



March 23, 2022

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

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

Dear Mr. Rondeau:

BETA Group, Inc. has reviewed the documents associated with the proposed Site Plan Approval Modification application entitled “70, 72, 88, and 94 East Central Street” located in Franklin, Massachusetts, which were revised in response to BETA’s initial review. This letter is provided to update our findings, comments, and recommendations as they relate to the proposed revisions.

## **BASIS OF REVIEW**

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

- Letter in Response to Comments dated
- Plans (9 Sheets) entitled **Site Plan Modification, 70, 72, 88, and 94 East Central Street**, dated December 24, 2021, revised 02-28-2022, prepared by United Consultants, Inc. of Wrentham, MA
- Drainage Analysis for Site Plan Modification, dated December 24, 2021, revised February 28, 2022 prepared by United Consultants, Inc. of Wrentham, MA.
- Watershed Plans prepared by United Consultants, Inc. revised 02-28-2022
- Operations & Maintenance Plan prepared by United Consultants, Inc. revised 02-28-2022
- Letter From Owner Brad Chaffee, entitled “Site Plan-94/88 East Central St-Traffic Study dated 03-16-2022
- Cut sheet for Goodman Air Conditioning & Heating air conditioner condenser.
- Drawing entitled “East Central Street Development, Exterior Lighting Plan, Photometrics & Schedules” dated 02-01-2022 prepared by S & K Associates, Canton, Mass.
- Artist rendering of the proposed site

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

- **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. 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 structures at #88 and #94 East Central Street to construct a 3-story, 10,554 +/- SF structure with mixed residential and commercial uses. Access to the building will be provided through the existing driveway access to 70-72 East Central Street. The driveway will continue across the lot and provide a reconstructed access driveway from East Central Street that is proposed to run along the western side of the Site. The driveway will also be modified to provide access to 19 garage spaces in the floor of the proposed structure. The driveway connects to 2 parking areas located in front of the proposed building. In addition, the driveway modification will result in a reduction in the existing spaces at the 70-72 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.

## FINDINGS, COMMENTS AND RECOMMENDATIONS

### GENERAL COMMENTS

- G1. No sight lighting is identified not is there any plan in the submission that indicates what the illumination on the ground will be.

*UCI: Refer to Sheet SL1 prepared by S&K Associates.*

**BETA:** *Based upon the lighting plan as submitted it does appear that there may be some minor spillage (10'+) onto the abutting lot behind the building. The intensity does not show beyond the property line however based upon the light reductions shown elsewhere, the light will extend as noted above.*

- G2. The bearings and distances on the property lines are not indicated. Nor is the area of map 286, parcel 33 identified.

*UCI: the bearings and distances as wells as the lot area were added to sheet 2.*

**BETA:** *Comment addressed, no further comments.*

## 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 (17 new units) and 972 sq. ft. of commercial space. Multi-family use is permitted by Special Permit from the Planning Board. The proposed number of units are well within the limits of the Zoning by-laws (1 unit /1,000 sq. ft.). 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. Clarify the intended use of the commercial space, if known.

*UCI: the use is not known at this time.*

**BETA:** *BETA recommends that a condition be set relative to the use for later review.*

## 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, building height, no. of stories and maximum impervious coverage for structures and structures plus paving.

- SCH1. The plan indicates that the lots will be combined. Provide a total lot area either on sheet 2 or 3.

*UCI: The total lot area was added to sheet 2.*

**BETA:** *Comment addressed, no further comments.*

- SCH2. Provide architectural plans for the new building layouts.

*UCI: The applicant will provide architectural plans*

**BETA:** *Comment addressed, no further comments.*

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

Access to the Site will be provided through 2-24' (minimum) wide paved driveway openings which include the existing curb cut to #70 and #72 East Central Street and a revised curb cut just west of the existing common driveway entrance to 88 & 94 East Central Street. The 2-entrance driveways are interconnected so traffic entering the site can access the entirety of the site from either entrance. Two (2) new parking areas in front of the proposed building, will provide 23 surface parking spaces. An additional 19 garage spaces will be provided in the proposed building for a total of 42 spaces. Minor revisions to the #70 and #72 East Central Street will result in the loss of 4 surface parking spaces and 2 garage spaces from the Proposed surface parking spaces are 9' wide by 19' long and two have been designed as van accessible, 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. 17 dwelling units and 972 sq. ft. of commercial space are proposed in the new building, a minimum of 26 parking spaces are required. A total of 42 new parking spaces are proposed at the new building. Although six (2 surface-4 garage) parking spaces will be lost at the existing #70 and #70 East Central Street site, calculations have been provided that indicate an excess of 12 spaces above the bylaw requirements will remain.

The development proposes 23 new outdoor parking spaces and will be subject to the Screening requirements of §185-35.B. Vegetative screening (arborvitae) is provided along the length of the parking area abutting the lot to the east. In addition, an existing 4' high stockade fence is proposed to be retained along the same property line adjacent to the proposed spaces. 19 arbor vitae are proposed along the southerly property line at the rear of the building at 94 East Central Street.

P1. On Sheet 3, move the "Handicap Sign" notation to correspond to the actual accessible spaces.

*UCI: The notation has been relocated.*

**BETA:** Comment addressed, no further comments.

P2. Show dimensions in the garage, including space length and width and access width.

*UCI: The dimensions were added to sheet 3.*

**BETA:** Comment addressed, no further comments.

## **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 #94 building.

SI1. A crosswalk is being provided from the sidewalk from East Central Street to the front of #94. However, there is no ramp shown on the opposite side of the driveway and explain how the building is accessible from this point.

*UCI: The sidewalk has been extended to connect with the accessible access*

**BETA:** The sidewalk will be extended west along the rear of the parking area and cross the driveway opposite the access point from the building. Comment addressed, no further comments.

## **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)) should be included in the plan set.

## **UTILITIES**

The proposed development is shown to be serviced by water, sewer, gas and electric utilities. In addition, all the stormwater systems on site will tie into the municipal separate stormwater sewer system in East Central Street. Detailed review of utilities is anticipated to be provided by the DPW. A manhole will be

provided at the sewer tie in East Central Street rather than a wye connection. A detail for this manhole has been provided on sheet 8 of 9. AC units for the proposed building will be provided in 2 separate areas. 8 are proposed at the southeast corner of the building and 10 are proposed along the easterly edge of the building. The existing drainage system at 70-72 East Central is already connected with the drainage system in East Central Street and this connection will not be altered with this modification. 2 additional catch basins will be added to accommodate the changes in the pavement layout necessary to provide the new garage entrance at #94 and the new connection with the 2 additional parking areas in front of #94. The proposed system at #94 will consist of an infiltration system that will accept flow from the roof of the building and a catch basin at the northwest corner of the parking lot. 2 additional catch basins will be placed at the driveway entrance adjacent to East Central Street. Discharge from the infiltration system as well as the 2 basins at the intersection will be piped into a drain manhole in East Central Street. A waiver has been requested to allow the use of HDPE piping for components of the drainage system and to provide less than 42" of cover.

- U1. Consult with the DPW for permits and fees associated with the proposed utility work in the East Central Street Right of way.

*UCI: Refer to the Town Engineers comment #1 and the response. .*

**BETA:** BETA defers to the DPW on this issue.

- U2. Indicate on the Grading and Utility Plan (Sheet 4 of 9) where the piping material will be HDPE. Add a note on the plans that all other drainage pipes will be Class V RCP as noted on the waiver request

*UCI: The HDPE pipes have been labeled. Refer to Drainage System note 2 (Sheet 4) for RCP pipe class.*

**BETA:** Comment addressed, no further comments.

- U3. Provide a trench detail for the HDPE piping. Depth of cover on the connection from CB 92 to the infiltration system will be less than 2'. Backfill requirements on this material is critical to ensure that they remain round and are properly supported by the backfill material.

*UCI: An HDPE pipe trench detail has been added to sheet 7.*

**BETA:** Add a note to the detail that the backfill around the pipe shall conform to the requirements of Mass Highway Material Spec. M2.01.4 and be compacted.

- U4. Provide the manufacturers information regarding potential noise issues associated with the AC condensers and demonstrate that the units will not be a nuisance to the abutters.

*UCI: The applicant has provided cut sheets for the AC units.*

**BETA:** Based upon the 75 decibel rating for the units, BETA recommends that a 2<sup>nd</sup> row (6 trees) of arbor vitae be added in the area of the units at the rear of the #94 building to provide an additional degree of noise attenuation for the abutters.

## 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. 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. The proposed infiltration system is being used to reduce peak flow rates and provide recharge. The system as proposed will be set 2' above groundwater. In accordance with Volume 1, Chapter 1 of the standards, perform a mounding analysis to determine if the mound rises into the proposed storage area.

*UCI: The mounding analysis has been added to the revised drainage report Appendix G.*

**BETA:** *The mounding analysis needs to be corrected to demonstrate compliance with the standards. The application time should be extended to 1 day, the hydraulic conductivity should reflect the rate used in the hydrologic analysis.*

SW2. Provide dewater calculations in accordance with the standard rather than use the Hydro-CAD program. Especially since the printout indicates that the system fails to dewater in 72 hours as required.

*UCI: The drawdown time has been added to Standard 3. Appendix I.*

**BETA:** *The analysis indicates that the subsurface infiltration system will dewater in 69.3 hours, less than 72 hours. System design conforms to the standards. No further comments*

SW3. A portion of the proposed pavement area will not flow through an infiltration system. In accordance with Volume 1, Chapter 1, provide a weighted average of the recharge requirements.

*UCI: The mounding analysis has been added to the revised drainage report Appendix G.*

**BETA:** *The mounding analysis demonstrates that 69.3% of the proposed impervious surfaces will flow to the infiltration structure. The storage volume provided will comply with the requirements of the standards. No further comments.*

SW4. As noted in your drainage analysis, the Hollis -Charlton complex is both a HSG B and D soil depending upon depth to ledge. Based upon the test pit results, a significant portion of this area qualifies as a HSG B soil. Since you have separated out the ledge from the soil areas, BETA recommends that you use the CN values for a HSG B soil in your drainage calculations and adjust recharge requirements accordingly.

*UCI: The use of HSG D is based upon the soil permeability rates. Refer to the rates in the drainage report*

**BETA:** *Comment addressed.*

SW5. The TSS Calculation sheets do not reflect the drawings. The calculations show flow through 2 proprietary filters however in each case, only 1 is provided. Modify the calculations to reflect proposed conditions.

*UCI: The TSS Removal calculations have been revised. See Appendix E.*

**BETA:** *Comment addressed.*

- SW6. The depth of cover over the proposed infiltration system at the northerly edge will be less than 24". BETA recommends that an additional layer of geotextile reinforcement layer be provided over the system a minimum of 6 "above the top of the system to help meet the required H-20 loading capacity.

*UCI: A geotextile layer has ben added to the detail. See Sheet 8.*

**BETA:** *The geotextile layer has been added to the detail. Comment addressed.*

- SW7. BETA recommends that the outlet pipes from the infiltration system be from the culverts where an inlet is not provided. This will ensure that the runoff is treated in accordance with the standards and no bypass will occur.

*UCI: The inlet and outlet piping has been revised. See Sheet 4.*

**BETA:** *Comment addressed.*

## **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. All the runoff from the roof of #94 will be collected and directed into the subsurface infiltration system.

**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 or Urban Land. 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. See Notes SW1,3,&4 above.



**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 runoff from new impervious surfaces will either be directed to a new subsurface infiltration system or through 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.

SW8. See note SW5 above.

*UCI: The TSS Removal calculations have been revised. See Appendix E.*

*BETA: Comment addressed.*

**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.

SW9. BETA recommends that the existing paved driveway remain in place as long as possible to be used as a construction entrance.

*UCI: A note has been added to sheet 6.*

*BETA: Comment addressed.*

SW10. Provide and maintain erosion control barrier in front of the 2 access points from #70-72 pavement areas until modifications to existing pavement are required to provide access to #94.

*UCI: The erosion control barrier and notes have been added to sheet 6*

*BETA: Comment addressed.*

**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.

SW11. Add a note to the plan for Long Term that all catch basins shall be inspected 4x per year and when they should be cleaned.

*UCI: The catch basin notes have been added to the long-term O & M.*

*BETA: Comment addressed.*

SW12. Add a note relative to maintenance and inspections of all curbing and pavement.

*UCI: The note has been revised on sheet 6, the O & M Plan the stormwater facilities plan.*

*BETA: Comment addressed*



Mr. Gregory Rondeau, Chairman

March 23, 2022

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SW13. There is a reference to a pond on the plan and no pond is provided. Change the note to indicate that there is a subsurface infiltration system and reference the inspection ports and what are the indicators that maintenance is required.

*UCI: The requested labels and notes have been added.*

**BETA:** Comment addressed

SW14. Add the water quality unit Manufacturers O & M to the plan as an appendix and reference it in the inspection schedule of the plan.

*UCI: The Stormceptor O & M Manual has been added to the O & M Plan.*

**BETA:** Comment addressed

SW15. The reference to Sheet 6 should be removed and the Operation and Maintenance Plan sheet 1 of 1, should be included with the written document and referenced appropriately.

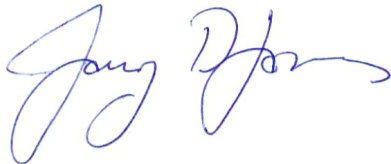
*UCI: The O & M Plan has been revised.*

**BETA:** Comment addressed

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, PE  
Senior Project Manager

cc: Amy Love, Planner



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

March 23, 2022

Mr. Greg Rondeau, 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 revised materials for the subject project and we do not have any further comments.

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

### MEMORANDUM

**DATE:** March 23, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 72-94 East Central St  
Special Permit & Site Plan Modification

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The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, March 28, 2022 Planning Board meeting and offers the following commentary:

#### **General:**

1. The site is located at 72-94 East Central St in the Commercial I Zoning District.
2. The applicant is proposing to construct a mixed use three story building with 17 residential units and 1 commercial unit. Multi-Family requires a Special Permit in the Commercial I Zoning District, under 185 Attachment 7, 6.1.

#### Overview:

- 54 Units are allowed, the Applicant is proposing 17 Units
  - 2 Bedrooms = 5 Units
  - 3 Bedrooms = 12 Units
- 27 Parking Spaces are required, the Applicant is proposing 42 parking spaces.

#### Waivers Request:

- To allow less than 42" of cover over the RCP drain pipe, proposed class V RCP
- To allow the use of HPDE pipe from catch basin 92 to the underground pond, from the underground pond to drain manhole 93, the roof leader collection system and from roof leader connection to DMH 95.
- To all the site lighting to extend past the property line.

#### Documents Submitted:

1. Revised Site Plan, including Lighting Plan and Elevation Plan
2. AC Unit detail sheets
3. Revised drainage Report
4. Operations and Maintenance Report
5. Traffic Study

Comments from February 28, 2022:

1. Provide the height of the building on the plans – *Applicant submitted elevation*
2. Provide traffic study from previous project – *Applicant provided an updated Traffic Report including both projects*
3. Will there be any roof top units and/or where will the AC units be located – *Applicant provided details of the AC Units*
4. Provide the green space in front to the Town. Note – Per Town Attorney, the Planning Board does not have authority to require land be donated to the Town, nor the authority to take land. The Green Space is currently the front lawn of the project.

DPCD reviewed the most recent Site Plan and Special Permit applications before the Planning Board that are located within the DC and CI zoning districts and areas around these zones, and have developed the table below summarizing the related parking requirements.

| Project   | Address                      | Zoning District | Parking Required | Parking Provided | Units per sq/ft area |
|---|------------------------------|-----------------|------------------|------------------|----------------------|
| 257 Residential units                               | Dean Ave                     | GRV             | 514 spaces       | 463 spaces       | 3,961                |
| <b>*17 Residential units and 1 Commercial space</b> | <b>72-94 East Central St</b> | <b>C1</b>       | <b>29 spaces</b> | <b>42 spaces</b> | <b>3,212</b>         |
| 3 Residential units and 1 Commercial space          | 14 Ruggles St                | C1              | 10 spaces        | 7 spaces         | 2,994                |
| 12 Residential units and 2 Commercial spaces        | 70 East Central St           | DC              | 20 spaces        | 32 spaces        | 2,277                |
| 28 Units/ 5,000 sq/ft Retail                        | 40 Alpine Row                | DC              | 48 spaces        | 78 spaces        | 1,915                |
| **105 Residential Units                             | 330 East Central St          | CII             | 204 spaces       | 156 spaces       | 1,716                |
| *33 Residential Units and 1 Commercial space        | 230 East Central St          | CI              | 52 spaces        | 53 spaces        | 1,326                |

\*Currently applicant is in front of the Planning Board

\*\*ZBA granted a variance to allow 105 units

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

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

(1) **Special Permits:** To allow Multi-Family in the Commercial I Zoning District, under 185 Attachment 7, 6.1.

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

|                 |     |    |                   |     |    |
|-----------------|-----|----|-------------------|-----|----|
| Gregory Rondeau | YES | NO | Jennifer Williams | YES | NO |
| Rick Power      | YES | NO | Beth Wierling     | YES | NO |
| William David   | YES | NO |                   |     |    |

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

|                 |     |    |                   |     |    |
|-----------------|-----|----|-------------------|-----|----|
| Gregory Rondeau | YES | NO | Jennifer Williams | YES | NO |
| Rick Power      | YES | NO | Beth Wierling     | YES | NO |
| William David   | YES | NO |                   |     |    |

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

|                 |     |    |                   |     |    |
|-----------------|-----|----|-------------------|-----|----|
| Gregory Rondeau | YES | NO | Jennifer Williams | YES | NO |
| Rick Power      | YES | NO | Beth Wierling     | YES | NO |
| William David   | YES | NO |                   |     |    |

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

|                 |     |    |                   |     |    |
|-----------------|-----|----|-------------------|-----|----|
| Gregory Rondeau | YES | NO | Jennifer Williams | YES | NO |
| Rick Power      | YES | NO | Beth Wierling     | YES | NO |
| William David   | 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.

|                 |     |    |                   |     |    |
|-----------------|-----|----|-------------------|-----|----|
| Gregory Rondeau | YES | NO | Jennifer Williams | YES | NO |
| Rick Power      | YES | NO | Beth Wierling     | YES | NO |
| William David   | 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.

|                 |     |    |                   |     |    |
|-----------------|-----|----|-------------------|-----|----|
| Gregory Rondeau | YES | NO | Jennifer Williams | YES | NO |
| Rick Power      | YES | NO | Beth Wierling     | YES | NO |
| William David   | YES | NO |                   |     |    |

(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.

|                 |     |    |                   |     |    |
|-----------------|-----|----|-------------------|-----|----|
| Gregory Rondeau | YES | NO | Jennifer Williams | YES | NO |
| Rick Power      | YES | NO | Beth Wierling     | YES | NO |
| William David   | 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.

|                 |     |    |                   |     |    |
|-----------------|-----|----|-------------------|-----|----|
| Gregory Rondeau | YES | NO | Jennifer Williams | YES | NO |
| Rick Power      | YES | NO | Beth Wierling     | YES | NO |
| William David   | YES | NO |                   |     |    |



# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 10 FEBRUARY 2022

RE : 72-94 EAST CENTRAL ST. - SITE PLAN

Thank you for the opportunity to review the above mentioned plan. We have had meetings with the proponent regarding this project. They have met our requirements. As such, we have no further comment at this time.

Please contact me should you have any question or require any additional information.

cc: file



United  
Consultants, Inc.  
850 Franklin Street Suite 11D  
Wrentham, MA 02093  
508-384-6560 FAX 508-384-6566

February 28, 2022

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

RE: 70, 72, 88 and 94 East Central Street Site Plan

Dear 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 The Town Engineer, Town Planner and BETA Group, Inc. 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.

Mr. Michael Maglio, P.E. Town Engineer

1. Applications that will need to be filed with the Franklin Department of Public Works may include, but are not necessarily limited to Water and Sewer Permits, Inflow & Infiltration Removal fees, and Street Excavation Permits. *The applicant will file for the necessary permits.*
2. The proposed number of bedrooms for the residential units should be identified. *The 88 - 94 East Central Street building will have five - 2 bedroom units and twelve -3 bedrooms unit.*
3. Depending on the proposed commercial use, an exterior grease trap may be required. *Upon securing a tenant, and if necessary, the applicant will provide a grease trap.*
4. We note that an oil grease trap is shown, presumably for the enclosed parking garage floor drain. Floor drains fall under the purview of the Plumbing Code and its design will need to be approved by the Building Department. *Agreed. No additional comment.*
5. Please verify if the retaining wall at the back of sidewalk will be removed along the entire frontage, or if only portions of it are to be removed. *The existing retaining walls are proposed to be removed. Labels have been added. See sheet 4.*

Department of Planning and Community Development

- The applicant was denied on December 21, 2020, a Special Permit application for a 5 story building, with 13 residential units and 1 commercial unit. *No comment.*
- The Applicant returned to the Planning Board January 11, 2021, with revised Concept Plans. The Planning Board determined at this meeting that the new concept plans are a substantial change to the Special Permit. Meeting Minutes attached. *No comment.*
- The Applicant has provided the revised plans to the Planning Board. *No comment.*

BETA Group, Inc.

**General Comments**

- G1. No sight lighting is identified not is there any plan in the submission that indicates what the illumination on the ground will be. *Refer to sheet SL1 prepared by S&K Associates.*
- G2. The bearings and distances on the property lines are not indicated. Nor is the area of map 286, parcel 33 identified. *The bearings and distances as well as the lot area were added to sheet 2.*

**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 (17 new units) and 972 sq. ft. of commercial space. Multi-family use is permitted by Special Permit from the Planning Board. The proposed number of units are well within the limits of the Zoning by-laws (1 unit /1,000 sq. ft.) . 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. Clarify the intended use of the commercial space, if known. *The use is not know at this time.*

**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, building height, no. of stories and maximum impervious coverage for structures and structures plus paving.

SCH1. The plan indicates that the lots will be combined. Provide a total lot area either on sheet 2 or 3. *The total area was added to sheet 2.*

SCH2. Provide architectural plans for the new building layouts. *The applicant will provide building plans.*

**Parking, Loading and Driveway Requirements (§185-21)**

Access to the Site will be provided through 2-24' (minimum) wide paved driveway openings which include the existing curb cut to #70 and #72 East Central Street and a revised curb cut just west of the existing common driveway entrance to 88 & 94 East Central Street. The 2-entrance driveways are interconnected so traffic entering the site can access the entirety of the site from either entrance. Two (2) new parking areas in front of the proposed building, will provide 23 surface parking spaces. An additional 19 garage spaces will be provided in the proposed building for a total of 42 spaces. Minor revisions to the #70 and #72 East Central Street will result in the loss of 4 surface parking spaces and 2 garage spaces from the Proposed surface parking spaces are 9' wide by 19' long and two have been designed as van accessible, 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. 17 dwelling units and 972 sq. ft. of commercial space are proposed in the new building, a minimum of 26 parking spaces are required. A total of 42 new parking spaces are proposed at the new building. Although six (2 surface-4 garage) parking spaces will be lost at the existing #70 and #70 East Central Street site, calculations have been provided that indicate an excess of 12 spaces above the bylaw requirements will remain.

The development proposes 23 new outdoor parking spaces and will be subject to the Screening requirements of §185-35.B. Vegetative screening (arborvitae) is provided along the length of the parking area abutting the lot to the east. In addition, an existing 4' high stockade fence is proposed to be retained along the same property line adjacent to the proposed spaces. 19 arbor vitae are proposed along the southerly property line at the rear of the building at 94 East Central Street.

P1. On Sheet 3, move the "*Handicap Sign*" notation to correspond to the actual accessible spaces. *The notation has been relocated.*

P2. Show dimensions in the garage, including space length and width and access width. *The dimensions were added to sheet 3.*

#### 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 #94 building.

S11. A crosswalk is being provided from the sidewalk from East Central Street to the front of #94. However, there is no ramp shown on the opposite side of the driveway and explain how the building is accessible from this point. *The sidewalk has been extended to connect with the accessible access.*

#### 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)) should be included in the plan set.

#### Utilities

The proposed development is shown to be serviced by water, sewer, gas and electric utilities. In addition, all the stormwater systems on site will tie into the municipal separate stormwater sewer system in East Central Street. Detailed review of utilities is anticipated to be provided by the DPW. A manhole will be provided at the sewer tie in East Central Street rather than a wye connection. A detail for this manhole has been provided on sheet 8 of 9. Ac units for the proposed building will be provided in 2 separate areas. 8 are proposed at the southeast corner of the building and 10 are proposed along the easterly edge of the building. The existing drainage system at 70-72 East Central is already connected with the drainage system in East Central Street and this connection will not be altered with this modification. 2 additional catch basins will be added to accommodate the changes in the pavement layout necessary to provide the new garage entrance at #94 and the new connection with the 2 additional parking areas in front of #94. The proposed system at #94 will consist of an infiltration system that will accept flow from the roof of the building and a catch basin at the northwest corner of the parking lot. 2 additional catch basins will be placed at the driveway entrance adjacent to East Central Street. Discharge from the infiltration system as well as the 2 basins at the intersection will be piped into a drain manhole in East Central Street. A waiver has been requested to allow the use of HDPE piping for components of the drainage system and to provide less than 42" of cover.

U1. Consult with the DPW for permits and fees associated with the proposed utility work in the East Central Street Right of way. *Refer to the Town Engineers comment #1 and the response.*

- U2. Indicate on the Grading and Utility Plan (Sheet 4 of 9) where the piping material will be HDPE. Add a note on the plans that all other drainage pipes will be Class V RCP as noted on the waiver request. *The HDPE pipes have been labeled. Refer to Drainage System note 2 (Sheet 4) for RCP pipe class.*
- U3. Provide a trench detail for the HDPE piping. Depth of cover on the connection from CB 92 to the infiltration system will be less than 2'. Backfill requirements on this material is critical to ensure that they remain round and are properly supported by the backfill material. *A HDPE pipe trench detail has been added to sheet 7.*
- U4. Provide the manufacturers information regarding potential noise issues associated with the AC condensers and demonstrate that the units will not be a nuisance to the abutters. *The applicant has provided cut sheets for the AC units.*

#### Storm-water 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. 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. The proposed infiltration system is being used to reduce peak flow rates and provide recharge. The system as proposed will be set 2' above groundwater. In accordance with Volume 1, Chapter 1 of the standards, perform a mounding analysis to determine if the mound rises into the proposed storage area. *The mounding analysis has been added to the revised drainage report. Appendix G.*
- SW2. Provide dewater calculations in accordance with the standard rather than use the Hydro-CAD program. Especially since the printout indicates that the system fails to dewater in 72 hours as required. *The Drawdown Time has been added to Standard 3. Appendix I.*
- SW3. A portion of the proposed pavement area will not flow through an infiltration system. In accordance with Volume 1, Chapter 1, provide a weighted average of the recharge requirements. *The impervious area added to the site as part of the construction of the 88 and 94 East Central Street project has been combined and is reflected in the calculation. Refer to Standard 3 Appendix I.*
- SW4. As noted in your drainage analysis, the Hollis -Charlton complex is both a HSG B and D soil depending upon depth to ledge. Based upon the test pit results, a significant portion of this area qualifies as a HSG B soil. Since you have separated out the ledge from the soil areas, BETA recommends that you use the CN values for a HSG B soil in your drainage calculations and adjust recharge requirements accordingly. *The use of HSG D was based on the soil permeability rates. Refer to the rates in the drainage report.*
- SW5. The TSS Calculation sheets do not reflect the drawings. The calculations show flow through 2 proprietary filters however in each case, only 1 is provided. Modify the calculations to reflect proposed conditions. *The TSS Removal calculations have been revised. See Appendix E.*
- SW6. The depth of cover over the proposed infiltration system at the northerly edge will be less than 24". BETA recommends that an additional layer of geotextile reinforcement layer be provided over the system a minimum of 6 "above the top of the system to help meet the required H-20 loading capacity. *A geotextile material has been added to the detail. See sheet 8.*

SW7. BETA recommends that the outlet pipes from the infiltration system be from the culverts where an inlet is not provided. This will ensure that the runoff is treated in accordance with the standards and no bypass will occur. *The inlet and outlet piping has been revised. See sheet 4.*

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. All the runoff from the roof of #94 will be collected and directed into the subsurface infiltration system.

**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 or Urban Land. 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. See Notes SW1,3,&4 above.

**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 runoff from new impervious surfaces will either be directed to a new subsurface infiltration system or through 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.

SW8. See note SW5 above. *The TSS Removal calculations have been revised. See Appendix E.*

**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.

SW9. BETA recommends that the existing paved driveway remain in place as long as possible to be used as a construction entrance. *A note has been added to sheet 6.*

SW10. Provide and maintain erosion control barrier in front of the 2 access points from #70-72 pavement areas until modifications to existing pavement are required to provide access to #94. *The erosion control barrier and notes have been added to sheet 6.*

**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.

SW11. Add a note to the plan for Long Term that all catch basins shall be inspected 4x per year and when they should be cleaned. *The catch basin notes have been added to the Long Term O&M.*

SW12. Add a note relative to maintenance and inspections of all curbing and pavement. *The note has been revised on Sheet 6, the O&M plan the Stormwater Facilities Plan.*

SW13. There is a reference to a pond on the plan and no pond is provided. Change the note to indicate that there is a subsurface infiltration system and reference the inspection ports and what are the indicators that maintenance is required. *The requested labels and notes have been added.*

SW14. Add the water quality unit Manufacturers O & M to the plan as an appendix and reference it in the inspection schedule of the plan. *The Stormceptor O&M Manual has been added to the O&M plan.*

SW15. The reference to Sheet 6 should be removed and the Operation and Maintenance Plan sheet 1 of 1, should be included with the written document and referenced appropriately. *The O&M plan has been revised.*

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

A signed Illicit Discharge Compliance Statement was included in the Drainage Analysis. *No comment.*

Planning Board Comments Receive at the Public Hearing.

1. Building Height. The proposed building height is depicted on the Applicant's Building Elevations.
2. Bedroom Count. *The bedroom breakdown can be found in the response to the Town Engineers comment 2.*
3. Green Space. *This will be discussed at the next Public Hearing.*
4. Traffic Generation. *The applicant is completing a traffic generation memo.*

We anticipate this letter and the revised plans have addressed the review comment. Should the Planning Board or any project reviewer have any questions or additional comments please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Goodreau', written in a cursive style.

Richard Goodreau  
Project Manager