



TOWN OF FRANKLIN – OBSERVATION REPORT

725 Union Street

Report No.:	4831 723 - 33	Date:	March 6 & 18, 2024	Arrive:	N/A
Observer:	Matt Crowley, PE	Weather:	N/A	Leave:	N/A
Owner:	725 Union Street LLC 153 Buckskin Drive Weston, MA 02493	Engineer:	J.K. Holmgren Engineering Inc. 1024 Pearl Street Brockton, MA 02301		

Items Observed: **Conformance Observation – Submitted in conjunction with
Applicant’s request for acceptance of Form H – Certificate of Completion**

OBSERVATIONS

Observation Requested By: Scott Rogers – JK Holmgren

Met/walked site with: N/A

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to review recently completed work items that were noted to be outstanding in BETA’s previous report, dated February 21, 2024. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- The previously installed detectable warning and striped crosswalk from Union Street to the building sidewalk has been removed and blacked out.
- A new accessible route has been added from the front of the building to the sidewalk on Union Street. To resolve the grade differential between the site pavement and Union Street sidewalk (private), a portion of the sidewalk has been reconstructed with a grade exceeding 5%. As such, this portion of sidewalk is now considered a ramp and must have handrails installed in accordance with 521 CMR. Based on BETA’s discussion with the contractor this work is to be completed prior to the next Planning Board hearing and BETA will give a verbal update at that time.
- An additional parking space has been striped near the rear of the site to meet the total of 100 on the Approved Plans. Although the parking requirement is now met, BETA notes that the new space reduces the turning radius for vehicles circulating in the area and there appears to be an encroachment into the adjacent parallel parking stall (refer to attached turning plan). BETA also notes that during the original approval process there has been discussions to permit valet parking to stack vehicles at the rear of the site on the rare occasions when the hotel was at full occupancy. BETA recommends for the Engineer of Record to provide more information to the Board on this subject.

SITE PHOTOS



Former striped crosswalk, blacked out



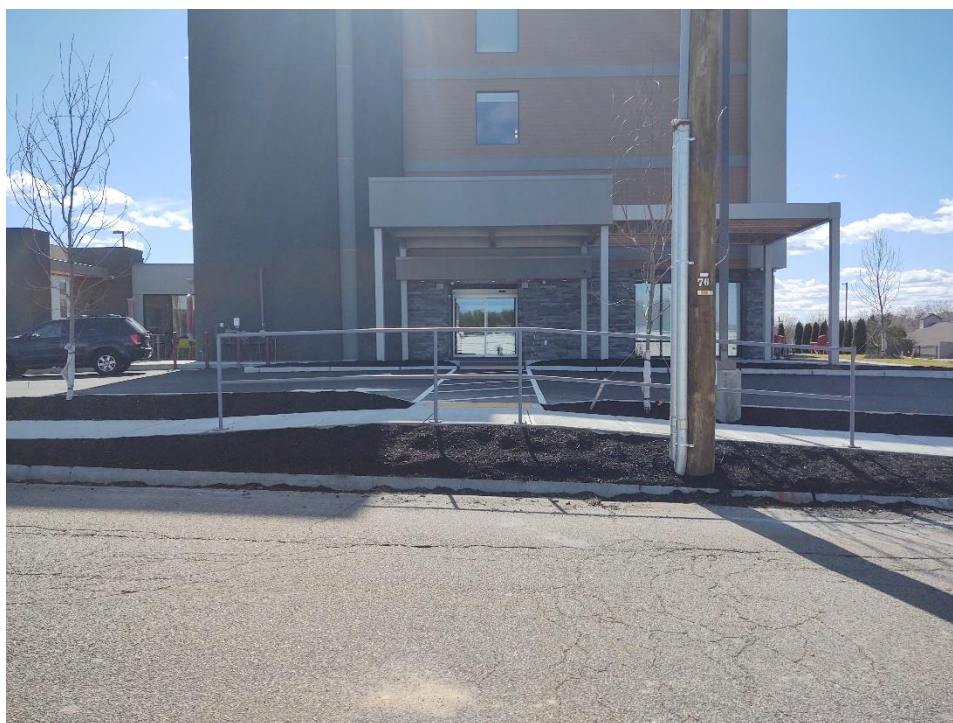
New accessible route from sidewalk



New accessible route from Building (opposite previous photo)



New sidewalk ramp and curb cut



Ramp view from street



Ramp view from sidewalk



Fire lane parking signs installed



Rip rap reset to proper elevation



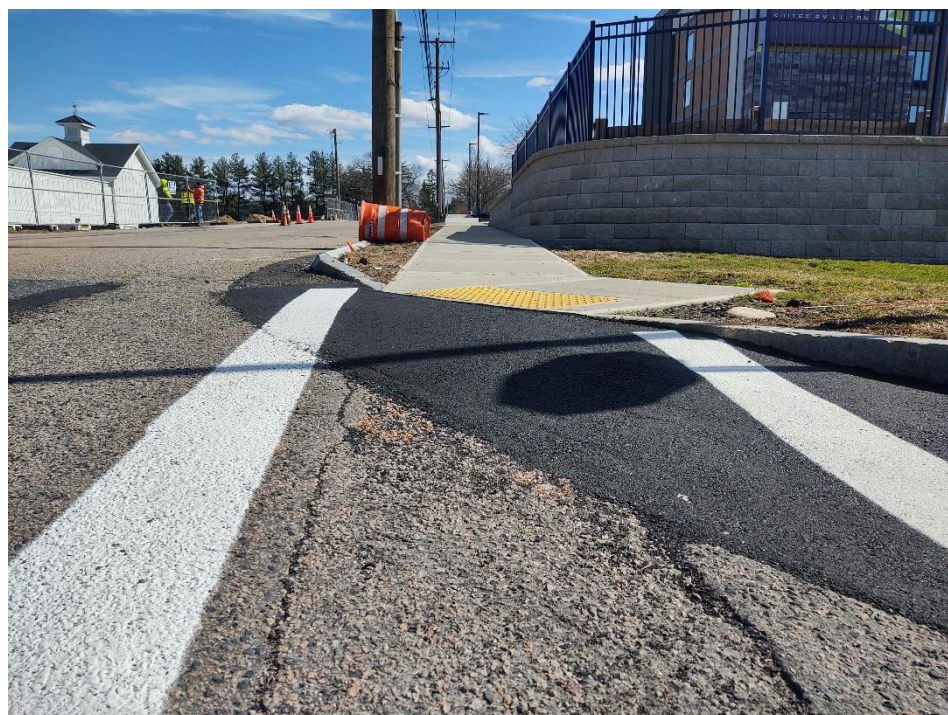
Trees have been removed from basin berm as requested and relocated



Trees relocated from berm to supplant screening at generator



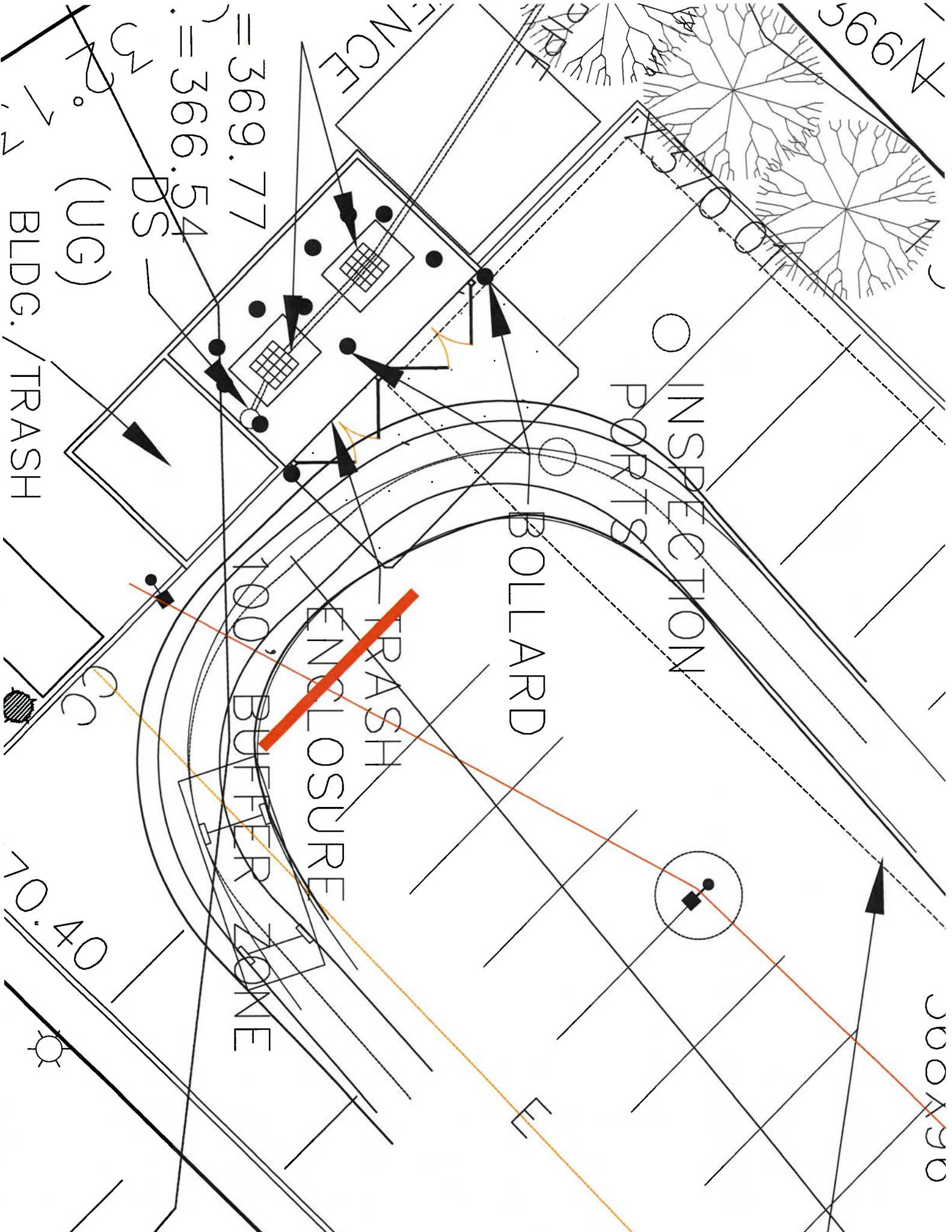
Erosion controls cut and spread



Repaved approach to pedestrian ramp



Modified parking with additional space provided



4/995

INSPECTION
PORTS

BOLLARD

TRASH
ENCLOSURE

100' BUFFER ZONE

=369.77
=366.54

(UG)

BLDG. / TRASH

10.40

000550