



October 1, 2020

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

**Re: 70, 72, 88, and 94 East Central Street  
Site Plan Peer Review**

Dear Mr. Padula:

BETA Group, Inc. has reviewed documents for the proposed Site Plan Approval application entitled “70, 72, 88, and 94 East Central Street” located in Franklin, Massachusetts. This letter is provided to outline findings, comments, and recommendations.

## **BASIS OF REVIEW**

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

- Plans (10 Sheets) entitled **70, 72, 88, and 94 East Central Street**, revised September 14, 2020, prepared by United Consultants, Inc. of Wrentham, MA
- Drainage Analysis, revised September 14, 2020, prepared by United Consultants, Inc.

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 area includes three parcels located along East Central Street in the Town of Franklin (the “Site”). Parcel 286-34 includes #70 and #72 East Central Street and is located within the Downtown Commercial District. Parcels 286-33 and 286-32 include #88 and #94 East Central Street, respectively, and are located within the Commercial I District. Surrounding zoning districts include the Downtown Commercial district to the west, the Commercial I district to the east and north, and the Single-Family IV district to the south.

Plans indicate the existing lots are developed with several structures. Numbers 70 and 72 East Central Street are mixed use buildings, with associated site improvements including parking areas, driveways,

water, fire-service, electric, and telecommunications utilities, and landscaping. Numbers 88 and 94 East Central Street are each developed with a single-family residence with associated driveways and walkways.

Topography at the Site is moderate, sloping away from an elevated area within #88 East Central Street. Most of the Site is graded either towards East Central Street or off-site to the southeast. The project is not located within or in proximity to a DEP mapped wetland resource area, an estimated habitat of rare or endangered species, or any other critical area. The site is not located within the Water Resources District or a FEMA-Mapped 100-year flood zone. NRCS soil maps indicate the presence of Hollis-Rock outcrop-Charlton complex with a Hydrologic Soil Group (HSG) rating of D (very low infiltration potential) or Urban Land with no listed HSG rating.

The project proposes to remove the existing residential structure at #94 East Central Street to construct a four story, 9,534 +/- SF structure with mixed residential and commercial uses. The project also proposes to modify #88 East Central Street by demolishing the northernmost portion of the building and constructing a 1,950 +/- SF addition. Access to the buildings will be provided through a reconstructed access driveway from East Central Street that is proposed to run along the western side of the Site. The driveway connects to three parking areas located at the southeast, northeast, and central portions of the Site, respectively and will also connect to the #70/#72 East Central Street site. Associated site developments include new paved parking areas, grading, and lighting. Proposed utilities include domestic water, fire service, and sanitary sewer. Stormwater management is proposed through catch basins, water quality units and a subsurface infiltration system.

## **SUMMARY OF CHANGES**

The Applicant previously submitted a similar project on the subject lot entitled "70, 72, and 94 East Central Street" which was reviewed by BETA. This revised submission generally includes the following modifications:

- Modification of the existing structure at 88 East Central Street, including demolition of portions of the building and construction of a building addition.
- Adjustment of layout for the proposed building in the northwest portion of the Site.
- Expansion of proposed parking to the northwest portion of the Site and the 88 East Central Street lot.
- Revisions to proposed drainage system to accommodate newly proposed parking areas.

## **FINDINGS, COMMENTS AND RECOMMENDATIONS**

### **GENERAL COMMENTS**

- G1. Revise lighting to eliminate spillage over the property line in the area of the 54-60 Summer Street property. Minor spillage is also anticipated along the easterly property line.
- G2. Revise the Wheelchair Ramp detail to reflect that the proposed sidewalk will be concrete.
- G3. Clarify why there appears to be numerous angle points proposed in the granite curb line near space No. 17 on the existing #70/#72 lot.

## ZONING

The Site is primarily located within the Commercial I (CI) District (#88 and #94) with the existing #70/#72 parcel located in the Downtown Commercial (DC) District. The proposed uses of the Site are multi-family residential (14 new units) and commercial. Multi-family use is permitted by Special Permit from the Planning Board, provided that no more than 1 unit per 1,000 sq. ft. of lot area is proposed. Based upon the proposed number of units and area of the lot, it is anticipated that this threshold will not be exceeded. Some commercial uses are permitted by right within the district, while others require Special Permits or are prohibited. No information has been provided for the specific use of the commercial space.

- Z1. Revise the Residential Density calculations on Sheet 3, which should be reflective of any combined lot areas and the correct number of proposed and total dwelling units. The calculation should also reflect the differing densities permitted in the CI and DC districts.
- Z2. Clarify the intended use of the commercial spaces, if known.
- Z3. Confirm the proposed use of modified #88 East Central St. building will be entirely commercial.

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

Based upon the information provided on the Zoning Legend the Site's proposed lot and buildings will comply with minimum lot area, depth, width, front, side, and rear yard dimensions, and maximum impervious coverage for structures and structures plus paving. The project will not comply with the maximum stories (3 permitted, 4 proposed) and maximum height (40 feet permitted, <50 feet proposed) permitted by right. Within the Commercial I District, buildings up to 50 feet in height, regardless of stories, are permitted by a Special Permit from the Planning Board. BETA notes the aforementioned parcels must be combined to comply the requirements for continuous frontage, as the parcel associated with #94 East Central Street does not meet subsections A.(1)(a) and (2) of Section §185-10 Nonconforming Lots.

- SCH1. Clarify if the proposed easement (Sheet 2) on Lot 286-33 is still required.
- SCH2. Recommend providing a draft ANR plan as part of the proposed development package.
- SCH3. Revise the Zoning Table and notes on Sheet 1 to clearly reflect the current proposal. A note indicates that Map 286 Parcels 32 and 34 (#70/#72 and #94 East Central St. properties, respectively) are to be combined; however, it appears that Map 286 Parcel 33 (#88) is also to be included in the combination. Similarly, the note near the top of the Zoning Table indicates it is for the Commercial I district (#88 and #94), while the table includes the area and frontage for the parcel located in the Downtown Commercial District (#70/#72). The height requirements should be relocated to the section of the table applicable to the #88 and #94 lots.
- SCH4. Revise setbacks to be reflective of the combined lots.
- SCH5. Provide architectural plans for the new building layouts.

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

Access to the Site will be provided through a 24' (minimum) wide paved driveway from a revised curb cut along East Central Street, which will connect to three small parking areas and the existing parking area associated with #70 and #72 East Central Street. The three new parking areas will provide 30 parking spaces and an additional 18 spaces will be provided within five garages in the proposed southerly building (48 total spaces). Minor revisions to the rear of the #70 and #72 East Central Street will result in the loss of one parking space from the Approved Limited Site Plan Modification, dated November 5, 2019.

Proposed surface parking spaces are 9' wide by 19' long and two have been designed as accessible (one van), with associated signing and striping.

Section §185-21.B.(2) describes the number of parking spaces required for uses in the Commercial I District. For residential buildings 1.5 spaces must be provided per each dwelling unit and 1 space must be provided for every 500 sq. ft. of commercial space. As 14 dwelling units and 4,085 sq. ft. of commercial space are proposed as part of the new development, a minimum of 30 parking spaces are required. A total of 48 new parking spaces are proposed at the new development. Although one parking space will be lost at the existing #70 and #70 East Central Street site, calculations have been provided that indicate an excess of 15 spaces above the bylaw requirements will be provided.

The development proposes 30 new outdoor parking spaces and will be subject to the Screening requirements of §185-35.B. Vegetative screening (arborvitae) is provided to the south and an existing 4' high stockade fence is proposed to be retained along the eastern property line. Sections were provided in the previous submission to depict the existing fence and proposed plantings in general alignment with anticipated headlight glare. Based upon previous discussions, BETA assumes the Board is satisfied that the existing stockade fence is adequate for screening.

- P1. Recommend reducing the spacing (currently 10' o.c.) of the arborvitae to provide a denser line of screening.
- P2. Provide the layout for the proposed 10-space parking garage.
- P3. Confirm through turning movements that a passenger vehicle can adequately maneuver into the 10-space parking garage entrance and a waste collection vehicle can adequately access the dumpster area.

### **SIDEWALKS (§185-28)**

The project is located within the Commercial I Zoning District and is required to provide concrete sidewalks along the street frontage unless the Board determines that site conditions preclude their usefulness. An existing sidewalk is located along the street frontage and is proposed to remain, except to accommodate the reconstructed driveway. An internal sidewalk is proposed to connect East Central Street to the #88 and #84 buildings.

- SI1. Recommend providing a striped crosswalk from the sidewalk wheelchair ramp to the 94 East Central Street accessible route.
- SI2. Due to the proposed grading on the new sidewalk, handrails or landings may be required to comply with Massachusetts Architectural Access Board Regulations.

### **CURBING (§185-29)**

Vertical granite curbing is proposed throughout the project.

### **SITE PLAN REVIEW (§185-31)**

The proposed development is subject to Site Plan Review and must comply with the requirements of this section. Drawing requirements per (§185-31.C(3)) are included in the plan set.

### **UTILITIES**

The proposed development is shown to be serviced by water, sewer, gas and electric utilities. Detailed review of utilities is anticipated to be provided by the DPW.

- U1. Consult the DPW and clarify how sewer lines will be connected on-site and in the Town right-of-way (e.g. tees or bends and wyes) and if any cleanouts are required.

## STORMWATER MANAGEMENT

The project proposes to direct runoff from most impervious areas into closed drainage systems comprised of roof leaders, catch basins, manholes, stormwater quality units, and subsurface infiltration systems. A portion of the roof, which does not require treatment, will be discharged to the rear of the site. The majority of runoff from new impervious surfaces will be directed to a new subsurface infiltration system and a portion of the runoff will be directed to the existing stormwater systems located on the #70/#72 East Central Street site. Overflows from the new stormwater system will be directed to East Central Street through a direct connection to the Town drainage system.

### GENERAL

- SW1. Provide the size/material for the roof leader connections to the subsurface infiltration system.
- SW2. Revise the waiver request on the cover sheet to include the proposed PVC pipe associated with the roof leaders at the rear of the site. BETA notes the Board may require the roof leader to transition to RCP as it crosses the driveway.
- SW3. Include the missing 324 contour between the southerly garages (el. 324.5) and CB95 (el. 323.0).
- SW4. Provide spot grades at the concrete dumpster pad to show positive drainage toward CB96.

### MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:

The project is not located in proximity to wetland resources and will disturb greater than one acre; therefore, the project is subject to the Town of Franklin Stormwater Management Regulations (§300-11). The project must comply with all local, state, and federal requirements, including the Massachusetts Stormwater Management Standards, Town of Franklin's Subdivision of Land Stormwater Management Regulations, as applicable, and the Town of Franklin Best Development Practices Guidebook.

**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 does not propose any new untreated stormwater discharges to wetlands – **complies with standard.**

**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 an increase in impervious area and will use a subsurface infiltration system to mitigate increases in post-development peak discharge rates and total runoff volumes.

- SW5. Although the provided calculations demonstrate a reduction in peak runoff rates and volumes directed to the rear of the site, the proposed roof discharge will create a concentrated flow toward the 79 Cross Street property, which does not exist today. Recommend providing separate discharges for each roof leader to spread the flow across the rear property line to mimic existing conditions.

**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 the presence of Hollis-Rock outcrop-Charlton complex with a Hydrologic Soil Group (HSG) rating of D (very low infiltration potential) or Urban Land with no listed HSG rating. Test pit logs indicate the presence of sandy loam in the vicinity of the proposed subsurface infiltration system and saturated hydraulic conductivity testing at these locates indicates exfiltration rates between 0.648 in/hr and 0.786 in/hr. The proponent proposes a subsurface infiltration system to provide groundwater recharge and has used an exfiltration rate of 0.324 in/hr (50% of the lowest measured value). BETA notes that an agent of the Town will confirm the subsurface soil conditions during construction. The infiltration system has been designed to provide a recharge volume in excess of that required and will drain within 72 hrs.

**80% TSS Removal (Standard Number 4):** *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.*

The project proposes to direct runoff from most impervious areas into closed drainage systems comprised of roof leaders, catch basins, manholes, stormwater quality units, and subsurface infiltration systems. A portion of the roof, which does not require treatment, will be discharged to the rear of the site. The majority of runoff from new impervious surfaces will be directed to a new subsurface infiltration system and a portion of the runoff will be directed to the existing stormwater systems located on the #70/#72 East Central Street site. A long-term pollution prevention plan was included as part of the Drainage Analysis.

SW6. Provide TSS removal calculation for subwatershed 93 area.

**Higher Potential Pollutant Loads (Standard Number 5):** *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project does not propose any Land Uses with Higher Potential Pollutant Loads – **not applicable.**

**Critical Areas (Standard Number 6):** *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project does not propose any discharges to 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 being designed as a new development – **not applicable.**

**Construction Period Erosion and Sediment Controls (Standard Number 8):** *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will disturb greater than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) is required. The project proposes the use of erosion control barrier (compost sock) and a stabilized construction entrance. An Erosion Control Plan with notes, construction sequence, and details are included in the Plan Set.

SW14. If permitted by the Town of Franklin, provide catch basin inlet protection for the catch basin located immediately east of the site entrance on East Central Street. BETA defers to the preference of the DPW on this issue.

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SW15. Revise location of proposed erosion barrier along the #70/#72 property line to extend across the proposed driveway connection and to the bottom of slope on the regraded hill.

SW16. Provide erosion control barrier along the front of the #88 East Central Street property, which will have soil disturbance associated with the building addition and retaining wall.

**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 Long-Term Operation and Maintenance (O&M) Plan has been provided as part of the Erosion Control Plan and within the Drainage Analysis.

**Illicit Discharges (Standard Number 10):** *All illicit discharges to the stormwater management systems are prohibited.*

An Illicit Discharge Compliance Statement was included in the Drainage Analysis.

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

Very truly yours,  
BETA Group, Inc.



Matthew J. Crowley, PE  
Project Manager



Stephen Borgatti  
Staff Engineer

cc: Amy Love, Planner



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

October 1, 2020

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

**RE: Special Permit and Site Plan Review –  
Mixed Use Commercial and Residential Building, 94 East Central St**

Dear Mr. Chairman and Members:

We have reviewed the latest revised plans for the proposed project and we do not have any further comments at this time.

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

**DATE:** September 30, 2020  
**TO:** Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 70, 72 88 & 94 East Central Street  
Special Permit and Site Plan – Mixed Use

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The DPCD has reviewed the above reference Special Permit and Site Plan Application for a Mixed-Use development for the Monday, October 5, 2020 Planning Board meeting and offers the following commentary:

### **General**

1. The project is located at 70 East Central Street in the Commercial I Zoning District (Assessor's Map 286, Lot 032).
2. The applicant is proposing to construct a four (4) story, mixed used building and single family house with, a total of Fourteen (14) residential units and, with retail/office on the first floor with drainage, grading, parking and other associated infrastructure. There are two existing single-family residential houses which one will be demolished and the second is included in the plans.
3. Two Special Permits have been filed
  - Zoning By-Law §185 Attachment 9: Maximum Height of Building: (Note 9) – requires applicant to file a Special Permit for Stories and/or feet of the structure. The Applicant is proposing a four story, 49.5 foot building.
  - Zoning By-Law §185 Attachment 7: Multifamily authorized under Special Permit Planning Board for Commercial I zoning District.

### **Waiver Requests:**

1. To allow less than 42" of cover over the RCP drain pipe proposed class V RCP.
2. To allow the use of HDPE pipe from catch basin 92 to the pond, from the pond to drain manhole 93, from the trench drain to drain manhole 91 and the roof leader collection system to the pond.

### **Comments:**

1. DPW and BETA have provided comments.
2. Color Renderings should be included in the endorsed plans.
3. DPCD has no further comments.