

Date: December 2, 2021 Job No.: 4830
To: Mr. Gregory Rondeau, Chairman
Cc: Amy Love, Town Planner
From: Matt Crowley, PE
Subject: **5 Fisher Street Peer Review**

Dear Mr. Rondeau:

BETA recently met in the field with the Engineer of Record, Dan Campbell, PE, and Town Engineer, Mike Maglio, PE, to discuss potential stormwater mitigation options for the proposed redevelopment of the driveway area on the northwest side of the site. With the understanding that the existing topography limits treatment options, the parties agreed that additional stormwater mitigation could be provided using sediment forebays and water quality swales. A revised Grading and Utilities Plan and Typical Details, revision date November 11, 2021, were provided and are consistent in concept with field discussions. BETA notes that the proposal will require flows from this area to discharge via sheet flow (i.e. no curb); however, will provide stormwater treatment where none exists today. With the assumption that the Board is satisfied with other discussion items noted in BETA's most recent review letter, dated November 12, 2021, BETA recommends the following conditions of approval:

1. Typical details and/or sections, specific to the subject site, shall be developed for the proposed water quality swale, pretreatment forebay, check dams, rip rap, and underdrains and included on the plans prior to endorsement.
2. Engineered retaining wall details stamped by a Massachusetts Registered Professional Engineer or Structural Engineer, as required, shall be provided prior to construction.
3. Details in full compliance with all applicable ADA and MAAB regulations shall be provided on the plans for all accessible ramp types (e.g. apex, parallel, etc.) prior to endorsement.
4. Accessible parking spaces and routes shall be provided throughout the development in full compliance with all applicable ADA and MAAB regulations based upon final building access points. Proposed accessible spaces and routes shall be depicted on a plan and submitted to the Board for approval prior to their construction.
5. The Applicant shall coordinate with the DPW to determine proposed uses that will require the installation of grease traps.
6. All easements for town sewer and drainage shall be in place to the satisfaction of the DPW prior to the issuance of a certificate of occupancy.
7. The plans shall be revised to provide a detail or clarification for how the proposed subsurface infiltration system weir will be incorporated into the system or downstream drainage manhole.
8. A comprehensive Stormwater Management Report, including all revised and supplementary information, as well as Watershed Plans incorporating the information requested in BETA's November 12, 2021 letter in comment SW8, shall be provided for the record.
9. The Engineer of Record shall provide calculations to demonstrate that the water quality unit proposed on the existing 24" drain line is adequately sized for the contributing impervious area.
10. The Applicant shall coordinate with the abutter at 256 West Central Street to provide screening in accordance with the requirements of Section §185-35, either on the owner's site or abutter's property.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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MEMORANDUM

DATE: November 30, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 3, 5, 7 Fisher Street
Site Plan

The DPCD has reviewed the above referenced Site Plan application for the Monday, December 6, 2021 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 3, 5, 7 Fisher Street in the Mixed Business Innovation Zoning District (Assessors Map 278 Lot 016) and consists of 14.7 acres.
2. The applicant is proposing a large scale redevelopment. Approximately 10,000 sq/ft of building and pavement will be removed and green space will be added. The remaining buildings will be modified and renovated. Additional parking will be added along with a stormwater system, and landscape.
3. The Applicant is not required to file with the Conservation Commission.
4. Applicant has received recommendation from the Design Review Commission.
5. Applicant is requesting the following waiver:
 - Reduce in the total amount of parking spaces required.
 - i. 398 spaces required and 285 provided

Comments from November 15:

1. BETA and Mike Maglio met with the applicant on site and have provided an accepted design for the swale on the side of the building.
2. The Site Plans show Precast Concrete Curbing throughout the site, however, the notes say "Internal curbing shall be bituminous concrete or cape cod berm at the selection of the developer". Applicant should remove this note.

3. Planning Board asked about the handicap parking spaces. The Applicant has provided a narrative on the location of the handicap parking spaces. Also note, the Town's ADA Compliance officer will also monitor the handicap parking spaces.
4. Attached to this memo, is an email sent to DPCD from an abutter who was not able to speak at the last meeting.
5. BETA has provided a letter with recommendations for Condition of Approval.
6. Planning Board requested a plan detailing the type of curbing throughout the site. Applicant has provided a plan. Below are the color details:

Blue=No Curb

Red=Granite

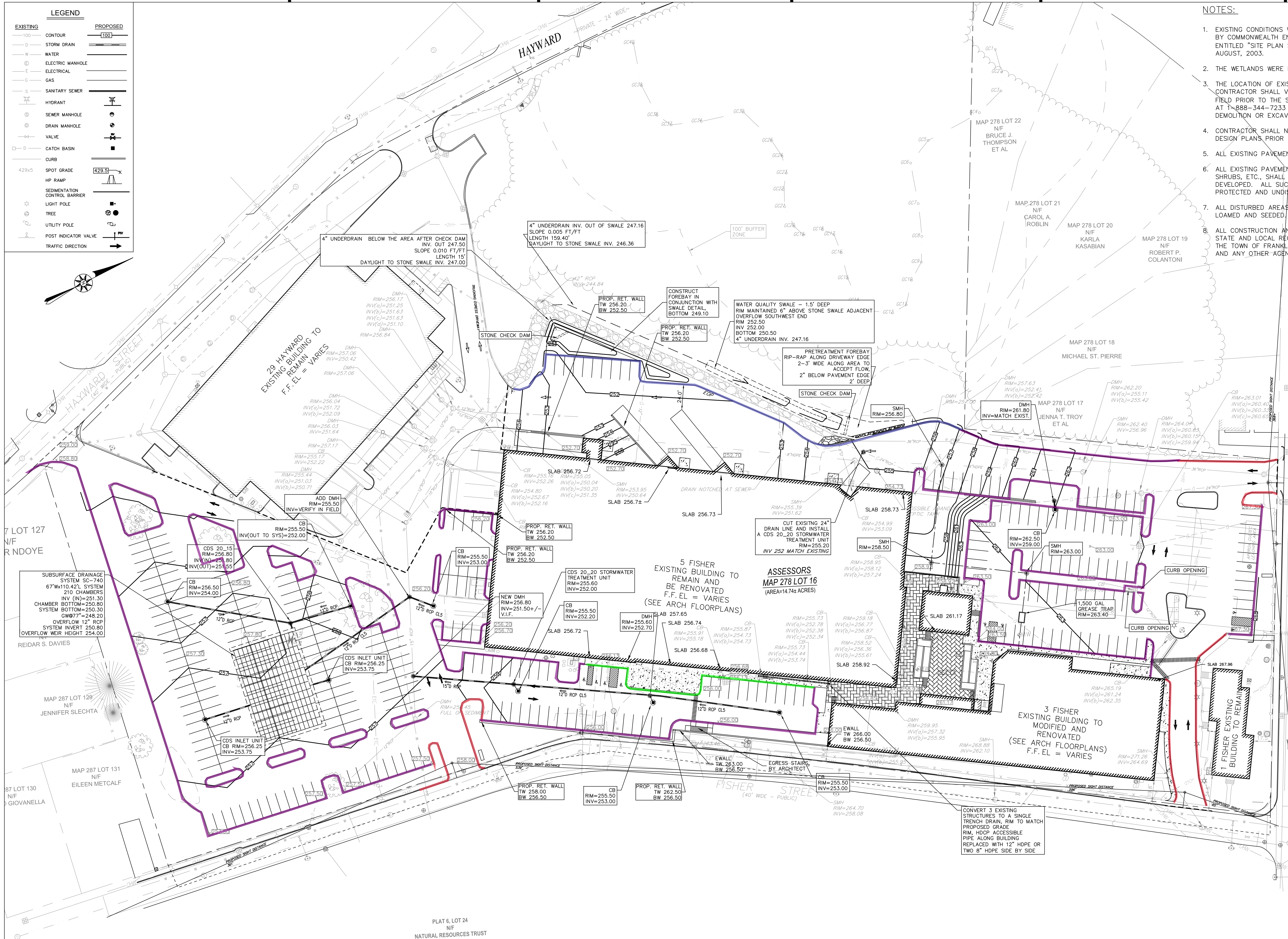
Purple=Precast Concrete (reinforced)

Green=Haunched concrete(poured with sidewalk)

No color=existing

LEGEND	
EXISTING	PROPOSED
100	100
D	STORM DRAIN
W	WATER
⊙	ELECTRIC MANHOLE
E	ELECTRICAL
G	GAS
S	SANITARY SEWER
⊕	HYDRANT
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊕	VALVE
⊙	CATCH BASIN
—	CURB
429+5	SPOT GRADE
HP	HP RAMP
⊙	SEDIMENTATION CONTROL BARRIER
⊙	LIGHT POLE
⊙	TREE
⊙	UTILITY POLE
⊕	POST INDICATOR VALVE
→	TRAFFIC DIRECTION

- NOTES:
- EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY COMMONWEALTH ENGINEERS & CONSULTANTS, INC. PROVIDENCE, RI ENTITLED "SITE PLAN SUBMISSION" DATED JUNE 2, 2003 AS AMENDED AUGUST, 2003.
 - THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING, JUNE 2021.
 - THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
 - CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
 - ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
 - ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
 - ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
 - ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.



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consultant / contractor information:

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stamp:

revision	revision description	date
1	COMMENT RESPONSE	9-15-2021
2	COMMENT RESPONSE	11-5-2021

project title:
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

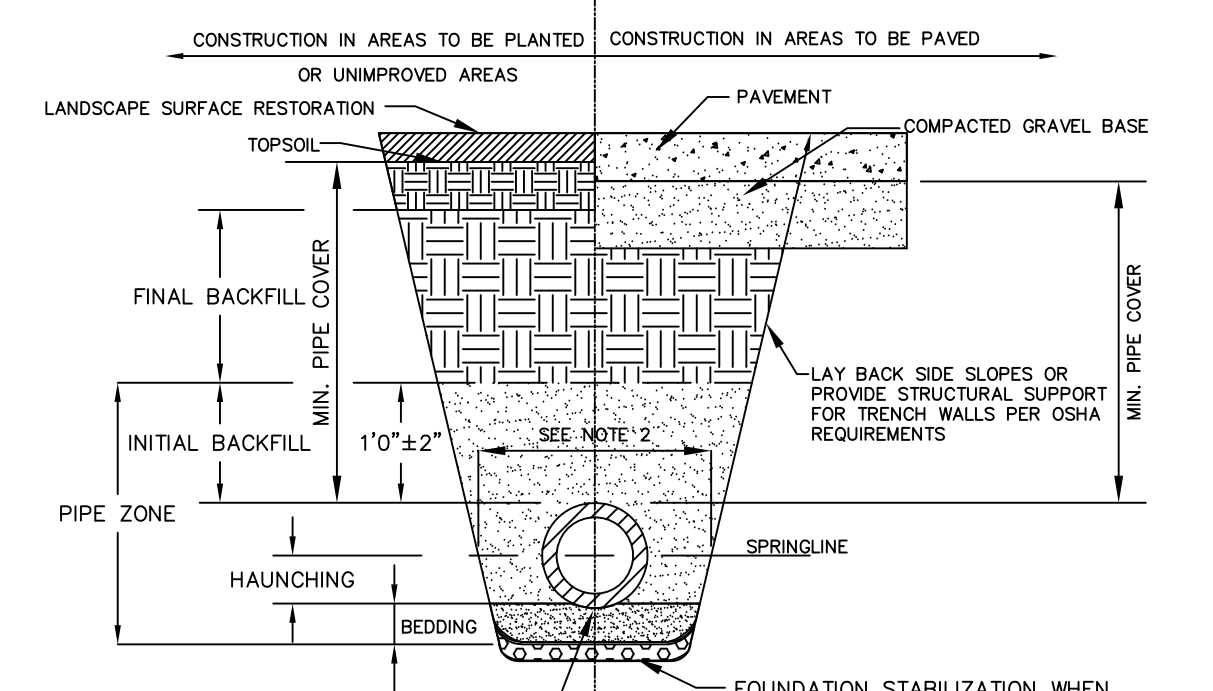
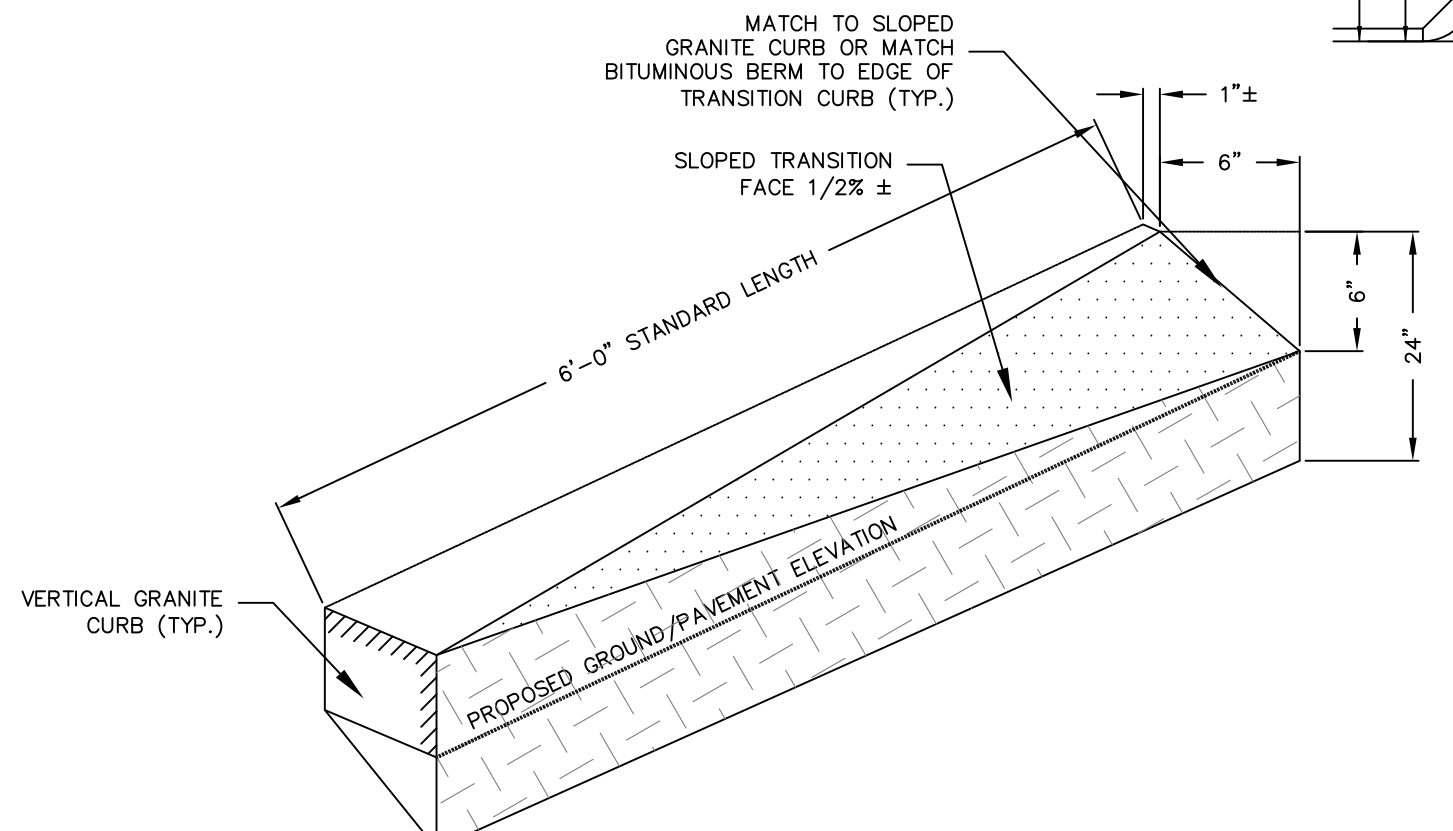
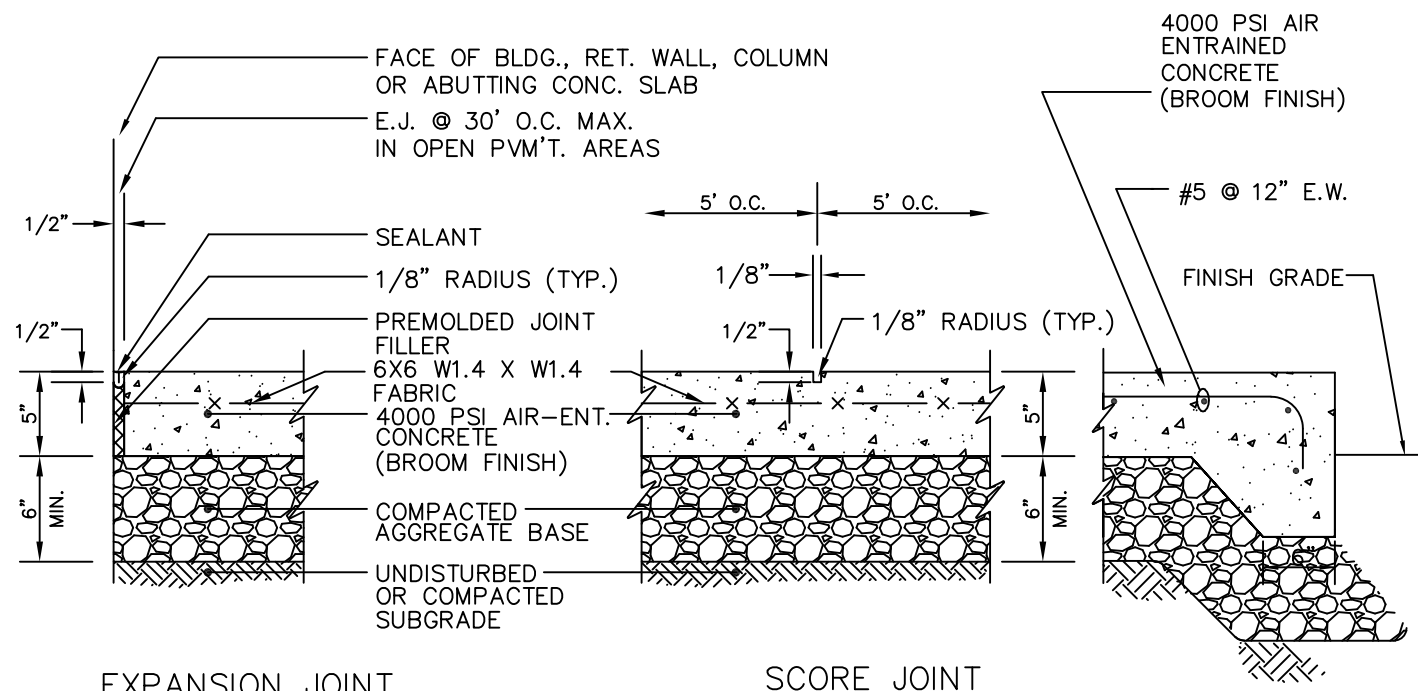
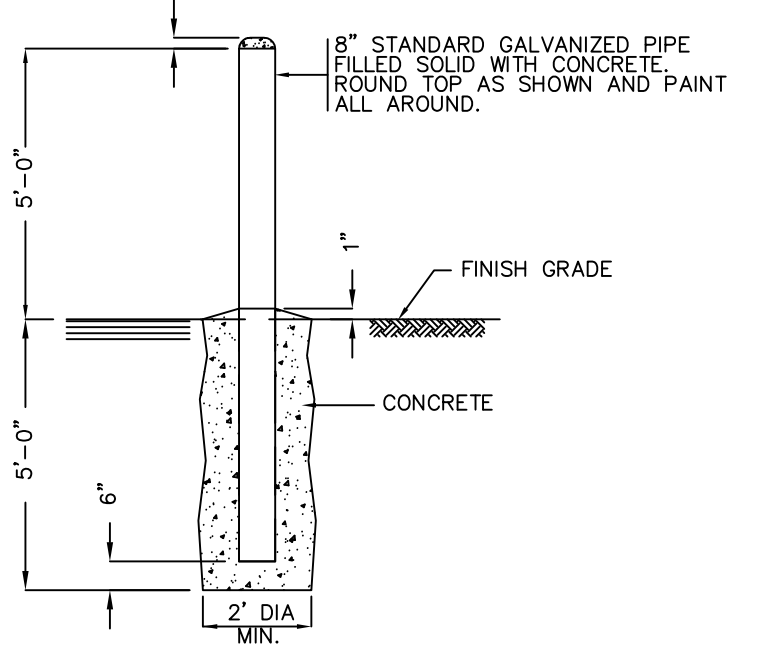
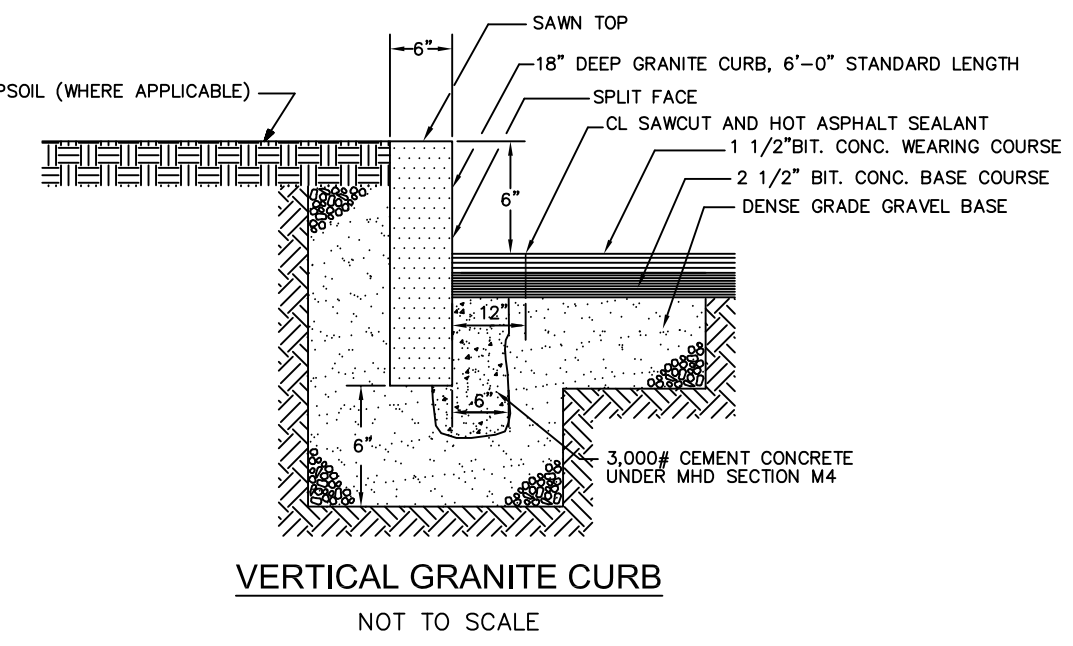
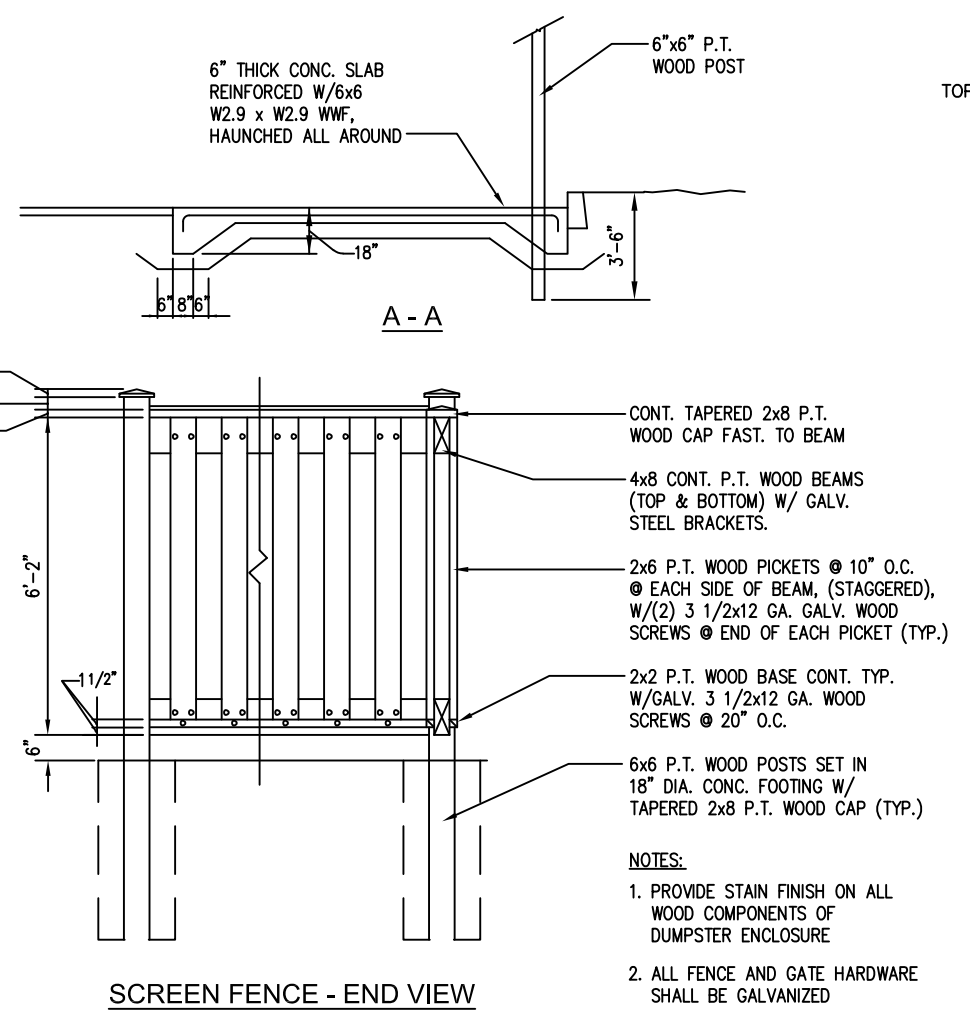
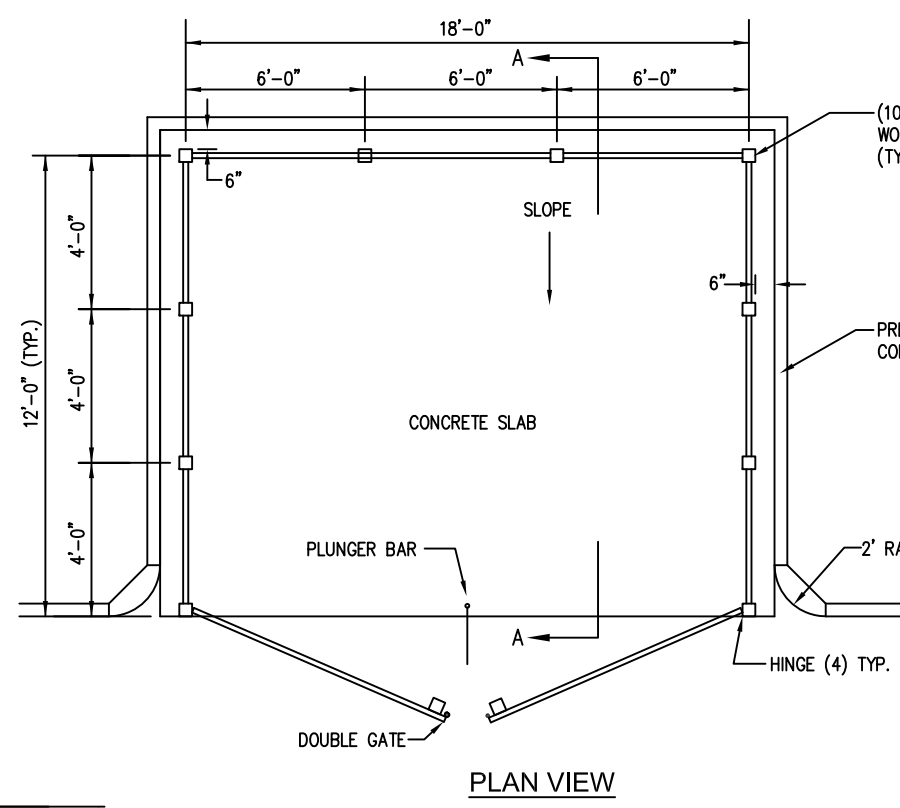
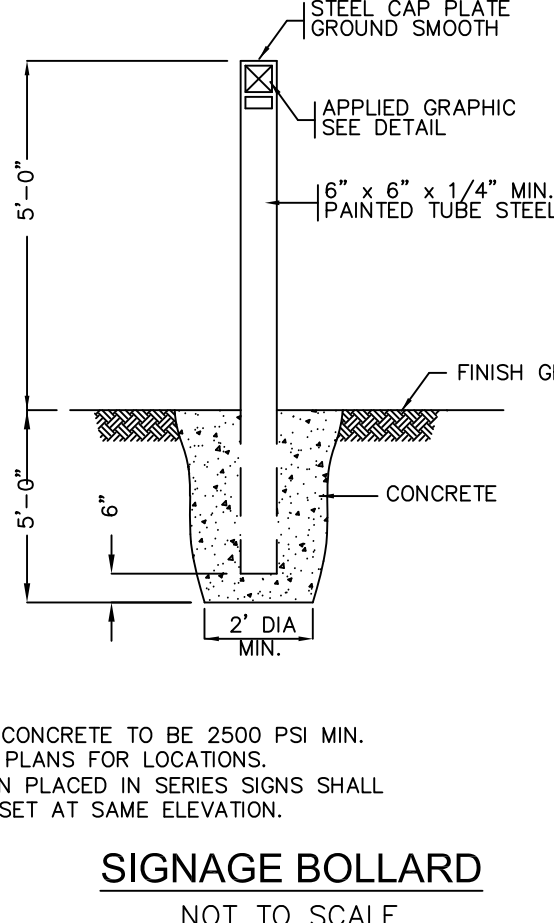
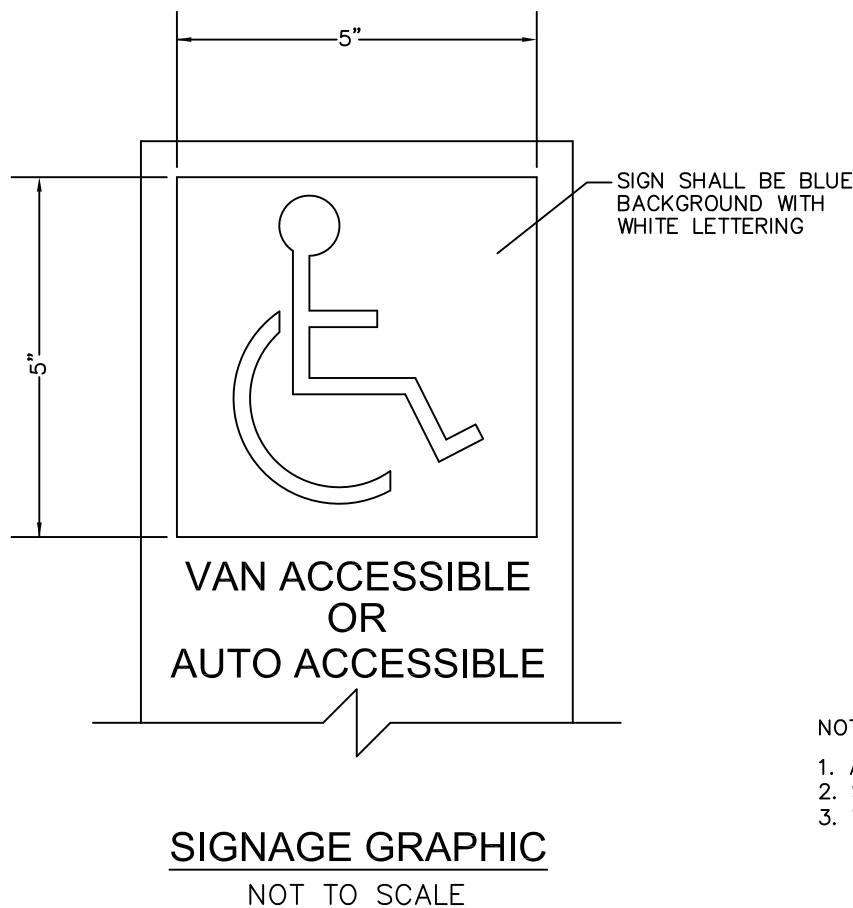
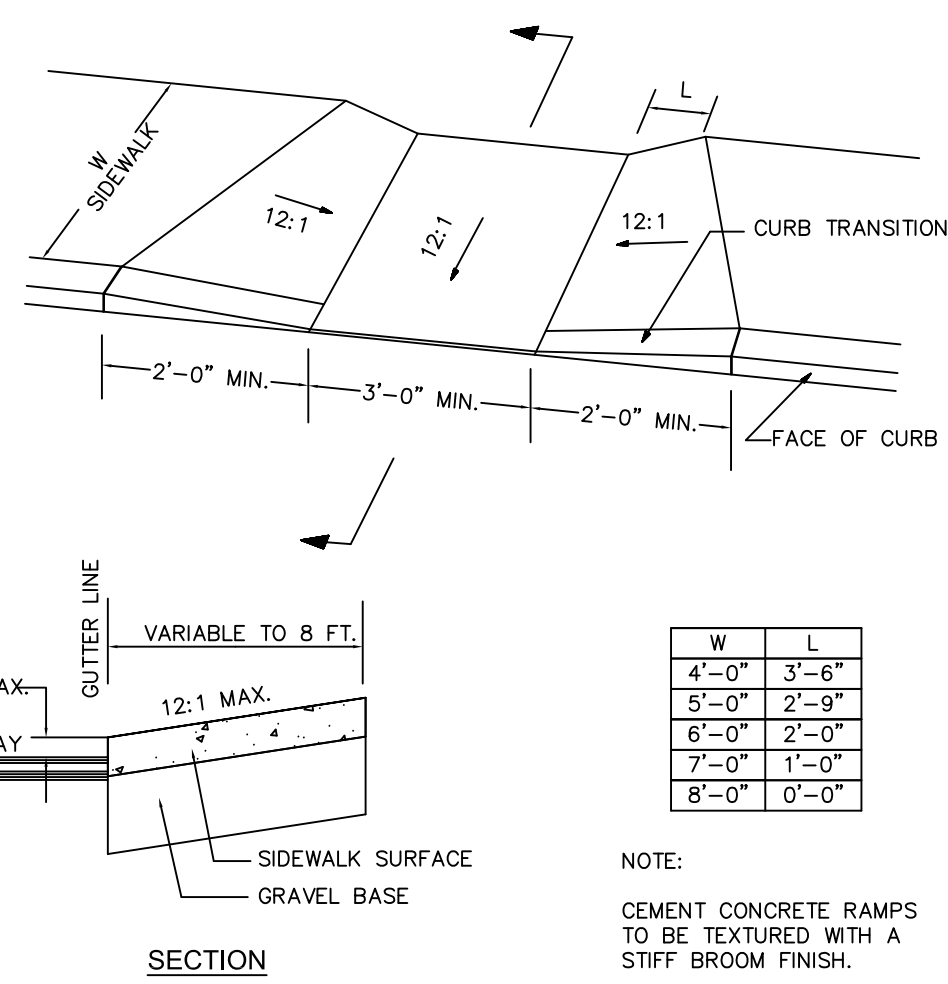
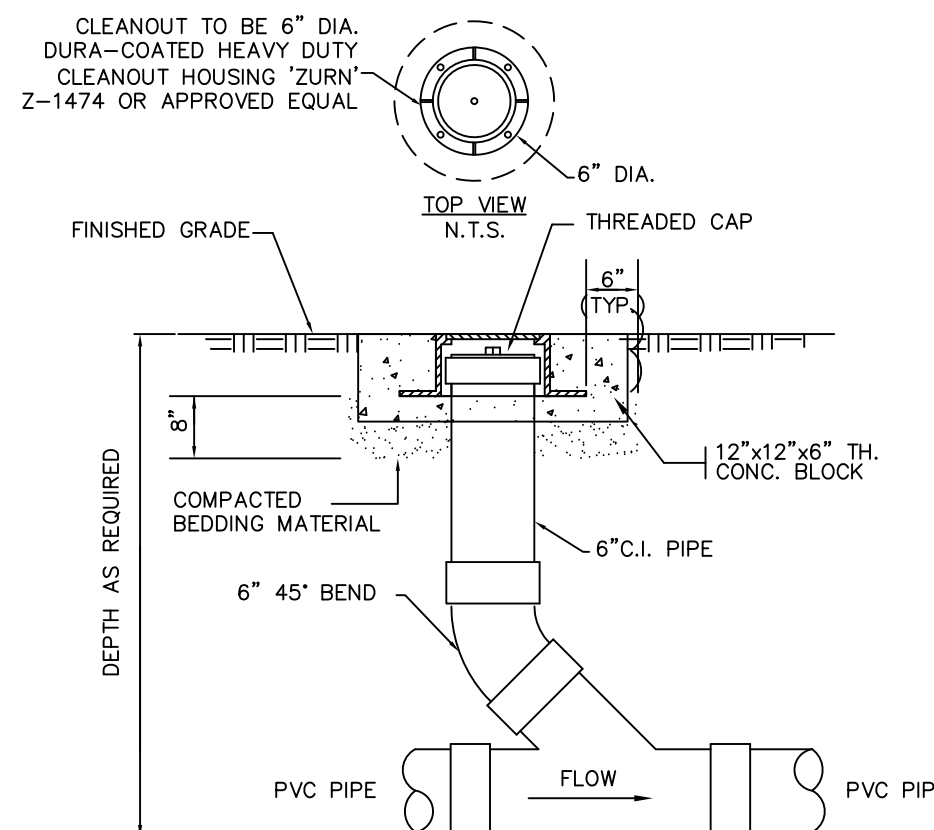
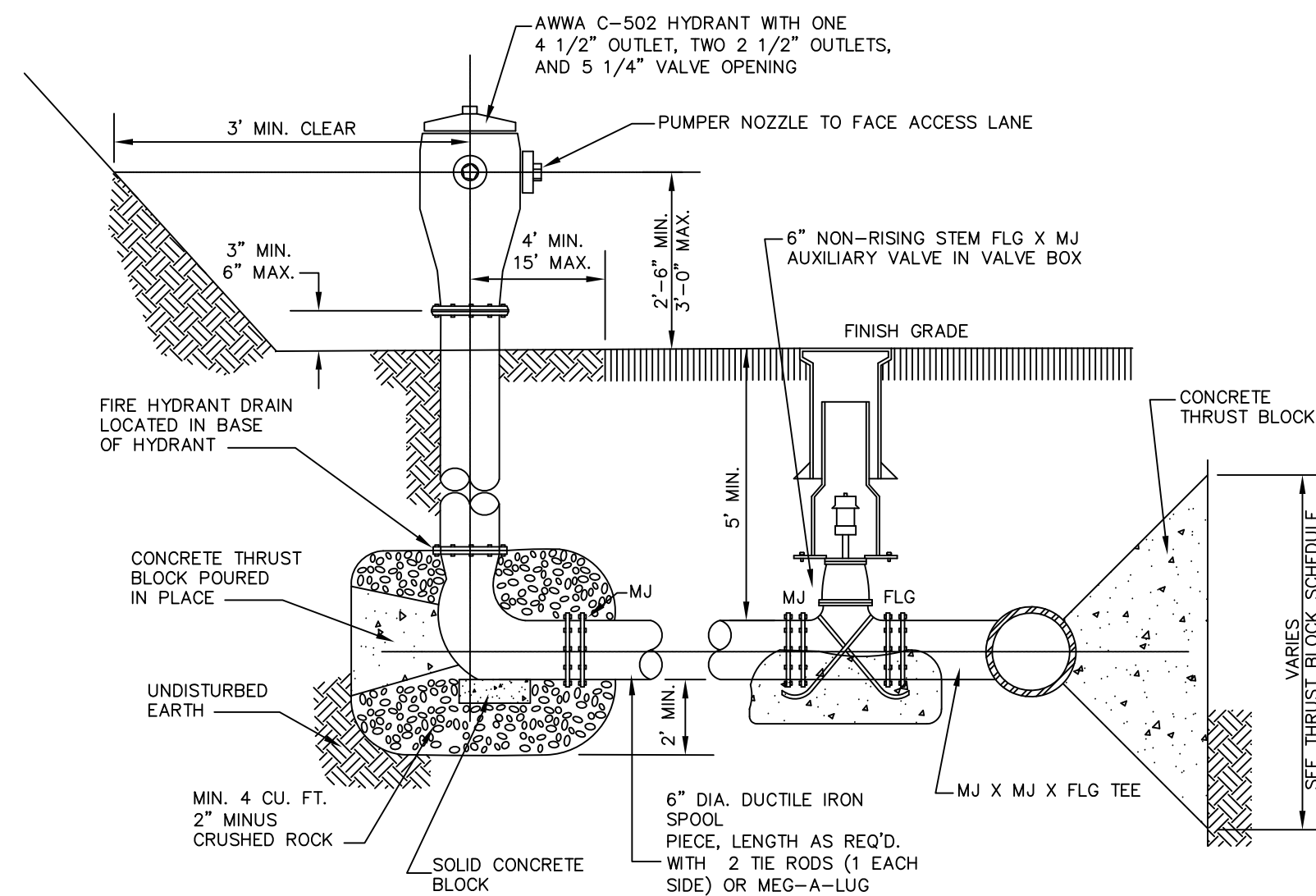
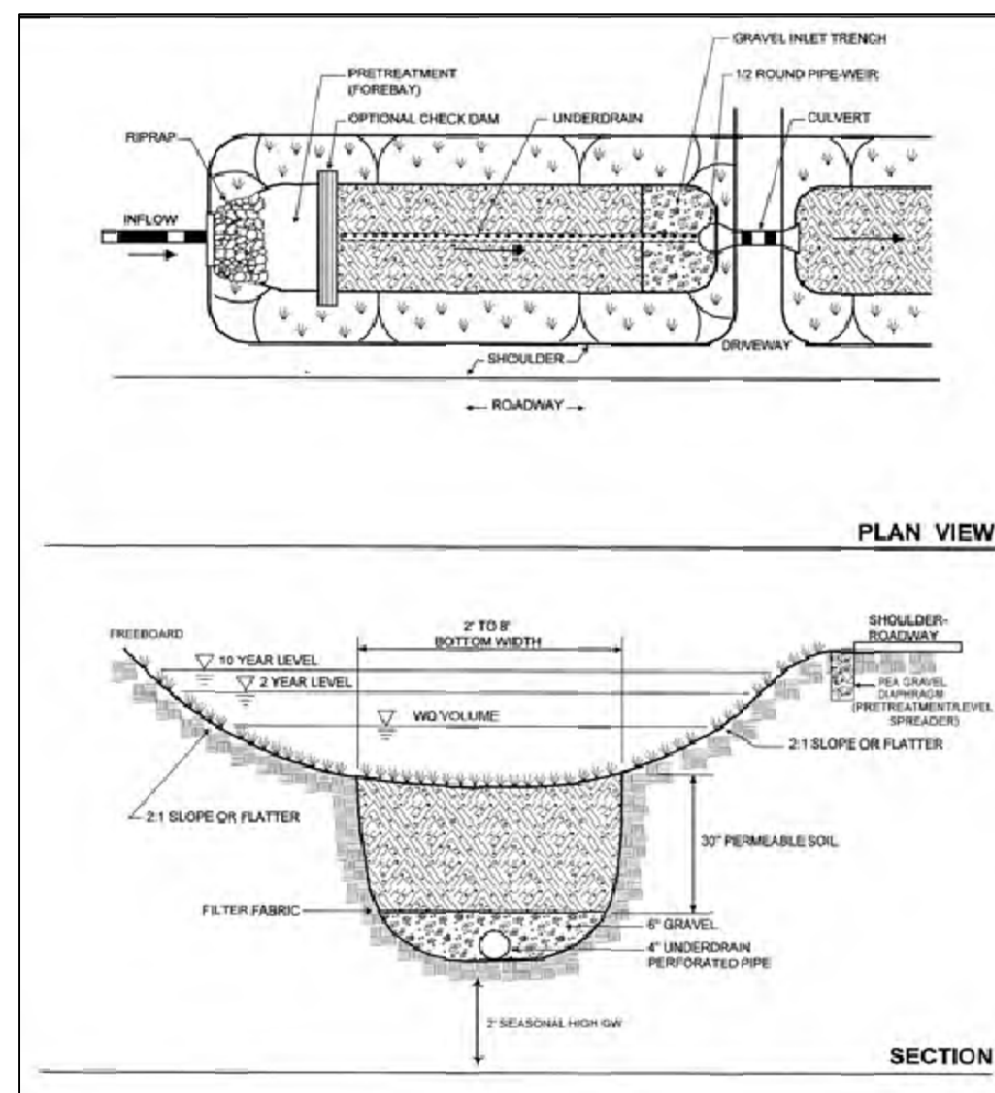
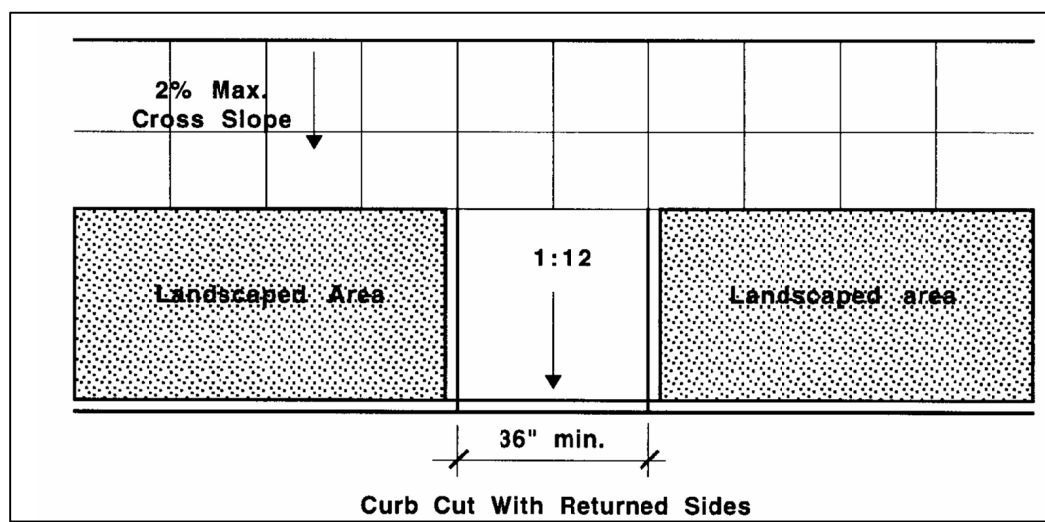
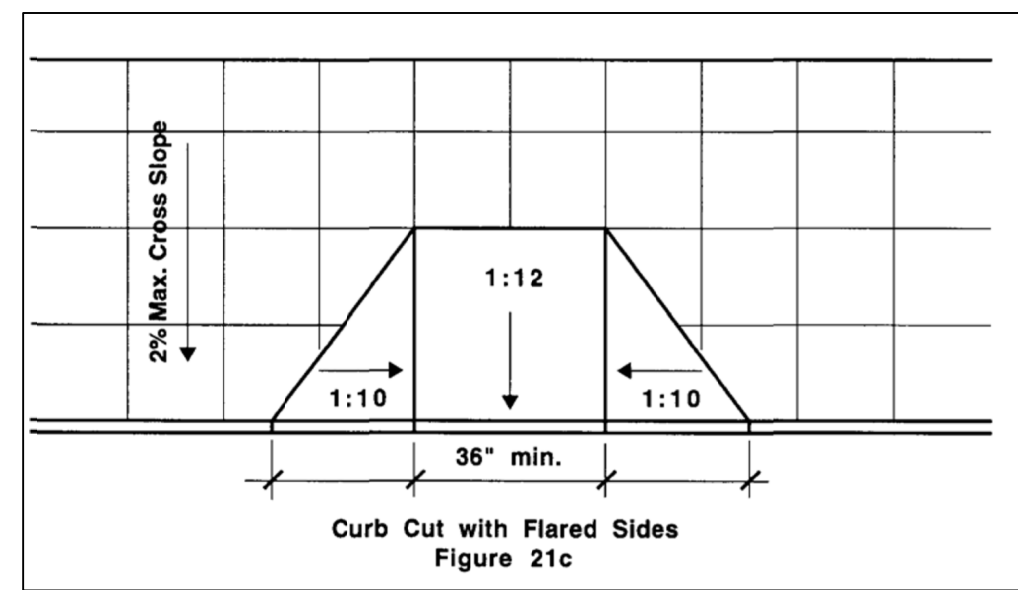
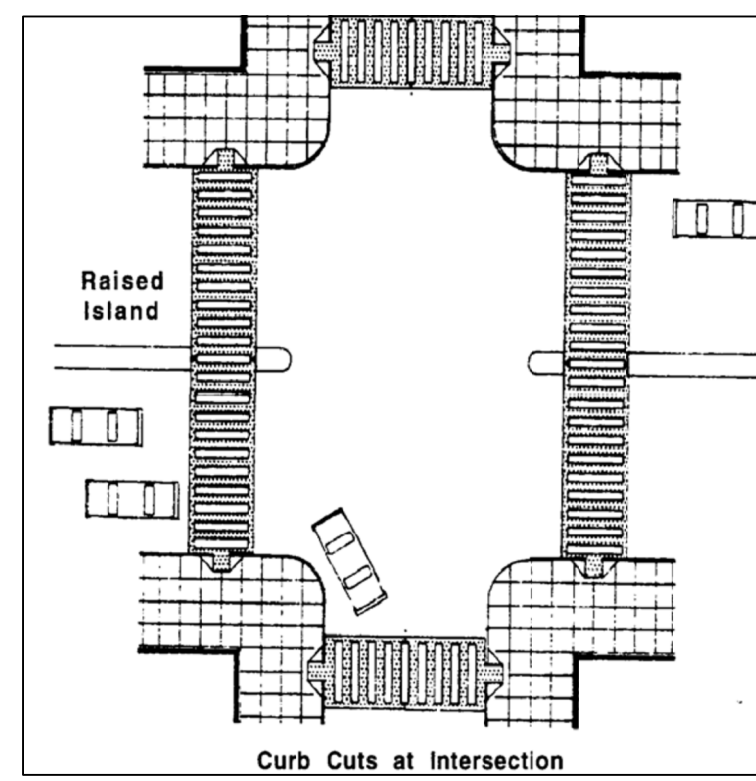
client information:
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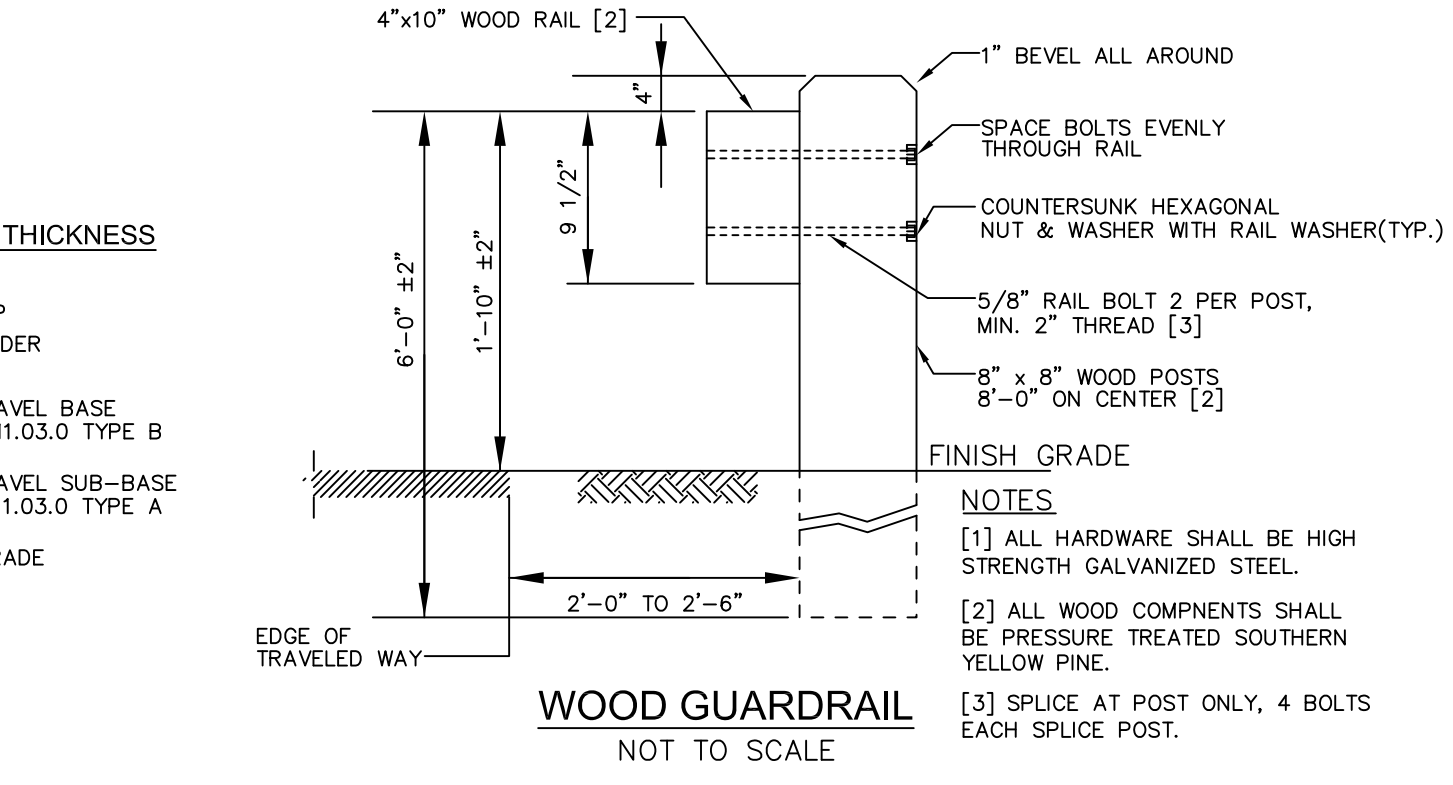
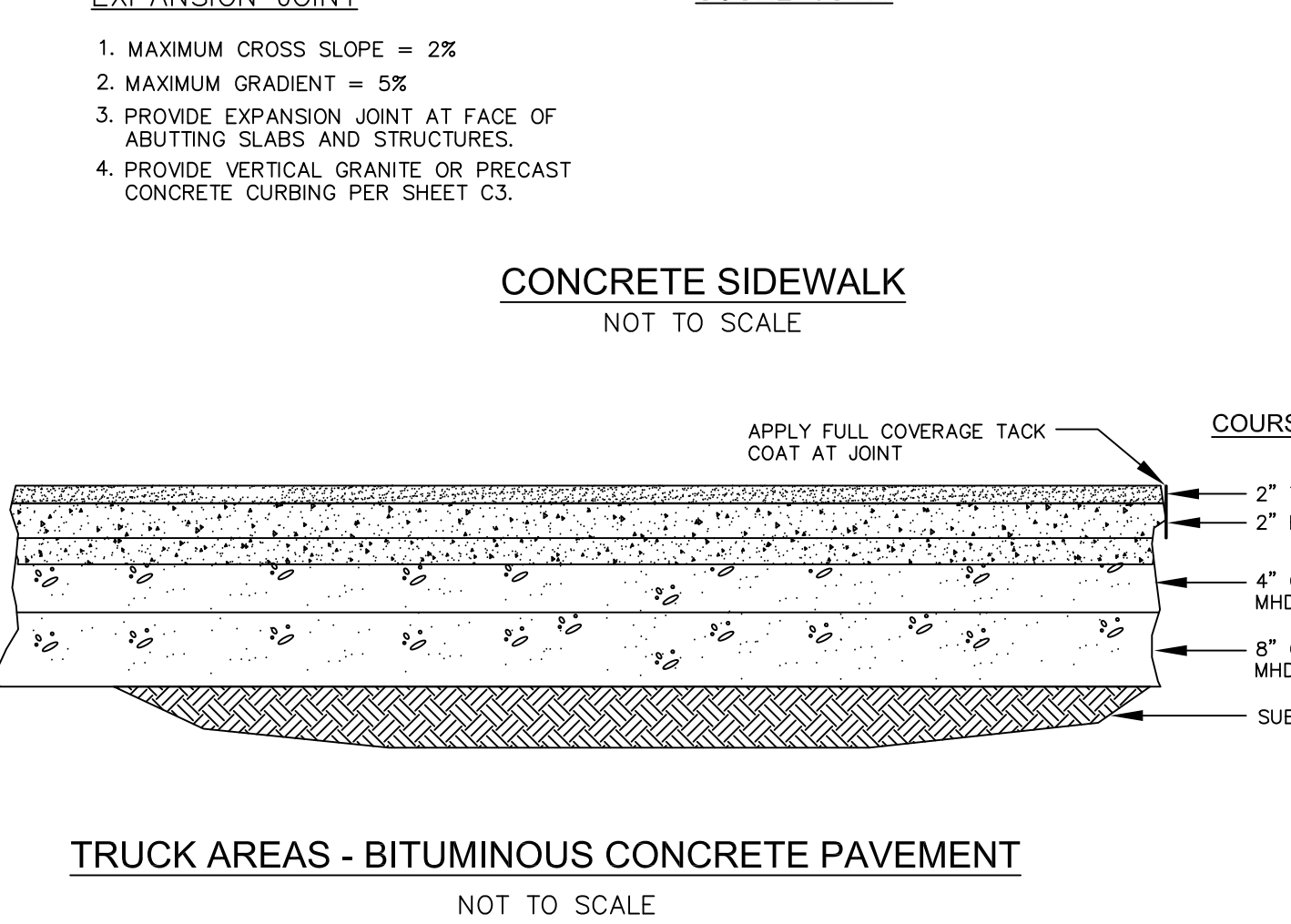
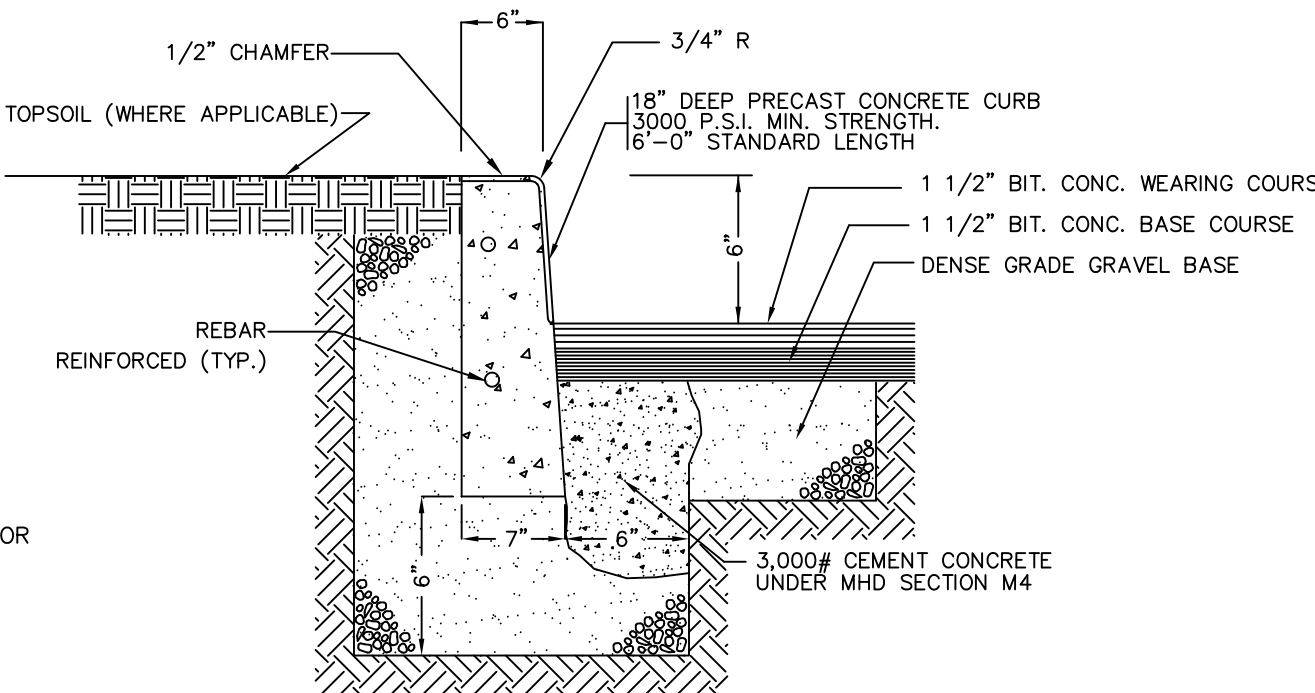
drawing title:
GRADING & UTILITIES

project number	drawing scale	approver
1899.00	1" = 40'	
drawing number	revision	
C-3.0		



FOUNDATION, BEDDING AND BACKFILL MATERIALS	HDP, PVC	RC, DI
PIPE MATERIAL	[6]	[6]
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[4]	[4]
FINAL BACKFILL	[4]	[4]
PIPE COVER	[5]	[5]

PIPE I.D.	WIDTH
LESS THAN 24"	O.D. + 12"
24" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"



FOUNDATION STABILIZATION WHEN REQUIRED BY ENGINEER OTHERWISE PLACE BEDDING ON UNDISTURBED NATURAL SOIL

SHAPE BEDDING BY HAND TO FIT BOTTOM OF PIPE. INSTALL PIPE ON STABLE BEDDING WITH UNIFORM BEARING UNDER FULL LENGTH OF PIPE BARREL

NOTES:
[1] PLACE 3/4" MINUS GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL 8" DEEP LOOSE LAYERS, COMPACT TO 95% PER ASTM D-1557
[2] MINIMUM WIDTH OF TRENCH MEASURED AT SPRINGLINE OF PIPE, INCLUDING ANY NECESSARY SHEATHING
[3] INSTALL PIPE IN CENTER OF TRENCH.
[4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
[5] MINIMUM COVER OVER TOP OF PIPE

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5'-0"	5'-0"
SEWER	4'-0"	4'-0"
DRAIN	2'-0"	1'-6"

[6] FOR FOUNDATION STABILIZATION, USE 2" MINUS CRUSHED STONE

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drawing title	drawing scale	approver
TYPICAL DETAILS	AS SHOWN	
project number 1899.00	drawing number C-4.0	revision

Current fencing at 5 Fisher Street.

1 message

Ann <wallaceann0811@comcast.net>
To: Amy Love <alove@franklinma.gov>

Thu, Nov 18, 2021 at 11:03 AM

The attached photos show the proximity of my property to the Fisher Street project. That's my car in my driveway, taken from my rear deck.

Mr. Kaplan rang my doorbell on 9/29, said he wanted to speak directly to abutters rather than go through the planning board. I was unaware of a planning board meeting on 9/27, Mr Kaplan never mentioned it. I suggested planting trees to buffer his site. He said there was no room, I should plant on my side.

I am part of a condominium complex and do not have authority to do this on my own.

Aside from the fencing- which provides zero privacy, I now understand that the driveway that feeds onto West Central Street is to be used for truck traffic. The one right next to my driveway. That's a problem. Instead of a few cars waiting to pull onto the street, there will be trucks backed up waiting for a break in traffic, with the resultant exhaust fumes aimed at my unit.

Lastly, there's been no mention of how, what's basically going to be a parking lot and truck route, will be lighted. Will it be "dark sky" compliant or will it be lit like a football field playing night games 365 days a year?

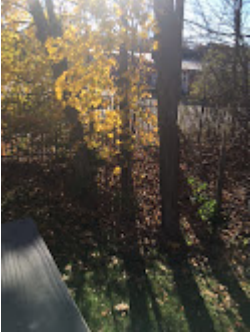
It's my understanding that notification to abutters is part of the application process. I'm not the only person who DID NOT receive notice of this project. I don't understand how you can proceed with approval without addressing the concerns of a DIRECT abutter.

Ann Wallace

L

Sent from my iPhone

3 attachments**IMG_0909.JPG**
162K**IMG_0910.JPG**
183K



IMG_0911.JPG
175K