

SITE PLAN MODIFICATION OF 505 WEST CENTRAL STREET, LOT 3 (515 WEST CENTRAL STREET) FRANKLIN MASSACHUSETTS

INDEX

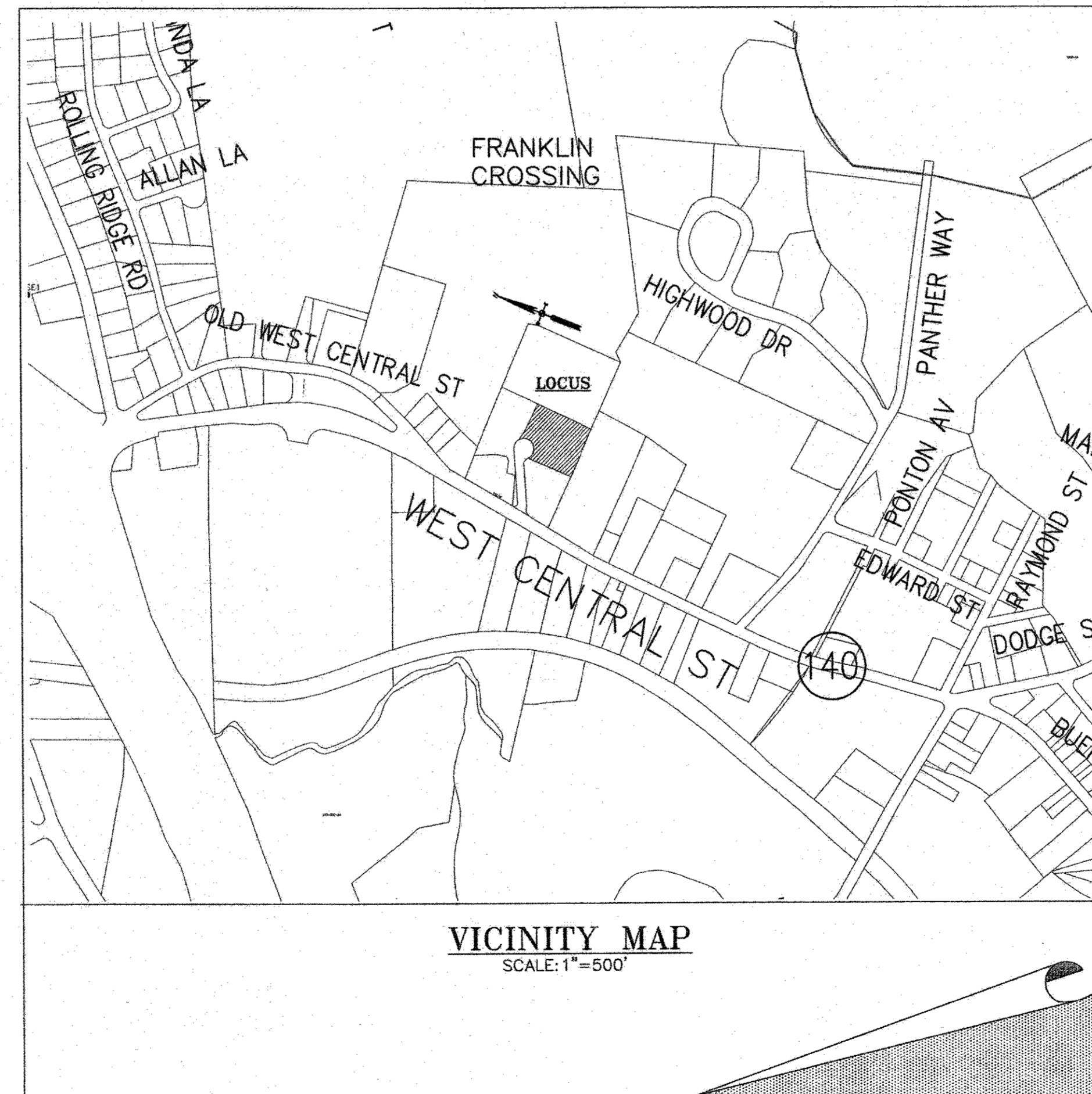
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529 WEST CENTRAL STREET FOR MIDAS AUTO SERVICE & TIRES

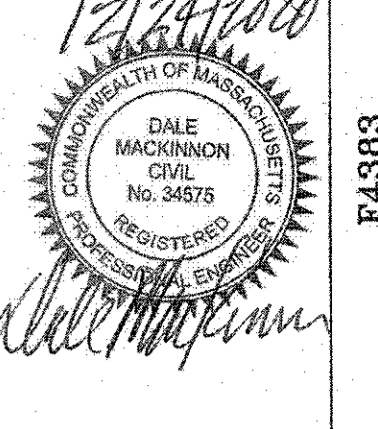
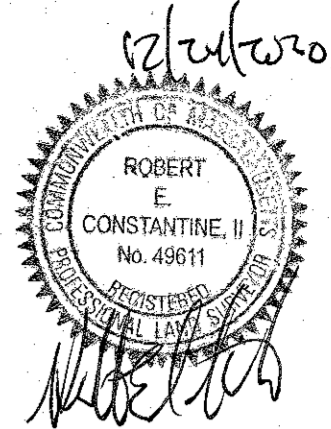


SPECIAL NOTES:

1. SEE SITE PLAN APPROVED BY THE FRANKLIN PLANNING BOARD ON APRIL 11, 2011 BY GUERRIERE AND HALNON, INC. ENTITLED 'SITE PLAN FOR 505 WEST CENTRAL STREET IN FRANKLIN MASSACHUSETTS'
2. SEE SITE PLAN APPROVED BY THE FRANKLIN PLANNING BOARD ON AUGUST 10, 2011 BY GUERRIERE AND HALNON, INC. ENTITLED 'LIMITED SITE PLAN MODIFICATION FOR 505 WEST CENTRAL STREET IN THE TOWN OF FRANKLIN, MASSACHUSETTS'
3. SEE PLAN APPROVED BY THE FRANKLIN PLANNING BOARD ON SEPTEMBER 25, 2013 BY GUERRIERE AND HALNON, INC. ENTITLED 'PRIVATE DEFINITIVE SUBDIVISION 505 WEST CENTRAL STREET FRANKLIN MASSACHUSETTS'
4. SEE PLAN ENTITLED 'SITE AS-BUILT WENDY'S RESTAURANT 505 WEST CENTRAL STREET FRANKLIN, MASSACHUSETTS' DATED OCTOBER 25, 2012 BY GUERRIERE AND HALNON, INC.
5. SEE PLAN ENTITLED 'LIMITED SITE PLAN MODIFICATION & INTERIM AS-BUILT LOT 1 529 WEST CENTRAL STREET FOR MIDAS AUTO SERVICE & TIRES IN FRANKLIN, MASSACHUSETTS' DATED JANUARY 12, 2016 REVISED TO FEBRUARY 23, 2016 BY GUERRIERE AND HALNON, INC.

PARKING NOTE:

1. REQUEST FOR DETERMINATION OF PARKING FROM THE PLANNING BOARD SECTION 185-21(A)(4) TO DETERMINE PARKING USING TEACHER AND VISITOR CAPACITY.



F4383

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIGSAFE(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.

OWNER

NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT

FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA 01460

**SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS**

COVER

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET
1 OF 10

JOB NO. F4383

NOTES

1. THIS LAND IS ZONED COMMERCIAL II.
2. THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING LLC. AUGUST 2020 AND FIELD LOCATED BY GUERRIERE AND HALNON, INC.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
4. REFER TO FRANKLIN ASSESSORS MAP 270 LOT 29.2.
5. ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK REGISTRY OF DEEDS.
6. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.
7. ELEVATIONS ARE BASED ON HORIZONTAL DATUM: NAD83; VERTICAL DATUM: NAVD88.
8. A PRE-CONSTRUCTION MEETING WITH DPW IS REQUIRED
9. ALL SIGNAGE AND STRIPING TO CONFORM TO 'THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES'.
10. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
11. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
12. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED OUT ONTO THE PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.

ZONING AT THE TIME OF SITE PLAN APPROVAL APRIL 11, 2011	
FRONT	40'
SIDE	20'
REAR	30'

COMMERCIAL II
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
03-13-2019 BY AMENDMENT 19-B31

MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	175'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	157.5'

MINIMUM YARDS	
FRONT	40'
SIDE	30'
REAR	30'
BUILDING HEIGHT	
STORIES	3 ¹⁵
FEET	40'15"

% OF LOT UPLAND COVERED BY:	
STRUCTURES	70
STRUCTURES+PAVING	80

¹⁵ BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD

LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊕	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GLY WIRE
⊙	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊕	GAS VALVE	⊕	UTILITY POLE
⊕	GAS SHUT OFF VALVE	⊕	PROP. PARKING LIGHTING
⊕	WATER VALVE	⊕	PROP. SECURITY LIGHTING
⊕	WATER SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊕	FIRE HYDRANT		RIPRAP
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		

TEST PITS WERE PERFORMED ON 10/4/2010
AND WERE PART OF THE ORIGINAL SITE PLAN
APPROVED ON APRIL 11, 2011

288.2	DTH #15
PAVEMENT	2"
GRAVEL	20"
LOAMY SAND SOME SILT	89"

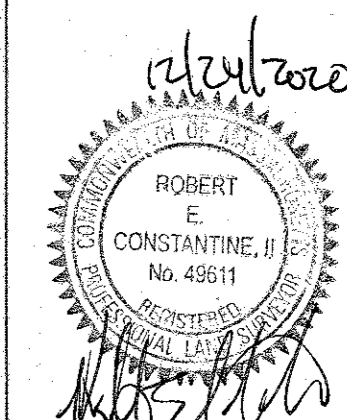
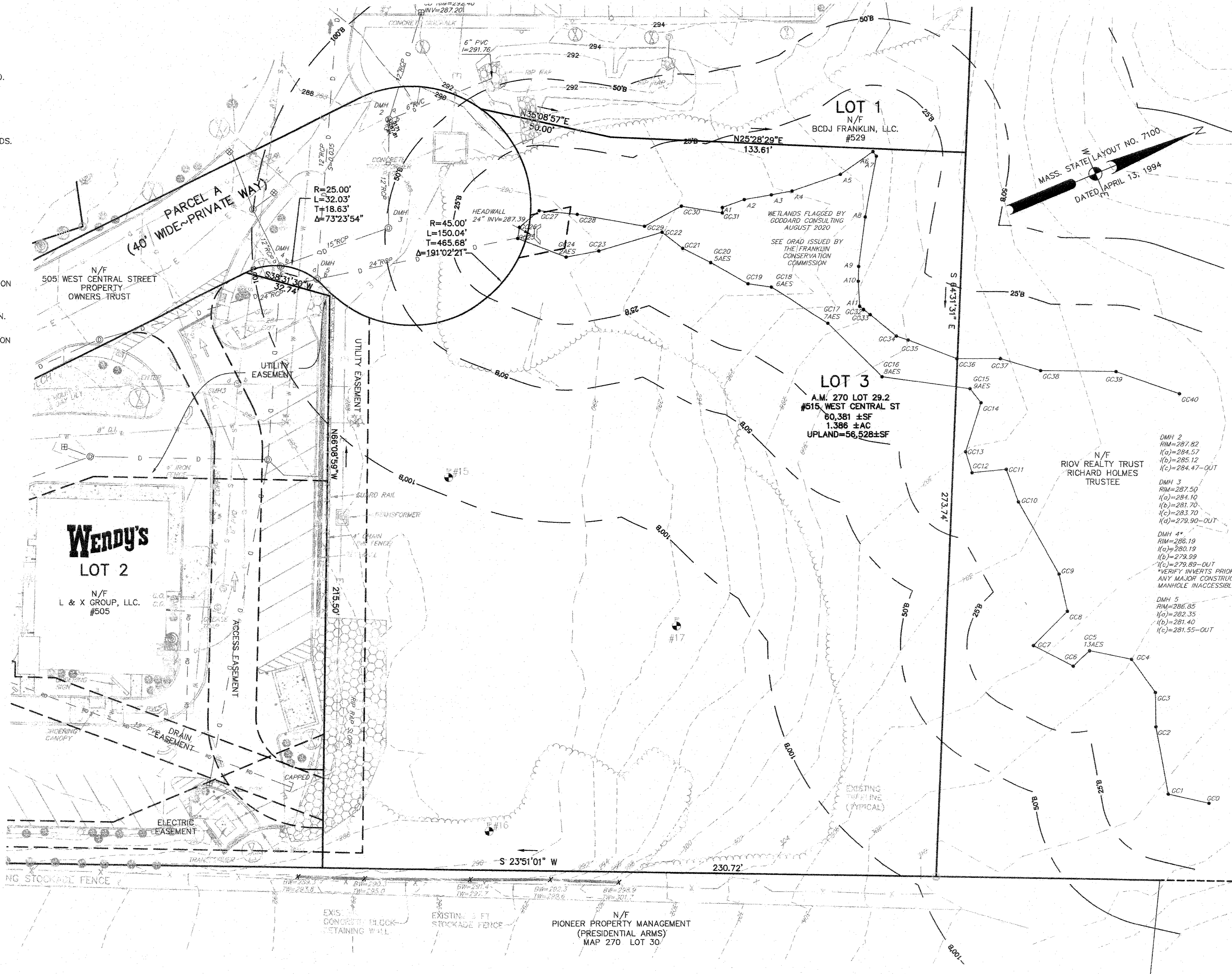
SEEPAGE @ 101" ELEV=279.78
POSSIBLE LEDGE BOTTOM
EST. HIGH GW
@ 24" EL=286.2

287.9	DTH #16
PAVEMENT	2"
GENERAL FILL	8"
LOAM SAND W/ SOME LARGE BOULDERS	36"
SILTY LOAMY SAND W/ RUST THRU-OUT	34"

SEEPAGE @ 60" EL=282.9
MOTTLES @ 46" EL=284.07

297.5	DTH #17
HUMUS	6"
SUB SOIL	12"
GRAVEL COARSE SAND	36"
LOAMY SAND LARGE BOULDERS	47"
SANDY LOAM W/ RUST	20"

WATER FLOW
IN GRAVEL AND SAND @101"
ELEV=289.08



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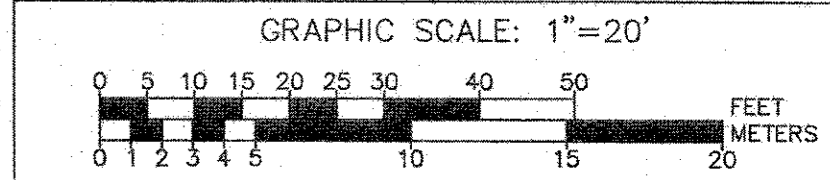
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FRANKLIN
MASSACHUSETTS

EXISTING CONDITIONS

OCTOBER 21, 2020

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GENERAL EROSION CONTROL AND CONSTRUCTION NOTES

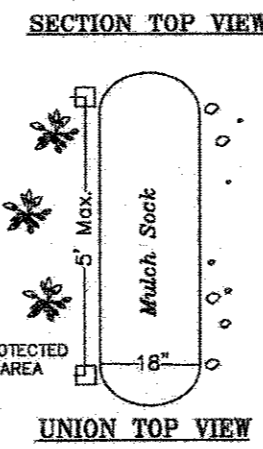
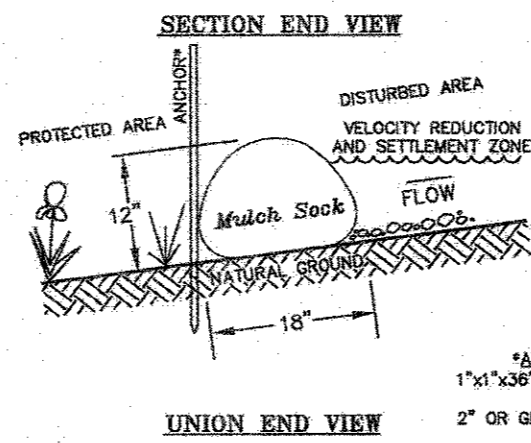
1. THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
2. INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT.
3. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES OR REPLACE AS REQUIRED TO ASSURE PROPER FUNCTION.
4. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY AND ALL EROSION AND SEDIMENT CONTROLS FOUND TO BE FAULTY.
5. ANY AND ALL DEBRIS AND LITTER WHICH ACCUMULATES IN THE BASINS SHALL BE REMOVED WEEKLY.
6. THE CONTRACTOR SHALL IMPLEMENT ALL REASONABLE EROSION AND SEDIMENT CONTROLS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION ACTIVITIES INCLUDING THE CLEARING AND/OR GRUBBING OF ANY PORTION OF THE PROPERTY. THESE MEASURES SHALL BE MAINTAINED IN EFFECT THROUGHOUT THE ENTIRE CONSTRUCTION PHASE, OR UNTIL THE SITE HAS BECOME STABILIZED WITH AN ADEQUATE VEGETATIVE COVER.
7. SEDIMENT BUILD UP BEHIND FILTERMITS SHALL BE MONITORED AND BE REMOVED WHENEVER IT HAS ACCUMULATED TO FOUR INCHES IN DEPTH.
8. CATCH BASINS SHALL BE PROTECTED WITH SILT FILTERS (SILT SACKS). INSPECT SEDIMENT FILTERS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER RAINFALL THAT PRODUCES RUNOFF. CLEAN OR REPLACE FILTERS WITHIN 24 HOURS OF INSPECTION WHEN SEDIMENT REACHES ONE HALF OF THE FILTER SACK DEPTH. CATCH BASINS SHALL BE PROTECTED BY SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS SHALL BE CLEANED WHENEVER SEDIMENT HAS ACCUMULATED TO A DEPTH OF 24 INCHES AND IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
10. THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON-SITE AT ALL TIMES FOR EMERGENCY OR ROUTINE REPLACEMENT AND SHALL INCLUDE MATERIALS TO REPAIR OR REPLACE SILT FENCE, MULCH SOCK, STONE FILTER DIKES OR ANY OTHER DEVICES PLANNED FOR USE DURING CONSTRUCTION.
11. THE CONTRACTOR IS TO INSPECT ALL CONTROLS NO LESS THAN WEEKLY, AND IN ANTICIPATION OF RAINFALL EVENTS EXPECTED TO EXCEED 1/2 INCH IN DEPTH. ALL DEFICIENCIES NOTED DURING SAID INSPECTION SHALL BE REPAIRED IMMEDIATELY AND IN NO CASE SHALL A DEFICIENCY BE ALLOWED TO GO UNCORRECTED DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REINFORCED, OR REPLACED IF NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED.
12. BY THE SEDIMENTATION CONTROL SYSTEMS SHALL BE REMOVED AS NECESSARY TO INSURE PROPER FUNCTION OF SYSTEMS AND DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH THE INTENT OF THIS PLAN, IN AN UPLAND AREA.
13. TEMPORARY EARTH OR STONE DIKES, DRAINAGE SWALES AND/OR TEMPORARY SLOPE DRAINS SHALL BE INSTALLED WHERE OFF-SITE OR ON-SITE RUNOFF IS SUFFICIENT ENOUGH SUCH THAT IT WILL BE NECESSARY TO DIVERT THE FLOW AROUND THE SITE OR PREVENT EROSION WITHIN THE LIMITS OF WORK.
14. STORM DRAIN INLET PROTECTION SHALL BE USED FOR ALL EXISTING AND PROPOSED CATCH BASINS IN THE PROJECT AREA. PRIOR TO COMPLETION OF THE PROJECT, ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE CLEANED.
15. ALL DISTURBED EARTH SLOPES AREA TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER, TO BE ESTABLISHED AS SOON AS POSSIBLE. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL RECEIVE A PERMANENT OR TEMPORARY VEGETATIVE COVER AS SOON AS FINAL CONTOURS ARE ESTABLISHED. TEMPORARY VEGETATIVE COVER IS TO BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ADDITIONAL DISTURBANCE FOR PERIOD OF 30 DAYS OR MORE. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED AS SOON AS WEATHER CONDITIONS ALLOW.
16. THERE SHALL BE NO DIRECT DISCHARGE OF DEWATERING OPERATIONS INTO ANY DRAINAGE SYSTEM UNLESS THIS DISCHARGE IS CLEAN AND FREE OF SETTLEABLE SOLIDS. ANY DEWATERING DISCHARGE CONTAINING SETTLEABLE SOLIDS (SEDIMENTS) SHALL BE PASSED THROUGH A SEDIMENTATION CONTROL DEVICE (FILTER BAG) TO REMOVE THESE SOLIDS. THE CONTRACTOR IS TO MAINTAIN SAID SEDIMENT CONTROL DEVICE THROUGHOUT THE ENTIRE DEWATERING OPERATION AND REPAIR DEFICIENCIES IMMEDIATELY.
17. SOIL STOCKPILE AREAS FOR CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE WETLAND AREAS AND ASSOCIATED BUFFERS.
18. ALL PLANTINGS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AS EARLY AS THE POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION.
19. ALL PLANTINGS SHALL BE WATERED AND MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL.
20. EROSION CONTROL SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED.

INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL BARRIERS AND HAVE ENGINEER INSPECT AND PREPARE LETTER.
2. RAZE THE EXISTING BUILDINGS, PAVEMENT, WALKWAYS, ETC.
3. CLEAR SITE OF ALL TREES DESIGNATED TO BE REMOVED. CONSTRUCT A TEMPORARY BASIN TO COLLECT RUNOFF DURING CONSTRUCTION.
4. STOCKPILE LOAM, OR REMOVE LOAM.
5. INSTALL PIPES FOR DRAINAGE SYSTEMS. INSTALL DISCHARGE POINT ON EACH SYSTEM.
6. BRING SITE TO SUB-GRADE.
7. ALL SLOPES ALONG THE PROPERTY LINES SHALL BE MULCHED TEMPORARILY, IF DISTURBED.
8. TEMPORARY STONE (3/4" - 1 1/2") SHALL BE PLACED AT THE PROJECT ENTRANCE WHEN ACCESSING EXISTING PAVEMENT. SWEEPING IS REQUIRED IF PINES ARE OBSERVED IN THE PARKING LOT OR PUBLIC WAYS.
9. ALL DISTURBED AREAS NOT TREATED WITH PERMANENT LOAM AND SEED SHALL BE COVERED WITH MULCH, OR OTHER EROSION CONTROL DEVICE.
10. ALL CONSTRUCTION GRADES IN THE INTERIM SHALL BE SLOPED TO FLOW INTO THE TEMPORARY BASIN, WHERE POSSIBLE. THE SITE MITIGATION OF EROSION IN THOSE AREAS TO BE LANDSCAPED OR MULCHED SHALL BE TO INSTALL AS SOON AS POSSIBLE.
12. CLEAN ALL SEDIMENT OUT OF TEMPORARY BASIN AND INSTALL CLEAN FILL PER PLAN SPECIFICATIONS PRIOR TO FINAL GRADING AND SURFACE STABILIZATION.
13. THE SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION PROPER FILTERFABRIC SHALL BE PLACED AT INLETS TO KEEP THE STORM DRAINAGE CLEAN OF DEBRIS.
14. ONCE THE CURB IS INSTALLED, THE PERMANENT MULCH AND LANDSCAPING SHALL BE INSTALLED.
15. SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
16. CLEAN ALL ON SITE CATCH BASINS, MANHOLES, PIPING, TEMPORARY BASIN, AND INFILTRATION CHAMBERS. INSTALL SILT BAGS AT EACH CATCH BASIN.
17. KEEP SITE SWEEP AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.

LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊕	ELECTRIC MANHOLE	→	GUY WIRE
⊖	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊗	GAS VALVE	⊙	UTILITY POLE
⊗	GAS SHUT OFF VALVE	⊕	PROP. PARKING LIGHTING
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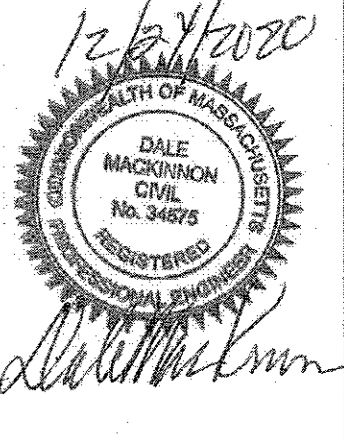
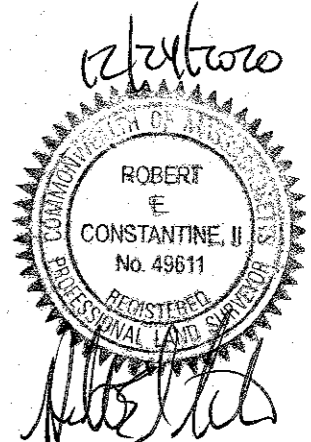
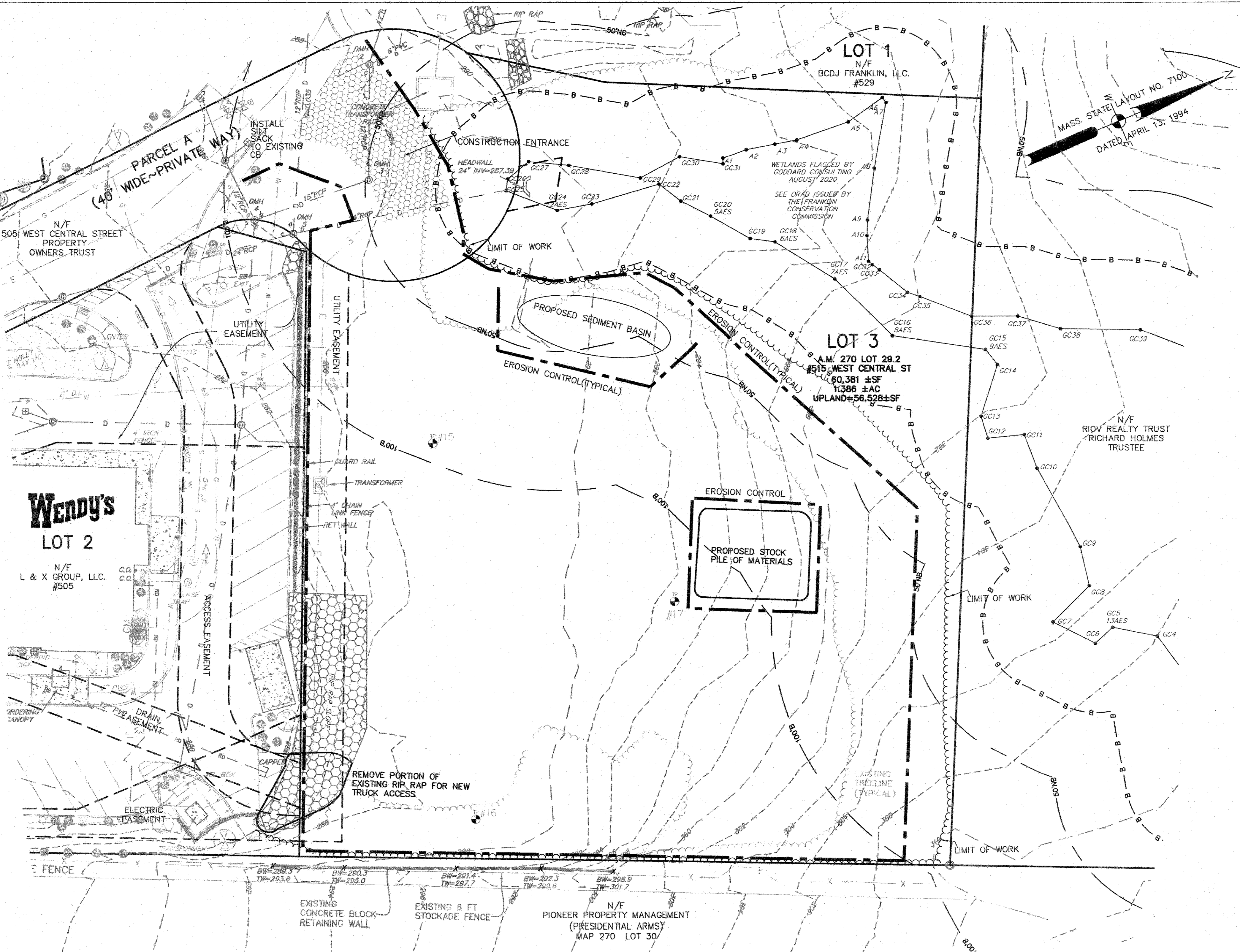


1. WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER. BOTH SIDES SHALL BE ANCHORED (OAK STAKES, TREES, ETC.) TO STABILIZE THE UNION.
2. NO ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAN 2:1.
3. ADDITIONAL ANCHORS ARE REQUIRED AT 5' INTERVALS (MAX.) ON THE DOWNSLOPE OR PROTECTED SIDE ON SLOPES GREATER THAN 2:1 TO PREVENT MOVEMENT.

EROSION CONTROL BARRIER

NOT TO SCALE

- Mulch Sock COMPONENTS:**
- OUTSIDE CASING: 100% organic hessian.
 - FILLER INGREDIENT: **FiberRoot Mulch**
A blend of coarse and fine compost and shredded wood.
 - Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
 - Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./ft.)



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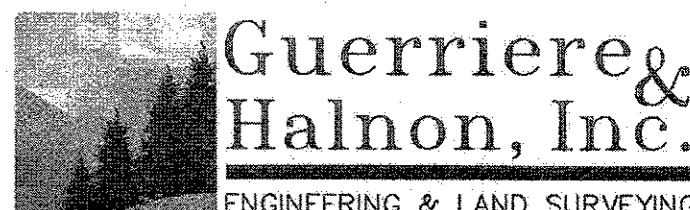
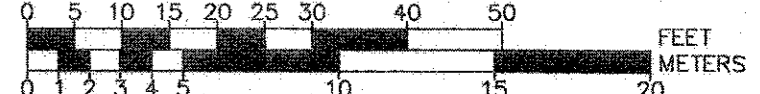
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EROSION CONTROL
PLAN

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS

GRAPHIC SCALE: 1"=20'



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SHEET
3 OF 10

JOB NO.
F4383

PARKING NOTES

PARKING REQUIREMENTS PER ZONING:
(PER TEACHER CAPACITY)

HOURS OF OPERATION:

NORMAL REGULAR HOURS 6:30AM-6:00PM

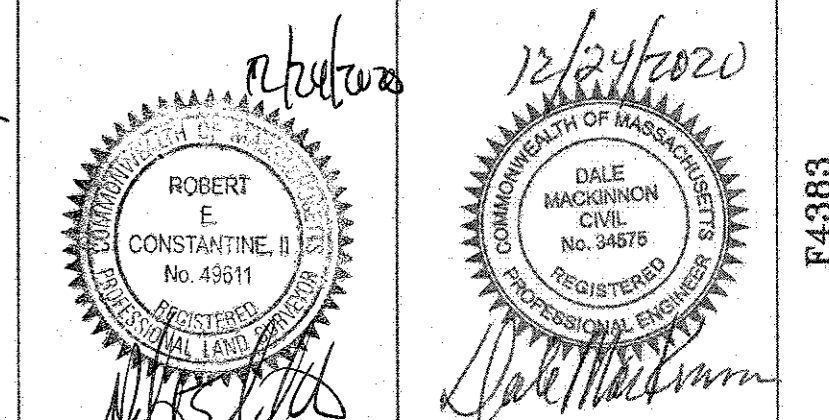
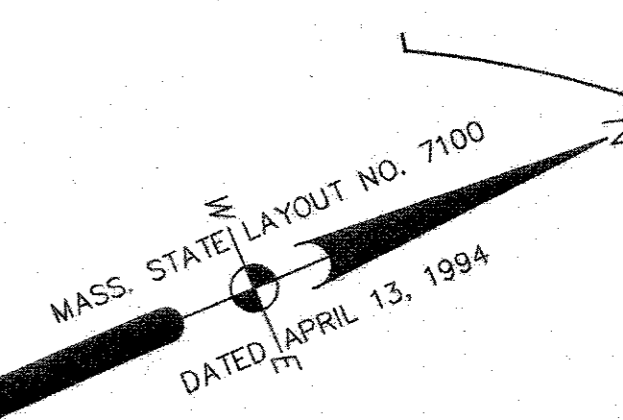
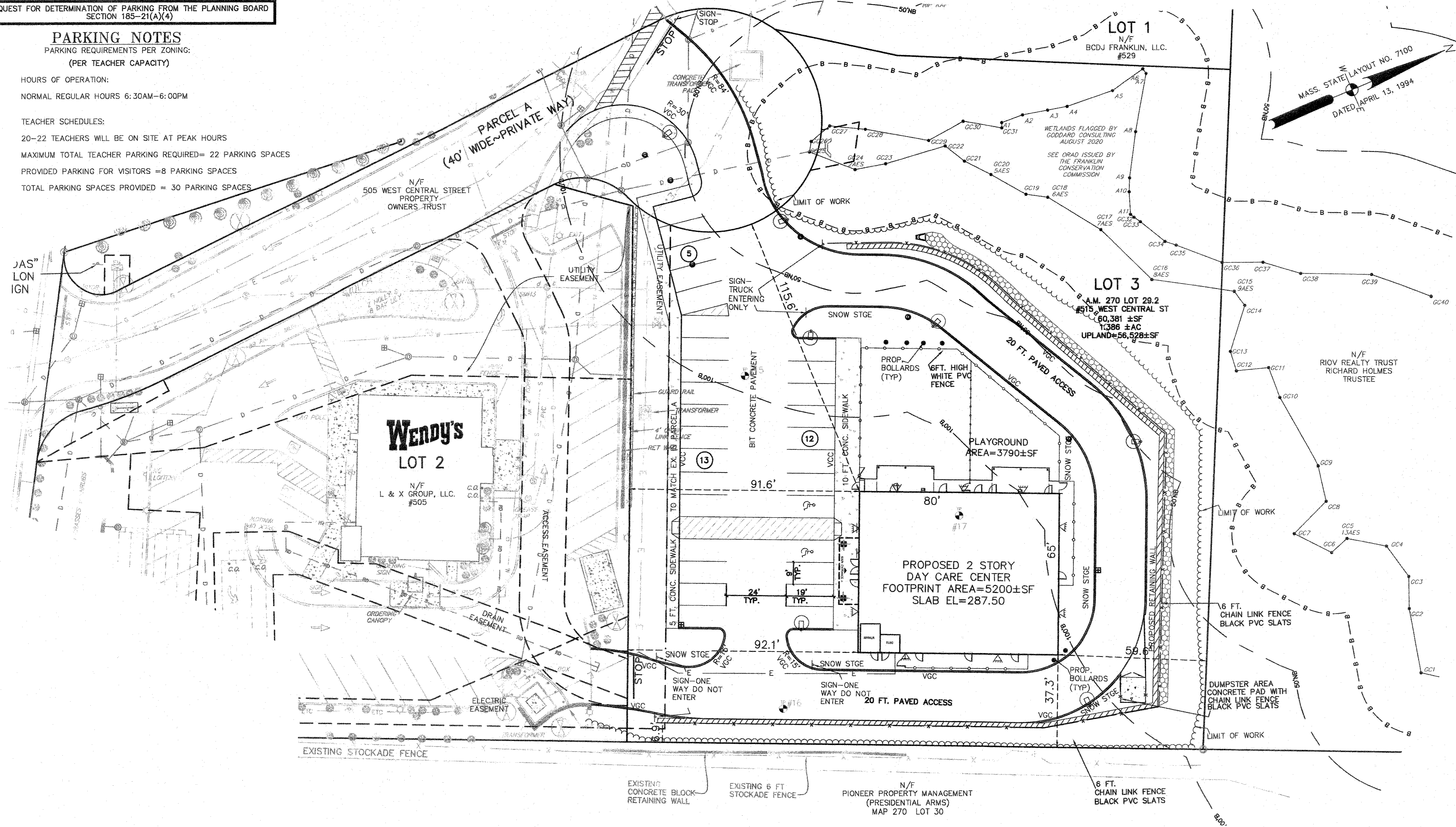
TEACHER SCHEDULES:

20-22 TEACHERS WILL BE ON SITE AT PEAK HOURS

MAXIMUM TOTAL TEACHER PARKING REQUIRED= 22 PARKING SPACES

PROVIDED PARKING FOR VISITORS = 8 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 30 PARKING SPACES



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OWNER
NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171
DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

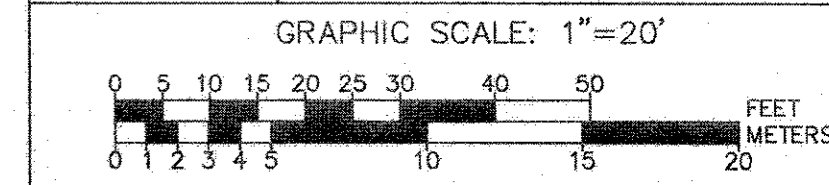
APPLICANT
FRANKLIN LEARNING RE LLC
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

SITE PLAN

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS



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55 WEST CENTRAL ST. PH. (508) 528-3221
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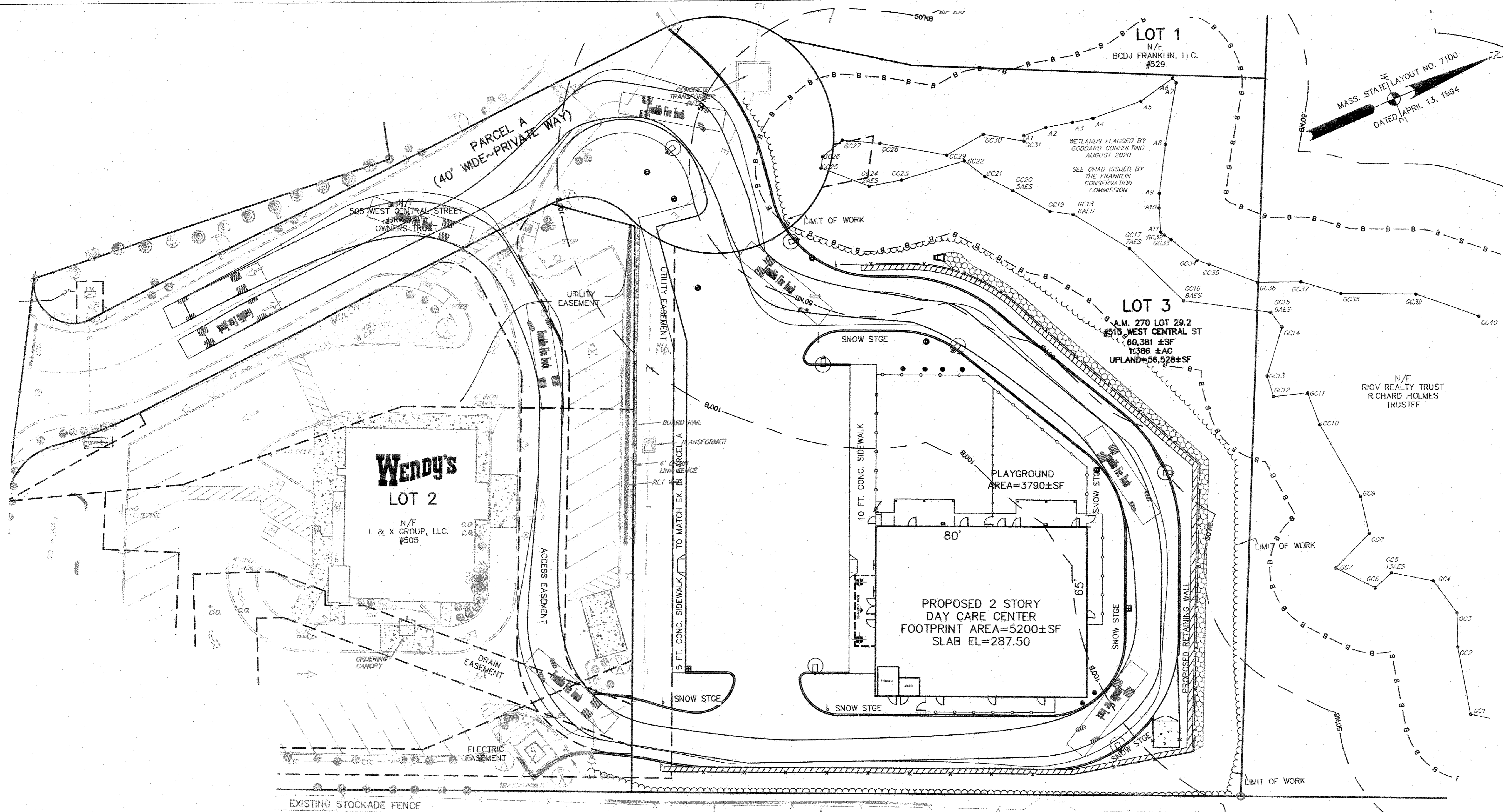
LEGEND

⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊕	UTILITY POLE
⊙	ELECTRIC MANHOLE	⊕	GUY WIRE
⊙	SEWER MANHOLE	⊕	SIGN
○	MANHOLE	•	WETFLAG
⊕	GAS VALVE	⊕	UTILITY POLE
⊕	GAS SHUT OFF VALVE	⊕	PROP. PARKING LIGHTING
⊕	WATER VALVE	⊕	PROP. SECURITY LIGHTING
⊕	WATER SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊕	FIRE HYDRANT	⊕	RIPRAP
---	EXISTING CONTOUR	---	EXISTING DRAIN LINE
---	EXISTING WATER LINE	---	

ZONING AT THE TIME OF SITE PLAN APPROVAL APRIL 11, 2011
FRONT 40'
SIDE 20'
REAR 30'

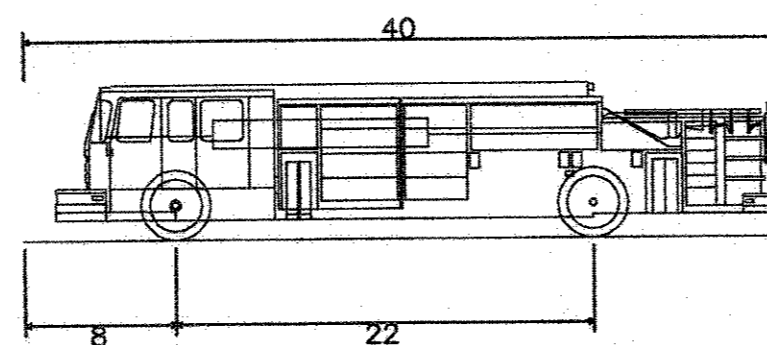
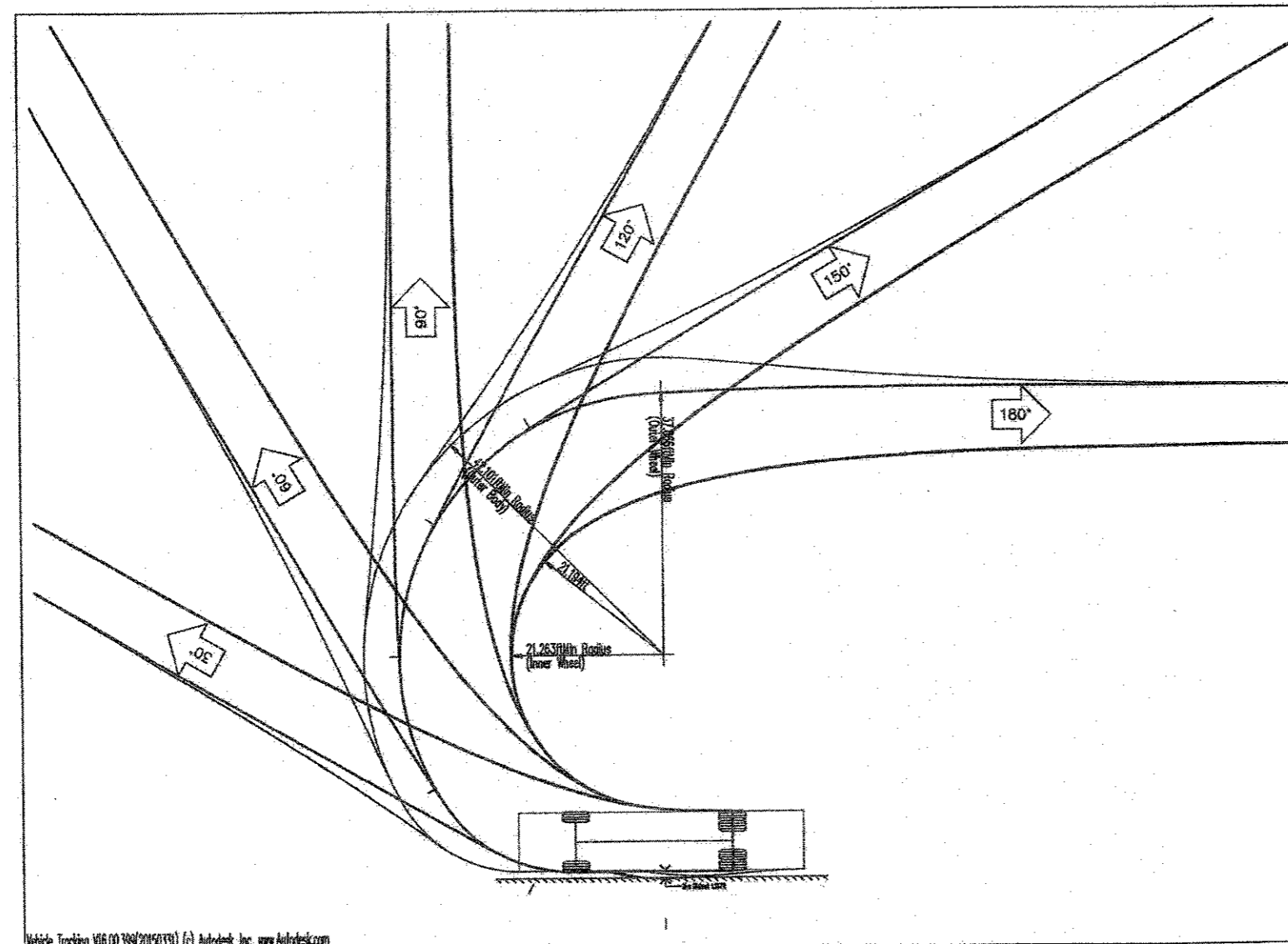
COMMERCIAL II FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9: LAST AMENDED 03-13-2019 BY AMENDMENT 19-831		APPROVED 2011	LOT 3 (DAY CARE) PROPOSED(2020) 60,381±SF 182.07' 276' 170±'	PROPOSED 2020 TOTAL SITE 173,585±SF
MINIMUM LOT AREA	REQUIRED 40,000 SF			
MINIMUM LOT FRONTAGE	175'		115.6'	
MINIMUM LOT DEPTH	200'		59.6'	
MINIMUM LOT WIDTH	157.5'		37.3'	
MINIMUM YARDS				
FRONT	40'			
SIDE	30'			
REAR	30'			
BUILDING HEIGHT				
STORIES	3 15		2 STORIES	
FEET	40' 15		33' 4"	
% OF LOT UPLAND COVERED BY:				
STRUCTURES	70	7%	9.2% (5200±SF.)	8.0% (13,950±SF.)
STRUCTURES+PAVING	80	52.3%	49% (27,808±SF. UPLAND)	51.0% (88,598±SF.)

15 BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD

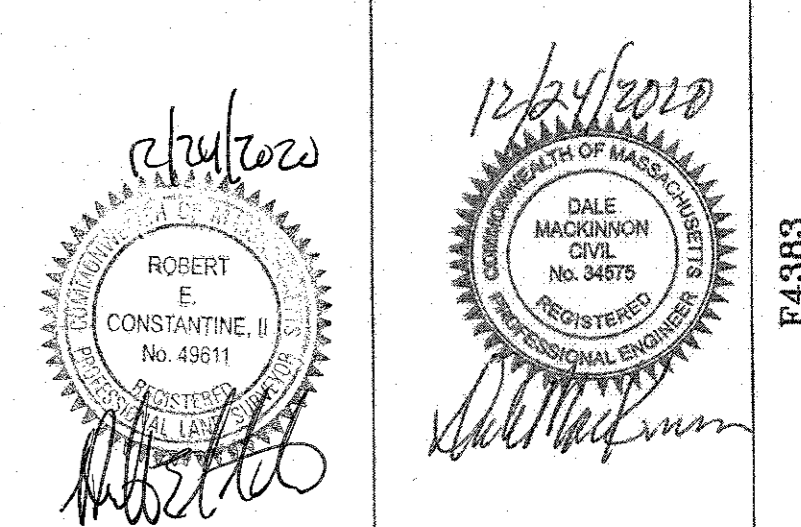


LEGEND

	CATCH BASIN		LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	MANHOLE		WET FLAG
	GAS VALVE		UTILITY POLE
	GAS SHUT OFF VALVE		PROP. PARKING LIGHTING
	WATER VALVE		PROP. SECURITY LIGHTING
	WATER SHUT OFF VALVE		SPOT ELEVATION
	FIRE HYDRANT		RIPRAP
	EXISTING CONTOUR		
	EXISTING DRAIN LINE		
	EXISTING WATER LINE		



Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 8.169ft
Min Body Ground Clearance 1.081ft
Track Width 8.385ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



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A.M. 270 LOT 29.2

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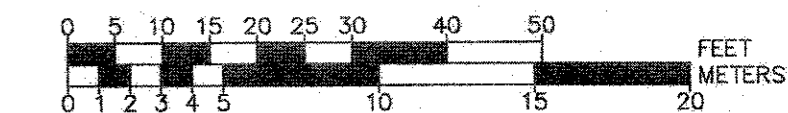
SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

FIRE TRUCK RADIUS

OCTOBER 21, 2020

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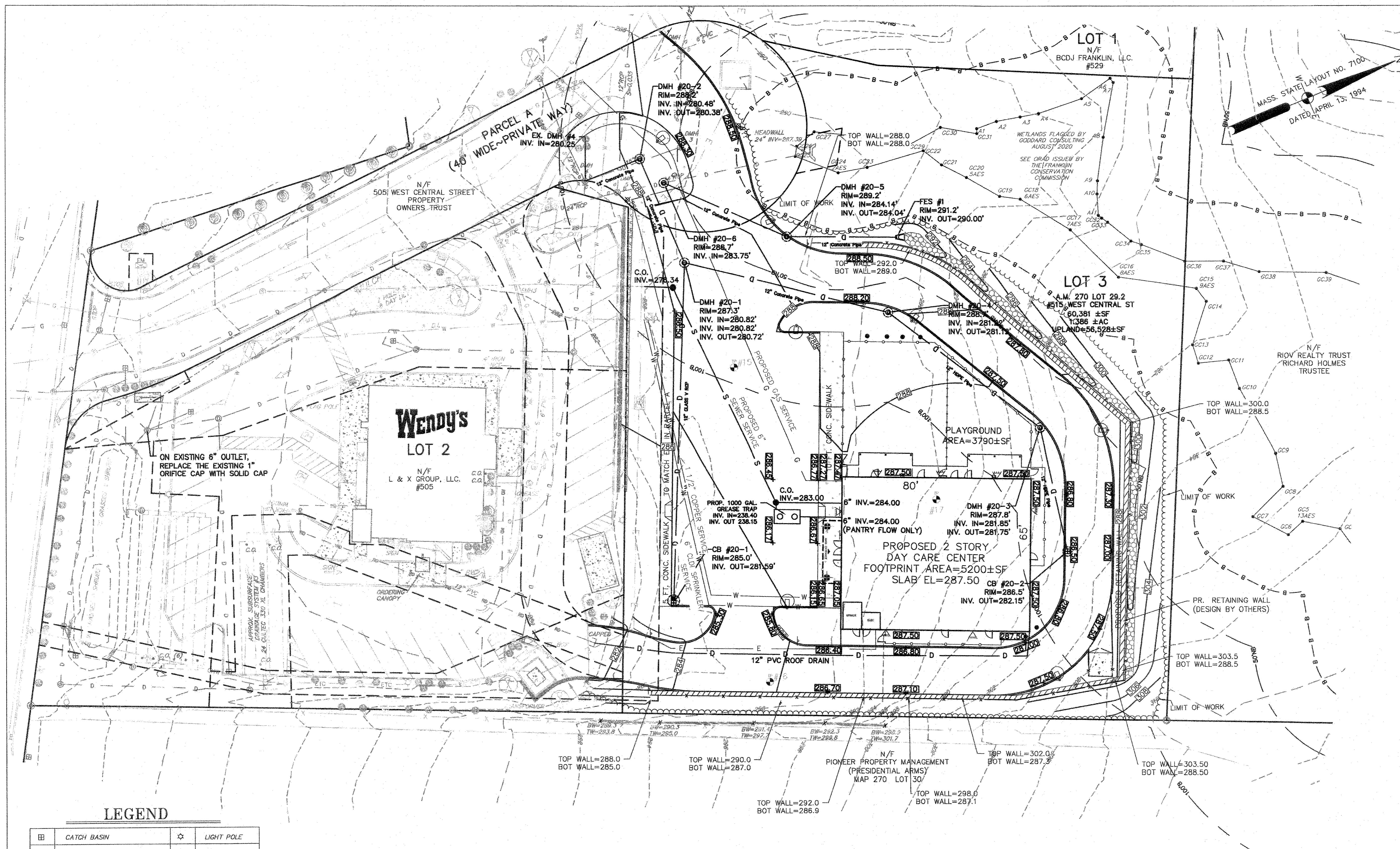
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SHEET
4A OF 10

JOB NO. F4383



LEGEND

□	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	•	SIGN
○	MANHOLE	•	WETFLAG
⊙	GAS VALVE	⊙	UTILITY POLE
⊙	GAS SHUT OFF VALVE	⊙	PROP. PARKING LIGHTING
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⊙	WATER SHUT OFF VALVE	x 000.0	SPOT ELEVATION
⊙	FIRE HYDRANT		RIPRAP
---	EXISTING CONTOUR		
---	EXISTING DRAIN LINE		
---	EXISTING WATER LINE		

STORM DRAINAGE NOTES

SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:

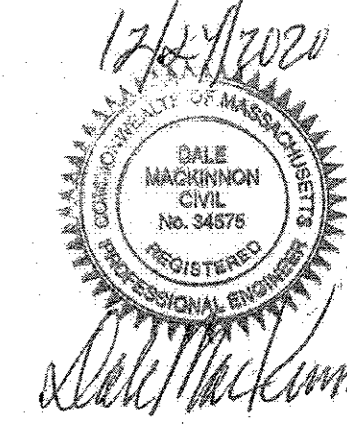
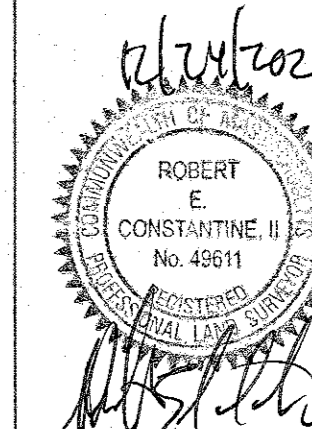
1. INSTALL SILT SACKS.
2. BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL
3. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
4. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
5. CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
6. ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE (300-11 B.(2)(A)).

SITE DRAINAGE INSTALLATIONS NOTES

1. INSTALL CONNECTIONS TO CATCH BASINS, TSS REMOVAL UNIT AND DRAIN MANHOLES.

UTILITY NOTE

ALL UTILITIES SHALL BE CONSTRUCTED ACCORDING TO STATE AND LOCAL REGULATIONS.



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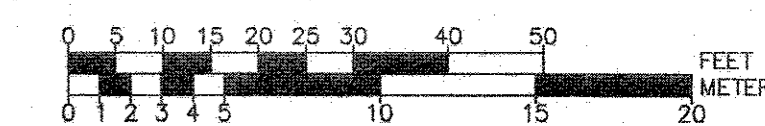
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505 WEST CENTRAL STREET
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FRANKLIN
MASSACHUSETTS

GRADING & UTILITY
PLAN

OCTOBER 21, 2020

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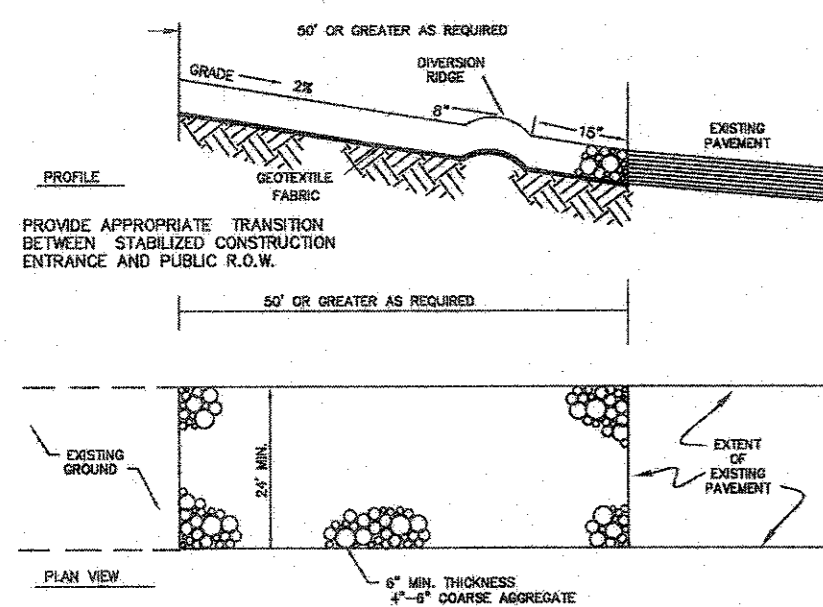
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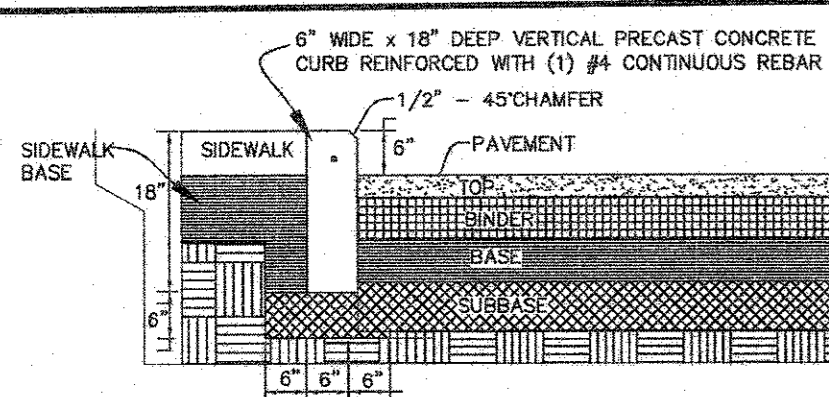
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SHEET
5 OF 10

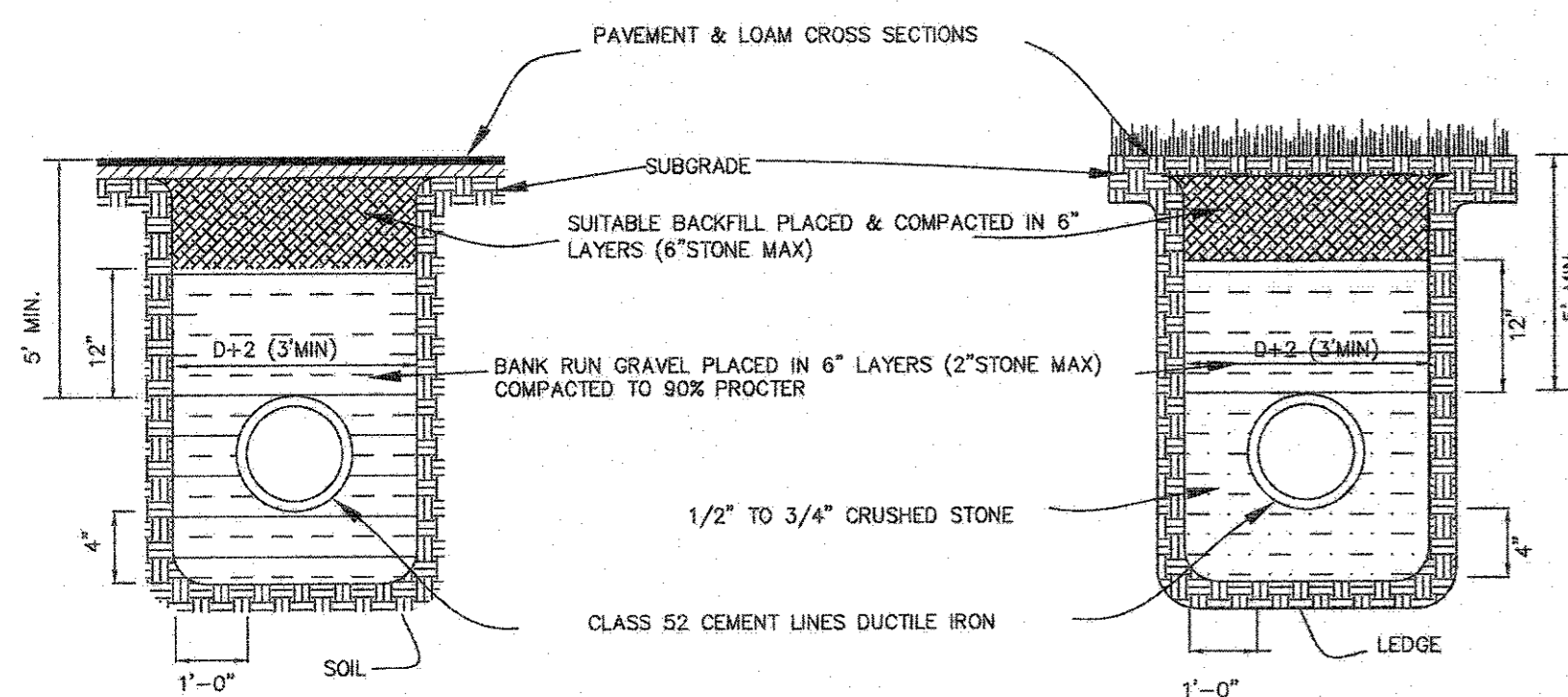
JOB NO.
F4383



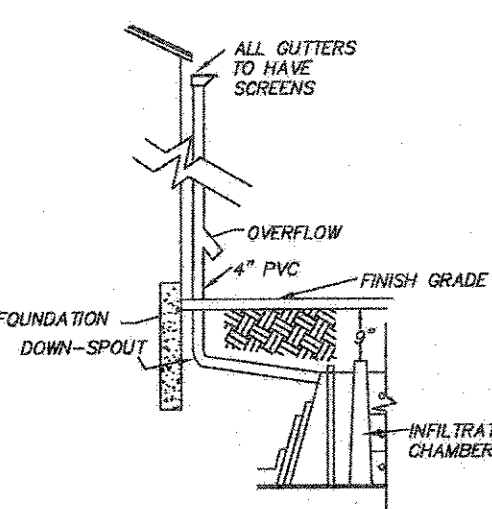
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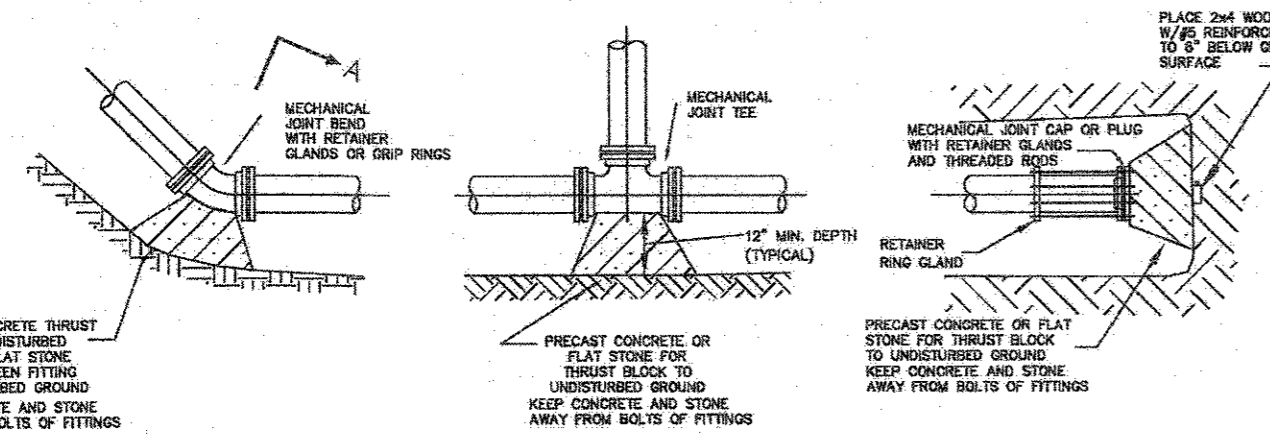
VERTICAL CONCRETE CURB AT
SIDEWALK
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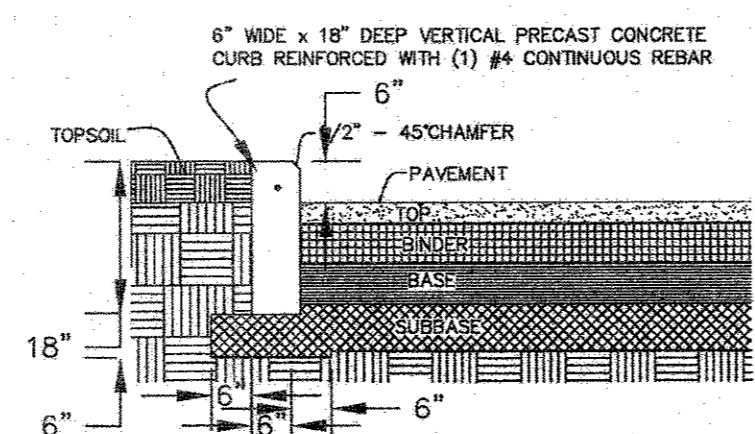
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MAIN (TYPE 5 BEDDING AWWAC-600)



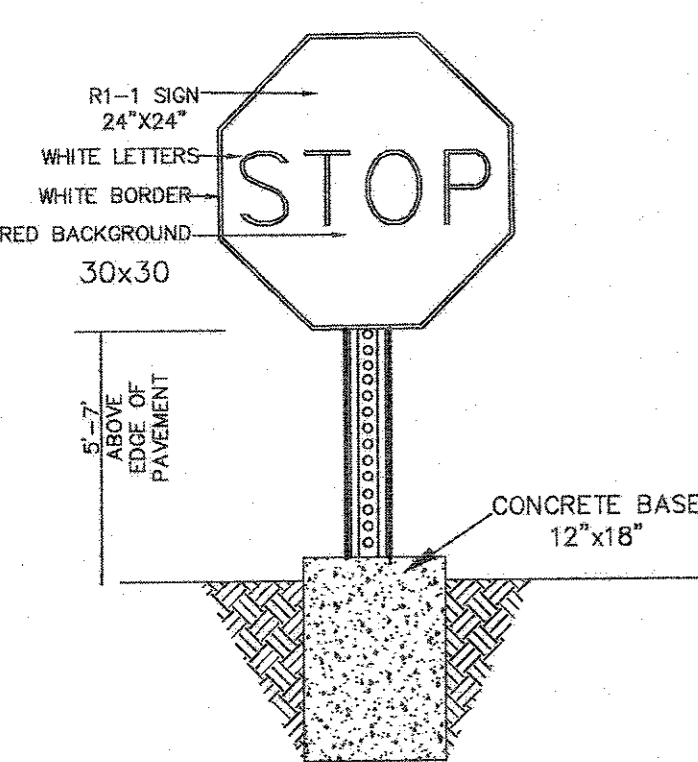
ROOF DRAIN DETAIL
N.T.S.



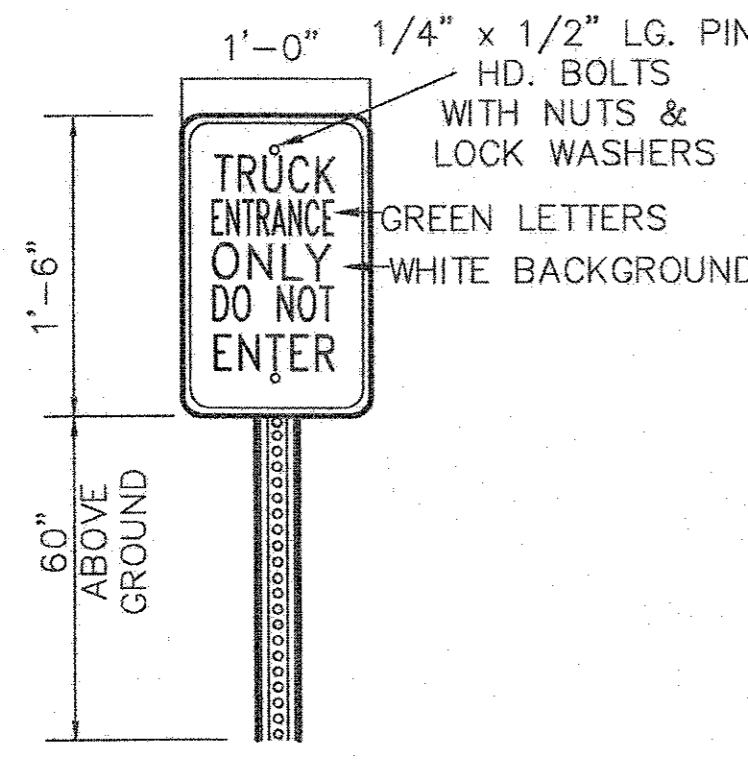
TYPICAL THRUST BLOCK DETAILS



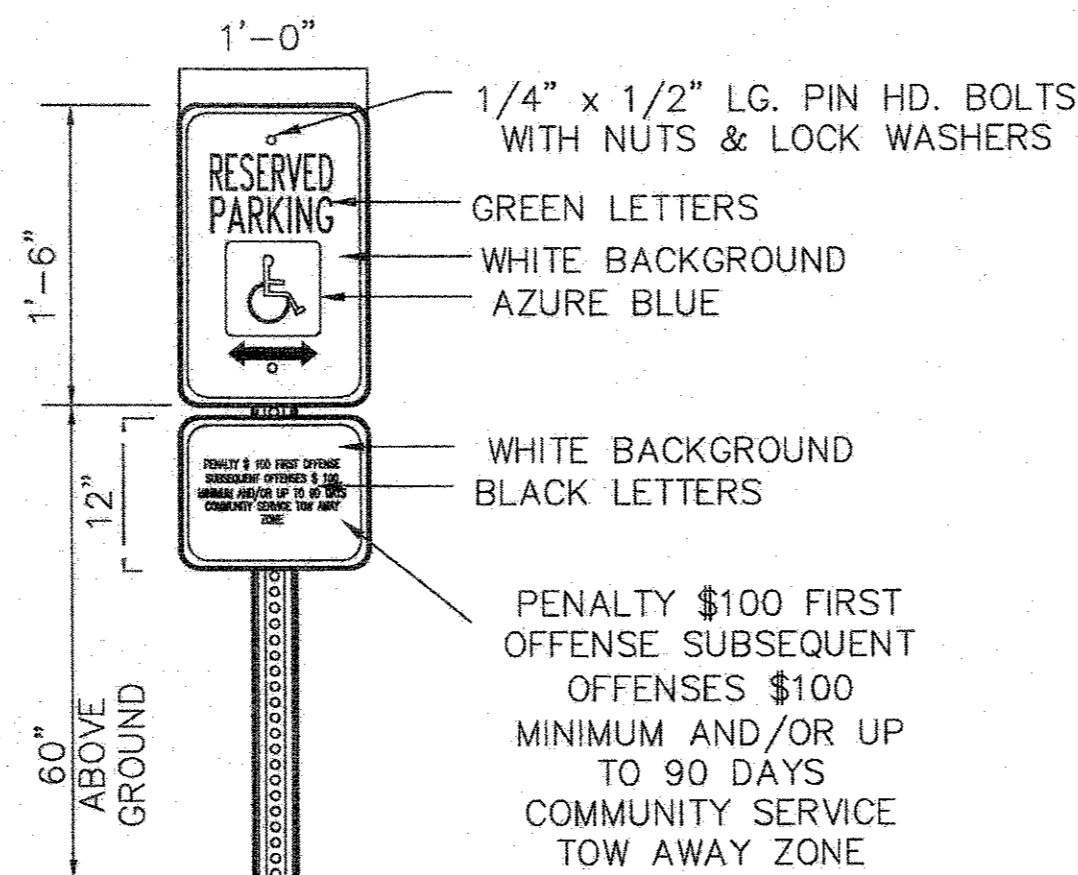
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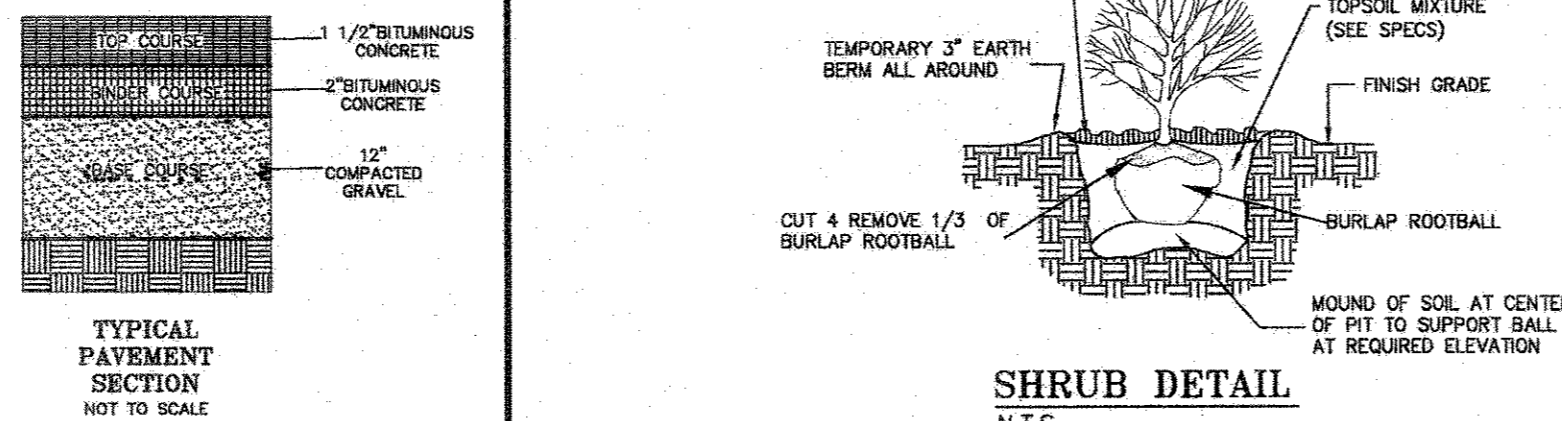
STOP SIGN DETAIL



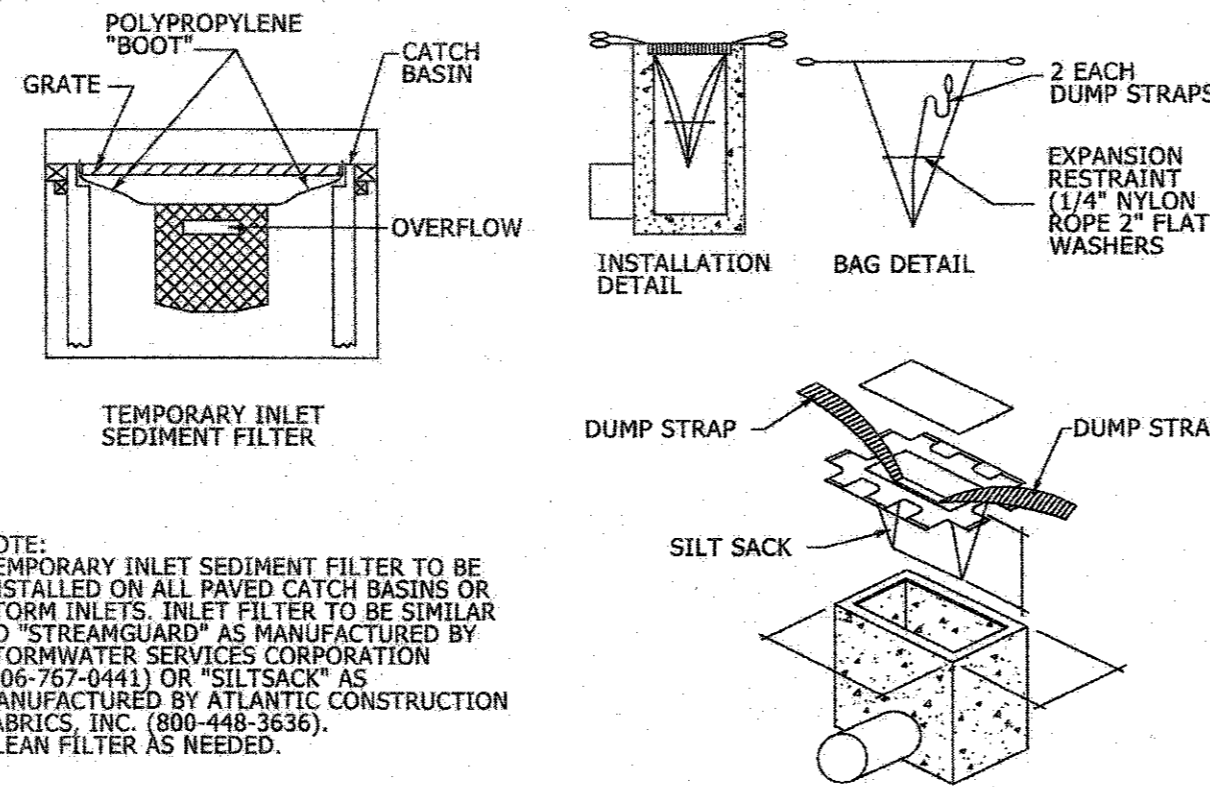
ONE WAY
SIGN
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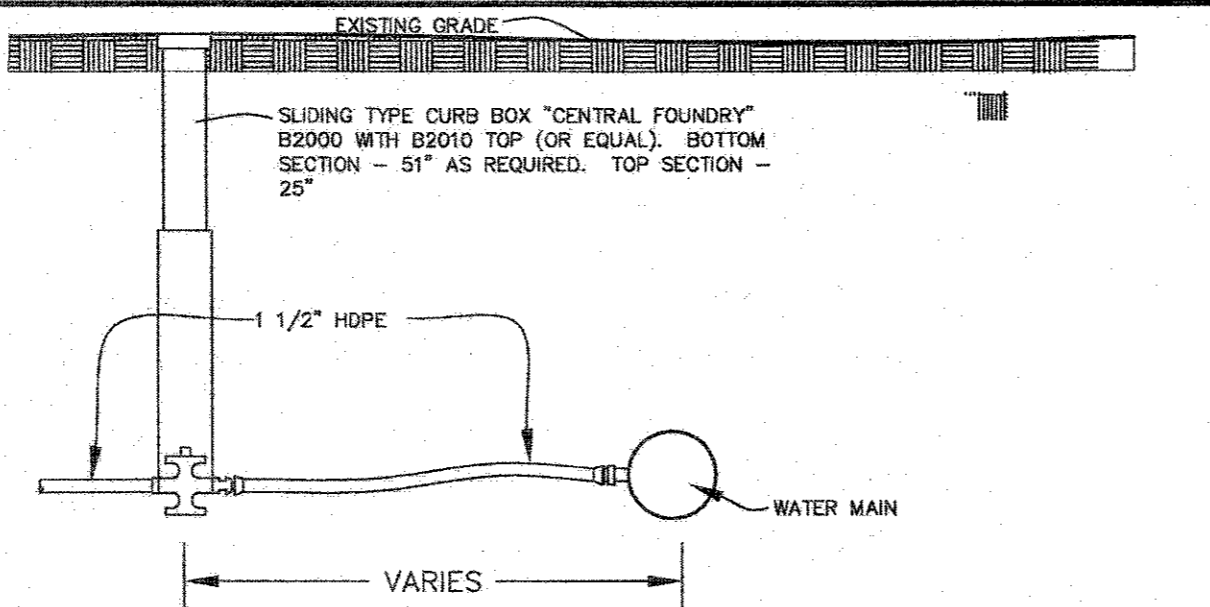
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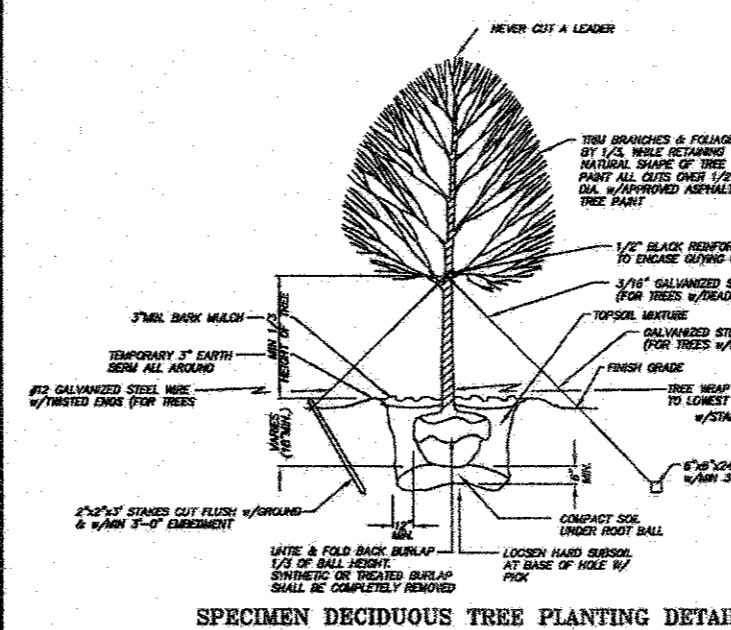
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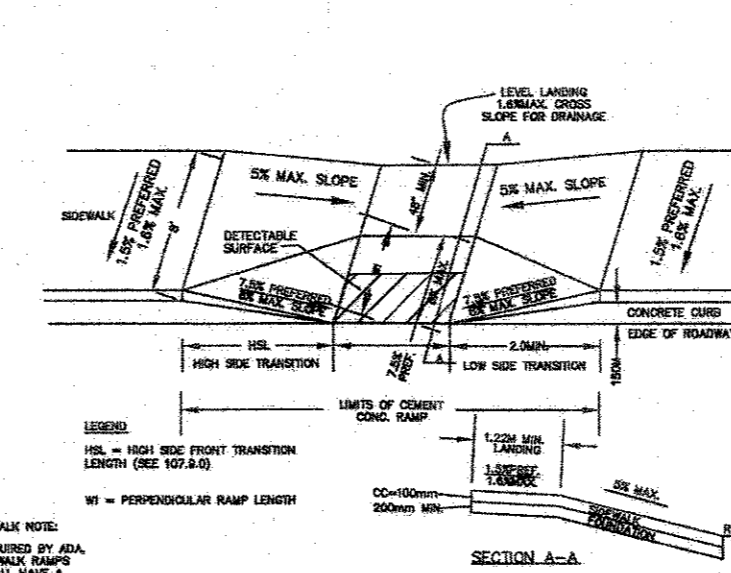
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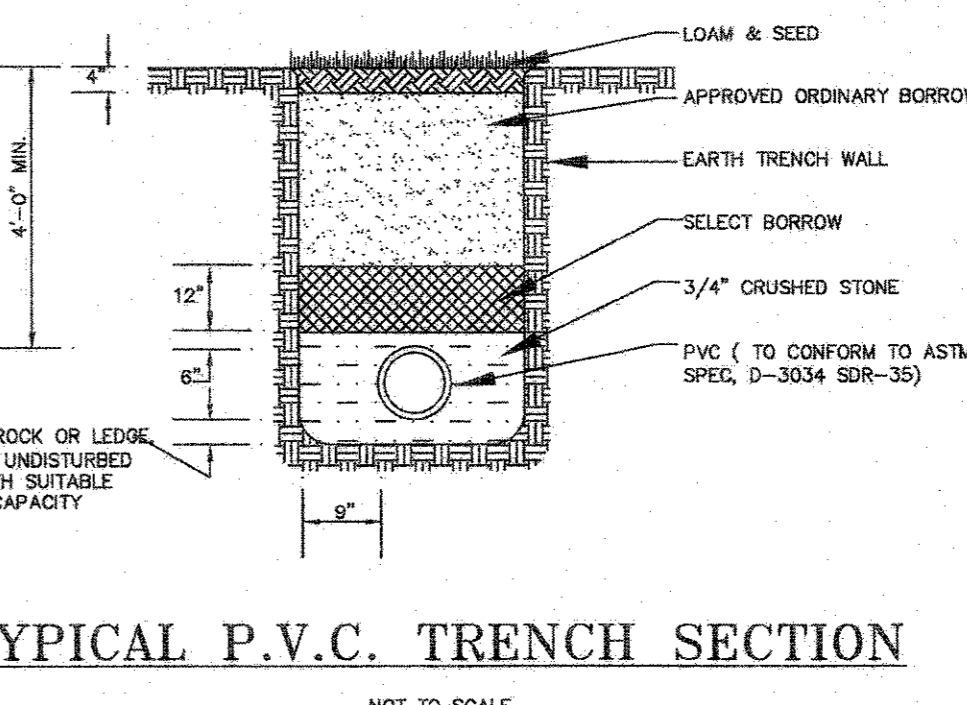
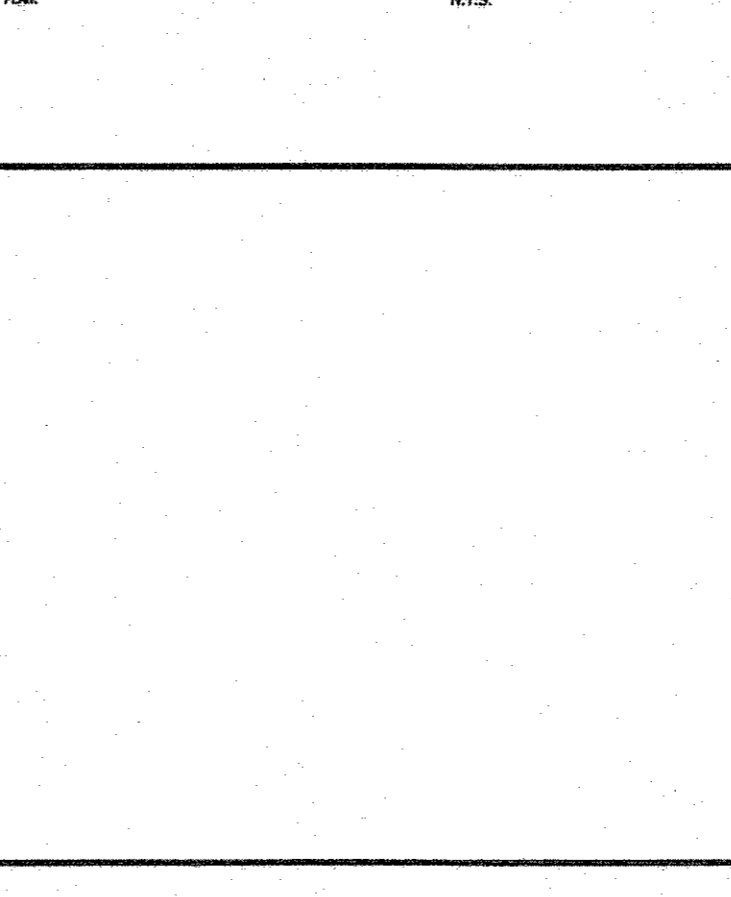
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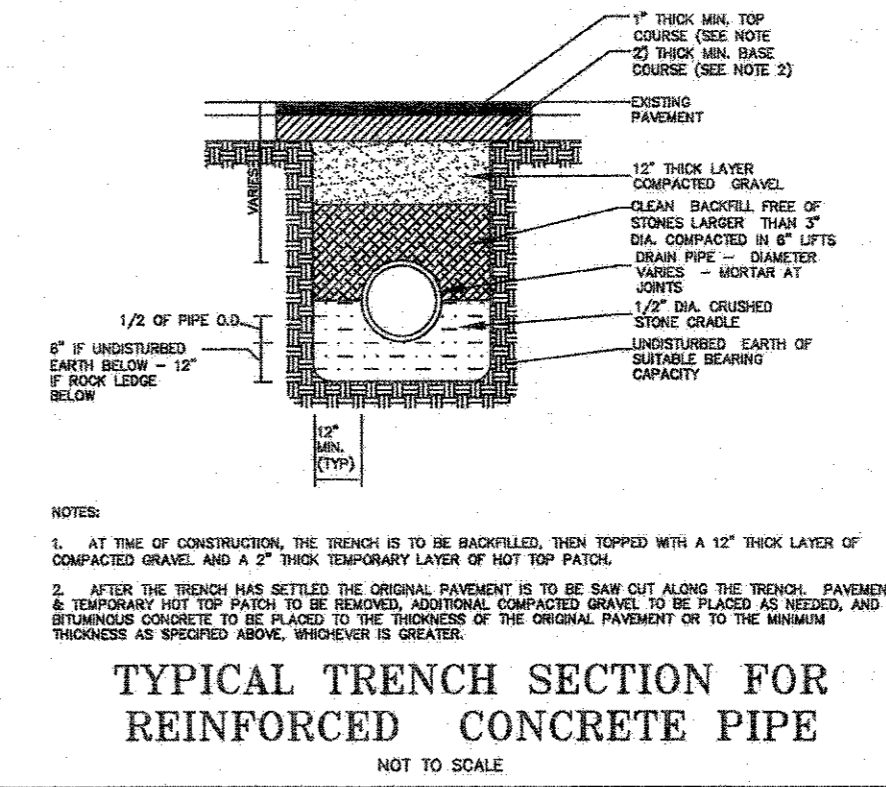
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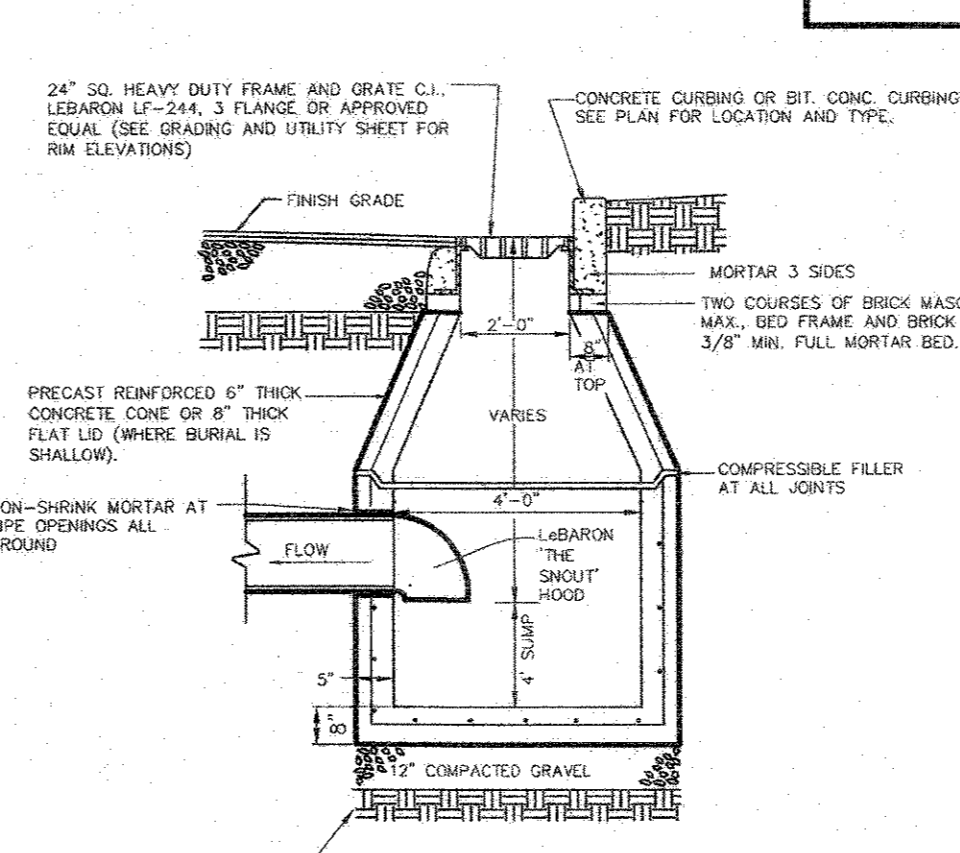
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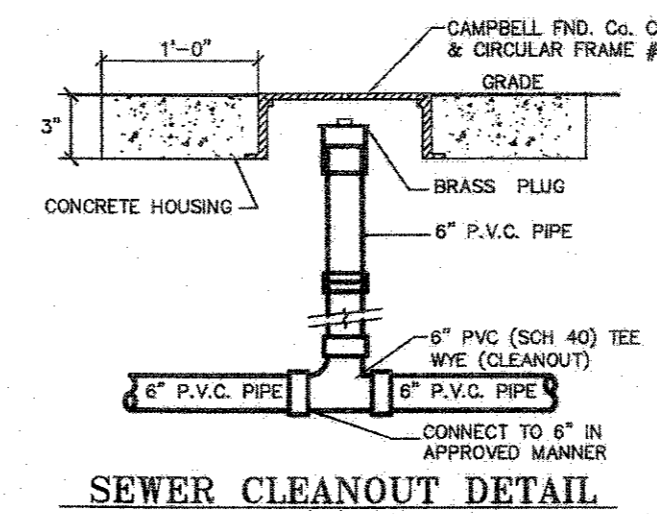
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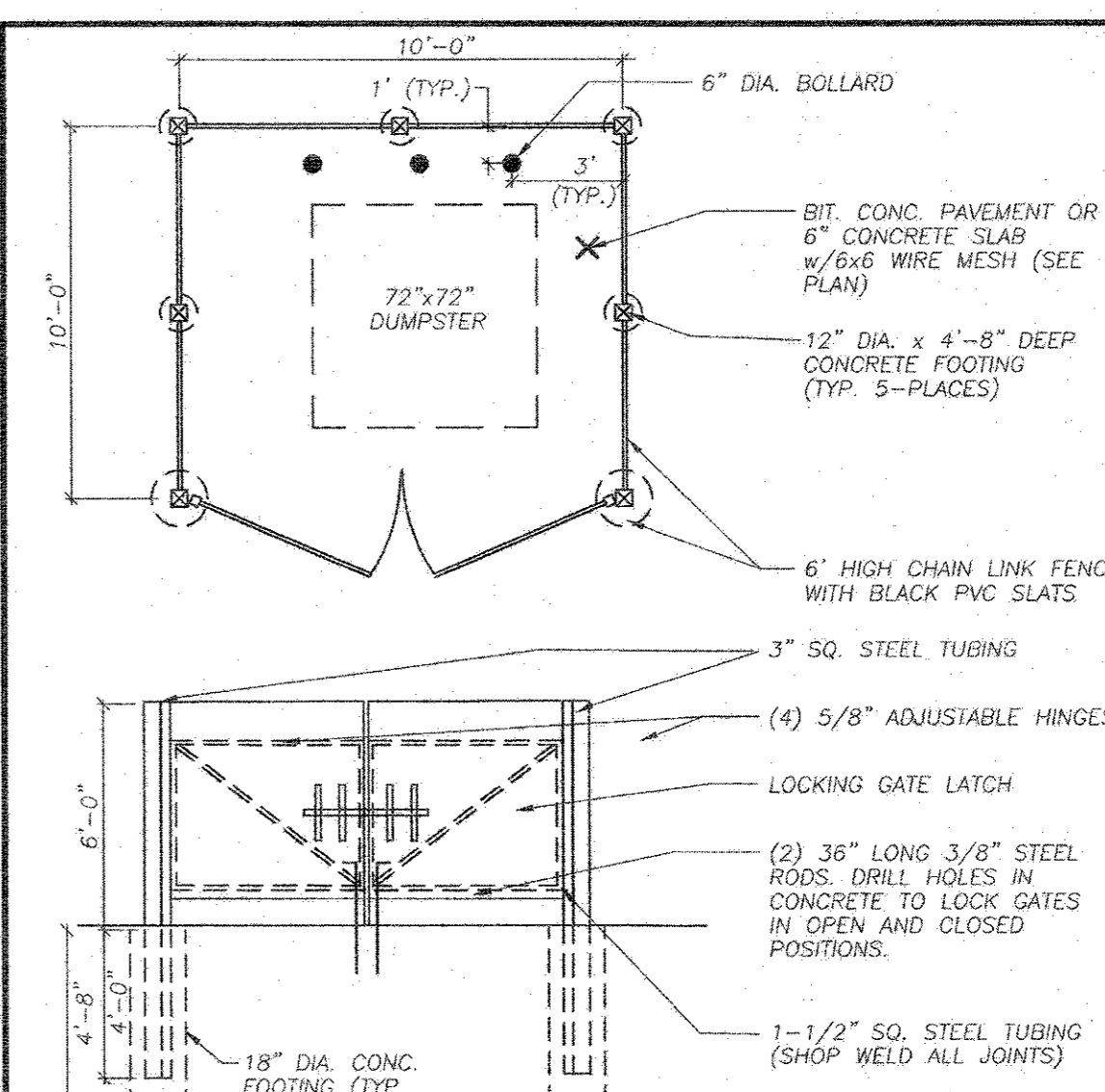
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REINFORCED CONCRETE PIPE
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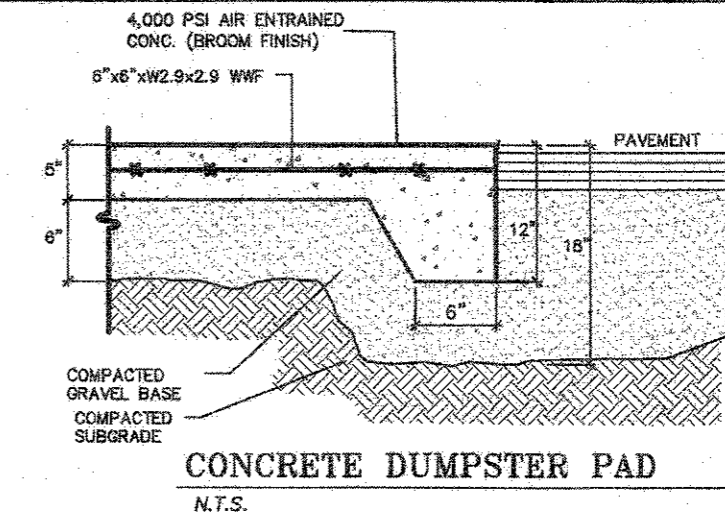
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CATCH BASIN DETAIL
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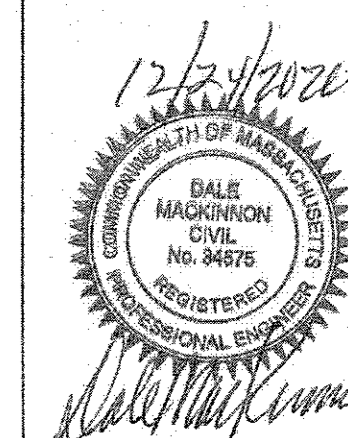
SEWER CLEANOUT DETAIL



DUMPSTER ENCLOSURE
NOT TO SCALE



CONCRETE DUMPSTER PAD
N.T.S.



F4383

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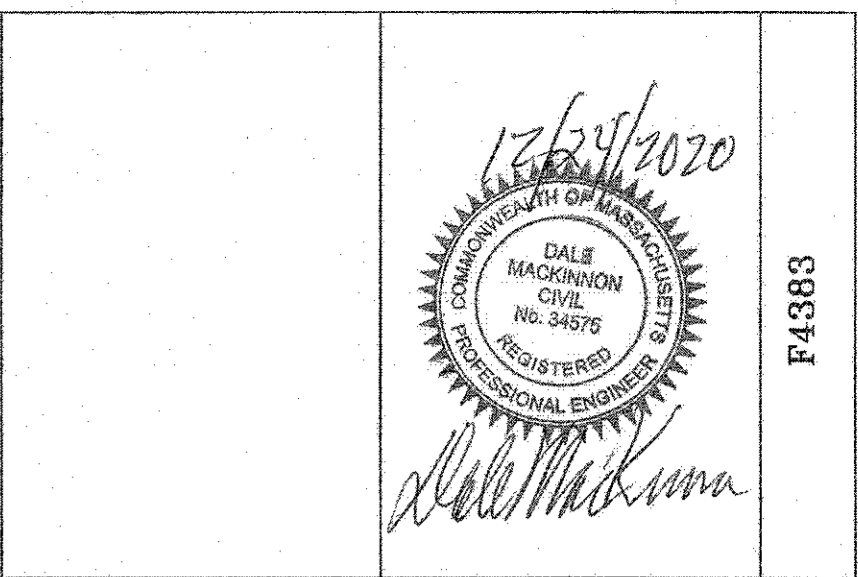
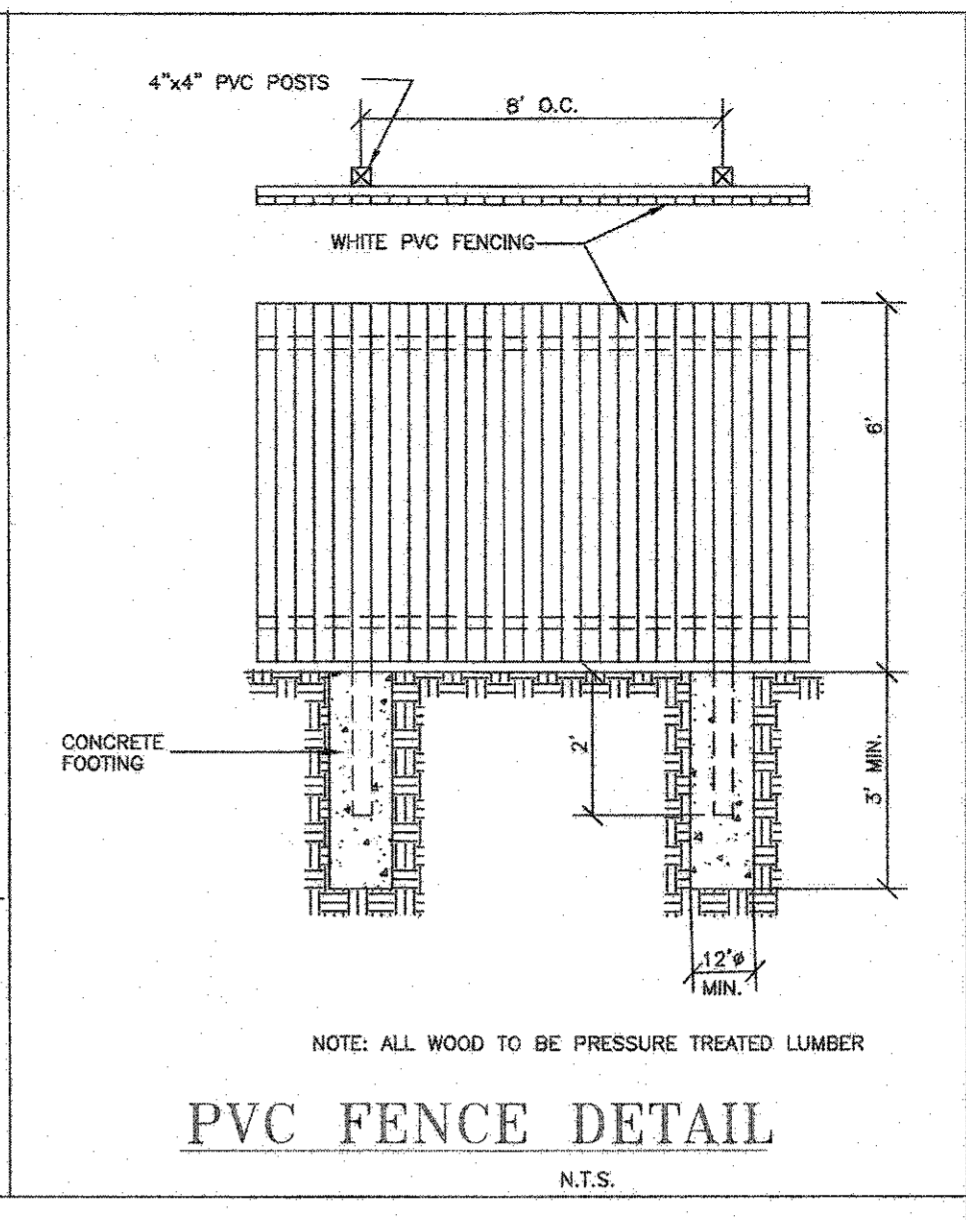
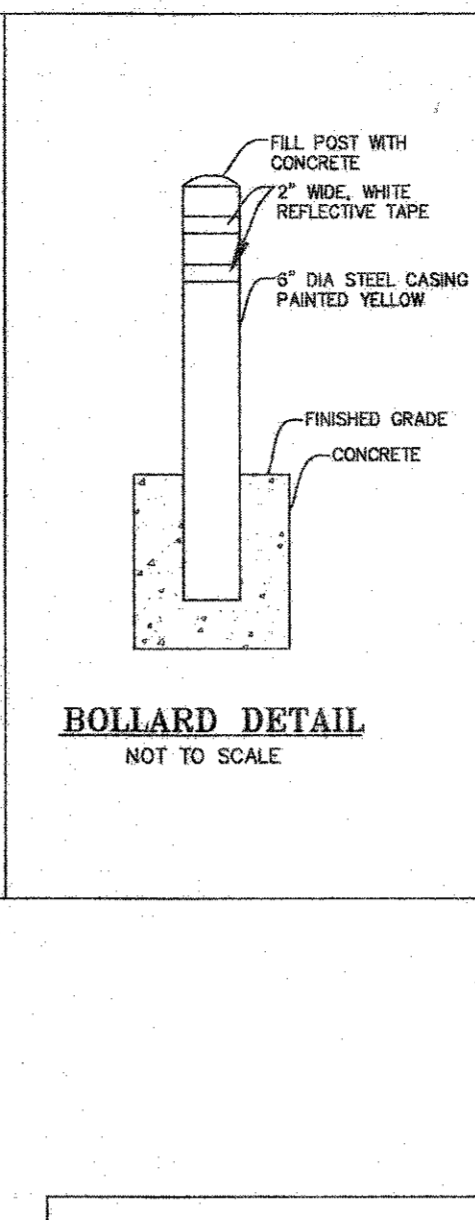
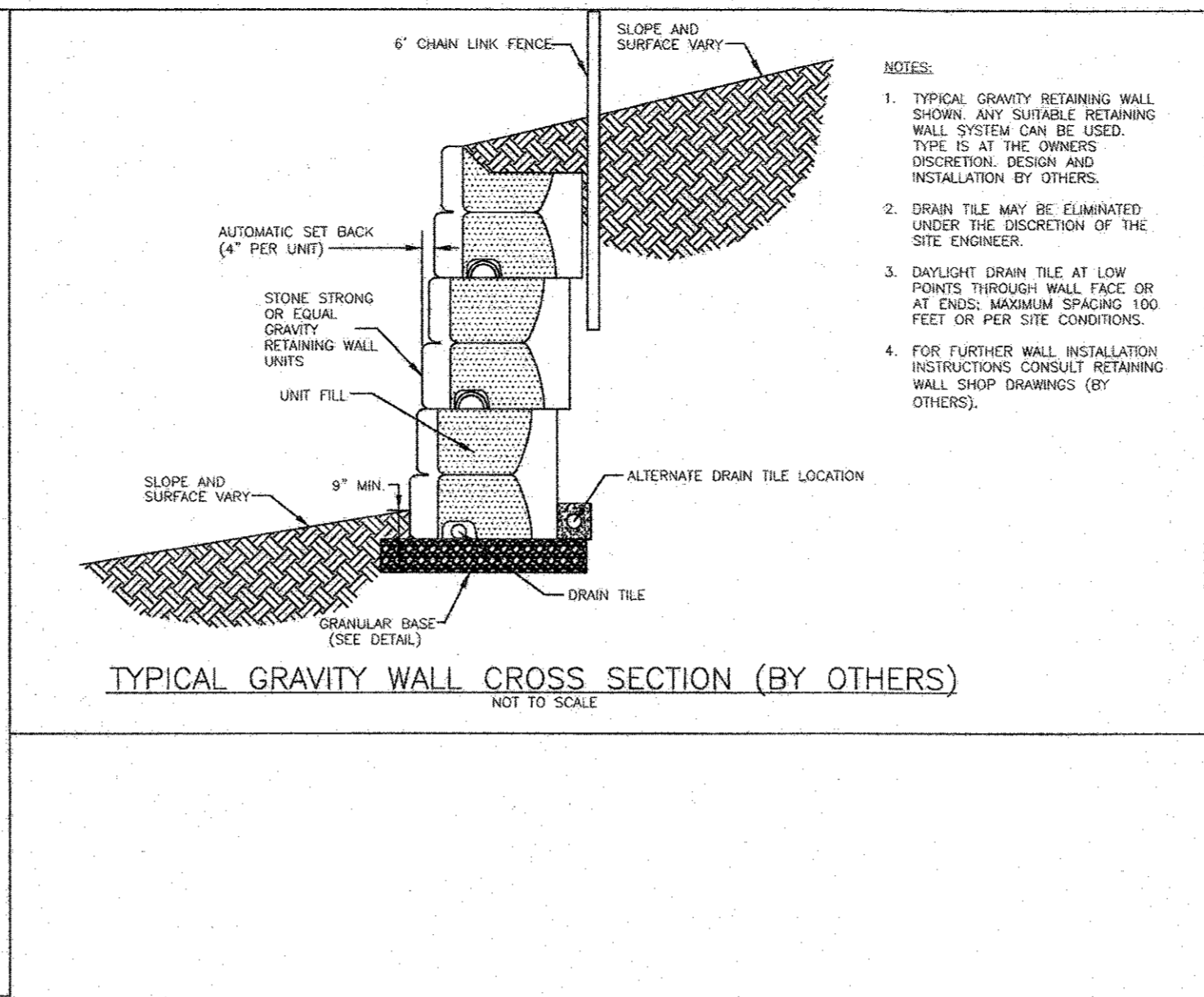
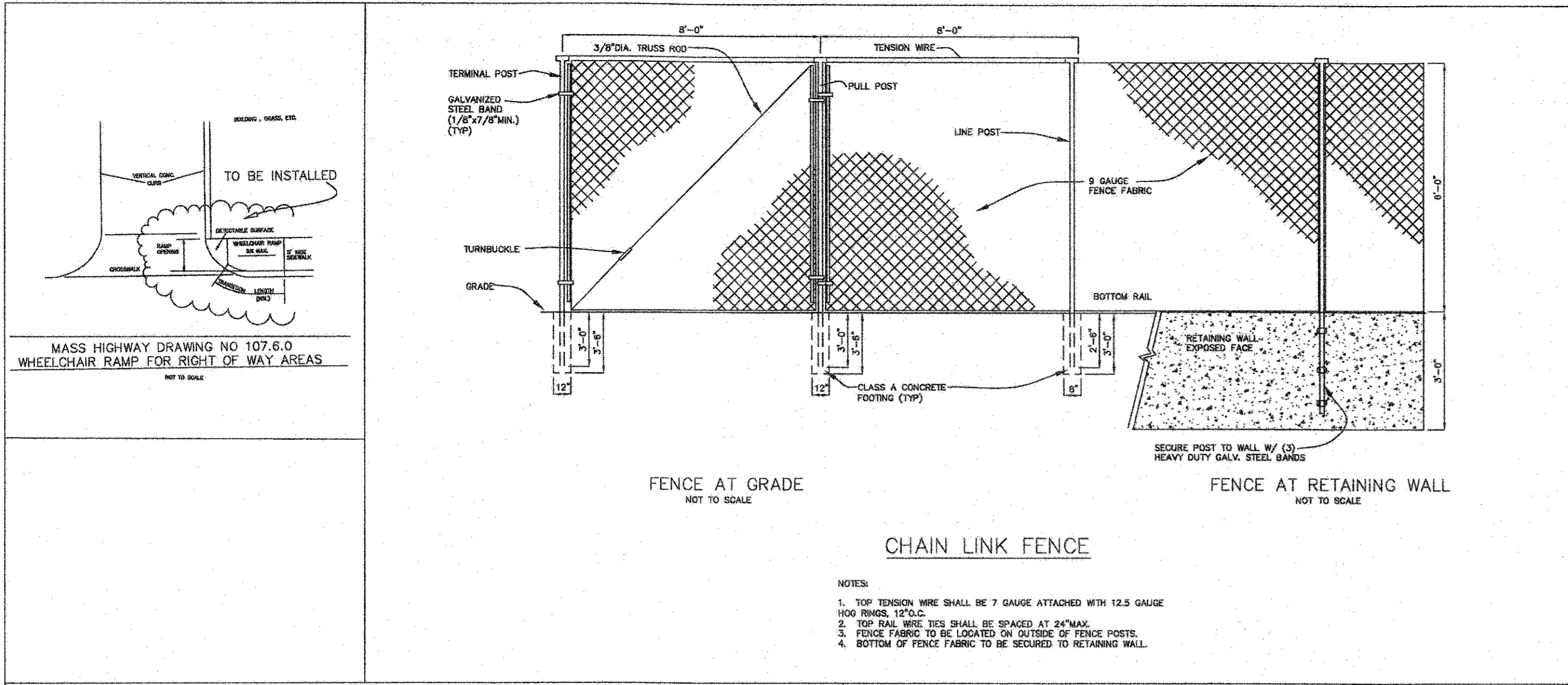
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1 2 3 4 5 10 15 20
FEET METERS

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SHEET 8 OF 10

JOB NO. F4383



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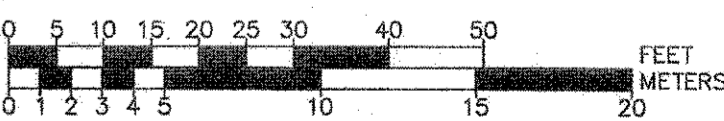
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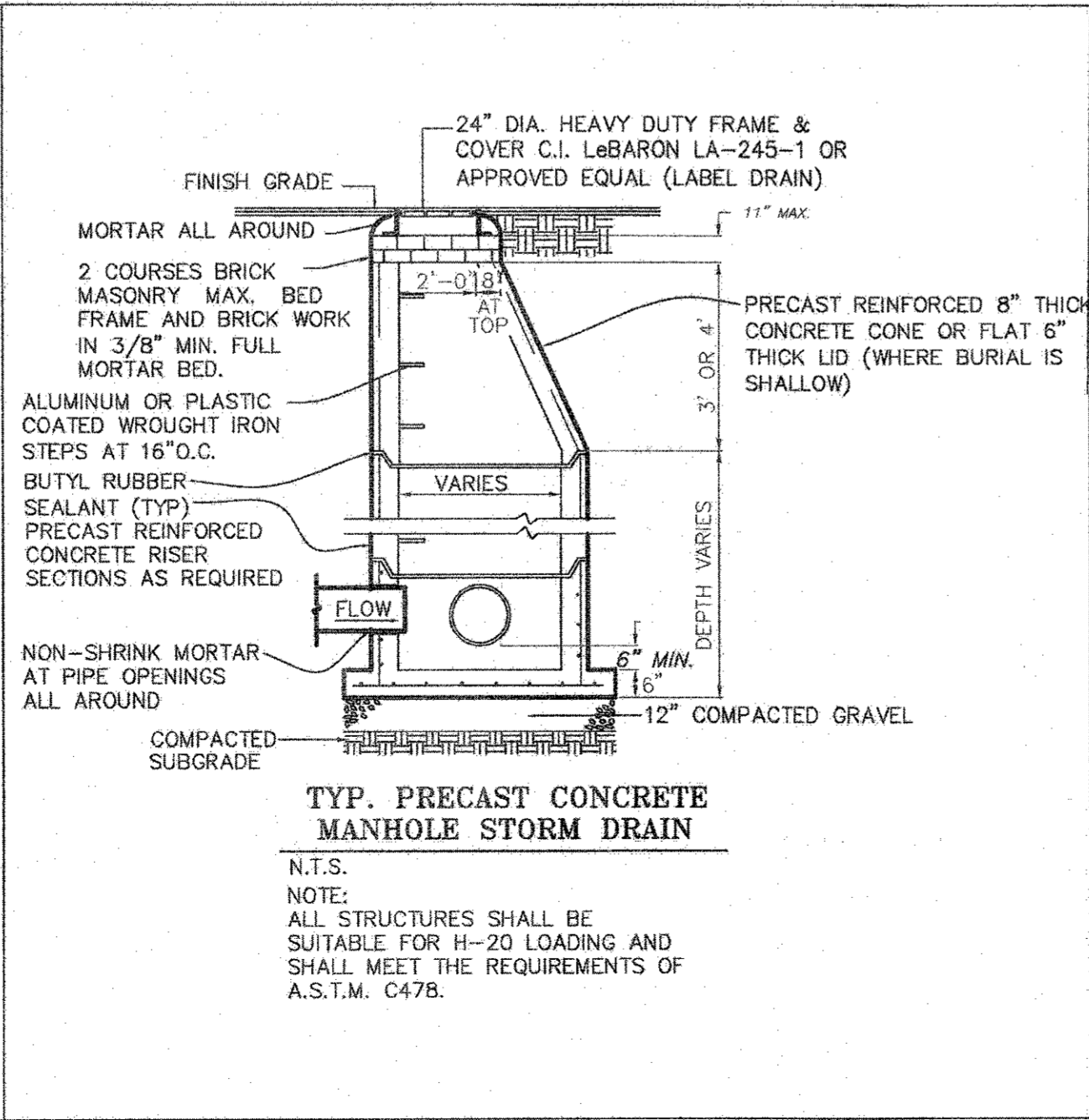
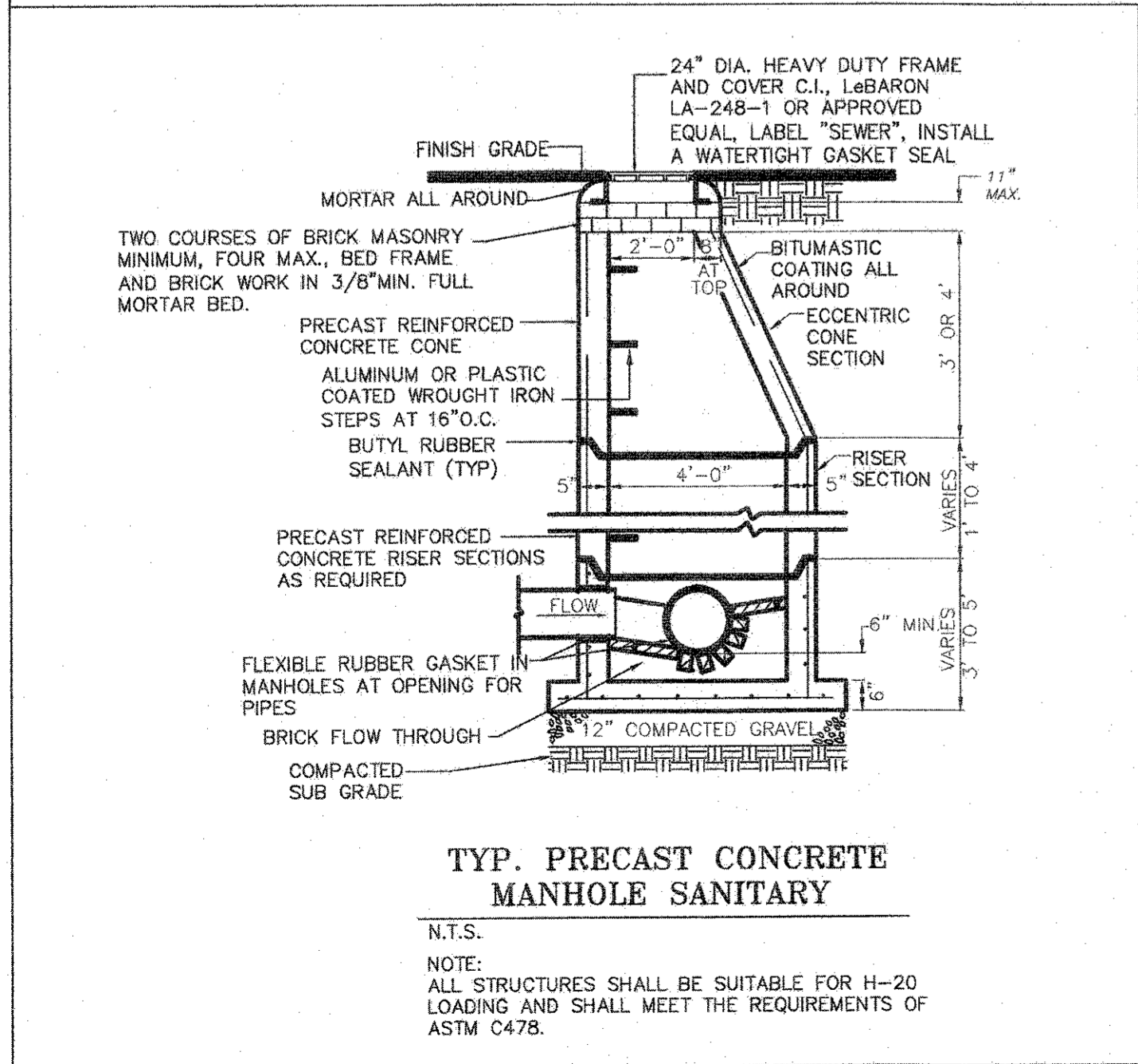
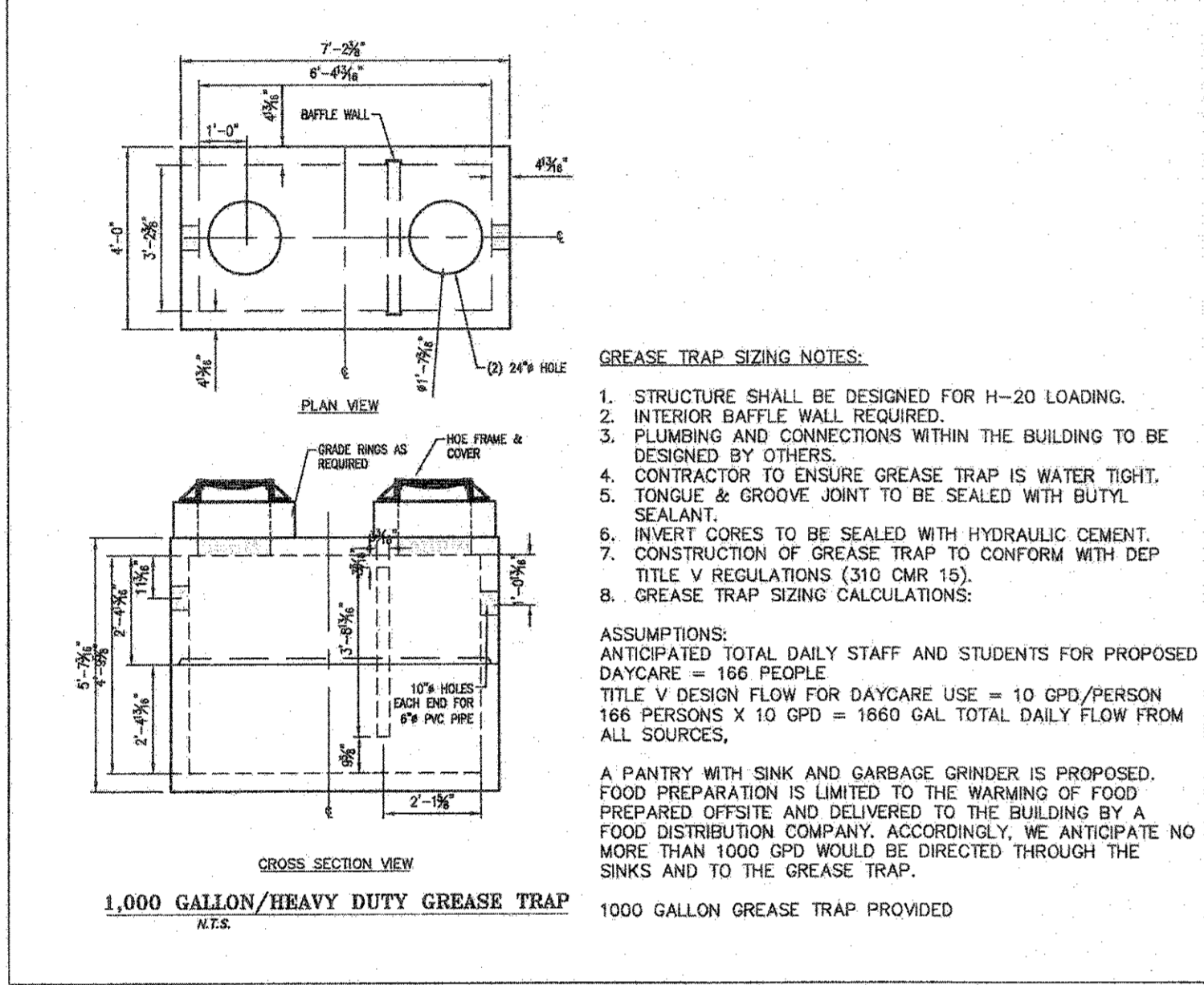
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Guerriere & Hainon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET
9 OF 10

JOB NO.
F4383



STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

A. NAMES OF PERSONS OR ENTITY RESPONSIBLE FOR PLAN COMPLIANCE

APPLICANT: MANOJ GANDHI
FRANKLIN LEARNING RE, LLC
206 GREAT ROAD
LITTLETON, MA. 01460

B. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES

- INVENTORY MATERIALS TO BE PRESENT ON SITE DURING CONSTRUCTION.
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PREVENTION AND CLEAN UP PROCEDURES.
- ALL MATERIALS STORED ON SITE WILL BE STORED IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE UNDER A ROOF OR COVERED.
- FOLLOW MANUFACTURER'S RECOMMENDATION FOR DISPOSAL OF USED CONTAINERS.
- STORE ONLY ENOUGH PRODUCT ON SITE TO DO THE JOB.
- ON SITE EQUIPMENT, FUELING AND MAINTENANCE MEASURES:
 - INSPECT ON-SITE VEHICLES AND EQUIPMENT DAILY FOR LEAKS.
 - CONDUCT ALL VEHICLE AND EQUIPMENT MAINTENANCE AND REFUELING IN FRONT OF BUILDING, AWAY FROM STORM DRAINS.
 - PERFORM MAJOR REPAIRS AND MAINTENANCE OFF SITE.
 - USE DRIP PANS, DRIP CLOTHS OR ABSORBENT PADS WHEN REPLACING SPENT FUELS.
 - COLLECT SPENT FUELS AND REMOVE FROM SITE, PER LOCAL AND STATE REGULATIONS.
 - MAINTAIN A CLEAN CONSTRUCTION ENTRANCE WHERE TRUCK TRAFFIC IS FREQUENT TO REDUCE SOIL COMPACTION CONSTANT SWEEPING IS REQUIRED AND LIMIT TRACKING OF SEDIMENT INTO STREETS, SWEEPING STREET WHEN SILT IS OBSERVED ON STREET.
- INSTALL SILT SACKS OR SILTATION BASKETS IN ALL CATCH BASINS ON SITE TO REDUCE SEDIMENT RUNOFF FROM SITE.
- A TEMPORARY CONCRETE WASHOUT STATION AND EQUIPMENT WASH STATION SHALL BE LOCATED ON THE SITE. CONCRETE WASHOUT STATION AND EQUIPMENT WASH STATION SHALL NOT BE WITHIN THE 100' WETLAND BUFFER OR THE 200' RIVERFRONT AREA. AREAS SHALL BE SURROUNDED WITH A SILT FENCE/HAY BALE COMBINATION TO CONTAIN MATERIALS AND PROVIDE EASE OF CLEANUP.
- STOCK PILE MATERIALS, AND MAINTAIN EROSION CONTROL AROUND THE MATERIALS WHERE IT CAN EASILY BE ACCESSED. MAINTAIN EASY ACCESS TO CLEAN UP MATERIALS TO INCLUDE BROOMS, MOPS, RAGS GLOVES, GOGGLES, SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS.
- CLEAN UP SPILLS.
 - NEVER HOSE DOWN "DIRTY" PAVEMENT OR IMPERMEABLE SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEAN UP METHODS (SAWDUST, CAT LITTER AND/OR RAGS AND ABSORBENT PADS).
 - SWEEP UP DRY MATERIALS IMMEDIATELY. NEVER WASH THEM AWAY OR BURY THEM.
 - CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL IN A CERTIFIED CONTAINER AND NOTIFY A CERTIFIED HAULER FOR REMOVAL.
 - REPORT SIGNIFICANT SPILLS TO THE FIRE DEPARTMENT.
- IT IS THE RESPONSIBILITY OF THE SITE SUPERINTENDENT OR EMPLOYEES DESIGNATED BY THE APPLICANT TO INSPECT EROSION CONTROL AND REPAIR AS NEEDED, ALSO TO INSPECT ALL ON SITE VEHICLES FOR LEAKS AND CHECK ALL CONTAINERS ON SITE THAT MAY CONTAIN HAZARDOUS MATERIALS DAILY.

C. SITE DEVELOPMENT PLANS

- SEE PLAN ENTITLED "SITE PLAN 515 WEST CENTRAL STREET, FRANKLIN, MA" DATED OCTOBER 21 , 2020 PREPARED BY GUERRIERE & HALNON, INC.

D. CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN:

- SEE GRADING AND EROSION CONTROL PLAN WITHIN ABOVE MENTIONED SITE PLANS.

E. PLANS

- CONSTRUCTION SEQUENCING PLAN - ACTUAL SEQUENCE OF CONSTRUCTION ACTIVITIES TO BE DETERMINED BY THE SITE CONTRACTOR.
 - RECORD ORDER OF CONDITIONS - THE SITE SUPERINTENDENT SHALL BE AWARE OF ALL THE CONDITIONS CONTAINED WITHIN THE ORDER INCLUDING INSPECTION SCHEDULES.
 - INSTALL DEP FILE # SIGN .
 - PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE PROPOSED EROSION CONTROL DEVICES (SUCH AS SILT FENCE/STRAW BALES, ETC.) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.
 - INSTALL EROSION CONTROL BARRIER AT LOCATIONS DEPICTED ON THE PLANS.
 - STRIP OFF TOP AND SUBSOIL. STOCKPILE MATERIAL TO BE REUSED, REMOVE EXCESS MATERIAL FROM THE SITE. INSTALL AND MAINTAIN EROSION CONTROL BARRIER AROUND STOCKPILE.
 - ROUGH GRADE SITE, MAINTAINING A TEMPORARY LOW AREA/SEDIMENT TRAP AWAY FROM THE WETLAND (IF PRESENT).
 - CONSTRUCT TEMPORARY SEDIMENTATION BASINS IN THE LOCATION OF THE PROPOSED STORMWATER BASINS.
 - INSTALL UNDERGROUND UTILITIES; PROTECT ALL OPEN DRAINAGE STRUCTURES WITH EROSION/SILTATION CONTROL DEVICES.
 - CONSTRUCT BUILDINGS.
 - INSTALL BINDER COURSE OF BITUMINOUS ASPHALT.
 - INSTALL WEARING COURSE OF ASPHALT, AND STRIPING (WHERE REQUIRED).
 - MAINTAIN ALL EROSION CONTROL DEVICES UNTIL SITE IS STABILIZED AND A CERTIFICATE OF COMPLIANCE (IF REQUIRED) IS ISSUED BY THE CONSERVATION COMMISSION.
 - CLEAN OUT SEDIMENT BASINS AND RECONFIGURE FOR INFILTRATION BASINS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF HIS/HER WORK.

2. CONSTRUCTION WASTE MANAGEMENT PLAN

- DUMPSTER FOR TRASH AND BULK WASTE COLLECTION SHALL BE PROVIDED SEPARATELY FOR CONSTRUCTION.
- RECYCLE MATERIALS WHENEVER POSSIBLE (PAPER, PLASTER CARDBOARD, METAL CANS). SEPARATE CONTAINERS FOR MATERIAL ARE RECOMMENDED.
- SEGREGATE AND PROVIDE CONTAINERS FOR DISPOSAL OPTIONS FOR WASTE.
- DO NOT BURY WASTE AND DEBRIS ON SITE.
- CERTIFIED HAULERS WILL BE HIRED TO REMOVE THE DUMPSTER CONTAINER WASTE AS NEEDED. RECYCLING PRODUCTS WILL ALSO BE REMOVED OFF SITE WEEKLY.
- THE SEWER SYSTEM IS ONLY FOR DISPOSAL OF HUMAN WASTE, AND SUBSTANCES PERMITTED FOR DISPOSAL BY THE SEWER DEPARTMENT.

F. OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS

THE OPERATION AND MAINTENANCE OF SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE INSPECTION AND MAINTENANCE OF THE STORMWATER COMPONENT SHALL BE PERFORMED AS NOTED BELOW. THE CONTRACTOR SHALL, AT ALL TIMES HAVE EROSION CONTROL IN PLACE. THE CONTRACTOR, BASED ON FUTURE WEATHER REPORTS SHALL PREPARE AND INSPECT ALL EROSION CONTROL DEVICES; CLEANING, REPAIRING AND UPGRADING IS A PRIORITY SO THAT THE DEVICES PERFORM AS PER DESIGN. INSPECT THE SITE DURING RAIN EVENTS. DON'T STAY AWAY FROM THE SITE. AT A MINIMUM, THERE SHOULD BE INSPECTION TO ASSURE THE DEVICES ARE NOT CLOGGED OR PLUGGED, OR THAT DEVICES HAVE NOT BEEN DESTROYED OR DAMAGED DURING THE RAIN EVENT. AFTER A STORM EVENT INSPECTION IS REQUIRED TO CLEAN AND REPAIR ANY DAMAGE COMPONENTS. IMMEDIATE REPAIR IS REQUIRED.

G. INSPECTION AND MAINTENANCE SCHEDULES

- INSPECTION MUST BE CONDUCTED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT 0.5 INCHES OR GREATER.
- INSPECTION FREQUENCY CAN BE REDUCED TO ONCE A MONTH IF:

A. THE SITE IS TEMPORARILY STABILIZED.

B. RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, WHEN SITE IS COVERED WITH SNOW OR ICE.

- INSPECTIONS MUST BE CONDUCTED BY QUALIFIED PERSONNEL, "QUALIFIED PERSONNEL" MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS AND WHO POSSESS THE SKILLS TO ASSESS THE CONDITIONS AND TAKE MEASURES TO MAINTAIN AND ENSURE PROPER OPERATION, ALSO TO CONCLUDE IF THE EROSION CONTROL METHODS SELECTED ARE EFFECTIVE.
- FOR EACH INSPECTION, THE INSPECTION REPORT MUST INCLUDE: (SEE ATTACHED INSPECTION AND MAINTENANCE LOG)
 - THE INSPECTION DATE.
 - NAMES, TITLES OF PERSONNEL MAKING THE INSPECTION.
 - WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION.
 - WEATHER INFORMATION AT THE TIME OF THE INSPECTION.
 - LOCATIONS OF DISCHARGES OF SEDIMENT FROM THE SITE, IF ANY.
 - LOCATIONS OF BMP'S THAT NEED TO BE MAINTAINED.
 - LOCATIONS WHERE ADDITIONAL BMP'S MAY BE REQUIRED.
 - CORRECTIVE ACTION REQUIRED OR ANY CHANGES TO THE SWPPP THAT MAY BE NECESSARY.
- QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING IN-PLACE WORK;

INSPECTION SCHEDULE:

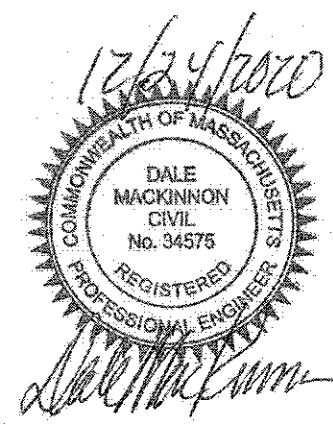
EROSION CONTROL	WEEKLY
CATCH BASINS	WEEKLY
TEMPORARY SEDIMENTATION TRAPS/BASINS	WEEKLY
PAVEMENT SWEEPING	WEEKLY

PLEASE NOTE: SPECIAL INSPECTIONS SHALL ALSO BE MADE AFTER A SIGNIFICANT RAINFALL EVENT.

MAINTENANCE SCHEDULE

EROSION CONTROL DEVICES FAILURE	IMMEDIATELY
CATCH BASINS	SUMP 1/4 FULL OF SEDIMENT
TEMPORARY SEDIMENTATION TRAPS/BASINS	AS NEEDED
PAVEMENT SWEEPING	14 DAYS MIN. AND PRIOR TO ANY SIGNIFICANT RAIN EVENT.

PLEASE NOTE: SPECIAL MAINTENANCE SHALL ALSO BE MADE AFTER A SIGNIFICANT RAINFALL EVENT.



F4383

APPROVED DATE:

FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. TRACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. 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.

OWNER

NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #26
QUINCY, MA 02171

DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT

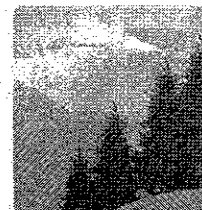
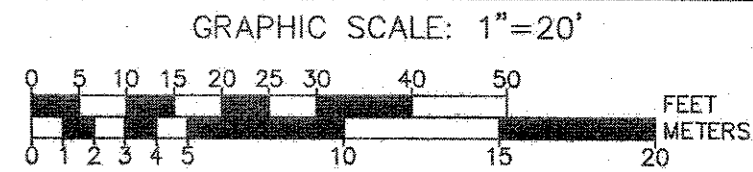
FRANKLIN LEARNING RE LLC.
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA. 01460

SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS

CONSTRUCTION
DETAILS

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS



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Halnon, Inc.

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F-4383

December 28, 2020

Franklin Planning Board
355 East Central Street
Franklin, MA. 02038
Attn: Anthony Padula, Chairman

RE: *Comments from BETA Group, Inc.: Franklin Learning RE, LLC, 515 West Central Street, Franklin, MA 02038*

Dear Members of the Board:

On behalf of our client, Franklin Learning RE, LLC, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from BETA Group, Inc. dated November 12, 2020.

BETA Group's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

GENERAL

G1. *Clarify if guardrail is proposed or required on the northerly side of the emergency access drive. A guardrail symbol is depicted on the plans but does not appear to be called out.*

GH: The proposed guard rail along the northerly side of the emergency access drive has been removed.

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

SCH1. *Indicate proposed building height in feet to confirm a special permit is not required.*

GH: The proposed top of roof height is 33'-4". See architectural plans for additional information.

SCH2. Revise the impervious coverage % on the zoning table to be reflective of the indicated impervious areas (5,250 and 17,701 sq. ft.) and the upland area noted on the Lot label (56,528 sq. ft.).

GH: Additional information has been added to the Zoning Table as requested.

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

P1. Although the proposed parking is consistent with the average data provided by ITE, the proponent should confirm that parking is adequate through empirical data at similar facilities based upon GFA, number of employees, and maximum number of students.

GH: Licensing calculations have been provided on architectural plans as requested.

P2. Two parking spaces are proposed outside of the Site and are located within the limits of the private way (Parcel A) right-of-way. In accordance with (§185-21.C.1), no parking is permitted within 10 feet of a street right-of-way; however, BETA recommends for the Board to discuss the applicability of this provision to a private way.

GH: Applicant defers to the Board for additional discussion.

P3. Provide a stop sign and stop bar where the site driveway will connect to the existing way on Parcel A.

GH: Stop line and signage was added to the plan.

P4. Review alternatives for the emergency access drive that would allow vehicles to circulate in a clockwise direction. The current proposal would require emergency and waste collection vehicles to travel against the existing traffic pattern at the Wendy's site.

GH: As requested, alternative traffic patterns were evaluated and have been revised to allow vehicles to circulate in a clockwise direction through the site.

P5. Clarify if the 18' emergency access drive is to be constructed of conventional pavement or pervious pavers (as noted in the project narrative).

GH: The access around the facility has been revised to 20 feet wide at the request of the Fire Department and is proposed to be conventional pavement with curbing.

P6. Revise width of sidewalk to 5 feet or provide passing spaces at intervals no greater than 200 feet in accordance with 521 CMR 20.5.

GH: The width of the proposed sidewalk has been increased to 5 feet as requested.

- P7. *Provide an accessible ramp in the proposed sidewalk at the crosswalk located in Parcel A that connects to the Midas site. Although features located on other lots are not the responsibility of the current applicant, BETA notes that a permanent accessible ramp has not been installed at the end of the sidewalk on the Midas site at the connection to Parcel A.*

GH: Construction of the accessible ramp at the crosswalk located in Parcel A that connects to the Midas site is not associated with the proposed project. On behalf of the Applicant, Guerriere & Halnon, Inc. respectfully requests the Board not require the Applicant to do work outside the limits of their proposed site.

CURBING (§185-29)

- C1. *Consider providing vertical curb at the driveway connection to Parcel A to match the existing curbing. If sloped curbing is to remain, indicate the location where the sloped granite curbing transitions to vertical concrete curbing and provide location and detail for sloped-face to vertical-face transition curb.*

GH: Vertical curbing at driveway connection to Parcel A has been provided. Please see sheet 4 of the revised site plan set.

- C2. *Revise reinforced concrete curb details to indicate that curbing shall be precast.*

GH: The reinforced concrete curb details have been revised as requested.

SITE PLAN AND DESIGN REVIEW (§185-31)

- SP1. *The provided lighting plan indicates spillage over the southerly property line onto the adjacent commercial property (Wendy's). BETA defers to the Board to determine if the spillage represents a nuisance per (§185-31.C(4)(e)).*

GH: Applicant defers to the Board.

STORMWATER MANAGEMENT

GENERAL

- SW1. *The application includes a significant number of historical documents and a summary of how the current project will comply with several of the stormwater management standards. Although it is anticipated that the project will generally remain in compliance, the designer should provide a brief summary for all of the stormwater standards, along with selected historical or new documents to demonstrate compliance. The summary should also include:*

- a. *Demonstration that the project will not result in any increases in runoff volumes to comply with §300-11.A.(3) and the Best Development Practices Guidebook.*
- b. *The total impervious area proposed to be directed the existing stormwater basin. The project narrative indicates the basin was sized to handle 1.3 acres of impervious; however, the proposed area is not documented.*
- c. *Clarification on the closed drainage system configuration that directs flow to the existing stormwater basin. The Site As-Built for Wendy's Restaurant indicates that DMH#10 has a low flow (6") pipe that directs flow to the West Central Street drainage system. Unless the existing DMH has a weir, stormwater flows from the first flush may bypass the stormwater basin and the required TSS removal rate may not be achieved.*

GH: As requested, a revised drainage analysis has been provided for BETA's review. In addition, upon inspection of DMH#10, there is an existing low flow (6") pipe with a cap and 1" orifice that directs flow to the West Central Street drainage system. Based on our drainage analysis and review of historical documents, it has been determined that the 6" pipe can be capped with no significant impact to the existing and/or proposed stormwater systems anticipated.

SW2. Revise pipe run from CB #20-1 to provide 42" of cover or revise pipe to Class V.

GH: The referenced pipe run has been revised to Class V RCP.

SW3. BETA notes that the use of HDPE pipe is proposed from CB #20-2 to DMH #20-4. Although the pipe is located primarily outside of pavement areas at least a portion of the pipe is located under the emergency access drive.

GH: The pipe run from CB #20-2 through DMH #20-4 has been adjusted accordingly.

SW4. Provide additional spot grades along the emergency access drive on the north and west sides of the building to clarify drainage patterns. Consider providing an edge treatment to direct stormwater to structures.

GH: Curbing has been added to the emergency access drive to direct water into the drainage system as recommended. Additional spot grades have been provided as requested.

SW5. Evaluate if any special provisions, such as providing an impervious liner, are required in the swale above the retaining wall to prevent adverse impacts from seepage.

GH: Acknowledged and will be reviewed and evaluated by the structural engineers designing the retaining wall.

SW6. Indicate location of proposed silt sacks, including within the Parcel A right-of-way.

GH: Notes have been added to the erosion control plan to indicate the location of silt sacks. See sheet 3 of the revised site plan set.

SW7. Revise erosion control barrier to be located on the downgradient side of the proposed stockpile area.

GH: Additional erosion control barrier has been proposed on the down gradient side of the stockpile as requested. see sheet 3 of the revised site plan set.

SW8. Confirm the existing stormwater management systems have been maintained in compliance with the approved long-term operation and maintenance plan.

GH: It is our understanding that the stormwater management systems have been maintained and functioning in accordance with the intent of the original design.

We believe these responses have addressed the concerns expressed by BETA Group, Inc. from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager



Guerriere & Halnon, Inc.

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F-4383

December 28, 2020

Franklin Planning Board
355 East Central Street
Franklin, MA. 02038
Attn: Anthony Padula, Chairman

RE: *Comments from Franklin DPW: Franklin Learning RE, LLC, 515 West Central Street, Franklin, MA*

Dear Members of the Board:

On behalf of our client, Franklin Learning RE, LLC, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Franklin DPW dated November 12, 2020.

Franklin DPW's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

1. *Applications that will need to be filed with the Franklin Department of Public Works may include, but are not necessarily limited to Soil Erosion and Sediment Control Permit, Water and Sewer Service Permits, Fire Service Connection Permit, and Inflow & Infiltration Removal fees.*

GH: Acknowledged.

2. *Whereas the proposed daycare will have a kitchen, DPW will require an exterior grease-trap to be installed prior to discharging to the town sewer system. Calculations for the sizing of the grease trap based on Title V requirements will need to be submitted to DPW as part of the permit process.*

GH: A proposed grease trap has been added to the plans and sizing calculations provided as requested.

3. *Stormwater runoff for the proposed project is intended to be connected to the existing drainage system which was previously designed and constructed to accommodate this development. Whereas the existing drainage system was constructed approximately 7 years ago, it should be inspected and any required cleaning/maintenance performed prior to connecting it to the new development.*

GH: An inspection shall be scheduled and the system cleaning/maintenance performed prior to construction. The Franklin DPW shall be notified of the date and time of the inspection.

4. *Proposed curbing/edge treatment for the paved access road around the building should be identified on the plan.*

GH: Pavement has been identified and curbing has been added and labelled on the site plan

5. *We note that the proposed retaining wall will be 18 feet high at the rear corner near the dumpster location. Although the plans show that the wall is to be designed by others, the applicant should verify the constructability of the wall at this location whereas it will be approximately 5 feet off of the side property line, limiting the use of tie-backs.*

GH: Both Engineer and Applicant have engaged in preliminary discussions with structural engineers regarding the design of the retaining wall. Based on our initial discussions, we have been able to verify the constructability of the wall in this approximate location. A full set of design plans will be prepared and submitted to the Town prior to construction.

We believe these responses have addressed the concerns expressed by Franklin DPW from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere

Amanda Cavaliere
Franklin Office Manager



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December 28, 2020

Franklin Planning Board
355 East Central Street
Franklin, MA. 02038
Attn: Anthony Padula, Chairman

RE: *Comments from Franklin Fire Department: Franklin Learning RE, LLC, 515 West Central Street, Franklin, MA*

Dear Members of the Board:

On behalf of our client, Franklin Learning RE, LLC, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Franklin Fire Department dated October 29, 2020.

Franklin Fire Department's statement and comments are shown in *italics* followed by our response in **bold**.

1. *It is preferred that the access road around the proposed building is 20 feet per our fire code. We would also recommend that a turning analysis for fire apparatus be completed for the site.*

GH: The access drive has been increased to 20 ft and a turning analysis has been provided for the Franklin Fire Department ladder truck.

We believe these responses have addressed the concerns expressed by the Franklin Fire Department from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager



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F-4383

December 28, 2020

Franklin Planning Board
355 East Central Street
Franklin, MA. 02038
Attn: Anthony Padula, Chairman

RE: *Comments from the Department of Planning and Community Development: Franklin Learning RE, LLC, 515 West Central Street, Franklin, MA 02038*

Dear Members of the Board:

On behalf of our client, Franklin Learning RE, LLC, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from the Department of Planning and Community Development dated November 11, 2020.

The Department of Planning and Community Development's statement and comments are shown in *italics* followed by our response in **bold.**

- 1. Dumpster is located next to the abutting residential property. DPCD recommends dumpster is moved to the other side of the property, away from residential units.*

GH: Alternative locations for the dumpster were considered. However, the proposed location as shown has been determined to be the preferred option for the following reasons that we respectfully request the Board to consider:

- **Minimize visibility upon entering the site;**
- **Trash removal will not impede traffic flow and allows for a smooth traffic flow between the daycare and Wendy's site;**
- **Closer to the building for staff to discard trash; and**
- **Located at a lower elevation between Presidential Arms parking lot and screened from the Midas property.**

2. *Fire Department has requested a 20' access drive around the building.*

GH: The access drive has been increased to 20 ft and a turning analysis has been provided for the Franklin Fire Department ladder truck.

3. *Applicant has provided 33 parking spaces, with 10 spaces for visitors or child drop off. How many students will occupy the building?*

GH: This site has been approved for a maximum of 143 children. Licensing calculations are provided on architectural plans for your reference.

4. *How is the snow going to be stored where indicated on the plans? It appears the only access to the snow storage is through the Wendy's parking area.*

GH: Based on recommendations from the Board, the traffic flow pattern has been modified to allow access around the building, which allows for additional space for snow storage.

5. *Applicant is required apply with the Design Review Commission.*

GH: Acknowledged.

6. *DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues.*

GH: Acknowledged.

We believe these responses have addressed the concerns expressed by the Department of Planning and Community Development from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,

Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager

Operational Description

The following is information regarding The Learning Experience® and our operations. If you have any questions, please contact us.

The Learning Experience has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants, toddlers, twaddlers, preppers, preschoolers, pre-K, kindergarten and after school care for children up to eight years of age at most of our centers.

The Learning Experience is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why The Learning Experience is different and how committed we are to quality care and intellectual child development education of our children.

You want the best for you children and so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin'®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

Information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Occasional activities on nights & weekends (Open Houses, parties, etc.)

Size of the building

- 10,000 square ft. building

Size of playground

- 5,000 square ft. typical

Overall average enrollment

- 80% Occupancy

Capacity of the center

- 200- 210 children (varies per county and state licensing)

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Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 125 children non-diapered

Part time children attendance

- Typical center has 25% part-time students

Part time schedules

- Schedules vary (am students to pm students)

Families with siblings

- Approximately 20% have one or more siblings attending

Absenteeism rate

- Approximately 8% - 12%, per day

Number of employees

- Approximately 18 to 26 staff at any one time (26 is usually the max)
- 30% Are part time

Number of parking spots

- 25 parking spots minimum with 34 as the norm

Traffic

- Each parent parks their vehicle in The Learning Experience parking area and brings their child into the center. Their child is checked in at the reception counter. Subsequently, the parent then brings their child to their designated classroom. The reverse of this occurs at pick up.
- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

Traffic during drop off (average 5 minutes):

- 6:30am-7:00am (15 children)
- 7:00am-7:30am (33 children)
- 7:30am-8:00am (44 children)
- 8:00am-8:30am (44 children)

- 8:30am-9:00am (33 children)
- 9:00am-9:30am (34 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (15 children)
- 4:00pm-4:30pm (35 children)
- 4:30pm-5:00pm (49 children)
- 5:00pm-5:30pm (49 children)
- 5:30pm-6:00pm (35 children)
- 6:00pm-6:30pm (20 children)

Calculations based on a center with the capacity of 203

Drop-off and pick-up policies:

From the moment your child arrives until he or she is picked up at the end of the day, your child's safety is our foremost concern. No child shall ever be left unsupervised. Our center is equipped with an intercom/telephone in each classroom for emergency use. Procedures for arrivals and departures are designed to ensure the safety and well-being of everyone at the center.

- Parents are to use only the front door for entering and exiting.
- Each authorized individual receives a key fob that he/she must use to obtain entry into the building.
- Children must be walked into the building by a parent or authorized guardian and placed with their assigned center *staff member*.
- Parents must complete the electronic sign-in and sign-out process as well as the manual sign-in sheet on a daily basis and any applicable forms requested by the center (e.g., medication, Communication Form).
- When parents pick up a child they are required to sign out.

Safety and Security

The Learning Experience has instituted security systems as an effective means of protecting our children. This may include:

- Gates and fences surrounding the property with alarms on gates.
- Special locks at entrance with limited access.

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- Cameras throughout the center for the purpose of monitoring a secure environment and for observation by both administration and parents.
- Windows on the doors allow parents the opportunity to view the child's activities without disturbing the integrity of the classroom environment.

Release of Children

Security fobs are issued to each authorized person who will be routinely dropping off and picking up your child. It is imperative for security purposes that the center is aware of each person coming or going.

On any occasion when a person without a security fob or pass must pick up a child, the person's name must be in child's file. He or she will be asked for a photo identification, which will be photocopied and placed in your child's file for future reference. A child will not be permitted to leave with any person other than those designated in writing by the parent.

Playground

Children of all ages are encouraged to participate daily in at least two occasions of age appropriate outdoor time, weather permitting for a minimum of 30 minutes per increment. The children are always supervised during outdoor play.

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
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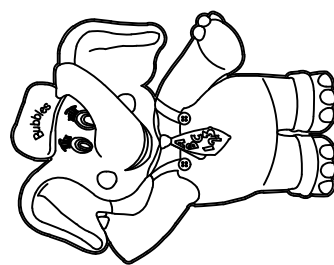
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ISSUE			
NO.	DATE	DESCRIPTION	IN
1	11/4/20	PLANNING SUBMISSION	M
2	12/4/20	PLANNING SUBMISSION	M

REVISION			
NO.	DATE	DESCRIPTION	IN

PROFESSIONAL CERTIFICATION

NAME OF LICENSEE:
MATTHEW B. JARMEL

LICENSE NUMBER: AR10286

EXPIRATION DATE: 08/31/2021

Project Number: TLEMA20-206	Scale: 1/8"=1'-0"
Drawn By: CS	Approved By: MBJ

PROPOSED FLOOR PLANS

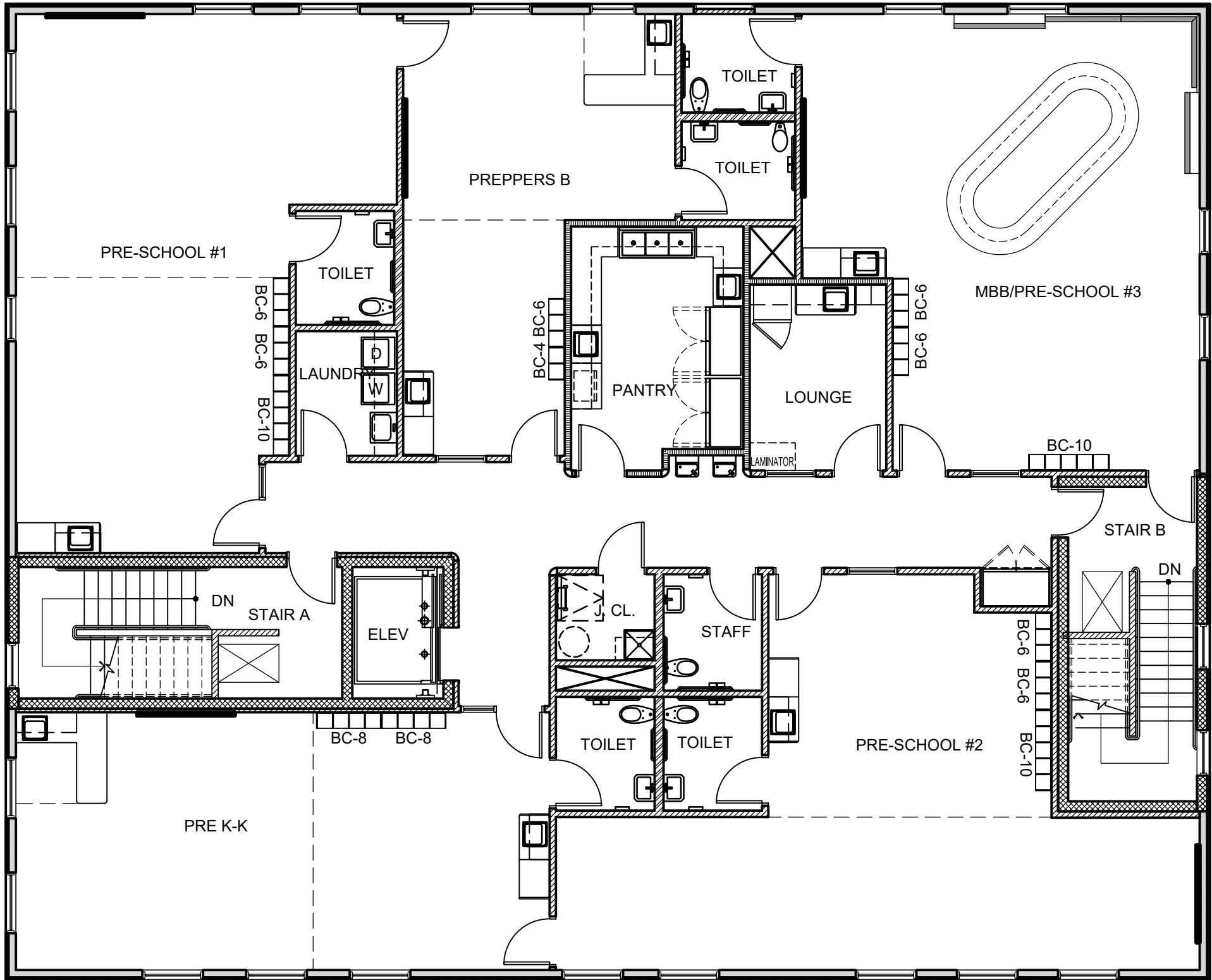
Drawing Number:

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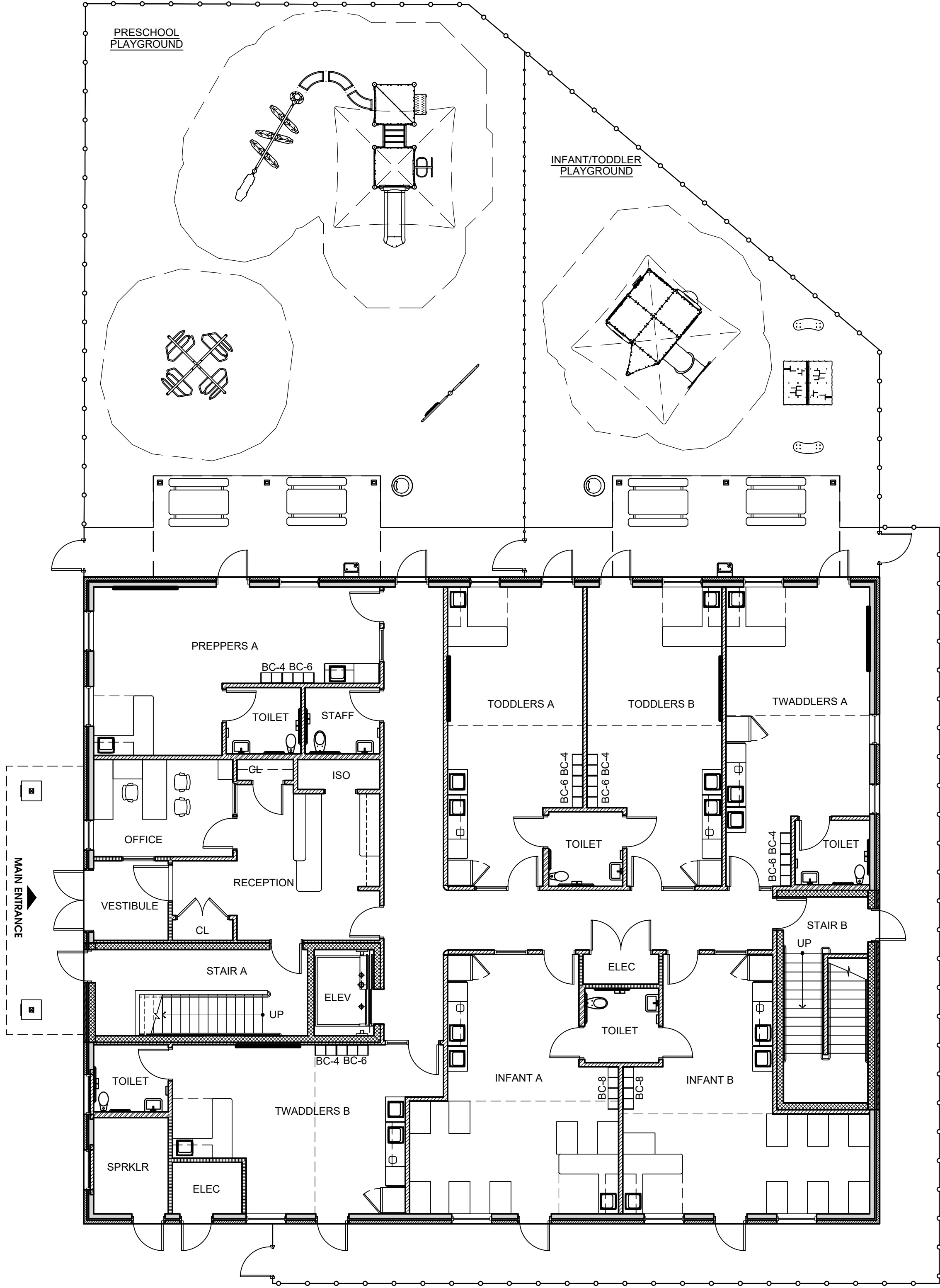
LICENSING CALCULATIONS								
Learning Experience, Franklin, Massachusetts								
ROOM	STATE REQUIRED S.F. (35 S.F. PER CHILD)	NET* S.F.	ACTUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP
INFANT A	385	386	446	1/55	7**	2	1/3	1 MO - 15 MO.
INFANT B	385	385	445	1/55	7**	2	1/3	1 MO - 15 MO.
TODDLERS A	315	316	376	1/35	9**	2	1/4	15-24 MO.
TODDLERS B	315	316	376	1/35	9**	2	1/4	15-24 MO.
TWADDLERS A	315	318	378	1/35	9**	2	1/4	24-30 MO.
TWADDLERS B	315	316	376	1/35	9**	2	1/4	24-30 MO.
PREPPERS A	315	324	372	1/35	9**	2	1/4	30-36 MO.
PREPPERS B	315	360	408	1/35	9**	2	1/4	30-36 MO.
PRE-SCHOOL #1	700	704	716	1/35	20	2	1/10	3-5 YRS.
PRE-SCHOOL #2	700	701	713	1/35	20	2	1/10	3-5 YRS.
MBB/PRE-SCHOOL #3	700	701	713	1/35	20	2	1/10	4-5 YRS.
PRESCHOOL K-K	525	549	597	1/35	15	1	1/15	5-6 YRS.
TOTALS	--	--	--	--	143	23	--	--

* CALCULATED LESS BUILT-IN ITEMS
 ** GROUP SIZE MUST MEET REGULATION 606 CMR 7.10(9) (b) 1,2
 GROSS AREA FIRST FLOOR 5,200 S.F.
 GROSS AREA SECOND FLOOR 5,200 S.F.
 GROSS TOTAL AREA 10,400 S.F.
 PLAYGROUND AREA 3,880 S.F.

+2 ADMIN. STAFF	
TOTAL	166



② SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"



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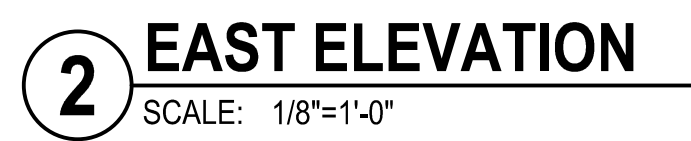
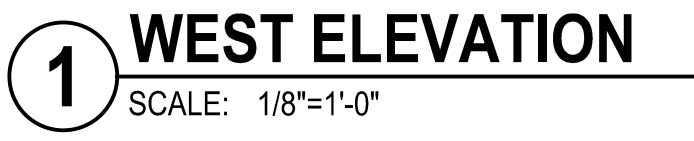
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Project Number: TLEMA20-206	Scale: 1/8" = 1'-0"
Drawn By: CS	Approved By: MBJ

SA-1.2

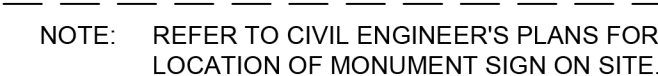


LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	SEA WOLF
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED; FIELD PAINTED TO MATCH SEA WOLF
FIXED WINDOW	PLYGEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	BEIGE
NICHIHA-1	NICHIHA	FIBER CEMENT PANEL RAINSCREEN	KURASTONE SERIES LEDGESTONE: BLUFF
NICHIHA-2	NICHIHA	FIBER CEMENT PANEL RAINSCREEN	MASONRY SERIES SANDSTONE: DESERT BEIGE
NICHIHA-3	NICHIHA	FIBER CEMENT PANEL RAINSCREEN	WOOD SERIES VINTAGEWOOD: REDWOOD
SILL-1	MODERN PRECAST	3 3/4"x6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"x4"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	BEIGE (REF. NOTE 2 BELOW)
VINYL-2	PLASTICLAD	VINYL FRIEZE BOARD 5/4x10" (1"x9 1/4" NET)	BEIGE (REF. NOTE 2 BELOW)
VINYL-3	FYPON	VINYL TRIM BOARD (1"x18") PROFILE TBD	BEIGE (REF. NOTE 2 BELOW)
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	MATCH FRIEZE BOARD
ROOF-1	PAC-CLAD	SNAP CLAD STANDING SEAM W/ PENCIL RIBS	CHARCOAL
RIDGE FLASHING	FABRAL (OR EQUAL)	BREAK METAL	MATCH ROOFING
AWNING	HUDSON AWNINGS	CUSTOM ALUMINUM	MIDNIGHT BLUE
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
KNOX-2	KNOX BOX	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
FINISH SCHEDULE NOTES: 1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION. 2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.			

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SA-1.3

IDENTITI RESOURCES, LTD.
ATTN: LAUREN RAIMAN
PH: 847-805-6685
EMAIL: thelearningexperience@identiti.net

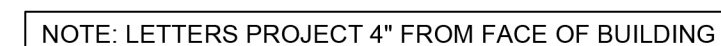


3 MONUMENT SIGNAGE ELEVATION

SCALE: 1/2"=1'-0"



SCALE: 1 1/2"=1'-0"



BUILDING MOUNTED SIGNAGE ELEVATION DETAIL

SCALE: 1/2"=1'-0"

Project Number: TLEMA20-206	Scale: 1/8"=1'-0"
Drawn By: CS	Approved By: MBJ



1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.
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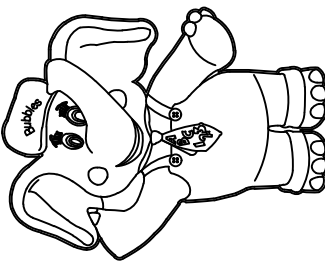


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ISSUE

NO.	DATE	DESCRIPTION	INT.
1	12/4/20	PLANNING SUBMISSION	MBJ

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

NAME OF LICENSEE:
MATTHEW B. JARMEL
LICENSE NUMBER: AR10286
EXPIRATION DATE: 08/31/2021

Project Number: TLEMA20-206	Scale: 1/8" = 1'-0"
Drawn By: CS	Approved By: MBJ

Drawing Name:

RENDERING

Drawing Number:

SA-1.4

January 6, 2021

Mr. Anthony Padula, Chairman
355 East Central Street
Franklin, MA 02038

**Re: 515 West Central Street
Site Plan Modification Peer Review Update**

Dear Mr. Padula:

BETA Group, Inc. has reviewed revised documents for the proposed Site Plan Modification, “505 West Central Street (Lot 3) Proposed Day Care Facility – 515 West Central Street” in Franklin, Massachusetts. This letter is provided to update findings, comments, and recommendations.

BASIS OF REVIEW

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

- Site Plans (11 sheets) entitled ***Site Plan Modification of 505 West Central Street, Lot 3***, dated October 21, 2020, revised December 22, 2020, prepared by Guerriere & Halnon, Inc. of Franklin, MA.
- Architectural Plans (4 sheets) dated August 31, 2020, revised December 4, 2020, prepared by Jarmel Kizel Architects and Engineers, Livingston, NJ.
- Supplemental Plans (6 Sheets) including Private Subdivision Plan (2013), Site Plan for 505 West Central Street (2010), Site As-Built (2012), and Limited site Plan Modification (2016), prepared by Guerriere & Halnon, Inc. of Franklin, MA
- Historical stormwater documents 2010-2015
- Site Plan Modification Application, including the following:
 - Cover Letter
 - Application for Approval of a Site Plan Modification (Form P)
 - Certificates of Ownership
 - Project Narrative
 - Drainage Analysis, dated October 22, 2020, revised December 16, 2020
 - Certified Abutters List

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

- Site Visit
- ***Zoning Chapter 185 From the Code of the Town of Franklin***, current through October 2019
- ***Zoning Map of the Town of Franklin, Massachusetts***, attested to April 30, 2019
- ***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 January 1, 2016
- ***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 consists of 515 West Central Street, encompassing one lot with a total area of 1.386± acres located in the Town of Franklin (the “Site”). The Town of Franklin Assessor’s office identifies the parcel as Map 270 Lot 292. This lot was previously subdivided from the larger 505 West Central Street, and access to the Lot is provided via a 40’ Wide Private Way noted as “Parcel A.” The Site is located within the Commercial II zoning district and is outside the Water Resources District. Surrounding parcels are also located in this district.

Vegetated wetlands are present in the northwestern section of the Site and adjacent to the Site to the north. A significant portion of the Site is within the 100’ buffer zone associated with these wetlands. The Site is not located in proximity to an estimated habitat of rare or endangered species or within a FEMA-Mapped 100-year flood zone. NRCS soil maps indicate the presence of Hollis-Rock Outcrop with a Hydrologic Soil Group (HSG) rating of D (very low infiltration potential) and Urban Land, with no associated HSG rating. Test pit logs provided with the submittal indicate the primary presence of Loamy Sand.

Plans indicate the existing Site is currently undeveloped. The rear portions of the Site are predominantly woodlands, while the south-central portion to the Site is covered in brush and meadows. A utility easement runs along the southern property line which includes an underground electric line, a transformer, a hydrant, and a sewer connection.

The original Site Plan application, submitted in 2010, proposed the construction of a Medical Office/Retail building on this Site which has not been built. This Site Plan Modification proposes to instead construct a two-story day care facility (5,250± s.f. footprint). Associated site developments include a 3,790 s.f. playground, a paved parking area with 32 parking spaces, a service road around the rear of the building, landscaping, and a retaining wall. Access to the Site will be provided via the private way to the west of the Site. Proposed utilities include domestic water, fire service, sewer service, gas service. Stormwater Management is proposed via catch basin to drain manhole connections which direct flow to a drain system within the Private Way. According to supplemental plans, this drainage system discharges to a basin located in front of 505 West Central Street. In addition, a swale is proposed along the north side of the retaining wall which directs runoff to this same system.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

GENERAL

- G1. Clarify if guardrail is proposed or required on the northerly side of the emergency access drive. A guardrail symbol is depicted on the plans but does not appear to be called out. *GHI: The proposed guard rail along the northerly side of the emergency access drive has been removed.* **BETA2: Information provided – issue resolved.**

ZONING

The Site is located within the Commercial (II) Zoning District. The proposed use of the Site as a Daycare is permitted by right in this district under the definition of an educational use.

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

The Site meets the requirements for lot area, depth, frontage, width; front, rear, and side yards; building height; and impervious coverage.

- SCH1. Indicate proposed building height in feet to confirm a special permit is not required. *GHI: The proposed top of roof height is 33'-4". See architectural plans for additional information. BETA2: Information provided – issue resolved.*
- SCH2. Revise the impervious coverage % on the zoning table to be reflective of the indicated impervious areas (5,250 and 17,701 sq. ft.) and the upland area noted on the Lot label (56,528 sq. ft.). *GHI: Additional information has been added to the Zoning Table as requested. BETA2: Impervious coverage % revised – issue resolved.*

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

Access to the Site is provided via an existing private way that connects to West Central Street and a secondary access route is proposed for emergency and waste collection vehicles via a paved driveway connecting to the adjacent lot to the south. A parking area with 32 parking spaces is proposed to the south of the building. Two of these parking spaces are designed to be accessible parking spaces suitable for vans. Parking spaces are 9' wide and 19' long. The proposed emergency access driveway is 18' wide and the access aisle in the proposed parking area is 24' wide. It is anticipated that the Fire Chief will review turning movements for emergency vehicles throughout the site

Parking requirements for daycare facilities are not defined in the zoning bylaw. The Institute of Transportation Engineers (ITE) provides general parking demand data for day care centers under Land Use Code (LUC) 565, with an average rate of 2.45 spaces per 1,000 sq. ft. of gross floor area (GFA). Based on an assumed GFA of 10,400 sq. ft. an estimated 26 spaces would be required for the facility. A total of 32 parking spaces (22 for employees and 10 for visitors) are proposed. Based on the Americans with Disabilities Act (ADA), two accessible parking spaces are required.

- P1. Although the proposed parking is consistent with the average data provided by ITE, the proponent should confirm that parking is adequate through empirical data at similar facilities based upon GFA, number of employees, and maximum number of students. *GHI: Licensing calculations have been provided on architectural plans as requested. BETA2: The licensing calculations provide information on the number of students and staff; however, there is no information provided to confirm that the proposed number of parking spaces is sufficient for operations. It appears there are at least 10 active facilities in Massachusetts under the same ownership and it is anticipated that empirical information would be readily available – issue remains outstanding.*
- P2. Two parking spaces are proposed outside of the Site and are located within the limits of the private way (Parcel A) right-of-way. In accordance with (§185-21.C.1), no parking is permitted within 10 feet of a street right-of-way; however, BETA recommends for the Board to discuss the applicability of this provision to a private way. *GHI: Applicant defers to the Board for additional discussion. BETA2: BETA defers to the Board on this issue.*
- P3. Provide a stop sign and stop bar where the site driveway will connect to the existing way on Parcel A. *GHI: Stop line and signage was added to the plan. BETA2: Sign and bar provided – issue resolved.*

- P4. Review alternatives for the emergency access drive that would allow vehicles to circulate in a clockwise direction. The current proposal would require emergency and waste collection vehicles to travel against the existing traffic pattern at the Wendy's site. *GHI: As requested, alternative traffic patterns were evaluated and have been revised to allow vehicles to circulate in a clockwise direction through the site. BETA2: Traffic flow direction in emergency access drive revised – issue resolved.*
- P5. Clarify if the 18' emergency access drive is to be constructed of conventional pavement or pervious pavers (as noted in the project narrative). *GHI: The access around the facility has been revised to 20 feet wide at the request of the Fire Department and is proposed to be conventional pavement with curbing. BETA2: Information provided – issue resolved.*

SIDEWALKS (§185-28)

The project proposes a 4.5' wide concrete sidewalk along the southern side of the proposed parking area which continues west to the private way. Existing sidewalks along the private way connect to West Central Street. A crosswalk is provided that spans the length of the parking lot.

- P6. Revise width of sidewalk to 5 feet or provide passing spaces at intervals no greater than 200 feet in accordance with 521 CMR 20.5. *GHI: The width of the sidewalk has been increased to 5 feet as requested. BETA2: Sidewalk width revised – issue resolved.*
- P7. Provide an accessible ramp in the proposed sidewalk at the crosswalk located in Parcel A that connects to the Midas site. Although features located on other lots are not the responsibility of the current applicant, BETA notes that a permanent accessible ramp has not been installed at the end of the sidewalk on the Midas site at the connection to Parcel A. *GHI: Construction of the accessible ramp at the crosswalk located in Parcel A that connects to the Midas site is not associated with the proposed project. On behalf of the Applicant, Guerriere & Halnon requests the Board not require the Applicant to do work outside the limits of their proposed site. BETA2: The Applicant is proposing to construct a sidewalk outside the limits of their proposed site and not providing an accessible ramp within their limits of work would restrict access to the crosswalk and Midas site – issue remains outstanding.*

CURBING (§185-29)

The project proposes the use of sloped granite curbing along the access driveway at the private way and vertical concrete curbing is proposed along the perimeter of the parking area. No curbing is proposed along the remaining paved access areas.

- C1. Consider providing vertical curb at the driveway connection to Parcel A to match the existing curbing. If sloped curbing is to remain, indicate the location where the sloped granite curbing transitions to vertical concrete curbing and provide location and detail for sloped-face to vertical-face transition curb. *GHI: Vertical curbing at driveway connection to Parcel A has been provided. Please see sheet 4 of the revised site plan set. BETA2: Curbing revised. Clarify limits of granite and concrete curbing.*
- C2. Revise reinforced concrete curb details to indicate that curbing shall be precast. *GHI: The reinforced concrete curb details have been revised as requested. BETA2: Detail revised – issue resolved.*

SITE PLAN AND DESIGN REVIEW (§185-31)

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

- SP1. The provided lighting plan indicates spillage over the southerly property line onto the adjacent commercial property (Wendy's). BETA defers to the Board to determine if the spillage represents a nuisance per (§185-31.C(4)(e)). *GHI: Applicant defers to the Board.* **BETA2: BETA recommends for the Board to discuss this issue.**

SCREENING

The project proposes outdoor parking for 10 or more cars which must be screened in accordance with this section. Although the Site does not abut any residentially zoned districts, the adjacent use to the east is a residential condominium complex.

The landscaping plan proposes ornamental plantings as well as six Red Maple trees to satisfy the requirements of §185-21.C(4). Screening in the form of a 6' high chain-link fence with slats is proposed along the residential property line.

UTILITIES

Proposed utilities include domestic water, fire service, sanitary sewer, gas service, electric service, and stormwater drainage lines. Detailed review of utilities is anticipated to be provided by the DPW and Fire Chief, as applicable.

STORMWATER MANAGEMENT

The project proposes to direct runoff from impervious roof areas into an existing subsurface infiltration system located on the Wendy's site. Runoff from impervious parking and driveway areas will be directed to new deep-sump catch basins and then to an existing closed drainage system that discharges to an existing stormwater basin adjacent to West Central Street. The project narrative indicates that the existing systems that were previously approved and installed are sized to mitigate impacts from the current development.

GENERAL

- SW1. The application includes a significant number of historical documents and a summary of how the current project will comply with several of the stormwater management standards. Although it is anticipated that the project will generally remain in compliance, the designer should provide a brief summary for all of the stormwater standards, along with selected historical or new documents to demonstrate compliance. The summary should also include:
- Demonstration that the project will not result in any increases in runoff volumes to comply with §300-11.A.(3) and the Best Development Practices Guidebook.
 - The total impervious area proposed to be directed the existing stormwater basin. The project narrative indicates the basin was sized to handle 1.3 acres of impervious; however, the proposed area is not documented.
 - Clarification on the closed drainage system configuration that directs flow to the existing stormwater basin. The Site As-Built for Wendy's Restaurant indicates that DMH#10 has a

low flow (6") pipe that directs flow to the West Central Street drainage system. Unless the existing DMH has a weir, stormwater flows from the first flush may bypass the stormwater basin and the required TSS removal rate may not be achieved.

GHI: As requested, a revised drainage analysis has been provided for BETA's review. In addition, upon inspection of DMH#10, there is an existing low flow (6") pipe with a cap and 1" orifice that directs flow to the West Central Street drainage system. Based on our drainage analysis and review of historical documents, it has been determined that the 6" pipe can be capped with no significant impact to the existing and/or proposed stormwater systems anticipated. BETA2: The provided documentation and capping of the existing low flow orifice in the infiltration basin confirms that the project will meet applicable stormwater standards for the proposed development as compared to the existing conditions (2011). In consideration that the existing low flow orifice does not appear to be included in the previously approved stormwater models the designer should investigate if it was added to resolve an issue with standing water in the infiltration basin after initial construction. If corrective actions are required to restore the infiltrative capacity of the soils within the basin they should take place prior to or during construction of the current project.

SW2. Revise pipe run from CB #20-1 to provide 42" of cover or revise pipe to Class V. *GHI: The referenced pipe run has been revised to Class V RCP. BETA2: Pipe class revised – issue resolved.*

SW3. BETA notes that the use of HDPE pipe is proposed from CB #20-2 to DMH #20-4. Although the pipe is located primarily outside of pavement areas at least a portion of the pipe is located under the emergency access drive. *GHI: The pipe run from CB #20-2 through DMH #20-4 has been adjusted accordingly. BETA2: The proposed use of HDPE pipe will require a waiver from the Planning Board.*

SW4. Provide additional spot grades along the emergency access drive on the north and west sides of the building to clarify drainage patterns. Consider providing an edge treatment to direct stormwater to structures. *GHI: Curbing has been added to the emergency access drive to direct water into the drainage system as recommended. Additional spot grades have been provided as requested. BETA2: Spot grades and curbing provided – issue resolved.*

SW5. Evaluate if any special provisions, such as providing an impervious liner, are required in the swale above the retaining wall to prevent adverse impacts from seepage. *GHI: Acknowledged and will be reviewed and evaluated by the structural engineers designing the retaining wall. BETA2: Information provided – issue dismissed.*

SW6. Indicate location of proposed silt sacks, including within the Parcel A right-of-way. *GHI: Notes have been added to the erosion control plan to indicate the location of silt sacks. See sheet 3 of the revised site plan set. BETA2: Notes provided – issue resolved.*

SW7. Revise erosion control barrier to be located on the downgradient side of the proposed stockpile area. *GHI: Additional erosion control barrier has been proposed on the down gradient side of the stockpile as requested. See sheet 3 of the revised site plan set. BETA2: Erosion control barrier location revised – issue resolved.*

SW8. Confirm the existing stormwater management systems have been maintained in compliance with the approved long-term operation and maintenance plan. *GHI: It is our understanding that the stormwater management systems have been maintained and functioning in accordance with the intent of the original design. BETA2: Information provided – issue dismissed.*

Mr. Anthony Padula, Chairman

January 6, 2021

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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 that reads "Matt Crowley".

Matthew J. Crowley, PE
Project Manager

A handwritten signature in blue ink that reads "Stephen Borgatti".

Stephen Borgatti
Staff Engineer

cc: Amy Love, Planner
Jennifer Delmore, Conservation Agent



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

January 6, 2021

Mr. Anthony Padula, Chairman
Members of the Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Site Plan Modification – 515 West Central St Daycare

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and offer the following comments:

1. Sewer manholes should be utilized on site where there are changes in pipe direction rather than cleanouts and 8" pipe should be used between manholes.
2. Stormwater runoff for the proposed project is intended to be connected to the existing drainage system which was previously designed and constructed to accommodate this development.

The applicant has indicated the existing system will be inspected and cleaned prior to construction. We recommend that this should be noted as a condition of approval.

3. We note that some of the proposed curbing is called out as vertical granite curb, such as along the access road around the building, and some as vertical concrete curb. We would like the applicant to clarify if vertical granite curb is intended to be used on site.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.
Town Engineer



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: January 6, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 515 West Central St
Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, January 11, 2021 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 515 West Central St in the Commercial II Zoning District (Assessors Map 270 Lot 29.2).
2. The applicant is proposing to construct a two-story 5,250 sq/ft of daycare facility to include parking spaces, with drainage and landscaping.
3. The Applicant still needs to file with the Conservation Commission.
4. Applicant has not requested any waivers.

Comments from the November 11, 2020 meeting:

1. The Planning Board asked how many students will be attending the daycare. *Applicant has provided the number of students along with drop off schedule.*
2. The Planning Board expressed concern with the traffic flow throughout the site. *Applicant has provided traffic flow in one direction throughout the site.*
3. The Planning Board asked how much percent of the upland lot is impervious. *Applicant has shown the impervious is 51%.*
4. The Planning Board indicated that they wanted the cul-de-sac constructed and paved. *Applicant has shown that there is a transformer in the middle of the cul-de-sac, and is not able to construct the cul-de-sac.*

DPCD Comments:

1. Dumpster is located next to the abutting residential property. DPCD recommends dumpster is moved to the other side of the property, away from residential units.

Applicant has provided an explanation for the dumpster location. DPCD refers to the Board for a decision.

2. Fire Department has requested a 20' access drive around the building. ***Applicant has provided a 20' access drive.***
3. Applicant has provided 33 parking spaces, with 10 spaces for visitors or child drop off. How many students will occupy the building? ***Applicant has provided information.***
4. How is the snow going to be stored where indicated on the plans? It appears the only access to the snow storage is through the Wendy's parking area. ***Applicant has moved the snow storage.***
5. Applicant is required apply with the Design Review Commission. ***They are scheduled for the January 12, 2021 DRC.***
6. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues.

Recommendation:

DPCD recommends continuing the public hearing until Conservation Commission approval.