



November 16, 2022

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

**Re: 700-712 Union Street (Primrose School)  
Site Plan and Special Permit Review Update**

Dear Mr. Rondeau:

BETA Group, Inc. (BETA) has reviewed the revised documents for the project entitled: **Primrose School** located at 700-712 Union Street in Franklin, MA. This letter is provided to update BETA's findings, comments, and recommendations.

#### **BASIS OF REVIEW**

The following revised documents were received by BETA and will form the basis of the review:

- Plans (17 sheets) entitled: **Site Plan Set for Primrose School Franchising Company Proposed Child Day Care Facility** June 22, 2022, revised 11/11/2022, prepared by Stonefield Engineering & Design, LLC. of Salem, MA.
- Stormwater Pollution Prevention Plan, including drainage report, dated May 20, 2022, revised November 11, 2022, prepared by Stonefield Engineering & Design, LLC.
- Plan entitled **"Driveway Profile Exhibit"** dated revised 11/11/2022, prepared by Stonefield Engineering & Design, LLC. of Salem, MA.
- E-mail chain with the Chief of the Franklin Fire Department dated September 29, 2022 regarding the access driveway.
- Response to Comments letter, dated November 11, 2022, prepared by Stonefield Engineering & Design, LLC.

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 July 2021
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to October 7, 2020
- **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 March 8, 2021
- **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 includes two parcels, Lots 303-46 & 303-47 with a total area of 2.6 acres located at the corner of Union Street and Spruce Pond Road in the Town of Franklin (the "Site"). The Site is located within the Commercial II zoning district. Lots to the west, south, and east of the Site are also within this district while lots to the north are within Residential VI zoning district. The site has frontage on both East Central Street and Chestnut Street. The Site is not located within the Water Resource District.

The existing Site is an area of open space with various amenities including a playground, basketball court, and two sheds. Most of the Site is an open field and is bordered by a fence. Existing utilities include utility poles and overhead wire. A sidewalk is present along Union Street on the opposite side of the roadway from the Site.

Topography at the Site is generally directed north towards Spruce Pond Road at the rear of the parcel. No wetland resource areas are known to be present within or in proximity of the Site. The Site is not located within a FEMA mapped 100-year floodplain, an NHESP-mapped estimated habitat of rare or endangered species, a wellhead protection area, or any other critical area. NRCS soil maps indicate the presence of Montauk fine sandy loam with a Hydrologic Soil Group (HSG) rating of C (low infiltration potential) and Woodbridge fine sandy loam with an HSG of C/D (low infiltration potential when unsaturated).

The project proposes to demolish existing site features and construct a 13,525± sq. ft. one-story childcare facility. Associated site features will include a playground area, a parking lot, a gravel access path, retaining walls, lighting, and landscaping. Access to the Site is proposed via a new curb cut and driveway along Union Street at the southeastern corner of the Site. Proposed utilities include domestic water, fire service, electric & telecommunications, sanitary sewer, and gas. Stormwater management is proposed via a surface infiltration basin and 2 subsurface infiltration systems with associated closed drainage system consisting of catch basin to drain manhole connections. The site has been modified in this submission to provide a walkway from the front of the building up to Union Street. The sidewalk along Union Street extends approximately 55' across the site frontage southeast of the intersection of Union Street and Spruce Pond Road.

To help with the review, the previous comments that have been resolved will no longer be carried forward. The Stonefield response to the 3<sup>rd</sup> review will be highlighted and labeled "STONEFIELD3". The BETA response to these comments will follow the Stonefield response and be labeled "BETA4."

## FINDINGS, COMMENTS AND RECOMMENDATIONS

### GENERAL

*G2. The project as proposed will modify the nature of the stormwater discharge on to the abutting parcel. Based upon the topography, it appears that under existing conditions the majority of site runoff will flow towards a swale along the rear property line and flow from west to east to a low point at the northeast corner of the lot. The applicant should note if there are any easement rights for this flow condition and if they apply to the proposed conditions.*

*STONEFIELD: The existing storm and drainage easement associated with the outfall in the rear of the site are provided as part of this submission. This documentation has also been approved for compliance by the town DPW.*

***BETA2: Information provided. Depict location of referenced easements on the plans and provide plan showing that the subject parcel is one of the subdivided lots benefitted by the easement. BETA defers to the Town whether modification of flow characteristics falls under the rights granted by the easement.***

*STONEFIELD2: The Applicant is agreeable to provide this information as a condition of approval. The easement and deeds recorded with the Norfolk County Registry of Deeds specify that the necessary agreements are in place for the project site utilizing the existing sewer and drain easements.*

***BETA3: BETA recommends requiring this information as a Condition of Approval.***

*STONEFIELD3: Acknowledged*

***BETA4: no further comments***

**ZONING**

The Site is located within the Commercial II (CII) Zoning District. The proposed use as an educational use is permitted within this district by right.

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

The Project proposes a Daycare facility (nonresidential building) in the Commercial II zoning district. §185-21.B(3.b) does not provide parking requirements for this use. The Applicant has determined minimum parking requirements based on the ITE 5<sup>th</sup> Edition of 2.45 spaces per 1,000 square feet of gross floor area. BETA concurs with this methodology. The required parking is thus as follows:

Use	Area (SF)	Rate (Space / SF)	Required Parking
Day Care	13,525	2.45 / 1,000 SF	33.14
<u>Total:</u>			<u>34</u>

Parking is proposed to the east of the new Daycare building. A total of 39 parking spaces are provided. Parking spaces are shown as nine (9) feet by 19 feet with a min. 24-foot access aisle. Americans With Disabilities Act (ADA) regulations require a minimum of two (2) ADA-accessible spaces for lots ranging from 25 to 50 spaces. One (1) shall be van accessible with a 96-inch-wide access aisle and the remaining parking space is to be served by a 60-inch-wide access aisle. The proposed two (2) accessible spaces, both van accessible, meet these requirements.

Access to the Site is proposed via a new curb cut along Union Street in the southeast corner of the property. A 24-foot wide driveway will extend from this curb cut and connect to the proposed parking areas. Concrete curbing is proposed around the perimeter of the driveways and parking lot.

Refer to the Screening and Landscaping section of this report for comments relating to parking lot screening requirements.

***The Site Plans indicate that the Applicant has requested a Variance from the requirement to provide a concrete sidewalk along the street frontage per §185-28. However, as previously noted, the site has been modified in this submission to provide a walkway from the front of the building up to Union Street. The sidewalk along Union Street extends approximately 55' across the site frontage southeast of the intersection of Union Street and Spruce Pond Road.***

BETA provides the following comments relative to the parking, loading access and landscaping:

Z2. *Consider providing a crosswalk across Union Street and extending the proposed walkway to facilitate pedestrian access to the Site.*

*STONEFIELD: Noted, at this time the Applicant is not proposing a crosswalk across Union Street.*

***BETA2: No further comment.***

Z3. *Review grading of gravel access road to confirm that vertical curves can be safely traveled by a Town of Westwood Fire Apparatus.*

*STONEFIELD: The proposed gravel access path is designed at a maximum slope of 10% and to function safely for access by emergency vehicles.*

***BETA2: The proposed access road as designed will require two vertical curves: one which transitions from the Union Street cross slope to the 10% downslope, and one which transitions from the 10% downslope to the 1% ± bottom area. Vertical curves must be designed such that a fire apparatus or other vehicle will not get stuck while navigating these curves. Provide profile for access road with curve lengths and rate of vertical curvature***

***(K) identified. Also review driveway entrance to ensure a fire apparatus can safely navigate the turn from Union Street onto the access road. Recommend coordinating with Fire Department to design access road to their satisfaction.***

*STONEFIELD2: Both proposed driveways along Union Street have been revised to have a maximum slope of 8% which gradually flattens to 1% and 4.5% respectively for the fire access and site access as shown on the Grading Plan (Sheet C-5).*

***BETA3: BETA recommends for the proponent to provide confirmation that the Fire Department has reviewed and is satisfied with the proposed emergency access.***

*STONEFIELD3: A Driveway Profile Exhibit is provided as part of this submission to show the proposed vertical curves of both proposed access driveways. Copy of our latest correspondences with the Fire Department is included in this submission wherein Deputy Chief Barbieri provided no additional comment on the Site Plans Dated 9/23/2022 and submitted to the Town of Franklin Planning Board under a cover letter dated 9/28/2022.*

***BETA4: Although there are no vertical curves designed into the profile, the Driveway Profile Exhibit shows the town fire truck to scale on the profile and demonstrates that the truck has the vertical clearance to access the driveway as proposed. No further comments.***

#### **FOUNDATION GRADING (§185-32)**

The proposed structure has a finished floor elevation (FFE) of 356'. This elevation is approximately 7 feet below the Union Street elevation of 363.05' and is located within 125 feet of the right-of-way. The site plans indicate that the Applicant has requested a variance from this requirement.

#### **SCREENING (§185-35) AND LANDSCAPING**

The project proposes thirteen (13) tree plantings and seventy-six (76) shrub plantings located predominantly around the perimeter of the parking areas. The project also proposed three "shrub areas" consisting of tall grasses with a total shrub planting quantity of 227 plantings. The provided planting quantity is in accordance with those required for the proposed number of parking spaces.

§185-35(A) requires that outdoor parking for 10 or more cars must be screened from any adjacent residential district or use. Such districts/uses are located only to the north of the Site. A vinyl fence is proposed along the east, south, west, and northwest perimeters of the Site, but no screening is provided along the northern side of the parking lot except for an existing area of trees to remain between Spruce Pond Road and the Site. This area appears to consist of a mix of deciduous and evergreen trees. In addition, this northern area is located at a lower elevation compared to the Site which will limit visibility of the parking lot.

#### **LIGHTING (§185-31.C(4)(E))**

Project Lighting Plans (C-8) indicate that a total of 4 pole-mounted and 19 wall-mounted luminaires are proposed. Wall-mounted luminaires are located around the perimeter of the building while pole-mounted luminaires are located throughout the eastern parking lot. A photometric plan was provided.

The Illuminating Engineers Society of North America (IESNA) recommends the following for parking lots:

Level	Horizontal Illuminance (min)	Vertical Illuminance (min)	Uniformity Ratio (max/min)
Basic Maintained Illuminance	0.2	0.1	20/1
Enhanced Security Illuminance	0.5	0.25	15/1

Luminance within the parking lot is consistent with the above table. A minor amount of light spillage (0.1 to 0.3) will occur onto Union Street near the driveway entrance.

Z4. *Request waiver for light spillage beyond the limit of the property (§185-31.C.(4).(e)).*

*STONEFIELD: A waiver is requested for light spillage beyond the limit of the property, as noted in the waiver request memorandum included as part of this submission. It should be noted that the spillage occurs at the proposed driveway location.*

**BETA2: BETA defers to the Town regarding the proposed waiver.**

*STONEFIELD2: Acknowledged.*

## **STORMWATER MANAGEMENT**

The stormwater management design proposes a subsurface infiltration system (porous pavement) and above-ground infiltration system to capture, store, and infiltrate stormwater runoff from the parking lot, roof, and playground areas. Stormwater runoff will be conveyed to the above-ground system via a new closed drainage system consisting of catch basins and drainage manholes. Conveyance to the subsurface system is presumed to be accomplished via infiltration through the artificial turf. Overflow from these systems will be conveyed to new outfalls at the northwestern and northeastern corners of the Site. A sediment forebay is proposed for pretreatment prior to discharge to the above-ground system.

### **STORMWATER MANAGEMENT REGULATIONS (CHAPTER 153)**

The project proposes to disturb land in excess of once acre within the Town of Franklin. It is therefore subject to the Stormwater Management Regulations. The project is also required to comply with the Town of Franklin Best Development Practices Guidebook (BDPG) Compliance with these regulations is outlined below and throughout the following sections.

### **SUBDIVISION REGULATIONS - STORMWATER MANAGEMENT REGULATIONS (§300-11)**

Additional requirements for stormwater management are outlined in §300-11 of the Town of Franklin Subdivision Regulations.

SW5. *Revise catch basin detail to include a 4' sump (§300-11.B(3.c)).*

*STONEFIELD: The Double Grate Catch Basin Detail now provides a 4' sump note on Sheet C-14 and a Hood and Sump detail is has been added on Sheet C-15 of the site plans included as part of this submission.*

**BETA2: Detail revised. Correct Double Grate Catch Basin Detail to specifically call out 4' sump depth.**

*STONEFIELD2: Inverts for the 4-foot sumps within the proposed Double Grate Catch Basins have been provided on the Stormwater Management Plan (Sheet C-6).*

**BETA3: Plan revised. The catch basin detail is inconsistent with these notes and continues to show a 3' sump (See Sheet C-15, Double Catch Basin Detail, Section A-A). Revise detail for consistency.**

*STONEFIELD3: The catch basin detail on the Construction Details (Sheet C-15, Detail-1) has been revised to*

*show a 4-foot sump.*

**BETA4: Note added to Hood & Sump Detail. No further comments**

## **MASSDEP STORMWATER STANDARDS**

The project is subject to the Massachusetts Stormwater Standards as outlined by MassDEP. Compliance with these standards is outlined below:

**NO UNTREATED STORMWATER (STANDARD NUMBER 1):** *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.* The project proposes two new outfalls. Neither outfall is located in proximity to a wetland resource area. Riprap aprons are proposed at each discharge point for erosion control.

**POST-DEVELOPMENT PEAK DISCHARGE RATES (STANDARD NUMBER 2):** *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.* The project proposes a net increase in impervious area and changes to site hydrology. Stormwater runoff will be mitigated via two new infiltration BMPs. Calculations indicate a decrease in peak discharge rate to all watersheds.

SW6. *Provide table comparing pre- and post-development runoff volume*

*STONEFIELD: A table comparing pre- and post-development runoff volume is provided within the SWPPP included as part of this submission.*

**BETA2: Table provided. The proposed design will result in a 1.54% increase in runoff volume during the 100-year storm event. Provide information on the Quince Island Road drainage system outfall to evaluate potential increase in off-site flooding.**

*STONEFIELD2: A subsurface structural infiltration basin has been added to the parking area to decrease the runoff volume for the 100-year storm event as shown on the Stormwater Management Plan (Sheet C-6). Calculations have been included in the revised Stormwater Pollution Prevention Plan.*

**BETA3: The revised stormwater management plan shows a reduction in total runoff volumes for all analyzed storm events. Issue Resolved. Refer to additional comments at the end of this letter for review comments associated with the revised stormwater management system design.**

*STONEFIELD3: Acknowledged*

**BETA4: No further comments**

SW7. *Provide data quantifying the anticipated rate of infiltration through the artificial turf layer. Provide means of ensuring that stormwater runoff will flow into the artificial turf layer rather than flowing to the north and west.*

*STONEFIELD: Tested infiltration rates through the artificial turf layer are included as part of this submission. It should be noted the infiltration rate through the turf surface far exceeds the infiltration rate of a typical porous asphalt or pervious paver system.*

**BETA2: Data provided. Provide means of ensuring that stormwater runoff will flow into the artificial turf layer rather than flowing to the north and west.**

*STONEFIELD2: A ridgeline has been defined to show flow patterns as shown on the Grading Plan (Sheet C-5).*

**BETA3: The provided ridgeline will prevent stormwater runoff from flowing to the northwest. No measures are provided to control stormwater runoff from flowing to the north or northeast. The retaining wall detail provided on Sheet C-13 shows that the top of wall elevation is flush with the adjacent playground elevation;**

**Spot/rim grades suggest that the playground area will be sloped towards this wall allowing stormwater runoff to flow over the wall rather than entering the infiltration BMP. Measures such as raising the top of wall above the adjacent playground, providing a curb, or providing a ridgeline would serve to contain stormwater runoff in the playground area and ensure exfiltration into the infiltration BMP.**

*STONEFIELD3: The grading has been revised and additional spot shots have been provided on the Grading Plan (Sheet C-5) to depict the positive drainage from the wall toward the proposed underground infiltration basin (Basin B-1).*

**BETA4: Based on the spot shots that have been added along the wall, runoff will now be contained within the proposed BMP. No further comments.**

**RECHARGE TO GROUNDWATER (STANDARD NUMBER 3):** *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.* NRCS soil maps indicate that soil in the area of proposed modifications is Montauk fine sandy loam with a Hydrologic Soil Group (HSG) rating of C (low infiltration potential) and Woodbridge fine sandy loam with an HSG of C/D (low infiltration potential when unsaturated).

The Applicant has conducted test pits at the Site indicating that subsurface soil is loamy sand. Estimated groundwater at the Site ranged from 2'-0" below grade to 11'-0" below grade, and no elevations were provided. Test pit logs indicate an estimated exfiltration rate of 2.41 in/hr. or 0.17 in/hr., though minimal data is provided as to how this rate was determined.

Recharge is proposed via a new above-ground infiltration system and 2 new subsurface infiltration systems which will capture runoff. The BMPs are anticipated to provide groundwater recharge in excess of what is required.

**TOTAL SUSPENDED SOLIDS (STANDARD NUMBER 4):** *For new development, stormwater management systems must be designed to remove 80% (90% per Town Bylaw) of the annual load of Total Suspended Solids (TSS).* The project includes the following treatment trains:

Treatment Train	BMP 1	BMP 2	Infiltration BMP	TSS Removal %
A	Deep Sump Catch Basin	Sediment Forebay	Infiltration Basin	80%
B	None	None	Subsurface Infiltration System	80%
C				

The project is required to treat the 1.0-inch water quality volume per Town Bylaws. Water quality volume is provided via the proposed infiltration BMPs in excess of what is required. At least 44% TSS removal is achieved prior to discharge to the above-ground infiltration basin. No pretreatment is provided for the subsurface system on the grounds that the BMP's catchment includes only the building roof and the playground area.

SW18. *Refer to comment SW13 above for determination of water quality volume, accounting for runoff that will bypass treatment via the low-flow outlets. If the project cannot retain the 1.0-inch water quality volume on-site, the treatment train must provide 90% TSS removal and 60% Phosphorus removal.*

*STONEFIELD: An anti-float pad for OS- 1 is proposed within the aboveground infiltration basin. Please refer to Stormwater Management Plan (Sheet C-6) and Construction Details (Sheet C-15) of the site plans included as part of this submission. [BETA anticipates this response was erroneously duplicated from SW-1]*

***BETA2: The basin design has been revised such that there is now storage between the basin bottom and the lowest invert. However, most of the water quality volume is provided via the subsurface drainage system, with only a small storage volume available in the above-ground basin. This will limit the water quality treatment provided by the above-ground basin. Revise above-ground basin such that it has adequate storage to treat the 1-inch water quality volume from its contributing impervious area.***

*STONEFIELD2: The stormwater management system has been revised to include an additional subsurface structural infiltration basin as shown on the Stormwater Management Plan (Sheet C-6). All basins treat the 1-inch water quality volume from its contributory impervious areas as outlined in the Stormwater Pollution Prevention Plan.*

***BETA3: Adequate storage volume is provided in Basins B-1 and B-2 to meet the required water quality volume. However, adequate storage volume is not provided in Basin B-3, the aboveground infiltration basin. The lowest outlet invert for this basin is located at elevation 347.15'; therefore, the static storage volume provided is 1,145 CF. The required water quality volume has been calculated as 1,635 CF. Revise basin design to provide the required water quality volume for its catchment area.***

*STONEFIELD3: The proposed underground infiltration basin (B-3) has been revised to provide 1,690 CF of static storage to meet the required 1,635 CF for water quality treatment. Calculations for the revised basin are provided in Appendix C of the Stormwater Pollution Prevention Plan.*

***BETA4: The outlet on Basin B-3 has been raised to provide the additional static storage required. No further comments.***

SW19. *Provide Long-Term Pollution Prevention Plan or include required measures as part of the Operation & Maintenance Plan.*

*STONEFIELD: A long-term pollution prevention plan is provided in the SWPPP included as part of this submission.*

***BETA2: BETA could not locate this plan. Required content of the long-term pollution prevention plan is outlined in Volume 1, Chapter 1, Page 9 of the MA Stormwater Handbook.***

*STONEFIELD2: A revised Stormwater Pollution Prevention Plan will be provided as a condition of approval.*

***BETA3: BETA recommends for this to be required as a condition of approval.***

*STONEFIELD3: Acknowledged*

***BETA4: No further comments.***

**HIGHER POTENTIAL POLLUTANT LOADS (STANDARD NUMBER 5):** *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads (LUHPPLs) require the use of specific stormwater management BMPs. The project is not considered a LUHPPL – not applicable.*

**CRITICAL AREAS (STANDARD NUMBER 6):** *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas. The project is not located within a critical area – not applicable.*



**REDEVELOPMENT (STANDARD NUMBER 7):** *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable. The project is not considered a redevelopment – not applicable.*

**EROSION AND SEDIMENT CONTROLS (STANDARD NUMBER 8):** *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities. As the project proposes to disturb greater than one acre of land, it will be required to file a Notice of Intent with EPA and develop a Stormwater Pollution Prevention Plan (SWPPP). Erosion control measures are depicted on the plans include silt fence, inlet protection, stabilized construction entrance, dust control, and designated stockpile area.*

SW21. *Provide Stormwater Pollution Prevention Plan (SWPPP).*

*STONEFIELD: A stormwater pollution prevention plan is included as part of this submission.*

**BETA2:** *Though the Stormwater Report has been titled as a SWPPP, it lacks much of the required information required for an EPA NPDES permit. BETA recommends the use of the SWPPP template available on the EPA website.*

*STONEFIELD2: A revised Stormwater Pollution Prevention Plan will be provided as a condition of approval.*

**BETA3:** *BETA defers to the Town regarding the proposed condition.*

*STONEFIELD3: Acknowledged*

**BETA4:** *No further comments.*

SW27. *Provide description of all construction and stockpile and/or excess materials removed from the Site of expected to be stored on-site (§153-12.L).*

*STONEFIELD: Description of all stockpile materials and/or excess materials to be removed from the site is provided under Section 3.0 - Proposed Conditions of the SWPPP included as part of this submission.*

**BETA2:** *Recommend that SWPPP prepared in conjunction with the EPA filing and the DPW stormwater permit include language associated with both proposed stockpile locations and protection measures. (See SW22 above)*

*STONEFIELD2: A revised Stormwater Pollution Prevention Plan will be provided as a condition of approval.*

**BETA3:** *BETA defers to the Town regarding the proposed condition.*

*STONEFIELD3: Acknowledged*

**BETA4:** *No further comments.*

**OPERATIONS/MAINTENANCE PLAN (STANDARD NUMBER 9):** *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed. A Stormwater Operation and Maintenance Manual was provided with the Stormwater Management Report.*

SW36. *Provide Map showing the location of all stormwater BMPs in each treatment train along with the discharge point.*

*STONEFIELD: Plan sheets inclusive of the locations of all stormwater BMP's are provided in the appendices to the SWPPP included as part of this submission.*

**BETA2: Consider providing simplified stormwater BMP map for ease of operation and maintenance. The plan sheets include text and detail that may not be necessary for field crews performing maintenance. Issue resolved.**

**ILLICIT DISCHARGES (STANDARD NUMBER 10):** All illicit discharges to the stormwater management system are prohibited. An Illicit Discharge Compliance Statement was provided with the submission

#### **ADDITIONAL DESIGN COMMENTS**

In the last submission, the project was revised with substantial changes to the stormwater management system. BETA raised the following comments on the revised submission:

SW41. **BETA3: Review the construction detail design of the above-ground basin outlet control structure (OS-3) on Sheet C-14. Correct the vertical reference between the bottom of the basin and the outlet pipe. In addition, show the low-flow orifice on the detail and provide a design detail for this inlet which documents that it will act as an emergency dewatering device only.**

**BETA4: Low level outlet has been removed from the detail. However, in accordance with the stormwater handbook, emergency dewatering capabilities are required and should be incorporated into the design of the outlet control structure**

SW42. **BETA3: Review the detail for the emergency spillway on sheet C-14. In the profile view, the crest of the concrete curb is shown at elevation 348.50 and should be 347.50 level with the spillway crest, and the embankment slopes are shown as 2H:1V max. and should be 3H:1V max.**

**BETA4: Detail corrected, no further comments**

SW43. **BETA3: BETA recommends that the 348.5 contour along the top of above-ground basin berm be shown on sheets C-5 thru C-7 and labeled along with the design crest width. While this information is noted on the detail, depicting this data in plan view should help to ensure accurate grading and layout control. In addition, the spillway design information, including width and crest elevation, should be provided on sheet C-6.**

**BETA4: Contour added to plan, no further comments**

SW44. **BETA3: BETA recommends a condition requiring a test pit to be completed in the footprint of the new underground infiltration system prior to the start of construction to confirm soil suitability.**

**BETA4: BETA defers to the Town regarding the proposed condition.**

In addition to the above BETA also recommends

SW45. **BETA4: Because of the sidewalk extension up to Union Street from the front of the building, this impervious surface will require pretreatment prior to discharge into infiltration system B-2. BETA recommends that a hooded deep sump be provided at either DMH M-103 or M-104 to provide the pretreatment required for**

Mr. Gregory Rondeau, Chairman

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***the discharge from the yard inlets into the subsurface infiltration system B-2. BETA notes the Board may consider including this minor revision as a condition of approval.***

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,  
BETA Group, Inc.



Gary D. James, P.E.  
Senior Project Manager



Stephen Borgatti, PE, MENG  
Project Engineer

cc: Amy Love, Town Planner  
Job No: 10519.01



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

November 14, 2022

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

**RE: Site Plan – Primrose School Day Care, Union Street**

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and all of our previous comments have been addressed.

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

Sincerely,

Michael Maglio, P.E.  
Town Engineer

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
www.franklinma.gov

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**DATE:** November 15, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 700 Union Street (750 Union St)  
Site Plan

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### **General:**

1. The site is located at 700 Union Street in the Commercial II Zoning District (Assessors Map 303 Lots 046 & 047).
2. The applicant is proposing to construct a 13,525 sq/ft foot daycare with 50 parking spaces.
3. The Applicant is not required to file with the Conservation Commission.
4. Revised plans were received on November 2, 2022. BETA and Town Engineer are reviewing the plans but do not have letters available in time.

### **Waivers requested:**

1. 185-31.C(4)(e) – Minor light overspill beyond property at driveway location
2. 185-28 - Required sidewalk along frontage
3. 185-29 - Required curbing along frontage
4. 185-32.A - Foundation wall height

### **Suggested Conditions:**

1. Provide long-term Prevention Plan or include as of the operation & Maintenance Plan.
2. Applicant is to provide the necessary agreements for the site utilizing the existing sewer and drain easements.
3. A revised Stormwater Pollution Plan is to be submitted prior to the start of construction.
4. A test pit is to be completed in the footprint of the new underground infiltration system prior to the start of construction to confirm soil suitability.

# STONEFIELD

November 11, 2022

Amy Love – Town Planner  
Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

**RE: Primrose Schools Franchising, Co.  
Map 303, Parcels 46 & 47  
700-712 Union Street  
Town of Franklin, Norfolk County, Massachusetts**

Dear Ms. Love,

Our office is submitting documents on behalf of the Applicant to address the outstanding conditions of the Board's Resolution including comments contained within the latest Board Professional's review letters. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Plan Set (26" x 36")	11-11-2022	2	Stonefield Engineering & Design
Site Plan Set (11" x 17")	11-11-2022	5	Stonefield Engineering & Design
Stormwater Pollution Prevention Plan	11-11-2022	2	Stonefield Engineering & Design
Driveway Profile Exhibit	11-11-2022	2	Stonefield Engineering & Design
Fire Chief Correspondence Emails	9-29-2022	2	Stonefield Engineering & Design

**The following is an itemized response to the comments contained within the BETA Group Inc. Site Place and Permit Review Letter Update dated November 4, 2022. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:**

**General:**

1. *The project as proposed will modify the nature of the stormwater discharge on to the abutting parcel. Based upon the topography, it appears that under existing conditions the majority of site runoff will flow towards a swale along the rear property line and flow from west to east to a low point at the northeast corner of the lot. The applicant should note if there are any easement rights for this flow condition and if they apply to the proposed conditions.*

*BETA3: BETA recommends requiring this information as a Condition of Approval.*

**Acknowledged.**

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

1. *Review grading of gravel access road to confirm that vertical curves can be safely traveled by a Town of Westwood Fire Apparatus.*

*BETA3: BETA recommends for the proponent to provide confirmation that the Fire Department has reviewed and is satisfied with the proposed emergency access.*

**A Driveway Profile Exhibit is provided as part of this submission to show the proposed vertical curves of both proposed access driveways. Copy of our latest correspondences with the Fire Department is included in this submission wherein Deputy Chief Barbieri provided no additional comment on the Site Plans Dated 9/23/2022 and submitted to the Town of Franklin Planning Board under a cover letter dated 9/28/2022.**

STONEFIELDENG.COM

120 WASHINGTON STREET, SALEM, MA 01970 617.203.2076 T.201.340.4472 F.

## STORMWATER MANAGEMENT:

1. Revise catch basin detail to include a 4' sump (§300-11.B(3.c)).

*BETA3: Plan revised. The catch basin detail is inconsistent with these notes and continues to show a 3' sump (See Sheet C-15, Double Catch Basin Detail, Section A-A). Revise detail for consistency.*

**The catch basin detail on the Construction Details (Sheet C-15, Detail-1) has been revised to show a 4-foot sump.**

2. Provide table comparing pre- and post-development runoff volume

*BETA3: The revised stormwater management plan shows a reduction in total runoff volumes for all analyzed storm events. Issue Resolved. Refer to additional comments at the end of this letter for review comments associated with the revised stormwater management system design.*

**Acknowledged.**

3. Provide data quantifying the anticipated rate of infiltration through the artificial turf layer. Provide means of ensuring that stormwater runoff will flow into the artificial turf layer rather than flowing to the north and west.

*BETA3: The provided ridgeline will prevent stormwater runoff from flowing to the northwest. No measures are provided to control stormwater runoff from flowing to the north or northeast. The retaining wall detail provided on Sheet C-13 shows that the top of wall elevation is flush with the adjacent playground elevation; Spot/rim grades suggest that the playground area will be sloped towards this wall allowing stormwater runoff to flow over the wall rather than entering the infiltration BMP. Measures such as raising the top of wall above the adjacent playground, providing a curb, or providing a ridgeline would serve to contain stormwater runoff in the playground area and ensure exfiltration into the infiltration BMP.*

**The grading has been revised and additional spot shots have been provided on the Grading Plan (Sheet C-5) to depict the positive drainage from the wall toward the proposed underground infiltration basin (Basin B-1).**

4. Refer to comment SW13 above for determination of water quality volume, accounting for runoff that will bypass treatment via the low-flow outlets. If the project cannot retain the 1.0-inch water quality volume on-site, the treatment train must provide 90% TSS removal and 60% Phosphorus removal.

*BETA3: Adequate storage volume is provided in Basins B-1 and B-2 to meet the required water quality volume. However, adequate storage volume is not provided in Basin B-3, the aboveground infiltration basin. The lowest outlet invert for this basin is located at elevation 347.15'; therefore, the static storage volume provided is 1,145 CF. The required water quality volume has been calculated as 1,635 CF. Revise basin design to provide the required water quality volume for its catchment area.*

**The proposed underground infiltration basin (B-3) has been revised to provide 1,690 CF of static storage to meet the required 1,635 CF for water quality treatment. Calculations for the revised basin are provided in Appendix C of the Stormwater Pollution Prevention Plan.**

5. Provide Long-Term Pollution Prevention Plan or include required measures as part of the Operation & Maintenance Plan.

*BETA3: BETA recommends for this to be required as a condition of approval.*

**Acknowledged.**

6. Provide Stormwater Pollution Prevention Plan (SWPPP).

BETA3: BETA defers to the Town regarding the proposed condition.

**Acknowledged.**

7. Provide description of all construction and stockpile and/or excess materials removed from the Site of expected to be stored on-site (§ 153-12.L).

BETA3: BETA defers to the Town regarding the proposed condition.

**Acknowledged.**

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**The following is an itemized response to the comments contained within the Town Engineer (Michael Maglio) Review Letter dated November 3, 2022. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:**

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1. The plans call out “proposed access riser” for proposed concrete pipe connections and the details provided are for ADS plastic pipe connections. Concrete drainage manholes should be used RCP pipe junctions.

**All proposed access risers have been replaced with four-foot concrete manholes where proposed RCP pipe connections are proposed. The locations of proposed manholes are shown in the Stormwater Management Plan (Sheet C-6).**

2. The plans include a detail for concrete curb, the Board has typically required concrete curb to be reinforced.

**The detail for the concrete curb has been revised to include reinforcement as shown in the Construction Details (Sheet C-12, Detail-4).**

3. The construction details include references to New Jersey signage requirements for accessible parking signs. All signs should conform to the MUTCD and any relevant Massachusetts amendments.

**All sign details have been revised to conform to MUTCD and relevant Massachusetts amendments as shown on the Construction Details (Sheet C-12, Detail-13).**

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Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Best Regards,



Joshua Kline, PE  
Stonefield Engineering and Design, LLC

Via FedEx