

N/F
NEW ENGLAND CHAPEL
LCC#11932C
LC CERT. NO. 200368
A.M. 298 PARCEL 10

2021 STATE HIGHWAY
ALTERATION LO No. 8838
(OCTOBER 6, 2021)
LC DOC. 1,489,087

BEGINNING OF
2021 STATE
HIGHWAY
ALTERATION

TOWN OF FRANKLIN
LCC#11932D
LC CERT. NO. 156539
A.M. 298 PARCEL 004

AM 285 LOT 9.1
LOT 1
AREA=180,217±SF
(4.137±AC)

AM 285 LOT 9
LOT 2
AREA=103,178±SF
(2.369±AC)

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DRAWING MARKINGS AND OTHER OBSERVED DATA. FOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ASSESSED COMPLETELY AND RELIABLY DEPICTED. CONTRACTORS OR OBSERVED PHYSICAL EVIDENCE. CONTRACTORS (IN ACCORDANCE WITH MASS. GEN. STAT. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

SYMBOLS/ABBREVIATIONS

- D DRAIN LINE
- ⊙ DRAIN MANHOLE
- ⊕ DRAIN CATCH BASIN
- ⊙ CLEAN OUT
- G GAS LINE
- ⊕ GAS VALVE
- ⊕ GAS SHUT OFF
- W WATER LINE
- ⊕ WATER HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER SHUT OFF
- S SEWER MANHOLE
- SEWER LINE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC HANDHOLE
- ⊕ LIGHT POLE
- ⊕ ELECTRIC CHARGING STATION
- UP# UTILITY POLE W/NUMBER
- BOLLARD
- TREE W/ SIZE

OWNERS

340 EAST CENTRAL STREET, LLC.
1 NEWELL DRIVE
FRANKLIN, MA 02038

LAND COURT DEED DOC #1,476,816
LAND COURT PLAN 11932-H
A.M. 285 LOT 9

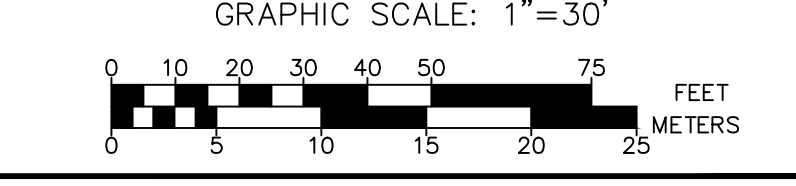
TAJ ESTATES OF FRANKLIN LLC.
95 EAST MAIN STREET
WESTBOROUGH, MA 01581

LAND COURT DEED DOC #1,466,242
LAND COURT PLAN 11932-H
A.M. 285 LOT 9.1

AS-BUILT
SITE PLAN
CENTRAL SQUARE
340 E CENTRAL STREET
FRANKLIN
MASSACHUSETTS

OCTOBER 30, 2023

DATE	REVISION DESCRIPTION



Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondhengineering.com

- | | | | |
|--|--|--|---|
| DMH 501
RIM=281.69
(I)=278.7 (CB102)
(I)=278.6 (CB101)
(O)=278.5 (DMH502) | DMH 520
RIM=279.00
(I)=275.2 (OWS2)
(I)=274.5 (DMH517)
(O)=274.6 (CHAM2) | CB 101
(I)=275.2 (OWS2)
(O)=SILT BAG | OWS 1
NO ACCESS |
| DMH 502
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(O)=277.8 (DMH503) | DMH 521
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| DMH 503
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| DMH 507
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| DMH 508
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RIM=279.56
CANNOT OPEN
UNDER CONC CURB | CB 112
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| | | CB 119
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| | | CB 120
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| | | CB 121
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| | | CB 122
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| | | EX-CB 7
RIM=281.42
(I)=278.7 (EX-DMH6) | EX-CB 13
RIM=280.00
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G:\CDP\Franklin\F447-1.DWG\F447-1 SITE AS-BUILT.dwg



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

340 East Central Street

Report No.:	4831 96 – 40	Date:	February 16, 2024	Arrive:	1:15 PM
Observers:	Matt Crowley, PE	Weather:	Clear, ~36°	Leave:	2:45 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 Completion**

OBSERVATIONS

Observation Requested By: Joe Halligan

Met/walked site with: Joe Halligan

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 Completion. The required Form H and as-built plan were provided via email. BETA previously performed detailed reviews of all areas of the site in conjunction with Partial Form H requests. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations.

- An additional detectable warning panel is located on the east side of the site driveway near the approved ramp that connects to the crosswalk leading to Building C. This should be removed/modified as it currently “encourages” pedestrians to enter the driveway where no pedestrian path exists.
- The applicant has provided a modification plan (attached for reference) for the east side of the concrete patio located to the north of Building A to address concerns with cross slope. The plan proposes to limit the patio area to locations where the cross-slope is 2% or less and designate the steeper section as a planting area. BETA defers to the Building Commissioner on this issue.
- A gate on the dumpster enclosure has significant damage. The Applicant has provided photos showing that it is currently under repair.
- The geogrid fire access lane has been completed and it is anticipated that seed will germinate in the spring.
- Electric vehicle charging stations to the west of Building D have not been completed (conduit installed). The Applicant has indicated they will be completed when usage warrants. Two charging station have been completed on the south side of the main parking area between Buildings C and D.
- Residential parking signage has not been installed along the 11 parking spaces to the northwest of Building D. The Applicant has indicated this will be done in the spring when bollards can be installed for mounting signage.
- Silt fence remains adjacent to resource areas and should be removed in coordination with the Conservation Agent.

Site Photos



Area drain installed adjacent to patio



Area with additional detectable to site driveway that lacks pedestrian path



Recently installed water valve box



Accessible parking with bollards to prevent vehicle encroachment onto sidewalk



Dumpster enclosure currently being repaired



Striped visitor parking



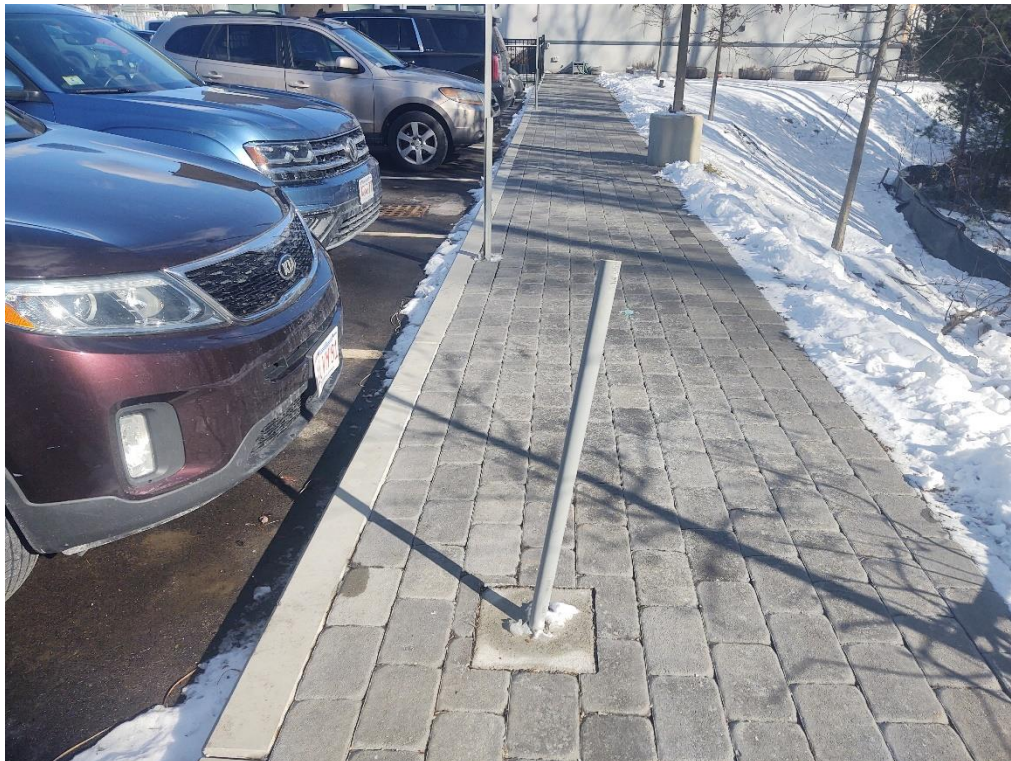
"SEWER" cover replaced with proper "DRAIN" cover



Completed geogrid fire access lane – seed to germinate in spring



Completed rip rap slope



Partially completed vehicle charging stations



Silt fence that requires removal in coordination with Conservation Agent



Completed plantings adjacent to Building C

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: February 21, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 332 East Central Street
Final 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 Final Form H for the entire site.
3. A Partial Form H was approved in December 2023 for the residential building at 332 East Central Street, also referred to as "Building B".
4. BETA has reviewed the as-built plans and has submitted a comment letter.

SITE PLAN OF LAND

FORM H
ENGINEER'S CERTIFICATE OF COMPLETION
(to be executed by developer's engineer)

Site Plan known as Proposed Development Central Square

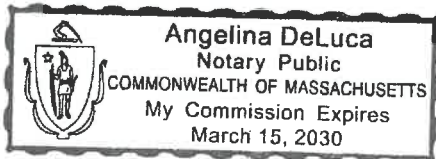
I hereby certify that all improvements required for the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled Proposed Development Central Square Jones and Beach prepared by Engineers Inc and dated 12/22, 2022, as approved by the said Planning Board on 10/07/2020.

Signed this Fourteenth day of February, 2024
By M. J. Kerivan Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Essex, SS. February 14, 2024

On this 14 day of February 2024, before me, the undersigned notary public, personally appeared Michael Kerivan (name of engineer), proved to me through satisfactory evidence of identification, which were DL to be the person whose name is signed on the preceding document in my presence.



Angelina DeLuca
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 3/15/30