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October 23, 2020

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

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

Mr. Chairman and Board Members,

On behalf of the applicant 70 East Central Street, LLC we have provided a summary of the following comments from BETA Group, Inc. that were not addressed based on the letter dated October 14, 2020. We have also provided comments received from the Town of Franklin Planning Board at the public hearing. Our responses are immediately following each comment and they have been italicized.

BETA Group, Inc.

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.

Z2. Clarify the intended use of the commercial spaces, if known.

The commercial spaces use is not known at this time.

BETA 2: Information provided. BETA Defers to the preference of the Board to require limited Site Plan to be filed for commercial tenants.

UCI 2. The applicant agrees to file for a limited Site Plan as commercial tenants are determined.

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.

It is anticipated that the existing easement will be no longer be necessary once the lots are combined.

BETA 2: A proposed easement is still shown on the Existing Conditions Plan. – Issue remains outstanding.

UCI 2. The proposed easement label has been removed.

SCH2. Recommend providing a draft ANR plan as part of the proposed development package.

Proposed Parcels “A” and “B” have been added. Sheet 3. The applicant will have a draft ANR plan completed and filed if necessary.

BETA 2: The project no longer proposes to combine any lots and instead proposed several land conveyances, which are required to legally construct the project. The Board may wish to consider a condition of approval that requires the ANR plan to be filed at the Registry prior to endorsement.

UCI 2. The applicant and their Attorney will address this issue with the Planning Board.

SCH 5. Provide architectural plans for the new building layouts.

The applicant will address this request.

BETA 2: The Applicant has indicated that the architectural layout of the buildings and site have not changed substantially from the last submission. BETA defers to the preference of the Board and Design Review Commission for requested new or additional information.

UCI 2. Applicant will provide the Board with the building plans.

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.

P3A. Since lots are no longer proposed to be combined, provide any required easement rights for parking, site, and dumpster access.

UCI 3A. The applicant and their Attorney will address this issue with the Planning Board. Any necessary easements can be provided on the ANR plan.

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.

A sewer profile has been provided on sheet 9 which includes manholes at connection points from the proposed 94 building. The proposed sewer service from the proposed 88 building will include one bend and a wye connection at the main. We have contacted the DPW and will address the sewer connection to 88 East Central Street prior to construction.

BETA 2: Information provided. Recommend to note locations of proposed bend and wye connections on final plans. BETA defers to the DPW for additional comment.

UCI 2. After discussion with the DPW, the proposed sewer service to the rear of 88 East Central Street has been eliminated. The existing sewer service will be utilized. Additionally, a doghouse manhole and detail have been added to the site plans.

Town of Franklin Planning Board

- PB 1. Fire gate at connection of 70-72 and 88-94 parking areas.

A chain connected to Two bollards with do not enter signs attached to the chain has been added to the plan's sheets 3.

- PB 2. AC Unit noise levels.

Additional arborvitae's have been added. Sheet 5.

- PB 3. Prior to Endorsement draft or final ANR plan.

The applicant is proposing to crate two parcels Labeled as Parcel A and Parcel B on the site plans to create conforming lots for both 88 and 94 East Central Street. An ANR plan will be presented to the Planning Board.

- PB 4. Add Arborvitae at the right rear building corner 94 ECS.

Additional arborvitae's have been added. Sheet 5.

- PB 5. Separate dumpster for 88 ECS.

Due to the applicant not having a tenant secured for the commercial spaces they have not proposed a separate dumpster area for 88 East Central Street. Areas have been identified such as expanding the current dumpster area as well as locating a dumpster area where excess parking spaces have been provided. The applicant can discuss this matter with the Planning Board at the time a tenant is secured.

- PB 6. Show AC units for 88 building.

Two AC units have been added for the 88 East Central Street building. Sheets 3 through 6.

PB 7. Label visitor parking spaces.

Visitor parking signs have been added to parking spots 24 and 25.

Additional Planning Board Comments Public Hearing - October 19, 2020.

1. Provide landscape screening on east side of 94 East Central Street.

Nine arborvitae trees have been proposed to provide an additional scree at parking spaces 1-8.

2. Provide the location of the fence at the 70-72 and 88 East Central Street lot line area.

The proposed chain link fence has been added based on the approved Limited Site Plan for 70 East Central Street dated October 29, 2019. A portion of the originally proposed fence has been eliminated to accommodate the proposed driveway connection.

3. Screening rear of 70 – 72 East Central Street project.

The twelve proposed Arborvitae, as shown on the endorsed site plan for 70 East Central Street, have been added to sheet 5. The label for these plants also indicated that two proposed arborvitae trees were relocated due to the installation of the transformer.

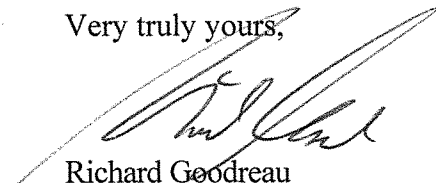
4. Add a dumpster area for 88 East Central Street.

A dumpster area was added on the 88 East Central Street property. The detail was revised on sheet 8.

Additional comments related to the propose building and suggested conditions of approval will be addressed by the applicant.

We are looking forward to meeting with the Planning Board to discuss this project further.

Very truly yours,



Richard Goodreau
Project Manager

88 EAST CENTRAL ST

PROPOSED DEVELOPMENT

OWNER: 70 E. CENTRAL STREET, LLC

OCTOBER 26, 2020



CAMFORD
PROPERTY GROUP, INC.

PREPARED BY
KUTHranieri
a r c h i t e c t s











October 27, 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 Update**

Dear Mr. Padula:

BETA Group, Inc. has reviewed revised 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 update 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 October 23, 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. *UCI: Applicant to provide revised site lighting plan. Added waiver request. Sheet 1. BETA2: The revised lighting plan indicates no spillage at the property lines and the requested waiver appears unnecessary – issue resolved.*

- G2. Revise the Wheelchair Ramp detail to reflect that the proposed sidewalk will be concrete. *UCI: The wheelchair ramp detail has been revised. Sheet 9. BETA2: Detail revised – issue resolved.*
- 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. *UCI: The plan depicts the existing vertical granite curb at that location. BETA2: Information provided – issue dismissed.*

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. *UCI: The Residential Density calculations have been revised and are based on the current lot sizes. Refer to calculations and notes on Sheet 3. BETA2: Calculation provided indicating permitted densities will not be exceeded – issue resolved.*
- Z2. Clarify the intended use of the commercial spaces, if known. *UCI: The commercial spaces use is not known at this time. BETA2: Information provided. BETA defers to the preference of the Board to require limited Site Plan to be filed for commercial tenants. UCI2: The applicant agrees to file for a limited Site Plan as commercial tenants are determined. BETA3: BETA defers to the preference of the Board to include this as a condition of approval.*
- Z3. Confirm the proposed use of modified #88 East Central St. building will be entirely commercial. *UCI: The 88 East Central Street building will be entirely commercial. BETA2: Information provided – issue resolved.*

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, frontage, 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.

- SCH1. Clarify if the proposed easement (Sheet 2) on Lot 286-33 is still required. *UCI: It is anticipated that the existing easement will be no longer necessary once the lots are combined. BETA2: A proposed easement is still shown on the Existing Conditions Plan – issue remains outstanding. UCI2: The proposed easement label has been removed. BETA3: Label removed – issue resolved.*
- SCH2. Recommend providing a draft ANR plan as part of the proposed development package. *UCI: Proposed Parcels "A" and "B" have been added. Sheet 3. The applicant will have draft ANR plan completed and filed if necessary. BETA2: The project no longer proposes to combine any lots and*

instead proposes several land conveyances, which are required to legally construct the project. The Board may wish to consider a condition of approval that requires the ANR plan to be filed at the Registry prior to endorsement. UCI2: The applicant and their Attorney will address this issue with the Planning Board. BETA3: BETA defers to the preference of the Board on this issue.

- 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. *UCI: The notes has been removed. Sheet 1. The zoning table has been revised to provide the zoning information for 70-72 East Central Street and the proposed 88 and 94 East Central Street sites after property line adjustments. BETA2: Table and notes revised – issue resolved.*
- SCH4. Revise setbacks to be reflective of the combined lots. *UCI: The setbacks have been revised to reflect the three separate lots. Setbacks for #88 and #94 East Central Street are provided based on the property line adjustments. BETA2: Setbacks revised to reflect proposed lot lines – issue resolved.*
- SCH5. Provide architectural plans for the new building layouts. *UCI: The applicant will address this request. BETA2: The Applicant has indicated that the architectural layout of the buildings and site have not changed substantially from the last submission. BETA defers to the preference of the Board and Design Review Commission for requested new or additional information. UCI2: Applicant will provide the Board with the building plans. BETA3: BETA defers to the preference of the Board on the building's proposed architecture.*

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 29 surface parking spaces and an additional 17 spaces will be provided within five garages in the proposed southerly building (46 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 46 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. *UCI: Arborvitae spacing to be 10 feet on center. Additional arborvitae have been added. Refer to BETA Landscape Architect suggested spacing. BETA2: After consultation with our landscape architect the proposed spacing was determined to be adequate – issue dismissed.*
- P2. Provide the layout for the proposed 10-space parking garage. *UCI: The nine parking spaces have been added to the garage area. Sheet 3. BETA2: Layout provided – issue resolved.*
- 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. *UCI: Parking space 30 was eliminated and the dumpster access area was revised. Trash truck and passenger vehicle route details were added to Sheet 8. BETA2: Layout modified and turning movements provided – issue resolved.*
- P3A. **Since lots are no longer proposed be combined, provide any required easements rights for parking, site, and dumpster access.** *UCI2: The applicant and their Attorney will address this issue with the Planning Board. Any necessary easement can be provided on the ANR plan. BETA3: BETA defers to the preference of the Board on this issue.*

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.

- S11. Recommend providing a striped crosswalk from the sidewalk wheelchair ramp to the 94 East Central Street accessible route. *UCI: A cross walk has been added. Sheet 3. BETA2: Crosswalk provided – issue resolved.*
- S12. Due to the proposed grading on the new sidewalk, handrails or landings may be required to comply with Massachusetts Architectural Access Board Regulations. *UCI: A detail of the proposed entrance sidewalk has been added. Sheet 8. BETA2: Detail provided that depicts compliance with MAAB regulations – issue resolved.*

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. *UCI: A sewer profile has been provided on Sheet 9 which includes manholes at connection points from the proposed 94 building. The proposed sewer service from the proposed 88 building will include one bend and a wye connection at the main. We have contacted the DPW and will address the sewer connection to 88 East Central Street prior to construction. BETA2: Information provided. Recommend to note locations of proposed bend and wye connections on final plans. BETA defers to the DPW for additional comment. UCI2: After discussion with the DPW, the proposed sewer service to the rear of 88 East Central Street has been eliminated. The existing sewer service will be utilized. Additionally, a doghouse manhole and detail have been added to the site plans. BETA3: Design revised per the preference of the DPW – issue resolved.*

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. *UCI: Additional labels have been added. Sheet 4. BETA2: Information provided – issue resolved.*
- 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. *UCI: The suggested waiver has been provided. Waiver request 2 sheet 1. The drain pipe material at the rear of the building has been revised to RCP. BETA2: Material labels provided – issue resolved.*
- SW3. Include the missing 324 contour between the southerly garages (el. 324.5) and CB95 (el. 323.0). *UCI: The contour has been added. Sheet 4. BETA2: Contour provided – issue resolved.*
- SW4. Provide spot grades at the concrete dumpster pad to show positive drainage toward CB96. *UCI: Spot grades have been added. Sheet 4. BETA2: Grading information provided – issue resolved.*

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. *UCI: The proposed roof drain discharge pipe is for approximately 2,924 sq. ft. or the roof area. The remaining rear roof will discharge to three separate roof leader locations. The front of the roof will be directed to the underground pond.* **BETA2: Information provided – issue dismissed.**

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. *UCI: A copy of the TSS removal worksheet for 70 East Central Street dated 2/28/2018 is being provided.* **BETA2: Information provided – issue resolved.**

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. *UCI: A noted has been added. Sheet 6. BETA2: Note provided – issue resolved.*

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. *UCI: The erosion control barrier has been extended. Sheet 6. BETA2: Erosion control barrier location revised – issue resolved.*

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. *UCI: The erosion control barrier has been added. Sheet 6. BETA2: Erosion control barrier location revised – issue resolved.*

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.

Mr. Anthony Padula, Chairman

October 27, 2020

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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.



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 27, 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 most recent submission for the subject 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: October 28, 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

The DPCD has reviewed the above reference Special Permit and Site Plan Application for a Mixed-Use development for the Monday, November 2, 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 from October 19, 2020 meeting:

1. Add more screening along the left side of the building. Applicant has added additional plantings.
2. Change the style and color of the addition on the house. Applicant has provided revised color renderings.
3. Hold the occupancy for the last 2 units, until the addition on the house is weather tight. Per Town Attorney Cerel, the Board can add the following condition:
 - a. This special permit is personal to this applicant, or an entity owned by the applicant and shall NOT run with land; any proposed change in the project, including a change of ownership, shall require submittal to and approval by Franklin Planning Board.

******The above wording was written by Town Attorney Cerel and recommended as a condition to withhold the last 2 occupancy permits.**

ROLE CALL VOTE:

This determination shall be in addition to the following specific findings:

1. **Special Permits VOTE:** §185 Attachment 9: Maximum Height of Building and §185 Attachment 7: Multifamily.

If you vote NO on any of the following, please state reason why you are voting NO:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.

Joseph Halligan	YES	NO	Rick Power	YES	NO
William David	YES	NO	Gregory Rondeau	YES	NO

- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

Joseph Halligan	YES	NO	Rick Power	YES	NO
William David	YES	NO	Gregory Rondeau	YES	NO

- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Joseph Halligan	YES	NO	Rick Power	YES	NO
William David	YES	NO	Gregory Rondeau	YES	NO

- (d) Neighborhood character and social structure will not be negatively impacted.

Joseph Halligan	YES	NO	Rick Power	YES	NO
William David	YES	NO	Gregory Rondeau	YES	NO

- (e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.

Joseph Halligan	YES	NO	Rick Power	YES	NO
William David	YES	NO	Gregory Rondeau	YES	NO

- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

Joseph Halligan	YES	NO	Rick Power	YES	NO
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William David	YES	NO	Gregory Rondeau	YES	NO
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(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

Joseph Halligan	YES	NO	Rick Power	YES	NO
William David	YES	NO	Gregory Rondeau	YES	NO

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Joseph Halligan	YES	NO	Rick Power	YES	NO
William David	YES	NO	Gregory Rondeau	YES	NO

Suggested Standard Conditions of Approval:

1. This Special Permit shall not be construed to run with the land and shall run with the Site Plan as endorsed by the Planning Board. A new Special Permit shall be required from the Planning Board if any major change of use or major change to the site plan is proposed.
2. This Special Permit shall lapse if a substantial use or construction has not begun, except for good cause, within twenty four (24) months of approval, unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the Special Permit have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #4.
3. Construction or operations under this Special Permit shall conform to any subsequent amendment of the Town of Franklin Zoning Bylaw (§185) unless the use or construction is commenced within a period of six (6) months after the issuance of this Special Permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
4. The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
5. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the

Planning Board (Form H). Said inspection is further outlined in condition #4.

6. No alteration of the Special Permit and the plans associated with it shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
7. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
8. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall make a notation on the site plan that references the Special Permit and the conditions and dates of this Certificate of Vote.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
 - The owner/applicant shall submit a minimum of six copies of the approved version of the plan.
9. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.