



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

341 UNION STREET

Report No.:	10520.05 – 5	Date:	October 27, 2023	Arrive:	9:45 AM
Observers:	Matt Crowley, PE	Weather:	Clear, ~60°	Leave:	10:00 AM

Applicant:	Robert Vozella 355 Union Street Franklin, MA 02038	Contractor:	Canesi Bros Construction 801 Union Street Franklin, MA 02038 (508) 541-9200
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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 Goodreau

Current Activity on Site: Installation of HVAC equipment on roof

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 Form H, dated November 1, 2023, was provided via email and the as-built plan is anticipated to be provided in the future. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans and approved field changes with the following exceptions/notations:

- Concrete car stops have not been installed in the two parking spaces north of the building. BETA noted the car stops did not appear necessary for safety purposes as the spaces abut an empty lot but would defer to the preference of the Board on this issue.
- Slats have not been installed in the dumpster pad enclosure.
- A sign pole has been installed adjacent to the dumpster pad. It is BETA’s understanding that this has been approved through the Board of Appeals.
- Lighting (wall packs) have not been installed.
- The permeable paver patio area and associated features have not been constructed.
- HVAC units have been relocated to the roof of the building and as such, the bollards that were proposed to protect the ground units have not been installed.
- The tree proposed near the northwest corner of the building has not been installed.
- BETA notes that all water and sewer infrastructure installation observation was performed by the DPW.
- Top course paving has not been completed.

Site Photos



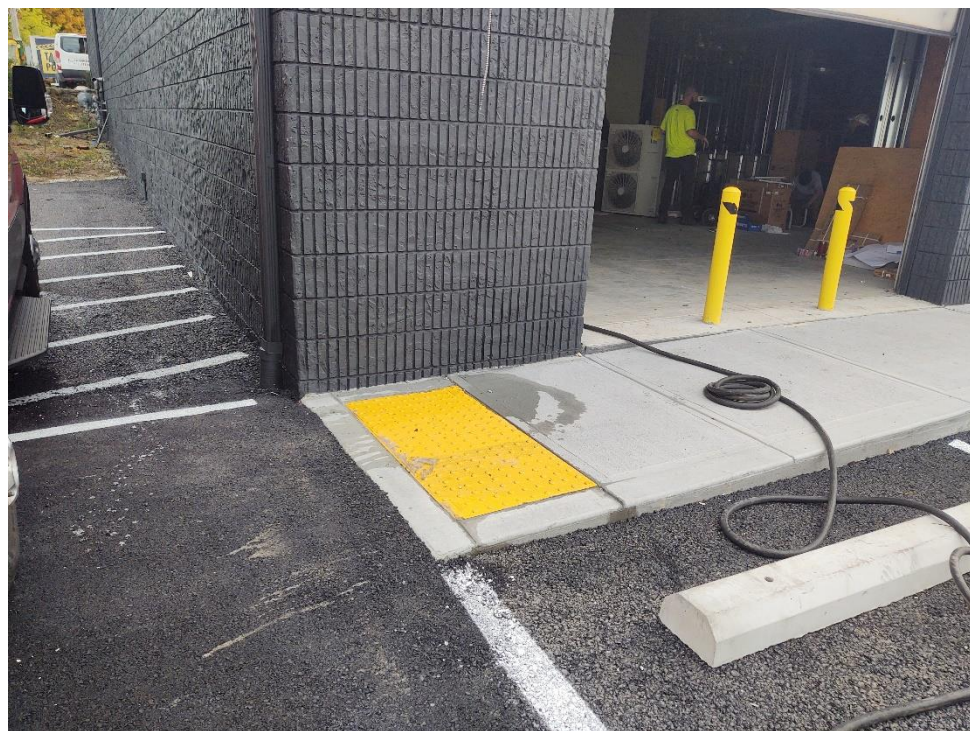
Parking adjacent to building. Bollards installed at all overhead doors.



Parking spaces adjacent to abutting property



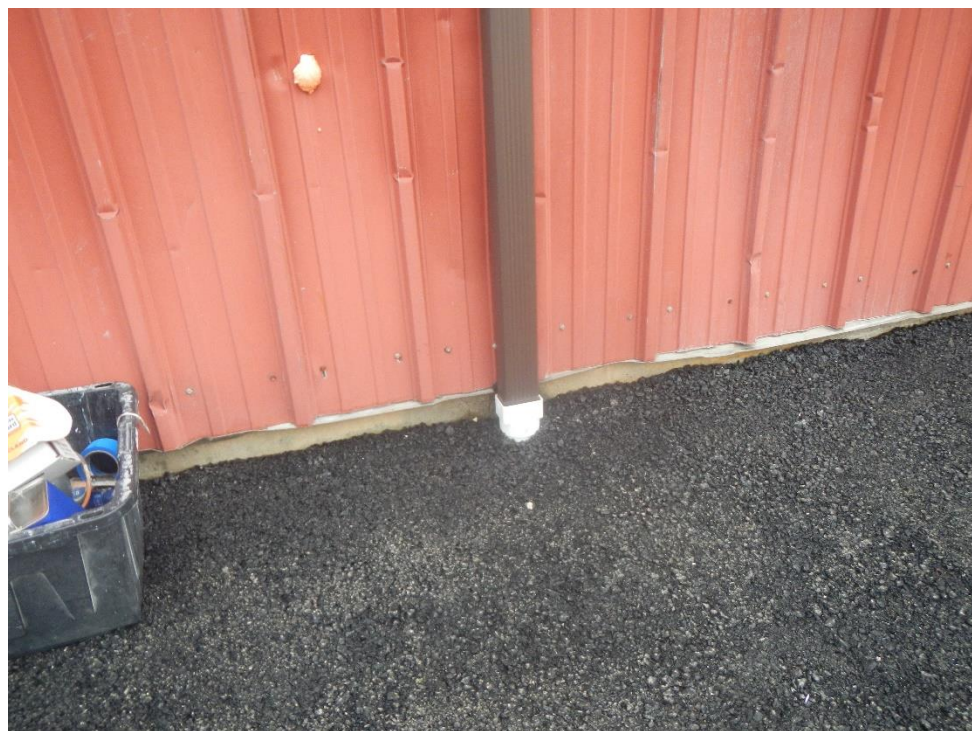
Dumpster enclosure and pole for signage



Ramp at front of building



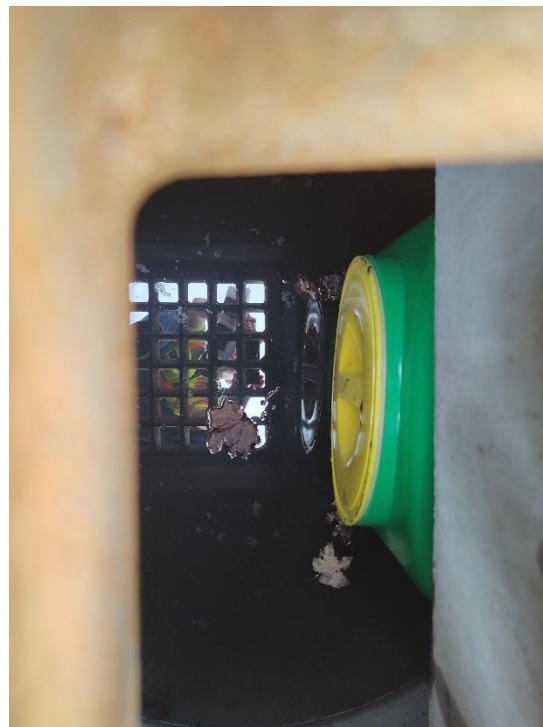
Typical pavement match to Cottage Street



Downspout connected to subsurface infiltration system (typ)



Accessible parking and signage



Catch basin hood

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)

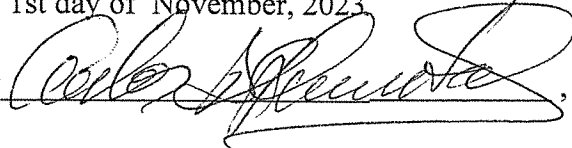
Site plan known as: SITE PLAN, 341 UNION STREET

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:

SITE PLAN, 341 Union Street, prepared by United Consultants, Inc. and dated February 4, 2022, last revised 11/8/2022, as approved by the said Planning Board on June 6, 2022, endorsed on 11/21/2022.

Signed this 1st day of November, 2023

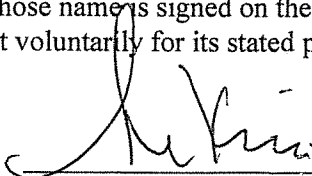
By , Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 1st day of November 2023, before me, the undersigned notary public, personally appeared Carlos A. Quintal, PE, proved to me through satisfactory evidence of identification, which were Massachusetts licence

Carlos Alberto Quintal 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.



(Official signature and seal of notary)
Notary Public: Melissa Kiriacopoulou
My Commission Expires: March 31, 2028

SITE PLAN OF LAND

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

Site plan known as SITE PLAN, 341 UNION STREET

Site Address: 341 Union Street

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.

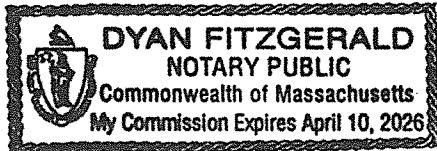
I will return to the Planning Board for the issuance of a Certificate of Final Completion by October 31, 2024 or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

Signed this 1 day of November, 2023

By Robert Vozzella, Owner

Norfolk, ss.

On this 1st day of November 2023, before me, the undersigned notary public, personally appeared Robert Vozzella (name of owner), 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 and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
(Official signature and seal of notary)
Notary Public:
My Commission Expires: April 10, 2026

Site Plan Work Completion List

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

Site Plan Name: SITE PLAN, 341 UNION STREET
Owner Name: 341 Cantina Real Estate, LLC.
Owner's Engineer: United Consultants, Inc.
Date of Partial Certificate of Completion: November 1, 2023

Outstanding Items: Required Date of Completion:

Building Area 1

Top course of pavement has not been installed.	October 2024.
Outdoor patio area.	October 2024.
Final Striping has not been completed.	October 2024.
Exterior Lights.	To be completed within five weeks.
Dumpster Area Fence has been installed.	
Privacy slats have not been installed.	To be completed within one week.

United Consultants, Inc. has prepared this list, based on field observations and coordination with BETA and the Owner. A final "As-built" will be completed for the final certification, will include field locations and elevations, to be compared with the approved drawings for compliance.

Approved by: _____, Town Engineer Date: _____

Signed by: Carlos S. Quintana, Engineer Date: 11/1/23

Signed by: Robt V. [Signature], Owner Date: 11/1/23

* 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.

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: October 31, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 341 Union Street
Partial Form H

General

1. The Planning Board approved a Site Plan and Special Permit for 341 Union Street on June 6, 2022.
2. The Applicant has submitted a Partial Form H for the Site Plan.
3. BETA has performed a site walk and has submitted a comment letter.