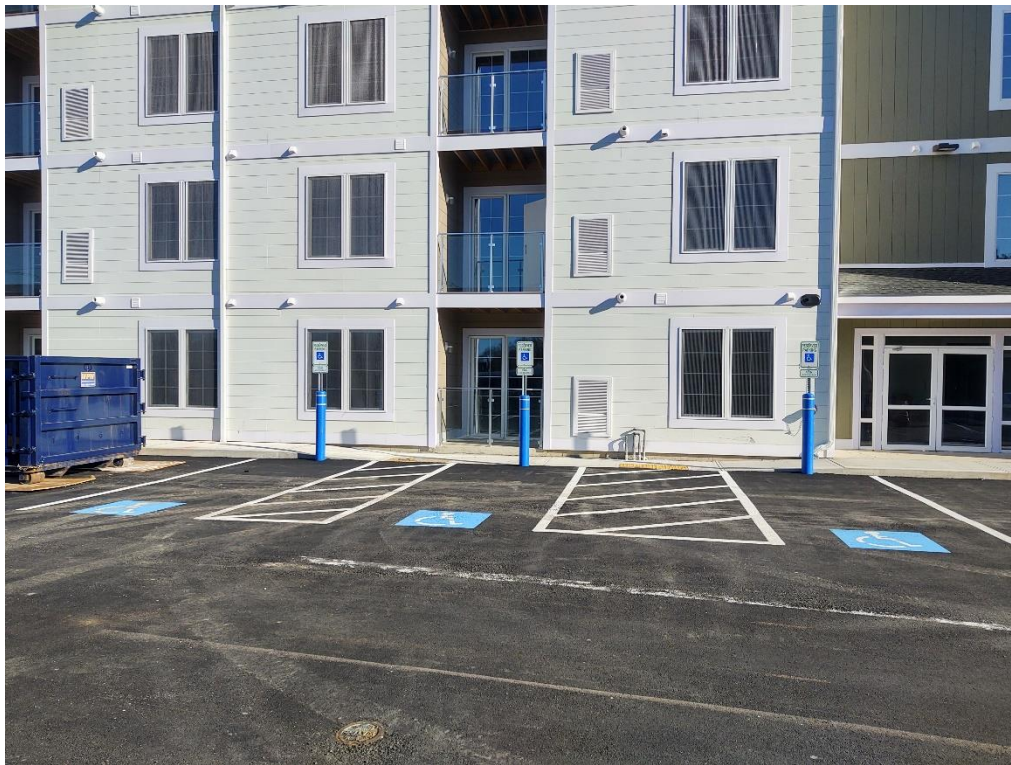
Typical sidewalk along Building B



Continuous concrete walk across westerly driveway



Traffic turnaround space lacking striping (right parking space)



Accessible parking spaces with continuous flush ramp



Curb ramp lacking transition curbs



Walkway that is anticipated to require detectable warning.



Unstriped crosswalk from Building B to Building C



Ramp with grade transition that is anticipated to exceed ADA maximum



Sedimentation on ramp near Building C, possibly indicating water collection and potential icing issue



Washout onto sidewalk. No area drain installed.



Patio area with what appears to be significant cross slope



Dumpster pad with steep ramp access



Transformer pad slope that is recommended to have rip rap installed for stabilization



Area of pavement with raised hump



Drainage cover with "SEWER" marked

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: December 14, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 332 East Central Street – Building B
Partial Form H

General

1. The Planning Board approved a Site Plan for 340 East Central Street on October 5, 2020, that included 2 residential building and commercial/retail space.
2. The Applicant has submitted a Partial Form H for the residential building at 332 East Central Street, also referred to as “Building B”.
3. BETA has reviewed the as-built plans and has submitted a comment letter.

Overview:

1. The Applicant will provide a verbal update, based on BETA’s observation report, on improvements that have been made to the site at the December 18 meeting.

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

December 11, 2023

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

JBE Project No. 13153.2

**Re: Site Work Certification Letter, Building "D"
The Central Square Development
340 E Central Street, Franklin, MA
Tax Map 285, Lot 009**

Dear Mr. Rondeau:

This letter serves as certification that all of the site work for Building "D" of "The Central Square Development" project has been substantially completed in accordance with the approved site plans and in accordance with the Town of Franklin Regulations and design specification.

During the construction process UTS of Massachusetts Inc. was periodically onsite to perform all of the required geotechnical testing. JBE personnel, along with the Town's Site Inspectors, Vanasse Associates Inc, and Fortney and Weygandt Inc. have periodically inspected the site from the start of construction to the recent substantial completion.

Based on our onsite observations, photo log from Fortney and Weygandt Inc., as-built information, as-built photos, the results of the geotechnical testing, and utility testing Jones & Beach Engineers, Inc., certifies that the substantially completed site work is in compliance with the Town's regulations and design specifications for the anticipated opening of Building "D". We further certify that the site does not impact the safety and welfare of those that will be accessing or occupying the Starbucks. This certification has been issued on the basis of the information at hand as stated above for the opening of the proposed building, and does not serve as a certification to all aspects of the project as a whole.

Please feel free to contact our office if you have any questions or need any additional information.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin
Project Manager, PE



Michael Kerivan
Project Engineer, PE

SITE PLAN OF LAND

**FORM H- PART 1 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION
(to be executed by developer's engineer)**

Site plan known as Proposed Development Central Square

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan and performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled: Proposed Development Central Square prepared by Jones and Beach Engineers Inc. and dated 12/22 _____, 2022 _____, as approved by the said Planning Board on 10/07/20 _____.

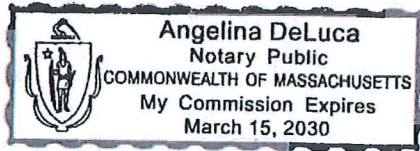
Signed this 12th day of December, 2023

By M.D. Kerivan, Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Essex, SS.

On this 12 day of _____ December _____ 2023, before me, the undersigned notary public, personally appeared _____ Michael Kerivan _____ (name of engineer), proved to me through satisfactory evidence of identification, which were driver's license to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Angelina DeLuca
(Official signature and seal of notary)

Notary Public:
My Commission Expires: _____

SITE PLAN OF LAND
FORM H- PART 2 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION

Site plan known as Proposed Development Central Square

Site Address: 340 East Central Street, Franklin, MA

OWNER'S CERTIFICATION:

By signing this form, I am agreeing to the list of outstanding items as attached and defined by the Town Engineer, that must be completed at the above referenced site prior to the issuance of a Certificate of Final Completion by the Planning Board; I also agree to complete work by the required date listed next to each outstanding item. If these items are not completed by the date stated, I acknowledge that I am aware I will be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin and is enforceable by the Building Commissioner or his designee.

A separate form including the following information shall be attached to this document: outstanding items and date of required completion for each item and shall be signed by the Owner's Engineer and the Owner and approved by Town Engineer.

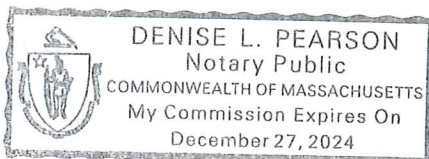
I will return to the Planning Board for the issuance of a Certificate of Final Completion by _____, 20____ or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

Signed this 17 day of December, 2023

By Joseph Halligan, Owner

_____, SS.

On this 17th day of December, 2023, before me, the undersigned notary public, personally appeared Joseph Halligan (name of owner), proved to me through satisfactory evidence of identification, which were males to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



DL Pearson
(Official signature and seal of notary)
Notary Public: Denise L. Pearson
My Commission Expires: 12-27-2024

Site Plan Work Completion List

(To accompany Form H- Engineer's and Owner's Certificate of Partial Completion)

Site Plan Name: Proposed Development Central Square____
Owner Name: Joe Halligan_____
Owner's Engineer: Jones and Beach Engineers Inc._____
Date of Partial Certificate of Completion: 12/12/23_____

Outstanding Items: **Required Date of Completion:**

As-built review for Form H - Final _____

Approved by: _____, Town Engineer Date: _____

Signed by:  _____, Engineer Date: 12/11/23_____

Signed by:  _____, Owner Date: 12-11-23

* A Notarized Form H- Engineer's and Owner's Certificate of Partial Completion Part 1 and 2 must accompany this form prior to acceptance by the Planning Board.