

Town of Franklin



Planning Board

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Planning Board Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).

Please click on the link <https://us02web.zoom.us/j/84622168559> or call on your phone at 312-626-6799, meeting # 84622168559.

June 22, 2020

- | | | |
|---------|--|--|
| 7:00 PM | Commencement/General Business | |
| 7:05 PM | <u>PUBLIC HEARING</u> – <i>Initial</i>
340 East Central Street
Special Permit & Site Plan | <i>Adv.: June 8 & June 15, 2020</i>
<i>Abuts: June 5, 2020</i> |
| 7:10 PM | <u>PUBLIC HEARING</u> – <i>Continued</i>
Panther Way
Special Permit & Site Plan | <i>Adv.: March 23 & March 30, 2020</i>
<i>Abut.: March 23, 2020</i> |
| 7:15 PM | <u>PUBLIC HEARING</u> – <i>Continued</i>
176-210 Grove Street
Site Plan | <i>Adv.: March 9 & March 16, 2020</i>
<i>Abuts: March 9, 2020</i> |

GENERAL BUSINESS:

- A. **Bond discussion:** Sandy Knoll Estates
- B. **Endorsement:** 1256 West Central St – Update
- C. **Meeting Minutes:** April 27, 2020 & June 1, 2020

This agenda is subject to change. Last updated: June 11, 2020
The next meeting of the Planning Board is scheduled for June 29, 2020.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: June 16, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Bond Release - Retainage
Sandy Knoll Estates

General

1. The Planning Board voted at the June 8, 2020 to release all Bond monies except \$10,000, to be retained until the plans are filed at the Registry of Deeds. Plans are filed after the Town Counsel accepts the roadway. There are several steps, as outlined below, before the Town Counsel accepts the roadway.
2. DPCD has spoken with the Town Engineer and the Town Attorney and offers the following explanation.
3. Per the estimates of the Bond provided by the Town Engineer, the as-built costs were line itemed as the following:
 - a. Silver Fox 0+00-0+12 Bond Amount \$136,673 - **\$4,000** was to be held for As-Built Completion
 - b. Cotton Tail 5+00-10+50 Bond Amount \$24,050 - **\$2,000** was to be held for As-Built Completion
 - c. Blueberry Land 13+00-20+50 Bond Amount \$22,860 – No As-Built line item
 - d. Cotton Tail 0+00-5+00 Bond Amount \$10,000 - **\$4,000** was to be held for As-Built Completion
4. The Town Attorney still has the following outstanding items to complete:
 - Review acceptance plan(s)/ review with Mike from title/Registry compliance standpoint.
 - Receipt and review of deed, transfer doc(s) from developer's atty.
 - Depending upon acceptance process being used, possible notice to abutters
 - Prepare Town Council acceptance resolution
 - Place on Town Council agenda for public hearing (prior newspaper notice of hearing), legislation for action (acceptance resolution)

Summary

- DPCD recommends holding \$10,000 until streets are accepted by Town Counsel and recorded at the Registry of deeds.



**FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907

MEMORANDUM

DATE: June 15, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 1256 West Central Street – Retail Marijuana
Special Permit & Site Plan - Endorsement

General:

- The site is approximately 11 acres and is located at 1356 West Central. The property is within the Industrial Zoning District - Marijuana Overlay District, Map 274 Lot 001.
- The applicant received approval for a 4,000 sq/ft retail facility for non-Medical Marijuana and Marijuana related products on September 23, 2019.

Comments

- At the June 8 Planning Board meeting, there was concern about the curbing being provided on the Site Plans. The Engineer has provided an explanation of the curbing and a detail sheet with information.
- The Planning Board also requested an update for local and state levels of permitting as well as construction timelines.
 - The applicant has provided an email explaining where they currently are at with the permits.
 - The Host Community Agreement was finalized in March 2019.
 - Applicant is still waiting final approval from Cannabis Control Commission, which they believe will occur in July or August
 - Applicant has filed MASSDOT for road access permit
 - Expected construction to being in August or September



Amy Love <alove@franklinma.gov>

GTE Franklin LLC - project update

1 message

Chirag Patel <gtepartnersllc@gmail.com>

Tue, Jun 9, 2020 at 4:09 PM

To: alove@franklinma.gov

Cc: Rick@uci850.com, Chirag Patel <chirag715@gmail.com>

Dear Amy,

Hope all is well.

On behalf of GTE Franklin LLC. We wanted to provide the Franklin Planning Board with an update for our project at [1256 W Central Street](#) in Franklin.

The company received the Host Community Agreement from the Town of Franklin in March 2019. As outlined in the Host Community Agreement between the company and the Town of Franklin, the first payment of \$100,000 would be made "when the Cannabis Control Commission issues its authorization for the company to open to the public for business".

The company held two community outreach meetings, one in April and another in September of 2019.

The company filed with the Cannabis Control Commission in August of 2019.

The company received an Order of Conditions from the Franklin Conservation Commission in September of 2019.

The company received its site plan approval and special permits from the Franklin Planning Board in September of 2019.

In October 2019, the company purchased the building and property and made a \$2m investment in the project.

In late April 2020, the Cannabis Control Commission sent a notice to the Town of Franklin to verify GTE Franklin's compliance with the local zoning bylaws of the Town of Franklin. The Town replied that we were not in compliance with the local zoning bylaws, so we had to rectify that issue since we are in compliance with the local zoning bylaws. This small issue caused a further delay for GTE Franklin obtaining its Provisional License.

There are numerous local and state approvals needed for a cannabis project, which we are in the process of working through and obtaining. We are anticipating that we will receive our Provisional License from the Cannabis Control Commission by July or August of 2020.

We have filed our application with the MASS DOT for an access permit.

We will file for all permits as outlined by the Town Engineers review letter after obtaining the Site Plan Endorsement, Cannabis Control Commission Approval and a permit from MASS DOT.

Our site contractor will file for the necessary permits listed above and our building contractor will file for a building permit.

We anticipate this to take place in the months of August or September with construction and site work commencing immediately.

Please let us know if you have any further questions for our project. We are looking forward to meeting with the Planning Board to discuss the project status at your hearing scheduled for June 22, 2020.

Thank you
Chirag Patel
508-846-5941

1256 West Central Street

1 message

Rick <Rick@uci850.com>

Tue, Jun 9, 2020 at 11:05 AM

To: Amy Love <alove@franklinma.gov>

Amy,

Good morning.

As a follow up to the chairman's concern that the vertical granite curbing was not reinforced I have included the following:

Pavement and Vertical Concrete Curbing Detail which was copied from sheet 8 of 9 of the submitted plans.

The detail includes 2 #4 rebar which I anticipate will address the concern regarding the reinforcing.

The detail also specifies "concrete curb to be Scituate Concrete Products or approved equal"

I have attached the Scituate Concrete Products information for concrete curbing (two pages).

I spoke with a representative of Scituate Concrete Products this morning and confirmed that this is the only curb they produce.

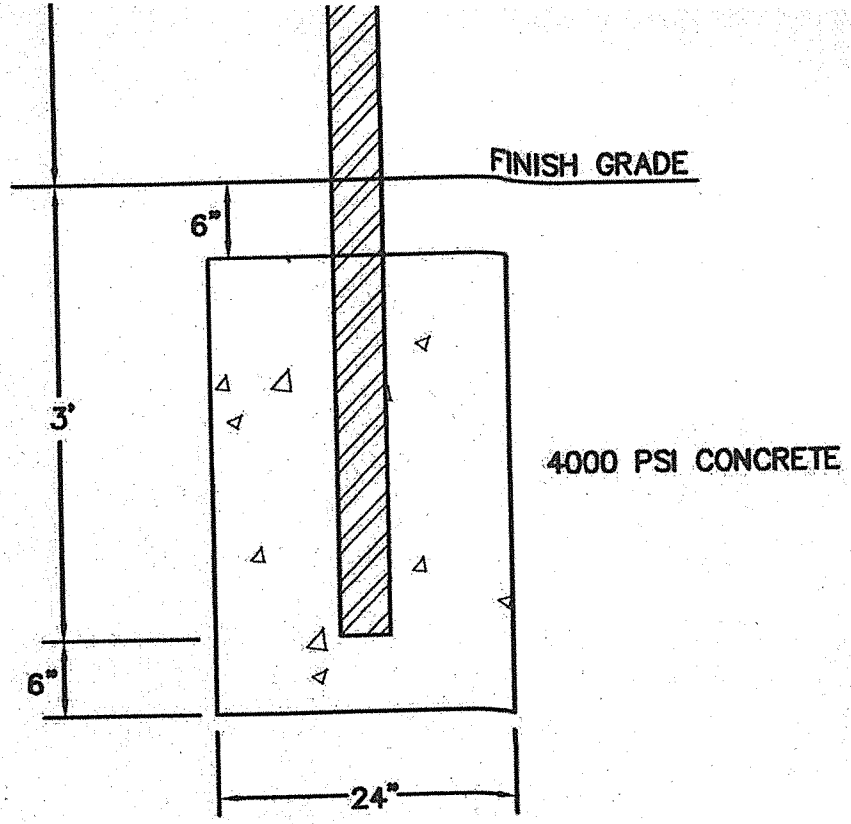
I would appreciate it if you could provide this information to the Chairman and Board members and let me know if this addresses their concerns.

Thanks Rick

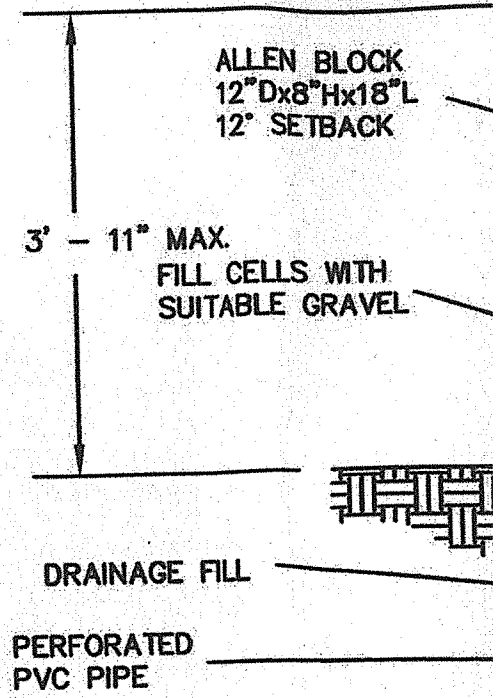
**doc02880320200609103001.pdf**

2333K

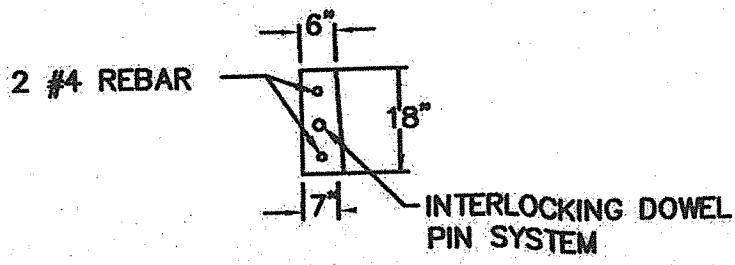
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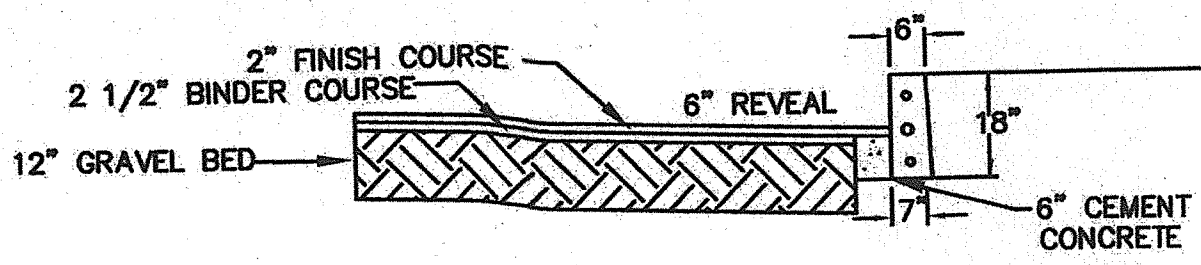
BOLLARD DETAIL



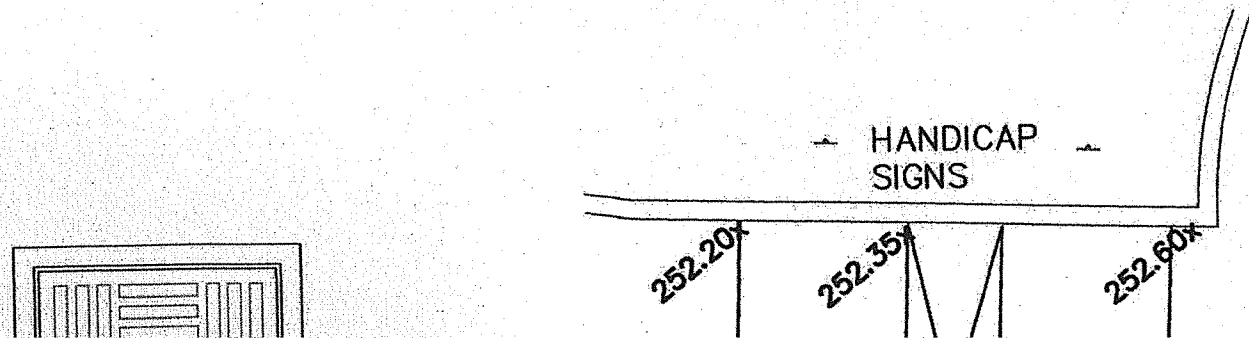
RETAINING



NOTE:
CONCRETE CURB TO
BE SCITUATE
CONCRETE PRODUCTS
OR APPROVED EQUAL



PAVEMENT AND VERTICAL CONCRETE CURBING



PRECAST

Concrete Curbing

Building the Future

HIGH Strength
HIGHER Impact Resistance
SUPERIOR Durability
MODERN Curb Technology



Pipe Division & Curbing Sales
P.O. Box 870 • Scituate, MA 02586
T: 1.800.322.4488

Precast Division
P.O. Box 636 • Marshfield, MA 02050
T: 1.800.440.0009

Pembroke Concrete Products
Residential Division
793 Washington Street • Pembroke, MA 02359
T: 1.800.698.6463

www.scituatecompanies.com

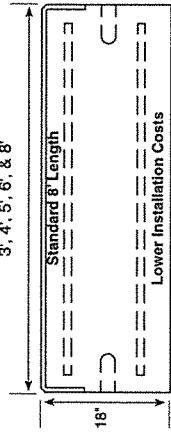


PRECAST Concrete Curbing

Specifications:

Precast Concrete Curbing as manufactured by Scituate Concrete Products. The curbing shall yield 5,000 psi in 28 days minimum. Controlled 6 to 7 percent entrained air, reinforced with 2 - #4 rebars design located, fiber enhancement, plus high-range water reducing admixture. Install Precast Concrete Curbing compacted base as per manufacturer's recommendations.

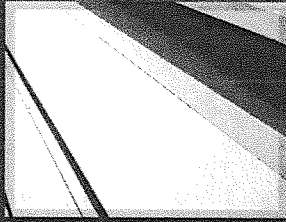
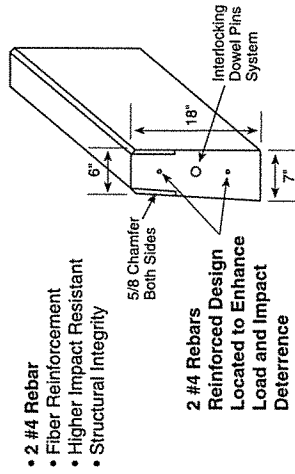
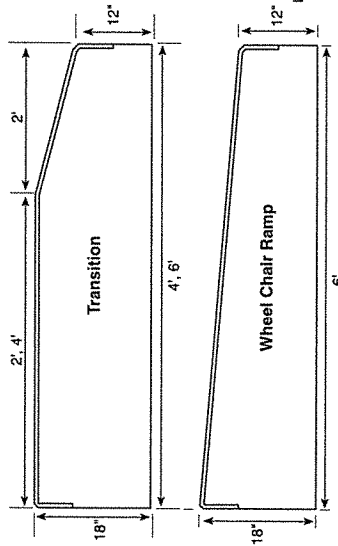
Also available in straight lengths
3', 4', 5', 6', & 8'



Standard size: 18"H x 7"W
with 1" in diameter x 3" deep dowel hole.

Easy to install Standard 8' length, Less Joints

Special Additional Units Available

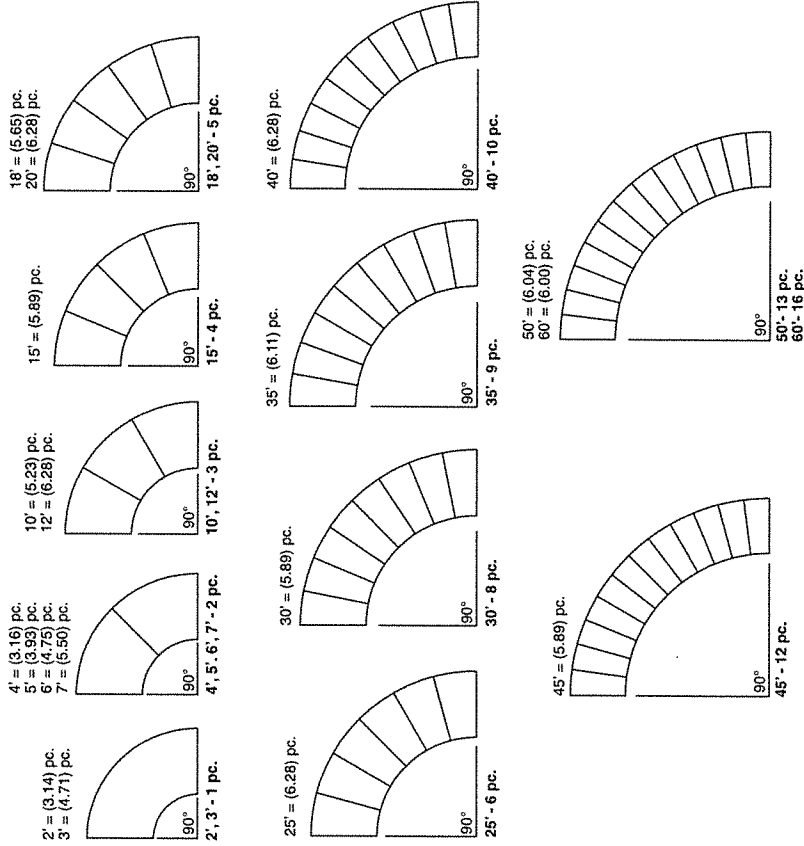
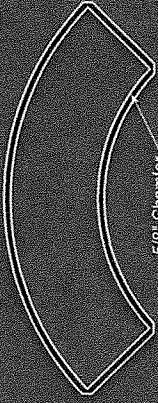


Building the Future

Environmentally Enhancing

Specifications:

Available in Radii
Standard radii shown below. Each section represents the number of pieces required to complete a 90° radius.



SITE PLAN

1256 WEST CENTRAL STREET

ZONING:

THE PROPERTY IS LOCATED WITHIN AN INDUSTRIAL ZONE.

	REQUIREMENTS:	EXISTING	PROPOSED
INDUSTRIAL AREA:	40,000 S.F.	479,167 S.F.	479,167 SQ. FT.
FRONTAGE:	175'	369.40'	369.40'
DEPTH:	200'	1,251'	1,251'
HEIGHT:	3 STORIES *6	2 STORIES	2 STORIES
WIDTH:	157.5'	264'	264'
COVERAGE -			
STRUCTURES:	70%	3.1%	11.4%
STRUC. & PAVING:	80%	9.9%	51.3%
SETBACKS-			
FRONT:	40'	80'	80'
SIDE:	30' *5	30.5'	30.5'
REAR:	30' *5	1,034'	1,034'

SEE FOOTNOTES *5 & *6 FRANKLIN ZONING BYLAW

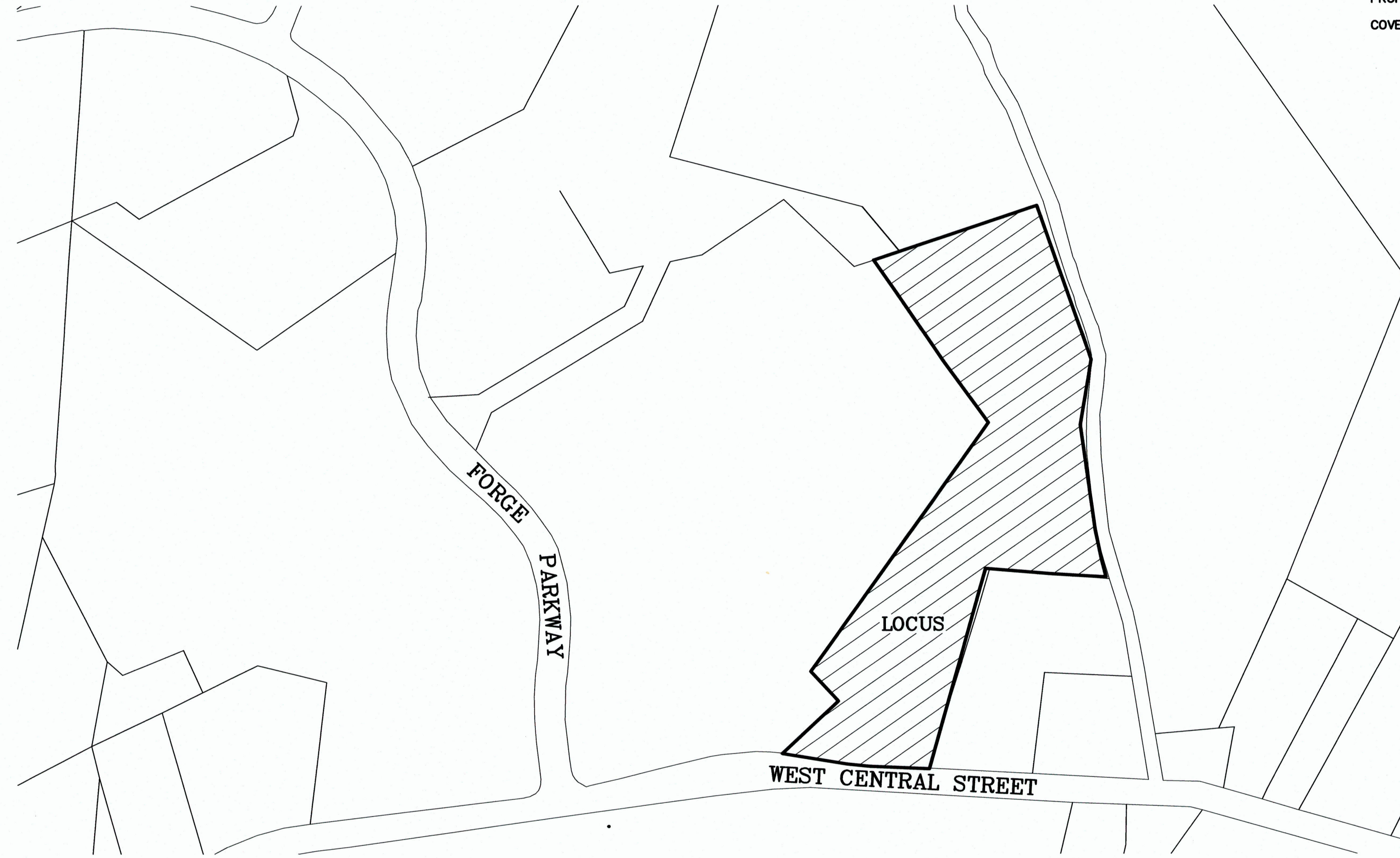
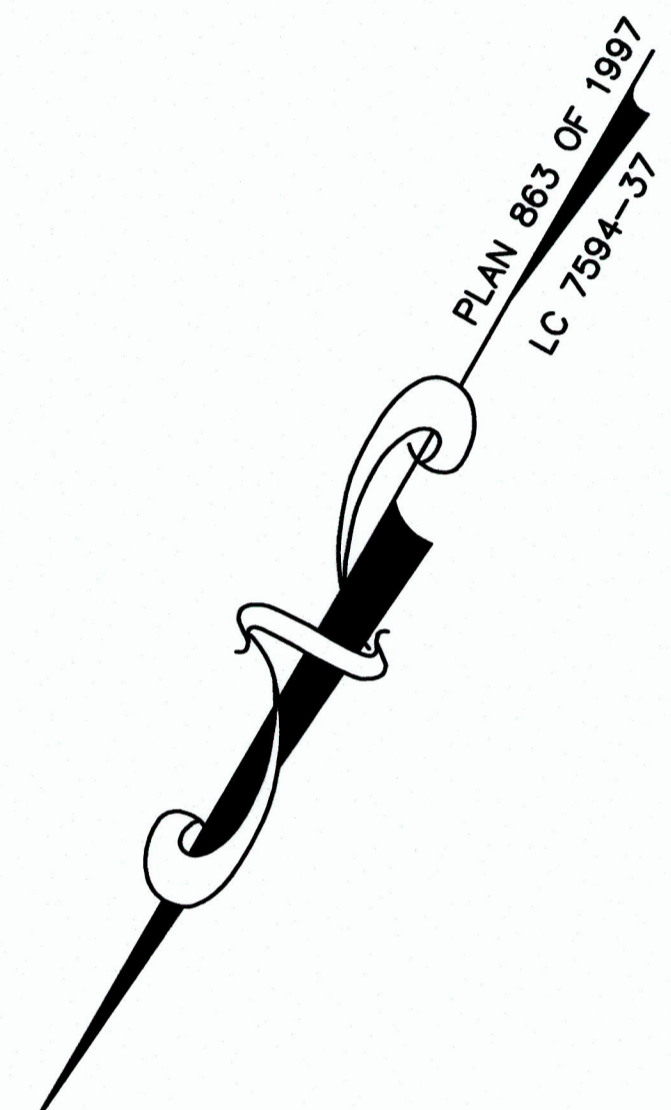
THE PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT. THE PROJECT DEVELOPMENT AREA IS LOCATED IN A ZONE X BASED ON FEMA FIRM MAP 25021C0304E DATED JULY 17, 2012.

EXISTING BUILDING USE MIXED WITH WAREHOUSE, YOGA STUDIO AND OFFICE. PROPOSED BUILDING USE MIXED WITH WAREHOUSE, YOGA STUDIO, OFFICE AND MARIJUANA DISPENSARY.

COVERAGE CALCULATIONS BASED ON CONTIGUOUS UPLAND AREA ABUTTING WEST CENTRAL STREET.

PROJECT NARRATIVE:

THE PROJECT CONSIST OF THE CONSTRUCTION OF PARKING AREA 1 AND PARKING AREA 2. THE EXISTING SITE PARKING AREAS WILL BE REVISED. THE DUMPSTER PAD WILL BE RELOCATED. THE EXISTING LOADING DOCK WILL BE ELIMINATED AND THE PAVEMENT WILL BE ELEVATED. TREES WILL BE PLANTED AND THE DISTURBED AREAS WILL BE COVERED WITH 4" TO 6" OF GOOD QUALITY LOAM AND SEEDED.



WAIVERS GRANTED:

1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.
2. TO ALLOW THE USE OF HPDE PIPE FOR DRAINAGE POND 1 INCLUDING THE CONNECTION OF DMH 1 AND A PORTION OF THE DRAIN LINE CONNECTION OF X-CB10 TO THE INFILTRATION POND AND DRAINAGE POND 2 OUTLET.
3. TO ALLOW THE EXISTING SITE LIGHTING TO EXTEND PAST THE PROPERTY LINE.

- REFERENCE CERTIFICATE OF VOTE - SPECIAL PERMIT / SITE PLAN APPROVAL 1256 WEST CENTRAL STREET AS WELL AS THE STANDARD AND SPECIAL CONDITIONS OR APPROVAL VOTED SEPTEMBER 23, 2019 RECORDED WITH THE TOWN CLERK ON SEPTEMBER 26, 2019.

- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.

DRAWING INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SITE LAYOUT PLAN
4. SITE GRADING AND UTILITY PLAN
5. SITE PLANTING PLAN
6. EROSION CONTROL PLAN
7. CONSTRUCTION DETAILS
8. CONSTRUCTION DETAILS
9. CERTIFICATE OF VOTE - SPECIAL PERMIT SITE LIGHTING-LIGHTING PLAN, PHOTOMETRICS AND SCHEDULES BY SK & ASSOCIATES

REFERENCES:

ASSESSORS MAP 286 PARCEL 34
DEED BOOK 15264 PAGE 546
PLAN 863 OF 1997
LAND COURT BOOK 799 PAGE 54
LAND COURT PLAN 7594-37

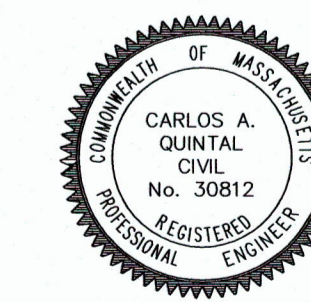
OWNER:

COLEBROOK REALTY TRUST
120 GROVE STREET
FRANKLIN, MASSACHUSETTS

APPLICANT:

GTE FRANKLIN, LLC
PO BOX 2844
BROCKTON, MASSACHUSETTS

LOCUS MAP
SCALE: 1" = 200'

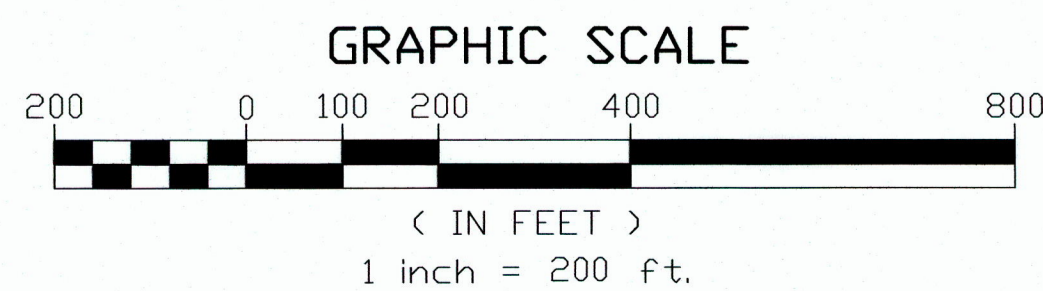


CARLOS A. QUINTAL P.E. #30812

COVER SHEET
1256 WEST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
GTE FRANKLIN, LLC
PO BOX 2844
BROCKTON, MASSACHUSETTS
MARCH 27, 2019
SCALE: 1" = 200'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

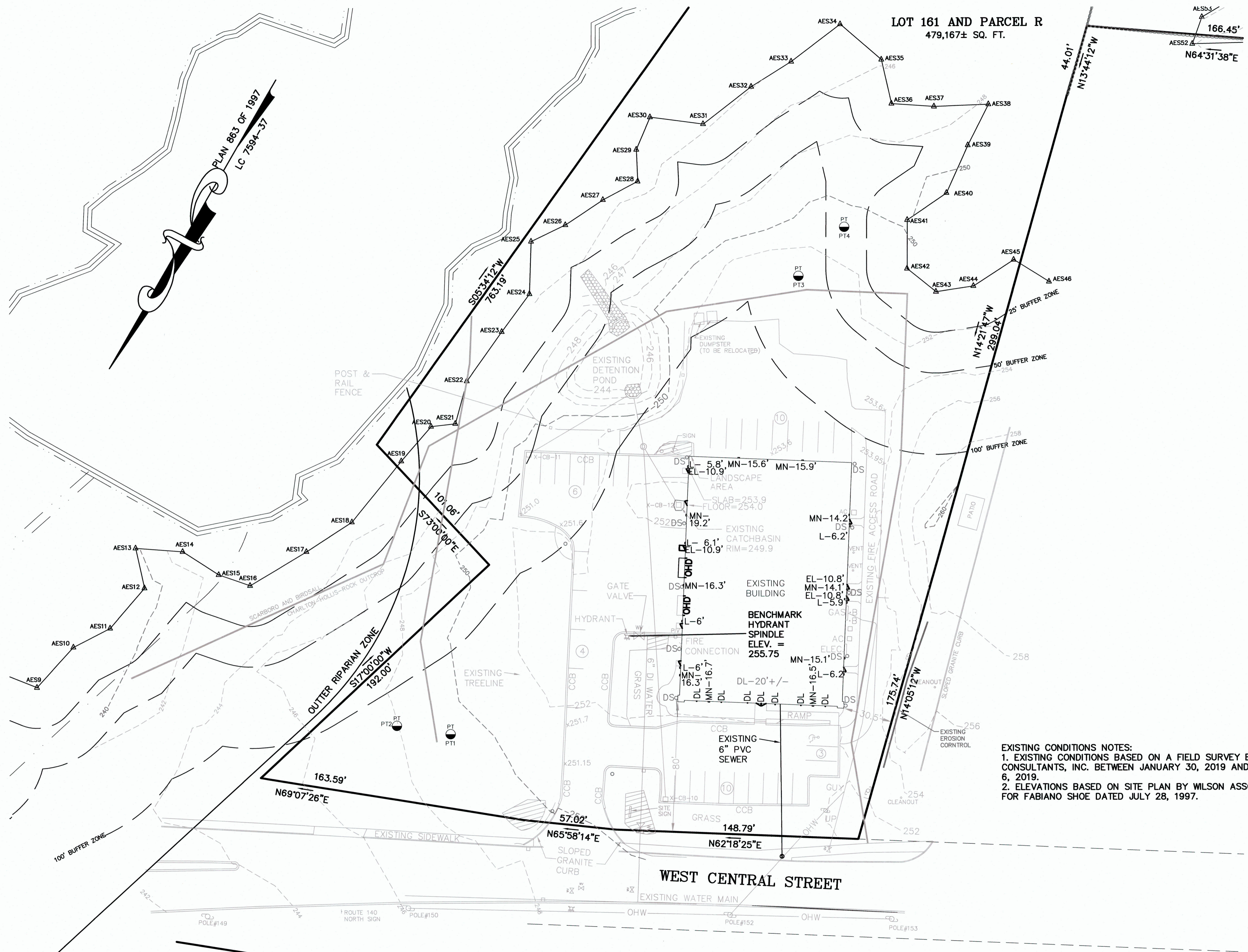


NO.	DATE	DESCRIPTION	BY
3	5/15/20	ADDED CERTIFICATE OF VOTE	RRG
2	9/11/19	REVIEW COMMENTS	RRG
1	8/20/19	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
3/19	FIELD BOOK	BL
3/19	CALCS BY:	RRG
3/19	DESIGNED BY:	RRG
3/19	DRAWN BY:	COMP
3/19	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-0560 FAX 508-384-0566

DATE	MAR. 27, 2019
SCALE	1" = 200'
PROJECT	UC1388
SHEET	1 of 9



LEGEND:

- DHSB DRILL HOLE STONE BOUND
- 297- EXISTING COUNTOUR
- 297 PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3 SPOT GRADE - EXISTING
- EXIST. TREE
- PROPOSED TREE
- UP4-1 UTILITY POLE
- OHW OVERHEAD WIRES
- ⊗ GAS GATE
- ⊗ WATER CURB STOP
- ⊗ WATER GATE
- ⊗ FIRE HYDRANT
- ⊗ DRAIN MANHOLE
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE
- CCB CAPE COD BERM
- VCC VERTICAL CONCRETE CURB
- ⊗ HANDICAP PARKING SPACE
- ⊗ BUILDING MOUNTED LIGHT
- ⊗ POLE MOUNTED LIGHT
- MN SHOEBOX STYLE LIGHT
- L DOOR LIGHT FIXTURE
- 6.8' HEIGHT OF LIGHT ABOVE GRADE
- DS DOWN SPOUT
- ⇒ PAINTED TRAFFIC ARROW

REFERENCES:
 ASSESSOR'S MAP 286 PARCEL 34
 DEED BOOK 15264 PAGE 546
 PLAN 863 OF 1997
 LAND COURT BOOK 799 PAGE 54
 LAND COURT PLAN 7594-37

OWNER:
 COLEBROOK REALTY TRUST
 120 GROVE STREET
 FRANKLIN, MASSACHUSETTS

APPLICANT:
 GTE FRANKLIN, LLC
 PO BOX 2844
 BROCKTON, MASSACHUSETTS

EXISTING CONDITIONS NOTES:
 1. EXISTING CONDITIONS BASED ON A FIELD SURVEY BY UNITED CONSULTANTS, INC. BETWEEN JANUARY 30, 2019 AND AUGUST 6, 2019.
 2. ELEVATIONS BASED ON SITE PLAN BY WILSON ASSOCIATED FOR FABIANO SHOE DATED JULY 28, 1997.

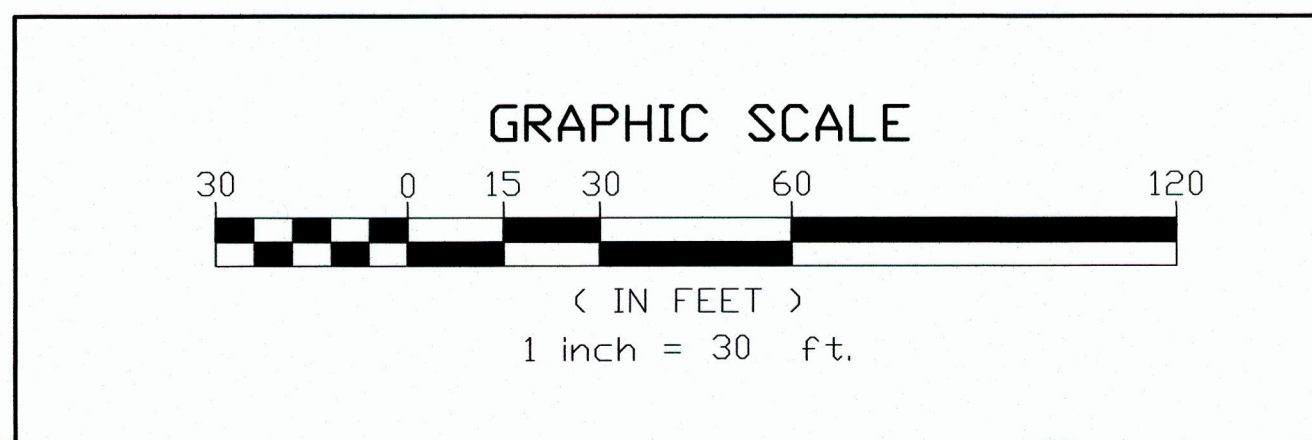


ANDREW C. MURPHY P.L.S. #35042

EXISTING CONDITIONS PLAN
 1256 WEST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 GTE FRANKLIN, LLC
 PO BOX 2844
 BROCKTON, MASSACHUSETTS
 MARCH 27, 2019
 SCALE: 1" = 30'

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE

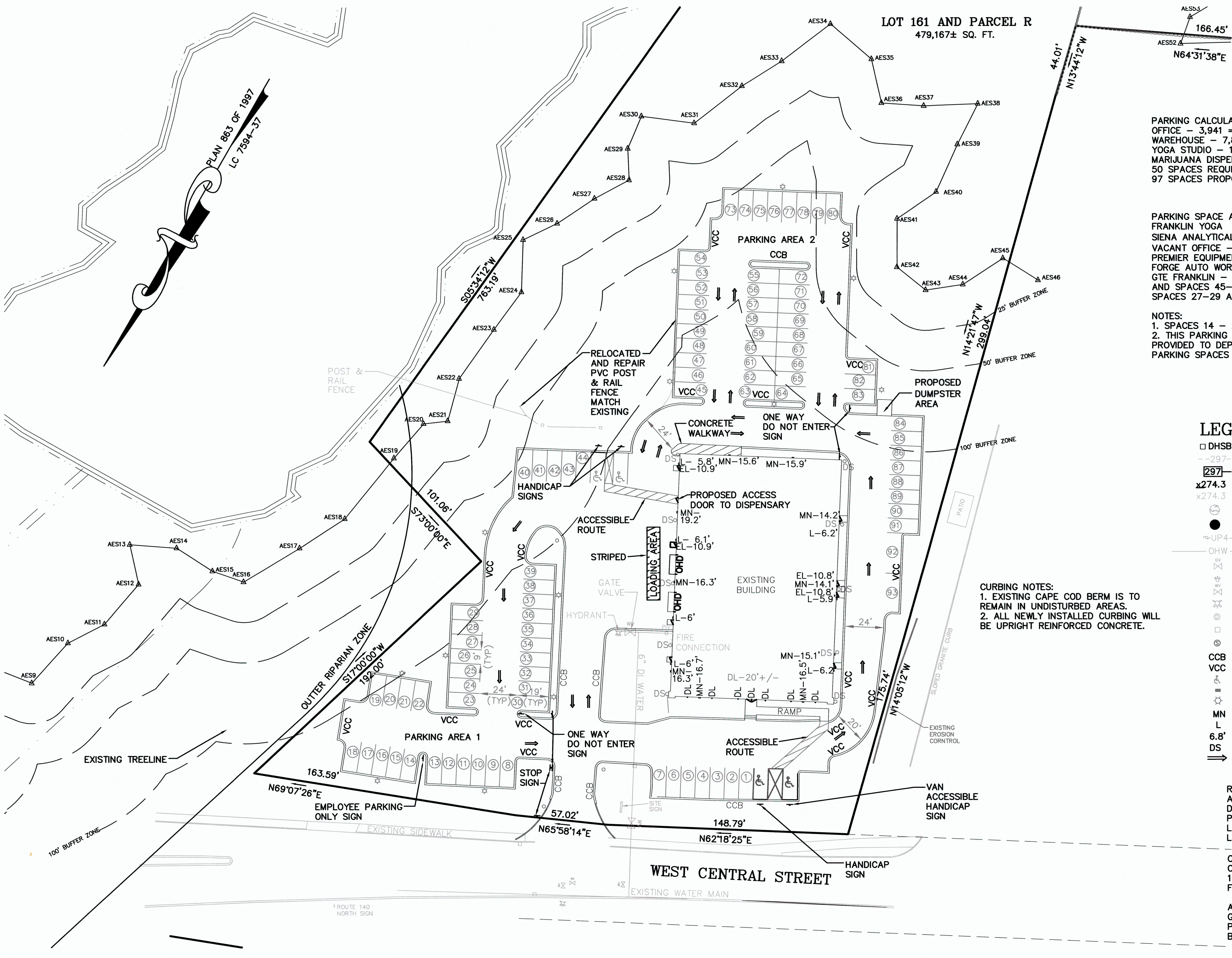


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3/19	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8500 FAX 508-384-8566

DATE
MAR. 27, 2019
SCALE
1" = 30'
PROJECT
UC1388
SHEET
2 of 9



NOTES:
 - NO NEW SITE SIGNS ARE PROPOSED AT THIS TIME. EXISTING TENANTS ARE TO REMAIN. OWNER OR APPLICANT WILL SUBMIT AND OBTAIN APPROVAL FOR SIGNS. AT THIS TIME THE OWNER APPLICANT IS PLANNING TO UTILIZE BUILDING MOUNTED SIGNAGE THAT WILL COMPLY WITH THE TOWN OF FRANKLIN REQUIREMENTS.

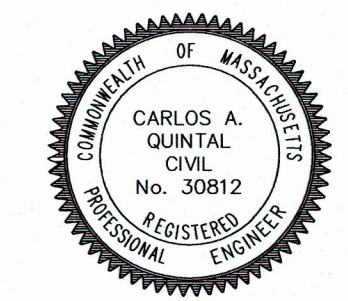
PARKING CALCULATIONS:
 OFFICE - 3,941 = 1 SPACE PER 250 SQ. FT. = 16 SPACES
 WAREHOUSE - 7,858 = 1 SPACE PER 1,000 SQ. FT. = 8 SPACES
 YOGA STUDIO - 1,028 = 1 SPACE PER 200 SQ. FT. = 6 SPACES
 MARIJUANA DISPENSARY - 4,000 SQ. FT. = 1 SPACE PER 200 SQ. FT. = 20 SPACES
 50 SPACES REQUIRED
 97 SPACES PROPOSED INCLUDING 4 HANDICAP SPACES

PARKING SPACE ALLOCATION FOR INDIVIDUAL BUSINESSES:
 FRANKLIN YOGA - SPACES 1 - 6
 SIENA ANALYTICAL - SPACES 7-18 (14 - 18 EMPLOYEE SPACES)
 VACANT OFFICE - SPACES 19-22 (EMPLOYEE SPACES)
 PREMIER EQUIPMENT - SPACES 23-26
 FORGE AUTO WORKS - SPACES 30-34
 GTE FRANKLIN - SPACES 84-93 EMPLOYEES
 AND SPACES 45-83 FOR CUSTOMERS
 SPACES 27-29 ADDITIONAL VISITORS

NOTES:
 1. SPACES 14 - 22 ARE EMPLOYEE ONLY
 2. THIS PARKING SPACE ALLOCATION HAS BEEN PROVIDED TO DEPICT THE LOCATIONS OF THE PARKING SPACES DEDICATED TO EACH BUSINESS.

- LEGEND:**
- DHSB DRILL HOLE STONE BOUND
 - - - - EXISTING COUNTOUR
 - ▭ 297 PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3 SPOT GRADE - EXISTING
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 - ⊕ POLE MOUNTED LIGHT
 - MN SHOEBOX STYLE LIGHT
 - L DOOR LIGHT FIXTURE
 - 6.8' HEIGHT OF LIGHT ABOVE GRADE
 - DS DOWN SPOUT
 - PAINTED TRAFFIC ARROW

CURBING NOTES:
 1. EXISTING CAPE COD BERM IS TO REMAIN IN UNDISTURBED AREAS.
 2. ALL NEWLY INSTALLED CURBING WILL BE UPRIGHT REINFORCED CONCRETE.



CARLOS A. QUINTAL P.E. #30812

REFERENCES:
 ASSESSORS MAP 286 PARCEL 34
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 PLAN 863 OF 1997
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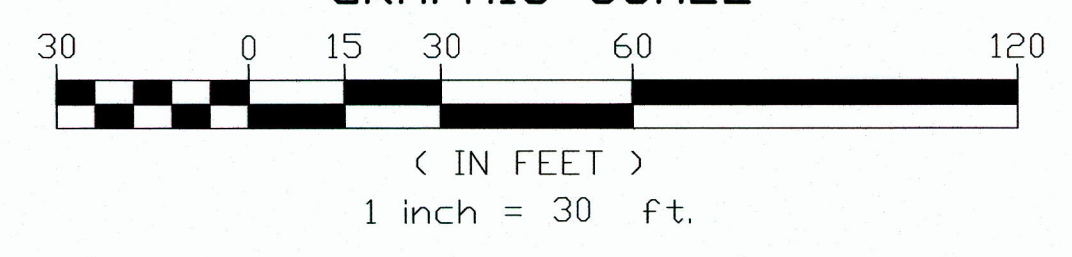
APPLICANT:
 GTE FRANKLIN, LLC
 PO BOX 2844
 BROCKTON, MASSACHUSETTS

SITE LAYOUT PLAN
 1256 WEST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 GTE FRANKLIN, LLC
 PO BOX 2844
 BROCKTON, MASSACHUSETTS
 MARCH 27, 2019
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 FRANKLIN PLANNING BOARD

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GRAPHIC SCALE



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3/19	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE
MAR. 27, 2019
 SCALE
 1" = 30'
 PROJECT
 UC1388
 SHEET
 3 of 9

LOT 161 AND PARCEL R
479,167± SQ. FT.

WETLAND BUFFER ZONE DISTURBANCES:
0 - 25' BUFFER ZONE = 0 SQ. FT.
25' - 50' BUFFER ZONE = 8,419 SQ. FT.
50' - 100' BUFFER ZONE = 25,605 SQ. FT.
THERE ARE NOT ANY VERNAL POOLS WITHIN 100 FEET OF ANY PROPOSED WORK.

DRAINAGE STRUCTURE SCHEDULE:

CB1 RIM=248.5 INV OUT=245.5	DMH 1 RIM=248.7 INV IN=245.46 INV OUT=245.36
CB2 RIM=249.5 INV OUT=245.97	DMH 2 RIM=248.9 INV IN=245.53 INV OUT=245.43
CB 3 RIM=250.9 INV OUT=247.9	EXIST. DMH RIM=252.8 PROPOSED INV IN=245.04 12" RCP PIPE FROM POND 1
CB 4 RIM=249.9 INV OUT=246.9	

LEGEND:

- DHSB DRILL HOLE STONE BOUND
- - - - - EXISTING COUNTOUR
- ▭ 297 PROPOSED COUNTOUR
- ⊗ 274.3 SPOT GRADE - PROPOSED
- ⊗ 274.3 SPOT GRADE - EXISTING
- EXIST. TREE
- PROPOSED TREE
- UP4 UTILITY POLE
- OHW OVERHEAD WIRES
- ⊕ GAS GATE
- ⊕ WATER CURB STOP
- ⊕ WATER GATE
- ⊕ FIRE HYDRANT
- ⊕ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ SEWER MANHOLE
- ⊕ CCB CAPE COD BERM
- ⊕ VCC VERTICAL CONCRETE CURB
- ⊕ HANDICAP PARKING SPACE
- ⊕ BUILDING MOUNTED LIGHT
- ⊕ POLE MOUNTED LIGHT
- ⊕ MN SHOEBOX STYLE LIGHT
- ⊕ L DOOR LIGHT FIXTURE
- ⊕ 6.8' HEIGHT OF LIGHT ABOVE GRADE
- ⊕ DS DOWN SPOUT
- ➔ PAINTED TRAFFIC ARROW

- NOTES:**
1. CB1, CB2, CB3 AND CB 4 ARE STORMCEPTOR MODEL 450I UNITS.
 2. CONNECT X-CB10 TO POND 1. WHICH SHALL INCLUDE A MARMAC COUPLER AT THE CONNECTION OF THE 12" RCP AND THE 12" HDPE PIPE. BRICK AND MORTAR EXISTING OPENING. CONNECT DMH 2 TO X-DMH WITH AN INVERT AT X-DMH OF 245.04
 3. ALL RCP PIPE TO BE CLASS V.
 4. X-CB 12 TO BE REMOVED AND AREA REGRADED. BLOCK AND MORTAR EXISTING PIPE CONNECTION OPENING IN EXISTING DRAIN MANHOLE.
 5. CONTRACTOR TO HAVE EXISTING CATCH BASINS PUMPED. COORDINATE WITH DESIGN ENGINEER SO AN INSPECTION CAN BE MADE OF THE EXISTING HOODS. IF NECESSARY REPLACE HOODS WITH SNOOTS OR APPROVED EQUAL.
 6. CONTRACTOR TO PROVIDE A SPILLWAY ELEVATION OF 246.8 AT THE EXISTING DETENTION POND.

REFERENCES:
ASSESSORS MAP 286 PARCEL 34
DEED BOOK 15264 PAGE 546
PLAN 863 OF 1997
LAND COURT BOOK 799 PAGE 54
LAND COURT PLAN 7594-37

OWNER:
COLEBROOK REALTY TRUST
120 GROVE STREET
FRANKLIN, MASSACHUSETTS

APPLICANT:
GTE FRANKLIN, LLC
PO BOX 2844
BROCKTON, MASSACHUSETTS

SOIL EVALUATION INFORMATION
TEST DATE: APRIL 20, 2017
PERFORMED BY: CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

PT 1 ELEV. = 249.35	PT 3 ELEV. = 253.21
0 - 10" A SANDY LOAM 10YR 3/2 ELEV. = 248.52	0 - 18" A SANDY LOAM 10YR 3/2 ELEV. = 251.71
10" - 27" B SANDY LOAM 10YR 5/6 ELEV. = 247.10	18" - 44" B SANDY LOAM 10YR 3/6 ELEV. = 249.54
27" - 120" C MED. SAND 2.5Y 5/2 ELEV. = 239.35	44" - 96" C TILL 5YR 5/8 ELEV. = 245.21
NO GROUNDWATER OBSERVED	NO GROUNDWATER OBSERVED
NO MOTTLING OBSERVED	MOTTLING OBSERVED @ 44" ELEV. = 249.54
PT 2 ELEV. = 247.82	PT 4 ELEV. = 250.47
0 - 6" A SANDY LOAM 10YR 3/2 ELEV. = 247.32	0 - 13" A SANDY LOAM 10YR 3/2 ELEV. = 249.39
6" - 14" B SANDY LOAM 10YR 5/6 ELEV. = 246.65	13" - 35" B SANDY LOAM 10YR 3/6 ELEV. = 247.55
14" - 70" C1 LOAMY SAND 2.5Y 4/3 ELEV. = 241.99	35" - 90" C1 LOAMY SAND 2.5Y 5/2 ELEV. = 242.97
70" - 84" C2 TILL 2.5Y 4/2 ELEV. = 240.82	
NO GROUNDWATER OBSERVED	GROUNDWATER WEeping @ 57" ELEV. = 245.72
NO MOTTLING OBSERVED	MOTTLING OBSERVED @ 40" ELEV. = 247.14

PLAN 863 OF 1997
LC 7594-37

EXTENTS OF AREA TO BE RE-GRADED AND RE-PAVED. CONTRACTOR TO BLEND EXISTING PAVEMENT GRADES AS DIRECTED BY THE DESIGN ENGINEER.

PROPOSED EROSION CONTROL AND LIMIT OF WORK AND TREE CLEARING

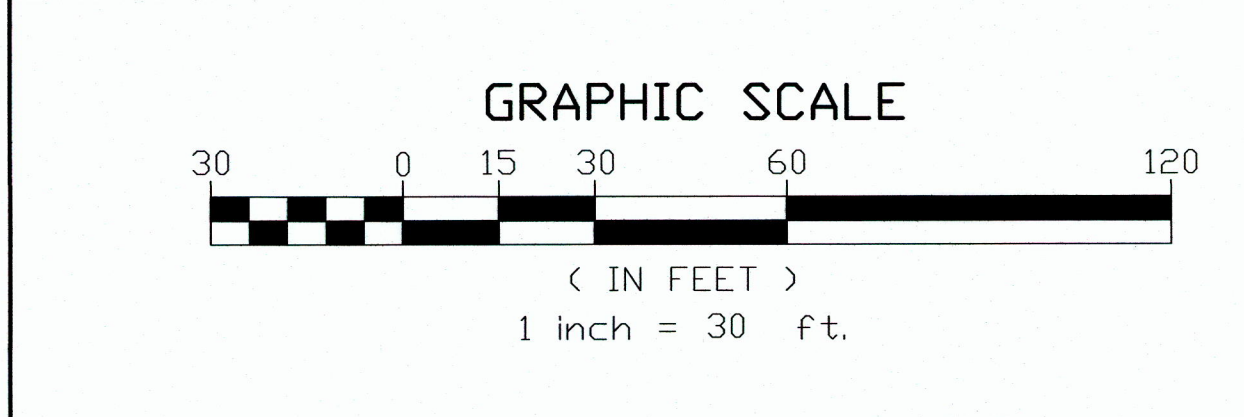
CONTRACTOR TO RECONSTRUCT CONCRETE WALKS TO MATCH PROPOSED TOP TO CURB ELEVATIONS. (TYP)

CARLOS A. QUINTAL
P.E. #30812

GRADING AND UTILITY PLAN
1256 WEST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
GTE FRANKLIN, LLC
PO BOX 2844
BROCKTON, MASSACHUSETTS
MARCH 27, 2019
SCALE: 1" = 30'

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
3	5/15/20	ADDED CERTIFICATE OF VOTE	RRG
2	9/11/19	REVIEW COMMENTS	RRG
1	8/20/19	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
3/19		BL
3/19	FIELD BOOK	PG#
3/19	CALCS BY:	RRG
3/19	DESIGNED BY:	RRG
3/19	DRAWN BY:	COMP
3/19	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6660 FAX 508-384-6666

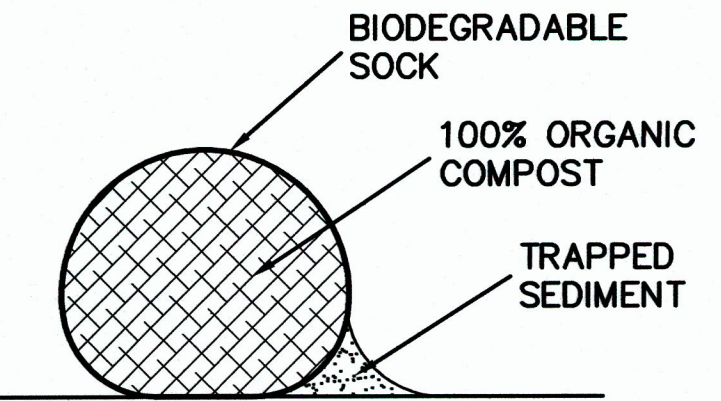
DATE	MAR. 27, 2019
SCALE	1" = 30'
PROJECT	UC1388
SHEET	4 of 9

LOT 161 AND PARCEL R
479,167± SQ. FT.

WETLAND BUFFER ZONE DISTURBANCES:
0 - 25' BUFFER ZONE = 0 SQ. FT.
25' - 50' BUFFER ZONE = 8,419 SQ. FT.
50' - 100' BUFFER ZONE = 25,605 SQ. FT.

THERE ARE NOT ANY VERNAL POOLS WITHIN 100 FEET OF ANY PROPOSED WORK.

NOTE:
MATERIAL STOCKPILE AREAS SHALL HAVE A COMPOST SOCK ENCOMPASSING THE STOCKPILE. STOCKPILES TO BE COVERED IF NOT BEING USED FOR A PERIOD OF MORE THAN 7 DAYS.



12" COMPOST SOCK DETAIL

INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENT ARE TO BE REMOVED.
3. INSPECTIONS OF THE STORMCEPTOR UNITS TO DETERMINE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
4. INSPECTION OF THE EXISTING CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
5. INSPECTION OF POND 1, THE EXISTING POND AND THE RAIN GARDEN TO DETERMINE IF CLEANING IS NECESSARY.

OPERATION AND MAINTENANCE SCHEDULE

CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. ONCE THE PARKING LOT HAS BEEN PAVED DAILY INSPECTIONS SHALL BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
3. SILT SAKS SHALL BE INSTALLED AT THE STORMCEPTOR UNITS AND THE TWO EXISTING CATCH BASINS TO REMAIN. A SILT SAK SHALL ALSO BE INSTALLED AT THE CATCH BASIN TO BE REMOVED AND THE TIME OR REMOVAL. ONCE INSTALLED. THEY SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
4. THE STORMCEPTOR UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"
5. THE CATCH BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 2 FEET.
6. THE EXISTING POND, POND 1 AND THE RAIN GARDEN SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.

ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

LONG TERM:

1. THE PARKING LOT SHALL BE SWEEPED TWICE PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
2. THE STORMCEPTORS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES
3. THE CATCH BASINS SHALL BE INSPECTED 4 TIMES PER YEAR AND THE SEDIMENT REMOVED WHEN IT REACHES A DEPTH OF 2 FEET.
4. THE EXISTING POND AND POND 1 SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET.
5. RAIN GARDEN SHALL BE INSPECTED MONTHLY, MOWED BIWEEKLY AND MULCH APPLIED, FERTILIZED, REMOVAL OF DEAD VEGETATION AND PRUNED ANNUALLY.
6. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

NOTES:

1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.
2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 DAYS.
3. NON-PHOSPHORUS FERTILIZER SHALL BE APPLIED AS NECESSARY.
4. NON-HALOGENATED ICE MELT SHALL BE APPLIED AS NECESSARY.

CONSTRUCTION SEQUENCE:

1. RECORD ORDER OF CONDITIONS.
2. INSTALL COMPOST SOCK. INSPECT COMPOST SOCK AND FILE LETTER WITH CONSERVATION COMMISSION.
3. CUT TREES AND STUMP AND GRUB AREA.
4. REMOVE TOP AND SUB SOIL.
5. INSTALL AND CONSTRUCT PONDS.
6. PREPARE AND PAVE THE PARKING AREAS WITH THE BINDER COURSE.
7. INSTALL THE CURBING, THE DUMPSTER PAD AND THE FENCE.
8. LOAM ALL DISTURBED AREAS.
9. PLANT SITE TREES.
10. PAVE THE PARKING AREA WITH THE TOP COURSE.
11. IF NECESSARY COMPLETE AN AS-BUILT PLAN AND SUBMIT A FORM H.

REFERENCES:
ASSESSORS MAP 286 PARCEL 34
DEED BOOK 15264 PAGE 546
PLAN 863 OF 1997
LAND COURT BOOK 799 PAGE 54
LAND COURT PLAN 7594-37

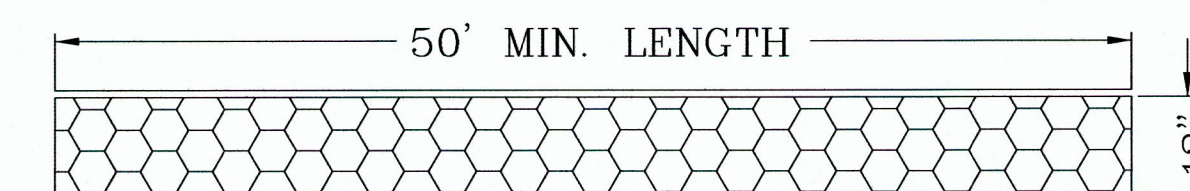
OWNER:
COLEBROOK REALTY TRUST
120 GROVE STREET
FRANKLIN, MASSACHUSETTS

APPLICANT:
GTE FRANKLIN, LLC
PO BOX 2844
BROCKTON, MASSACHUSETTS



CARLOS A. QUINTAL P.E. #30812

EROSION CONTROL PLAN
1256 WEST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
GTE FRANKLIN, LLC
PO BOX 2844
BROCKTON, MASSACHUSETTS
MARCH 27, 2019
SCALE: 1" = 30'



ENTRY SEDIMENTATION CONTROL MAT SECTION
N.T.S.

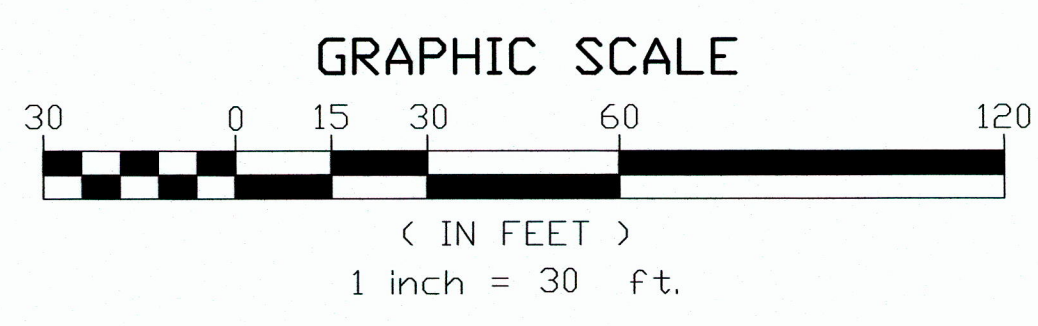
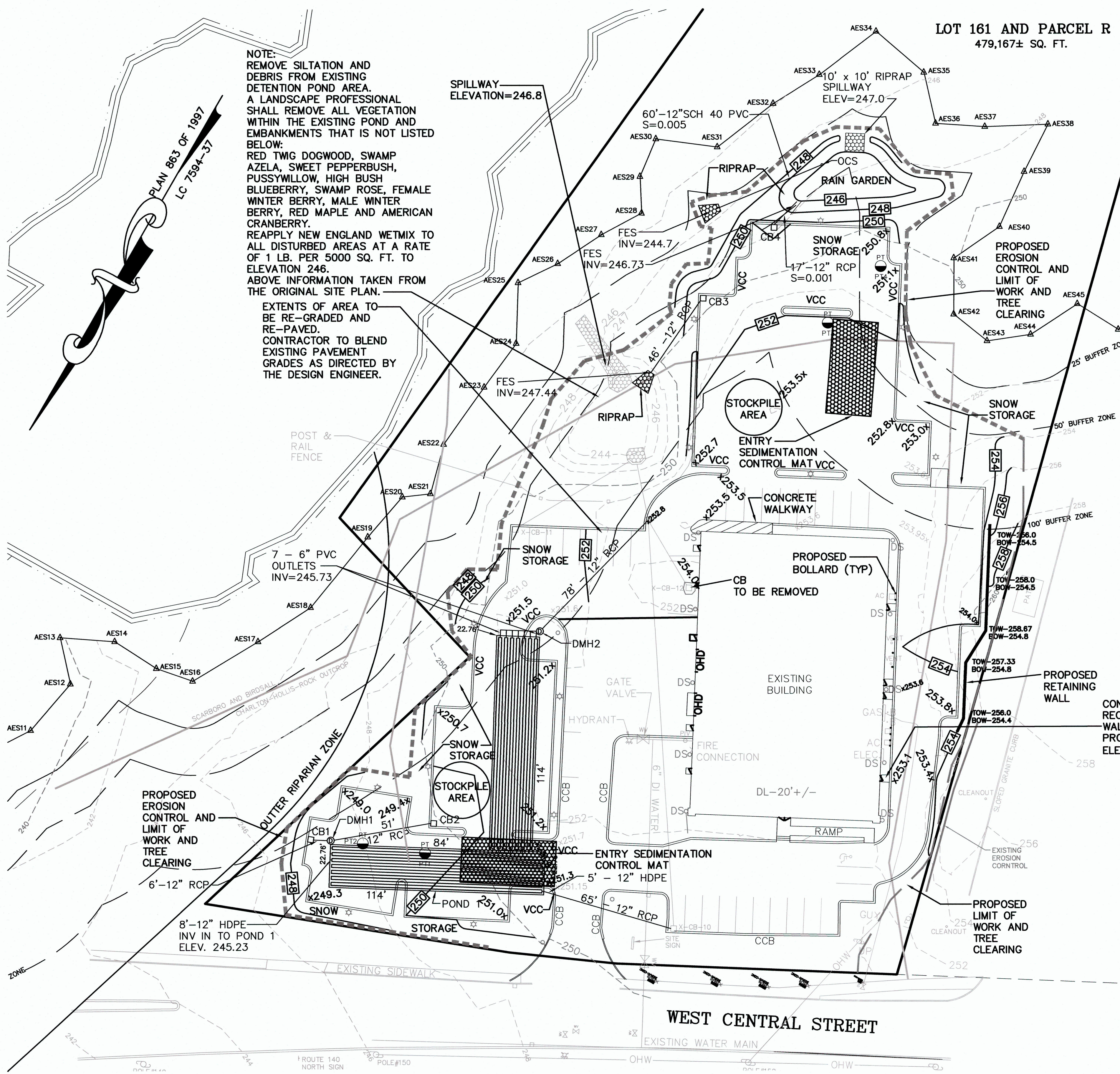
NOTES:

1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH.
2. PAD SHALL CONSIST OF 4" STONE 8" IN DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.
3. PAD TO BE REMOVED AND RE-CONSTRUCTED WHEN THE POND 1 INSTALLATION IS BEING COMPLETED.

NOTE:
REMOVE SILTATION AND DEBRIS FROM EXISTING DETENTION POND AREA. A LANDSCAPE PROFESSIONAL SHALL REMOVE ALL VEGETATION WITHIN THE EXISTING POND AND EMBANKMENTS THAT IS NOT LISTED BELOW:
RED TWIG DOGWOOD, SWAMP AZELA, SWEET PEPPERBUSH, PUSSYWILLOW, HIGH BUSH BLUEBERRY, SWAMP ROSE, FEMALE WINTER BERRY, MALE WINTER BERRY, RED MAPLE AND AMERICAN CRANBERRY.

REAPPLY NEW ENGLAND WETMIX TO ALL DISTURBED AREAS AT A RATE OF 1 LB. PER 5000 SQ. FT. TO ELEVATION 246.
ABOVE INFORMATION TAKEN FROM THE ORIGINAL SITE PLAN.

EXTENTS OF AREA TO BE RE-GRADED AND RE-PAVED.
CONTRACTOR TO BLEND EXISTING PAVEMENT GRADES AS DIRECTED BY THE DESIGN ENGINEER.



NO.	DATE	DESCRIPTION	BY
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3/19	CALCS BY:	RRG
3/19	DESIGNED BY:	RRG
3/19	DRAWN BY:	COMP
3/19	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8566

DATE
MAR. 27, 2019
SCALE
1" = 30'
PROJECT
UC1388
SHEET
5 of 9

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD
DATE _____

PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
9	AMERICAN ELM - AE	ULMUS AMERICANA	2 - 2 1/2"	B&B
9	RED MAPLE - RM	ACER RUBRUM	2 - 2 1/2"	B&B
6	EASTERN WHITE PINE	PINUS STROBUS	5' - 6'	B&B

GENERAL NOTES

1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)

REFERENCES:
 ASSESSORS MAP 286 PARCEL 34
 DEED BOOK 15264 PAGE 546
 PLAN 863 OF 1997
 LAND COURT BOOK 799 PAGE 54
 LAND COURT PLAN 7594-37

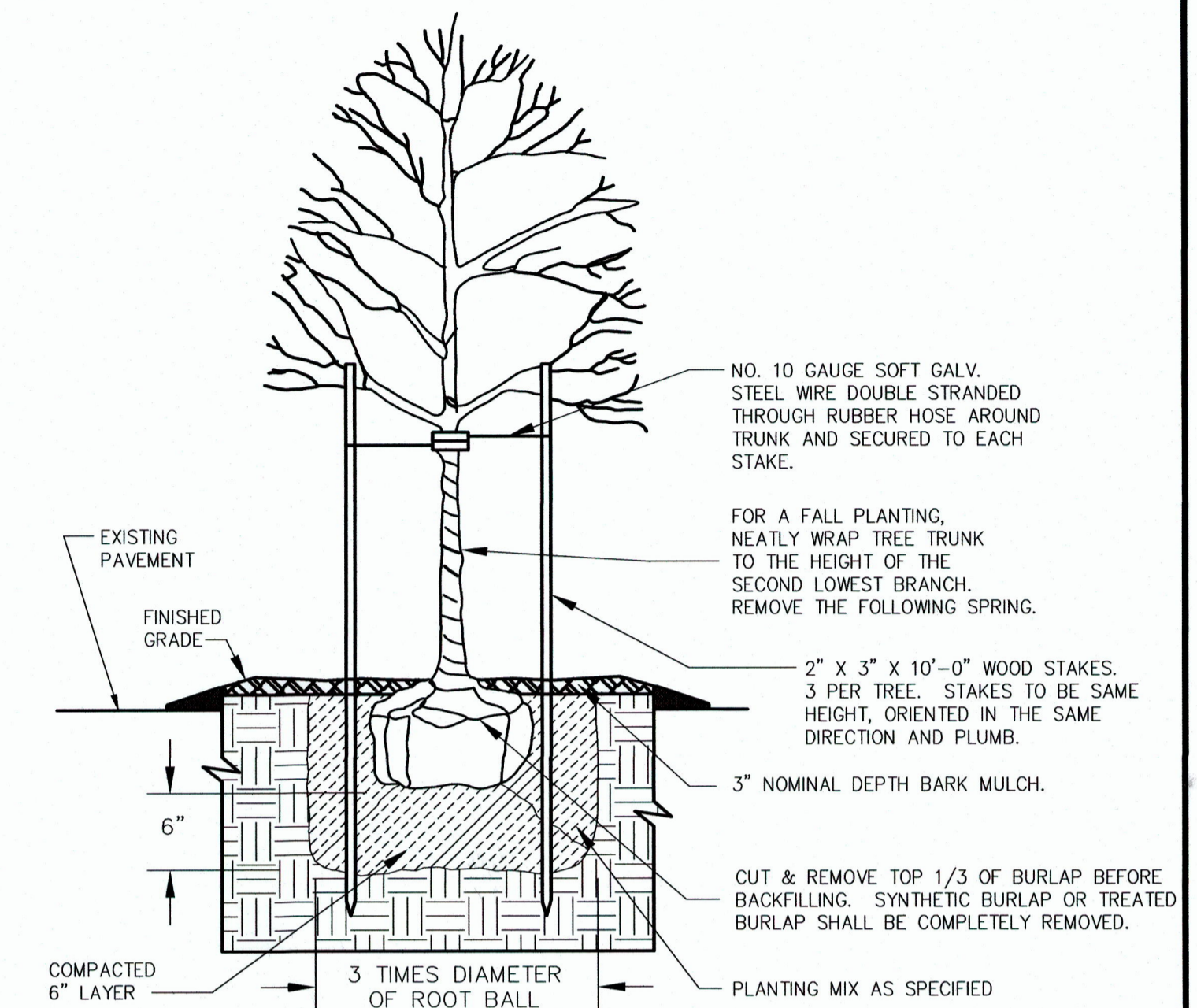
OWNER:
 COLEBROOK REALTY TRUST
 120 GROVE STREET
 FRANKLIN, MASSACHUSETTS

APPLICANT:
 GTE FRANKLIN, LLC
 PO BOX 2844
 BROCKTON, MASSACHUSETTS

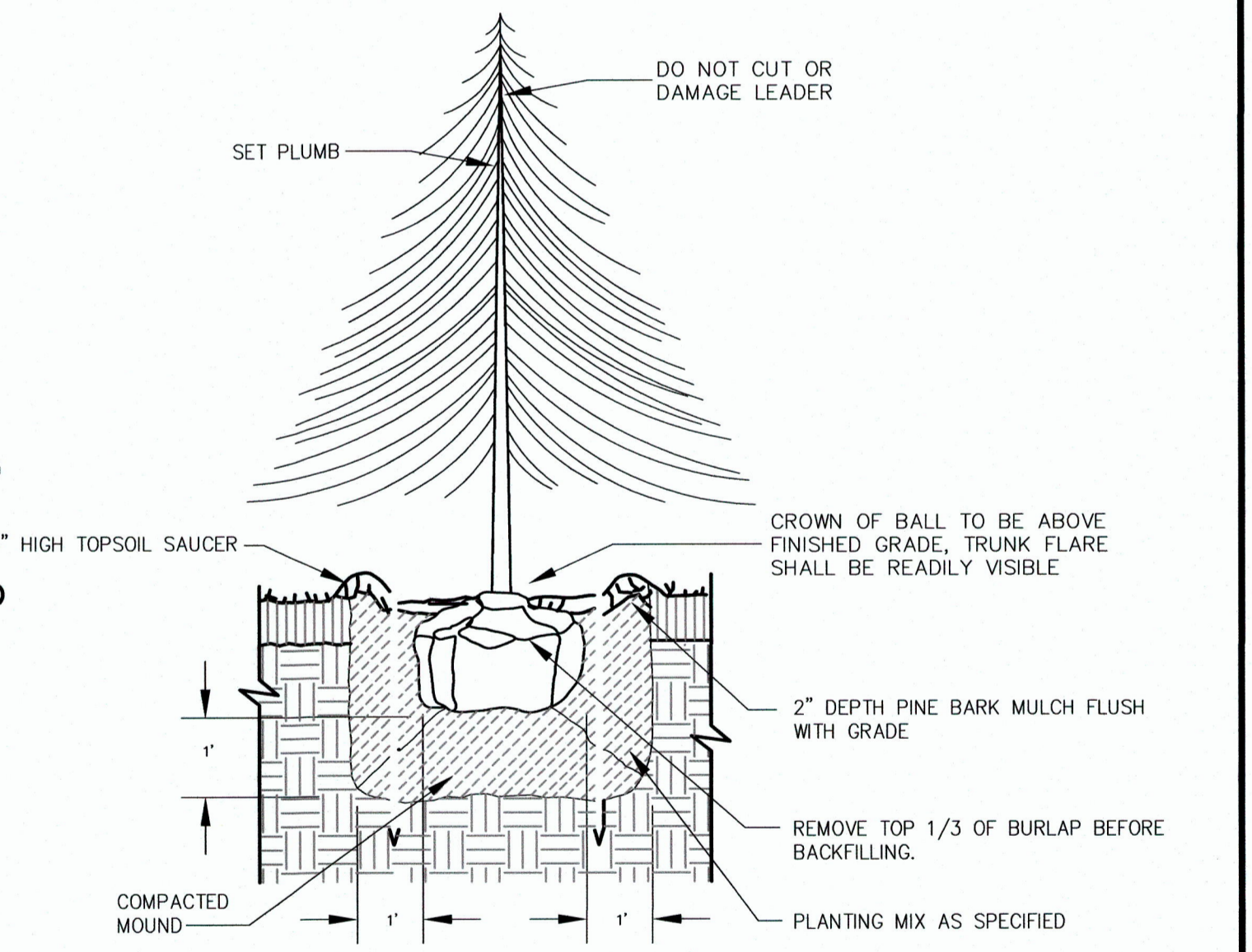
LEGEND:

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- - - - - EXISTING COUNTOUR
- ▭ 297 PROPOSED COUNTOUR
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- ×274.3 SPOT GRADE - EXISTING
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- PL POLE MOUNTED LIGHT
- MN SHOEBOX STYLE LIGHT
- L DOOR LIGHT FIXTURE
- 6.8' HEIGHT OF LIGHT ABOVE GRADE
- DS DOWN SPOUT
- PAINTED TRAFFIC ARROW

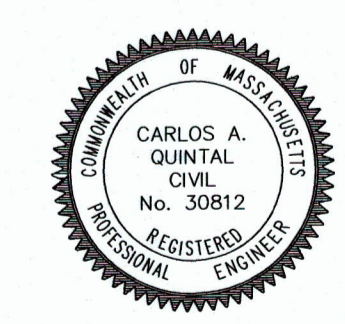
- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 97 PARKING SPACES = 9.7 TREES
 24 TREES PROVIDED
 ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.



DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING



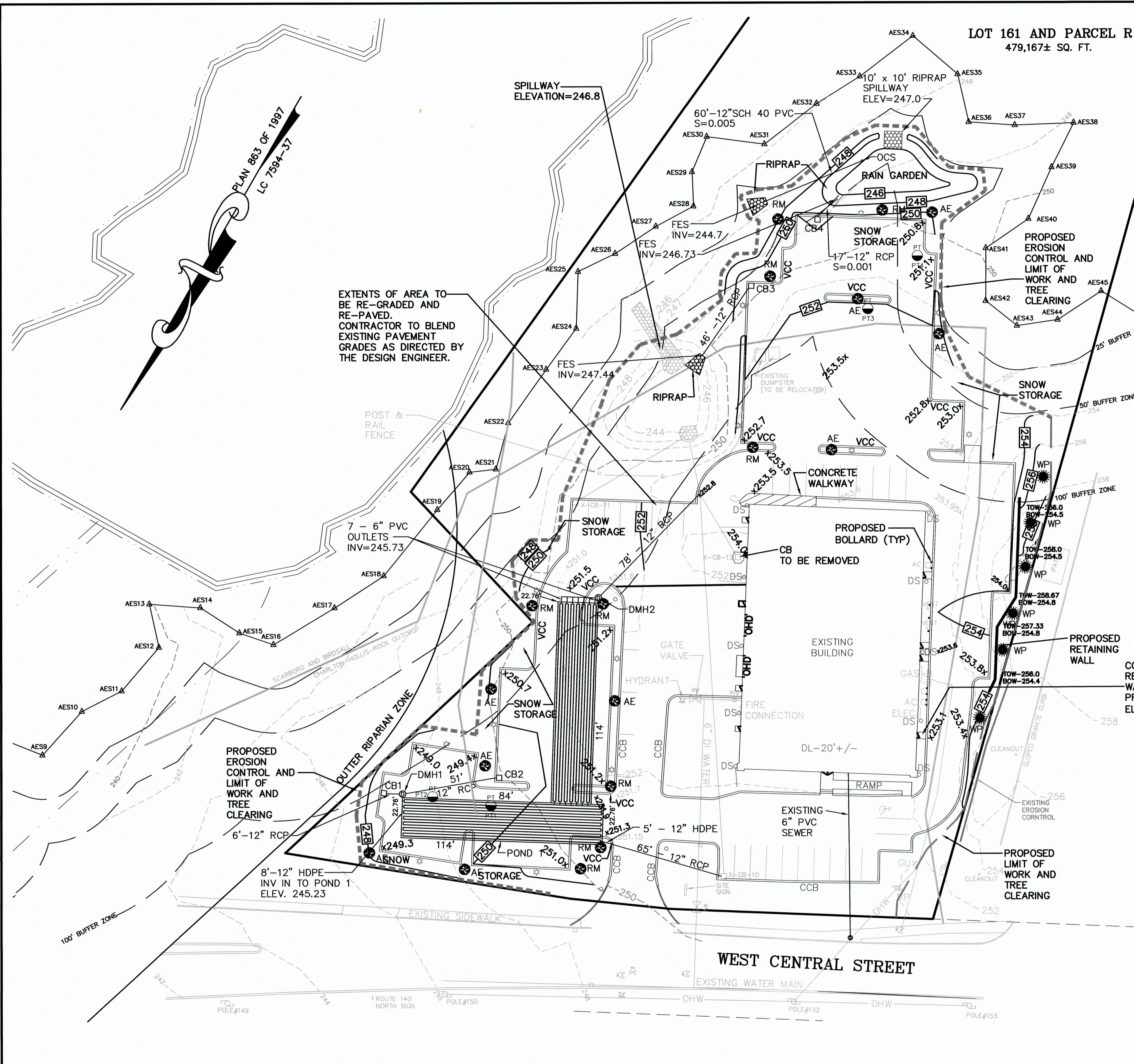
CARLOS A. QUINTAL P.E. #30812

PLANTING PLAN
 1256 WEST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 GTE FRANKLIN, LLC
 PO BOX 2844
 BROCKTON, MASSACHUSETTS
 MARCH 27, 2019
 SCALE: 1" = 30'

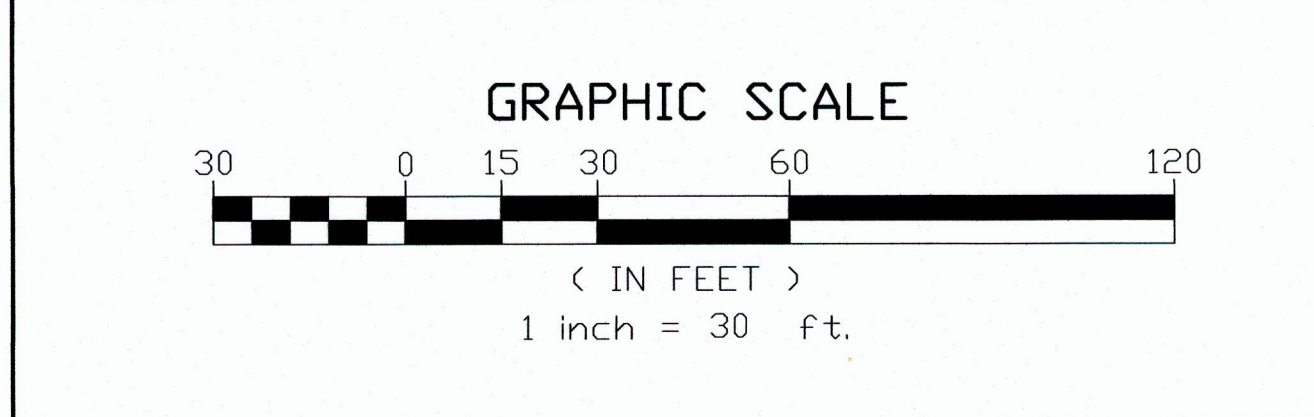
DATE	FIELD BY:	INT.
3/19	FIELD BOOK	BL
3/19	CALCS BY:	RRG
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3/19	DRAWN BY:	COMP
3/19	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	SCALE	PROJECT	SHEET
MAR. 27, 2019	1" = 30'	UC1388	6 of 9



SITE PLAN APPROVAL REQUIRED
 FRANKLIN PLANNING BOARD
 DATE _____

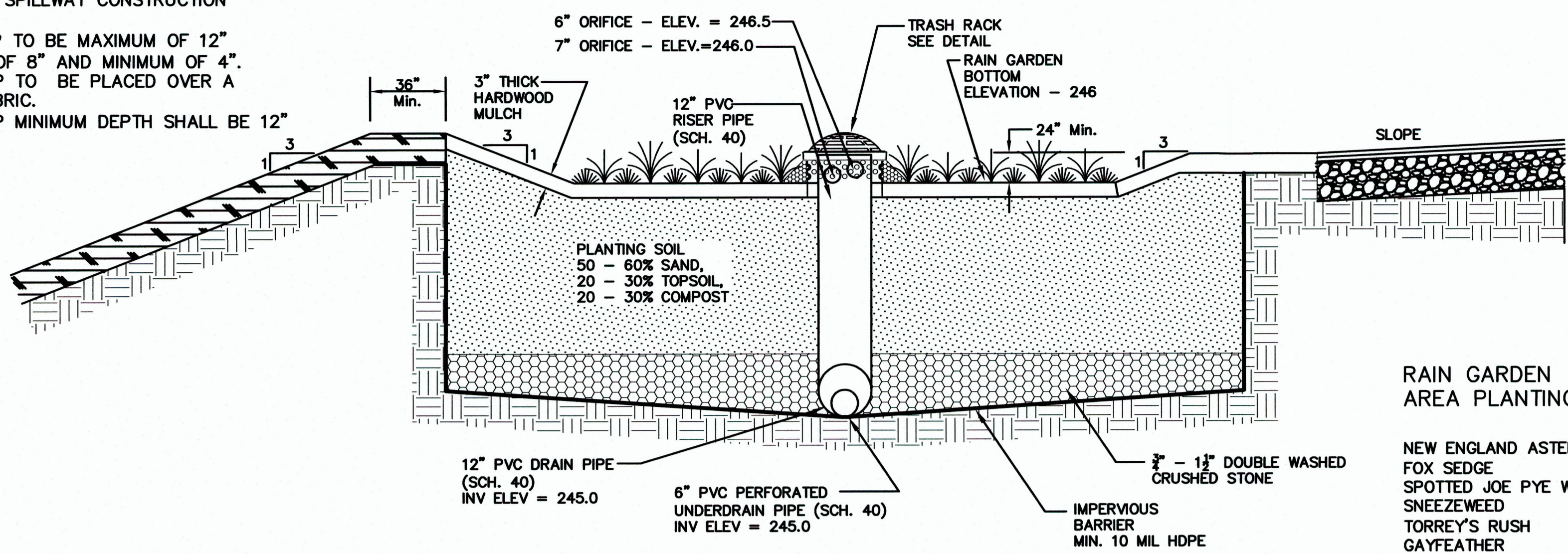


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3/19	CHECKED BY:	CAQ

OVERFLOW SPILLWAY CONSTRUCTION NOTES:

1. RIP RAP TO BE MAXIMUM OF 12" AVERAGE OF 8" AND MINIMUM OF 4".
2. RIP RAP TO BE PLACED OVER A FILTER FABRIC.
3. RIP RAP MINIMUM DEPTH SHALL BE 12"



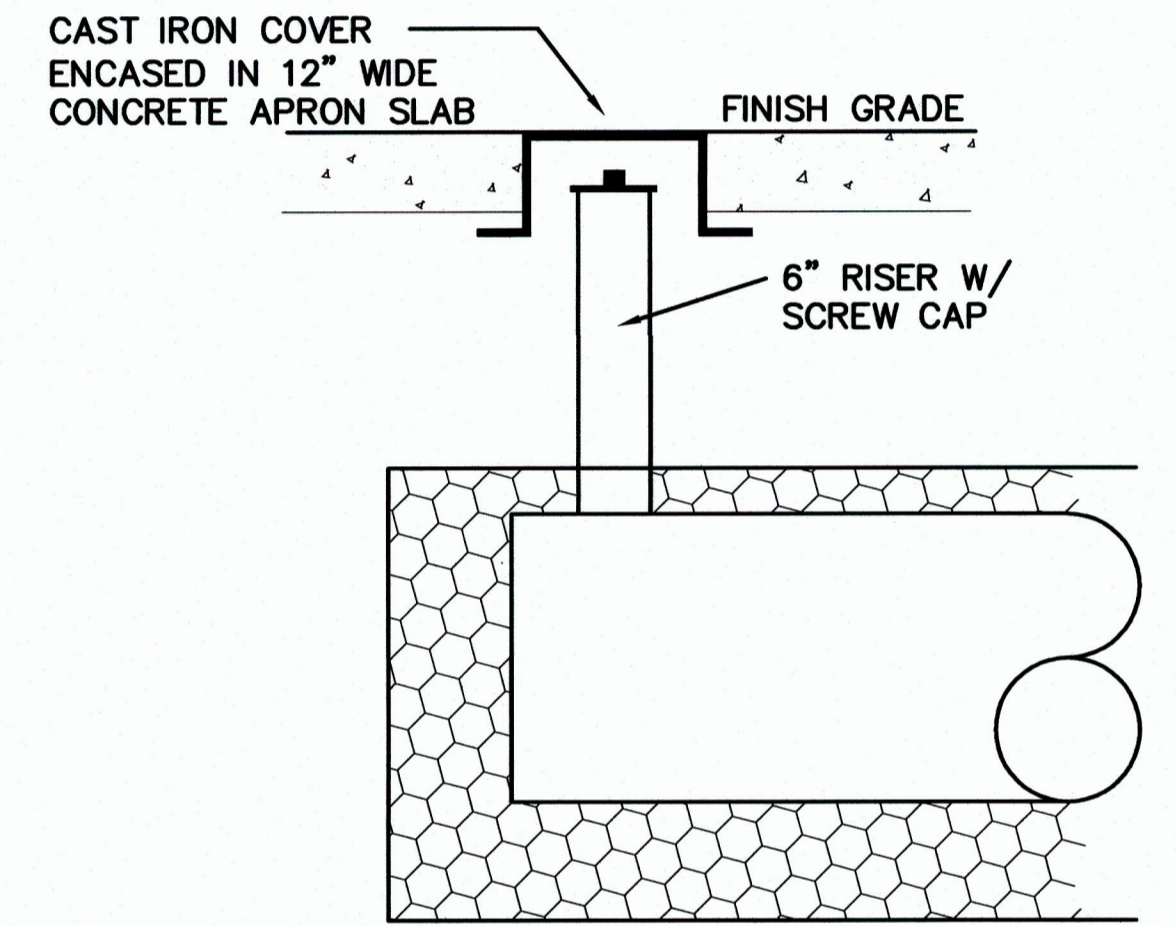
RAIN GARDEN SECTION VIEW

RAIN GARDEN AREA PLANTINGS

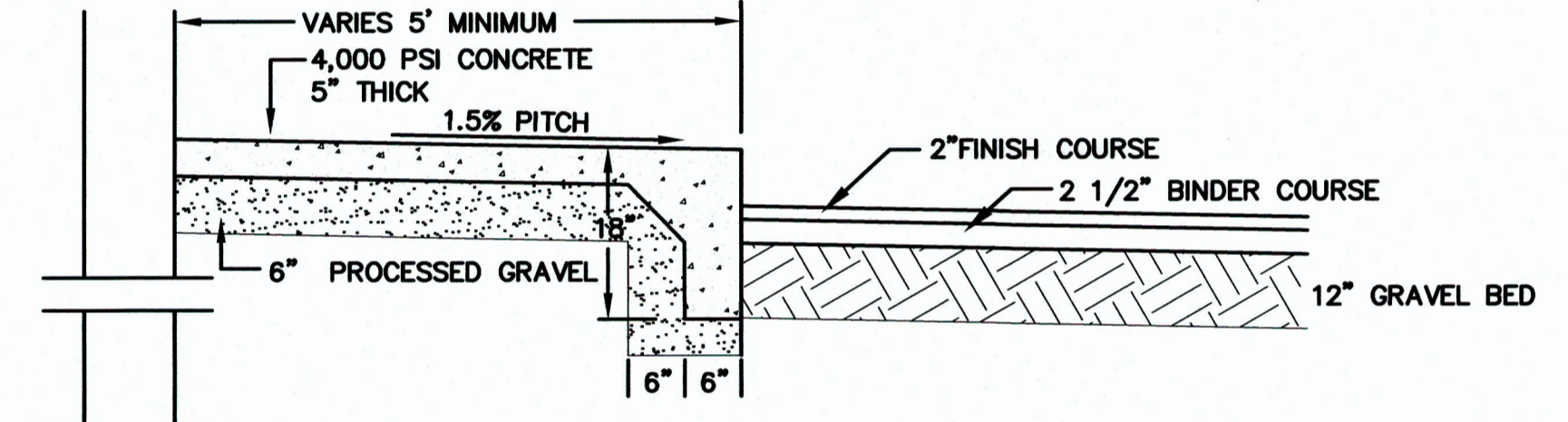
- NEW ENGLAND ASTER
 - FOX SEDGE
 - SPOTTED JOE PYE WEED
 - SNEEZEWEED
 - TORREY'S RUSH
 - GAYFEATHER
 - CARDINAL FLOWER
 - GREAT BLUE LOBELIA
 - WINGED LOOSESTRIFE
 - WILD BERGAMOT
 - SWITCH GRASS
 - MARSH PHLOX
 - MOUNTAIN MINT
 - SWEET CONEFLOWER
 - RIDDEL'S GOLDENROD
 - GOLDEN ALEXANDER
- APPROXIMATELY 1 PLANT PER 25 SQUARE FEET OF BIO-RETENTION AREA

RAIN GARDEN MAINTENANCE SCHEDULE

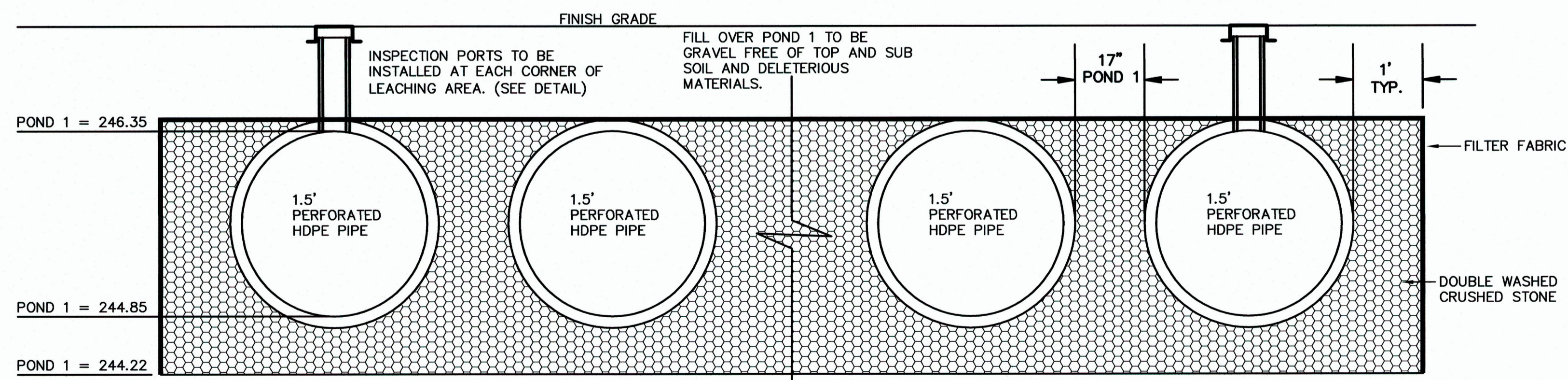
ACTIVITY	TIME OF YEAR	FREQUENCY
INSPECT & REMOVE TRASH	YEAR ROUND	MONTHLY
REMUOVCH	SPRING	ANNUALLY
REMOVE DEAD VEGETATION	FALL OR SPRING	BI-ANNUALLY
REPLACE DEAD VEGETATION	SPRING	BI-ANNUALLY
PRUNE	SPRING OR FALL	ANNUALLY
REPLACE ENTIRE MEDIA & ALL VEGETATION	LATE SPRING / EARLY SUMMER	AS NEEDED



**INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS
N.T.S.**

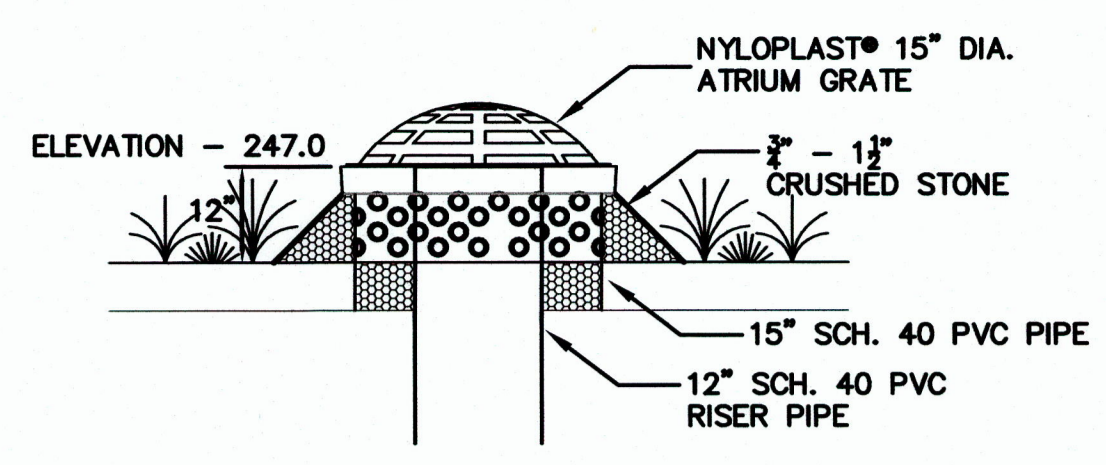


**MONOLITHIC CONC. CURB & SIDEWALK
N.T.S.**

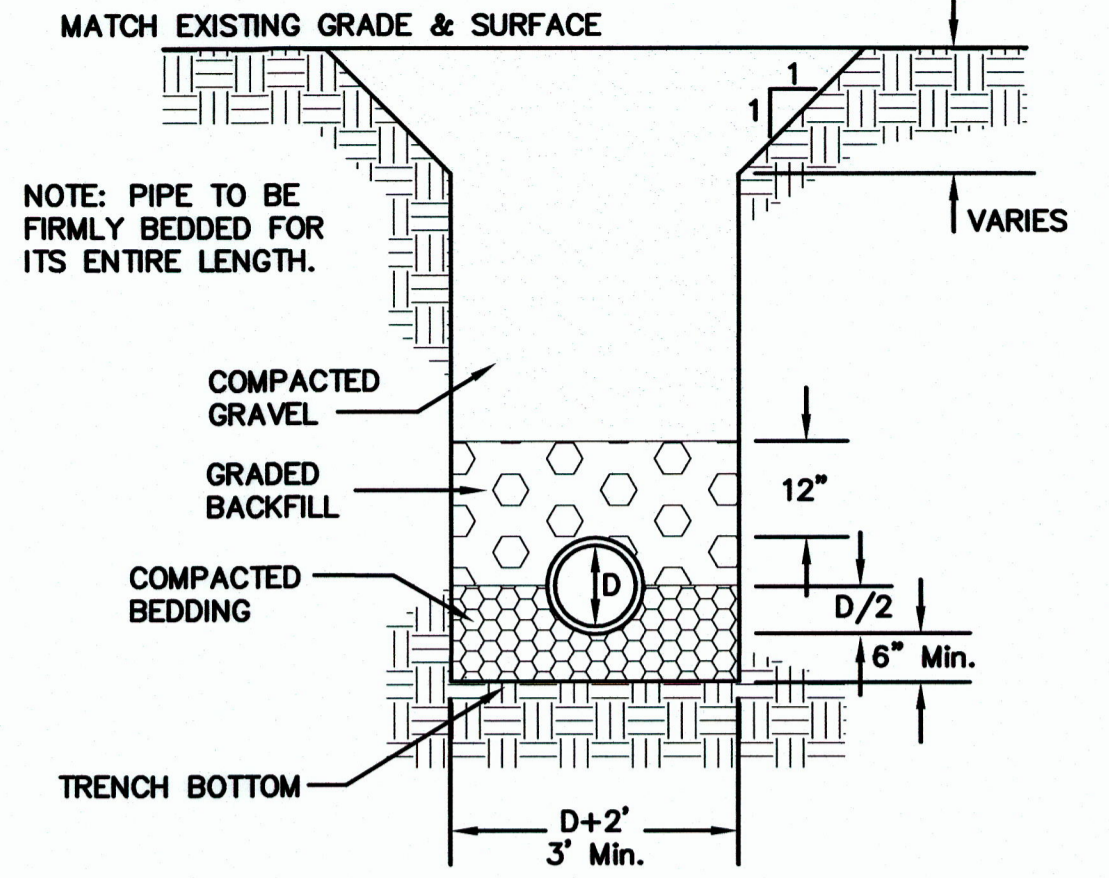


**DRAINAGE INFILTRATION AREAS
N.T.S.**

NOTE:
INFILTRATION POND 1 CONSISTS OF 2 AREAS EACH WITH 7 ROWS OF 1.5" DIAMETER PERFORATED HDPE PIPE 112" IN LENGTH.

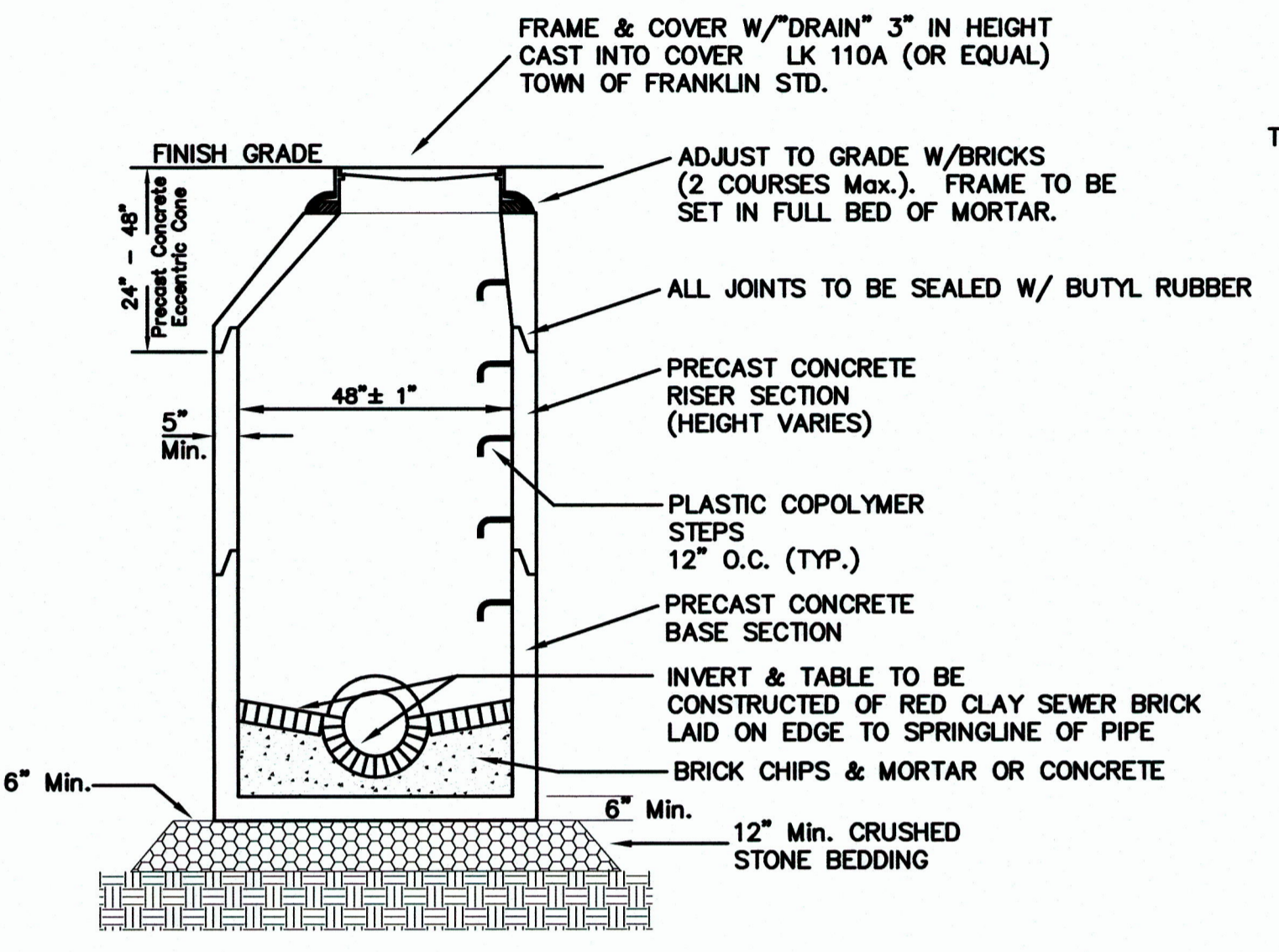


**OUTLET CONTROL STRUCTURE
TRASH RACK DETAIL**



TYPE OF PIPE	RCP DRAIN	CLDI WATER	PVC SEWER	D.I. SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4" STONE	3/8" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE	3/8" STONE

UTILITY TRENCH DETAIL

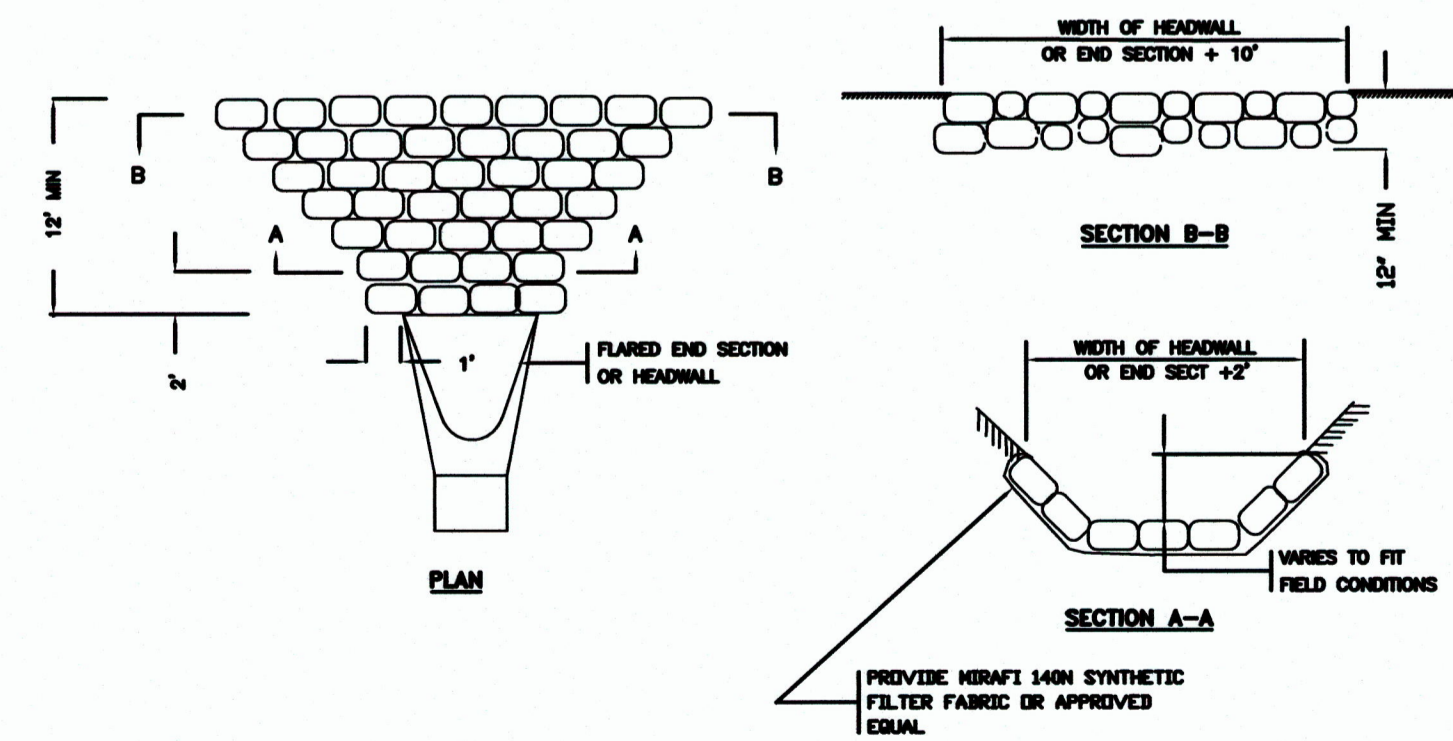


PRECAST DRAIN MANHOLE

OWNER:
COLEBROOK REALTY TRUST
120 GROVE STREET
FRANKLIN, MASSACHUSETTS

APPLICANT:
GTE FRANKLIN, LLC
PO BOX 2844
BROCKTON, MASSACHUSETTS

- CONSTRUCTION NOTES:**
1. RIP RAP TO BE MAXIMUM OF 16" AVERAGE OF 10" AND MINIMUM OF 4".
 2. RIP RAP TO BE PLACED OVER A FILTER FABRIC.
 3. RIP RAP MINIMUM DEPTH SHALL BE 12"



**RIP RAP APRON AT PIPE ENDS
NOT TO SCALE**

FLARED END SECTIONS

PART NO.	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
1210-NP	300 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1210-NP	15"	6.5"	10"	6.5"	25"	29"
1210-NP	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1810-NP	18"	7.5"	15"	6.5"	35"	35"
1810-NP	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
2410-NP	24"	7.5"	15"	6.5"	38"	45"
2410-NP	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
3012-NP	30"	10.5"	N/A	7.0"	65"	68"
3012-NP	750 mm	266 mm	N/A	178 mm	1345 mm	1725 mm
3612-NP	36"	10.5"	N/A	7.0"	33"	68"
3612-NP	900 mm	266 mm	N/A	178 mm	1345 mm	1725 mm

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24", 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

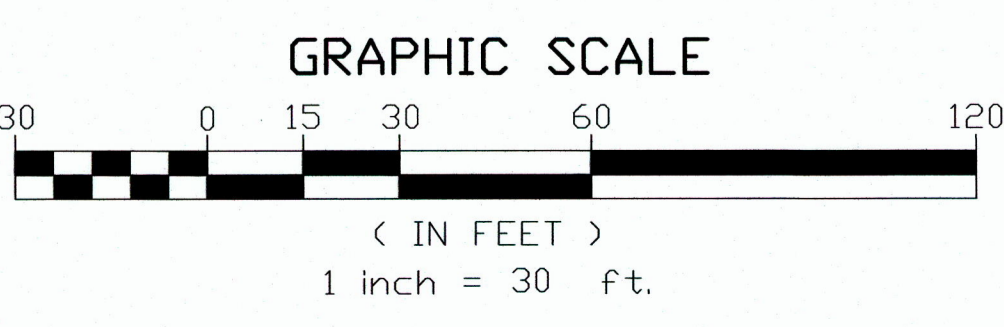
FES DETAIL



CONSTRUCTION DETAILS
1256 WEST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
GTE FRANKLIN, LLC
PO BOX 2844
BROCKTON, MASSACHUSETTS
MARCH 27, 2019
SCALE: 1" = 30'

CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD



NO.	DATE	DESCRIPTION	BY
3	5/15/20	ADDED CERTIFICATE OF VOTE	RRG
2	9/11/19	REVIEW COMMENTS	RRG
1	8/20/19	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
3/19	BL	
BK#	FIELD BOOK	PG#
3/19	CALCS BY:	RRG
3/19	DESIGNED BY:	RRG
3/19	DRAWN BY:	COMP
3/19	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE
MAR. 27, 2019
SCALE
1" = 30'
PROJECT
UC1388
SHEET
7 of 9

Town of Franklin



Planning Board

TOWN OF FRANKLIN
TOWN CLERK
2019 SEP 26 A 11: 23
RECEIVED

September 25, 2019

Teresa M. Burr, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

**CERTIFICATE OF VOTE
SPECIAL PERMIT/SITE PLAN
1256 West Central Street**

Applicant: GTE Franklin, LLC
120 Bergeron Way
Stoughton, MA 02072

Owner: Michael Fabiano and Richard Beaulieu, Trustees
842 Upper Union Street, Suite 8
Franklin, MA 02038

Prepared By: United Consultants, 850 Franklin Street #11D, Wrentham, MA 02093
Surveyor/Engineer: March 27, 2019
Plan Date: 1256 West Central Street
Property Location: Map 288 Lot 034

Dear Mrs. Burr:

Please be advised that at its meeting on Monday, September 23, 2019 the Planning Board upon motion duly made and seconded, voted (4-1) to **APPROVE**, with standard and special conditions (1) one Special Permit and Site Plan for 1256 West Central Street for Use Regulation Schedule §185 Attachment 3 Section 2.23, Non-Medical Marijuana Facility. A brief description of the proceeding, the outcome of a roll call vote, and the Standard and Special Conditions of Approval are presented on pages 2-7 attached hereto.

Sincerely,

Anthony Padula, Chairman
Franklin Planning Board

cc: Owners/Applicant/Applicant's Engineer/Applicant's Attorney
Building Commissioner/DPW/Engineering/BETA Group, Inc.

**PROJECT DESCRIPTION
SPECIAL PERMIT/SITE PLAN
1256 West Central Street**

The existing site consists of a single parcel of developed land totaling approximately 11 acres, bordering West Central Street on its northern boundary. State owned land on its southern boundary, a Medical Center and Residential Apartments on its western boundary and an existing industrial building on its eastern boundary. The applicant proposed to open a retail marijuana facility in 4,000 sq/ft of the existing 16,000 sq/ft building. Additional parking spaces and drainage are proposed for the site.

**PUBLIC HEARING
SPECIAL PERMIT/SITE PLAN
1256 West Central Street**

A proper and complete notice of the June 17, 2019 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board continued to hold public hearings on July 22, 2019, August 5, 2019, September 9, 2019 and September 23, 2019.

Incorporated as part of the record are the following:
The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/ Engineering and Franklin Fire Department. The Planning Board also reviewed engineering reports and traffic study from their peer review Consultant.

The Planning Board upon motion duly made and seconded, voted (5-0-0) to close the public hearing on September 23, 2019 for the Site Plan and Special Permit for (1) Use Regulation Schedule §185 Attachment 3 Section 2.23, Non-Medical Marijuana Facility

**PRESENTATION
SPECIAL PERMIT/SITE PLAN
1256 West Central Street**

Mr. Patrick Sullivan, Attorney with offices in Attleboro, MA; Mr. Chirad Patel, Principal of GTE Franklin; and Mr. Rick Goodreau, Engineer of United Consultants, Inc., addressed the Planning Board.

Attorney Sullivan, on behalf of the applicant, reviewed each of the criteria for the Special Permit and explained they believe they have complied with each criterion. He stated he believes the application is consistent with the bylaws. Mr. Sullivan commented that Franklin voted in the majority for legalizing recreational marijuana and Franklin has created a Marijuana Overlay District. Mr. Sullivan also noted there are five other tenants at the site; they will be replacing one of the tenants. Mr. Goodreau provided an overview of the site and reviewed the square footage for each tenant and the required parking spaces.

Mr. Goodreau stated the applicant is proposing hours of operation from 8:00 AM to 10:00 PM. They are proposing to operate by appointment only with 40 maximum appointments per hour until they get a feel for how the appointments are running. If they are not fully occupied, they may change that.

Mr. Patel explained the typical browsing session for a new customer is about 10 to 15 minutes with a repeat customer using 5 to 10 minutes. He explained the use for the carbon filter for the open jars of product that may have a smell. It would be for odors in the store. There is no on-site consumption. Mr. Patel stated they met with Police Chief Lynch to review the security measures and protocols which he reviewed with the Planning Board

Many residents spoke against the retail shop in concerns of traffic, parking, bringing additional opioid use and security concerns. There were a few residents who spoke in favor of the retail shop.

Mr. Goodreau reviewed the onsite drainage regulations. He explained they have a reduction in runoff, but a slight volume increase for which a waiver request is proposed. There are four waiver requests: one for volume increase which BETA has not had an opportunity to look at. They also have to meet with Conservation. Another waiver request is for Cape Cod berm and the other two waivers are with respect to the underground drainage system.

The Planning Board initiated a traffic study to be performed by their peer consultant for the purposes of parking and entering and leaving the site.

Ms. Jaklyn Contracchio, BETA Group, reviewed the traffic study that they conducted to determine the suitability of the site to accommodate the proposed addition of a marijuana dispensary. She provided highlights from her letter dated July 31, 2019 to the Franklin Planning Board. She explained the data collection methods for the study and noted that data was also collected from two similar recreational marijuana sites. It was determined the maximum number of parking spaces utilized at the site was 46, and 23 weekday trips were generated during the highest peak during their observations. Based on conversations with staff at the two existing dispensaries, Fridays tend to be their busiest time, specifically from 3:30 to 4:30 PM. The maximum number of parking spaces utilized during that time was 47. Based on the data, she determined that 158 trips are generated during the weekday peak hour at those facilities.

Mr. Goodreau addressed comments from the BETA review regarding site circulation. He discussed the proposed entry from the street and turning left into the parking lot. He stated they are making the first left a one-way exit only. He explained the site circulation, the employee parking, customer parking, and the signage. Regarding the parking impact on the other tenants, he stated he would assume certain spaces would be designated for the yoga studio, possibly through signage. He noted they have excess parking spaces from what is required.

Mr. Sullivan stated the applicant will be the owner of the building, as they are in the process of purchasing the building and it is in their interest that the tenants have a functioning parking lot.

Mr. Patel explained the tools, systems, and security measures to try to prevent diversion to children. They plan to work closely with the community. He stated consumers must be 21 years of age or older to enter the store. He discussed the interior space and their odor control preliminary plan. They will have the specifications on the plan before they apply for the building permit. He discussed the parking plan and traffic. He noted an onsite security officer will be monitoring the area as there is no onsite consumption. He reviewed the appointment-only schedule. He said if the state gets back to them, they could be operational next fall or the beginning of 2021. He discussed Mr. Halligan's inquiry about possible home deliveries and said that would be a separate license.

Planning Board members discussed the proposed stormwater system and rain garden and asked questions about the traffic numbers and proposed loading area.

After a complete presentation and discussion of the project, Planning Board members closed the Public Hearing on September 23, 2019.

**STANDARD CONDITIONS OF APPROVAL
1256 West Central Street**

- 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.
- 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 and received approval by the Planning Board. 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.
- 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.
- 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.
- 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 II). Said inspection is further outlined in condition #4.
- 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.
- 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.
- 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.
- 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.
- The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
 - Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.
 - Any signage requires the Applicant to file with the Design Review Commission.
 - Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.

**SPECIAL CONDITIONS OF APPROVAL
SPECIAL PERMIT/SITE PLAN
1256 West Central Street**

- The Special Permit is for GTE Franklin, LLC. And non-transferable.
- The clients are to arrive by appointment only. At any time in the future, the applicant may file a modification for non-appointment clients.
- Applicant will work closely with the Police Department for security and any detail needed.
- Construction shall commence as soon as practicable and be completed, with an Occupancy permit within 2 years of approval of the Special Permit.
- All newly installed curbing will be upright granite or reinforced concrete.

**WAIVERS GRANTED
SPECIAL PERMIT/SITE PLAN
1256 West Central Street**

- To allow less than 42" of cover over the RCP drain pipe proposed class V RCP.
- To allow the use of HDPE pipe for drainage pond 1 including the connection of DMH 1 and a portion of the drain line connection of X-CB10 to the infiltration pond and drainage pond 2 outlet.
- To allow the existing site lighting to extend past the property line.

Anthony Padula, Chairman
Franklin Planning Board

**FINDINGS OF FACTS
SPECIAL PERMIT/SITE PLAN
1256 West Central Street**

The applicant submitted their proposed findings with the original application on May 24, 2019 and are on record.

**DECISION
SPECIAL PERMIT/SITE PLAN
1256 West Central Street**

(1) Special Permit: (1) §185 Attachment 3, Section 2.23 – Non-Medical Marijuana Facility.

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

Anthony Padula	NO	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

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

Anthony Padula	NO	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

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

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

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

Anthony Padula	NO	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

(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.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

(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.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

CERTIFICATE OF VOTE – SPECIAL PERMIT
1256 WEST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
GTE FRANKLIN, LLC
PO BOX 2844
BROCKTON, MASSACHUSETTS
MARCH 27, 2019
SCALE: 1" = 30'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

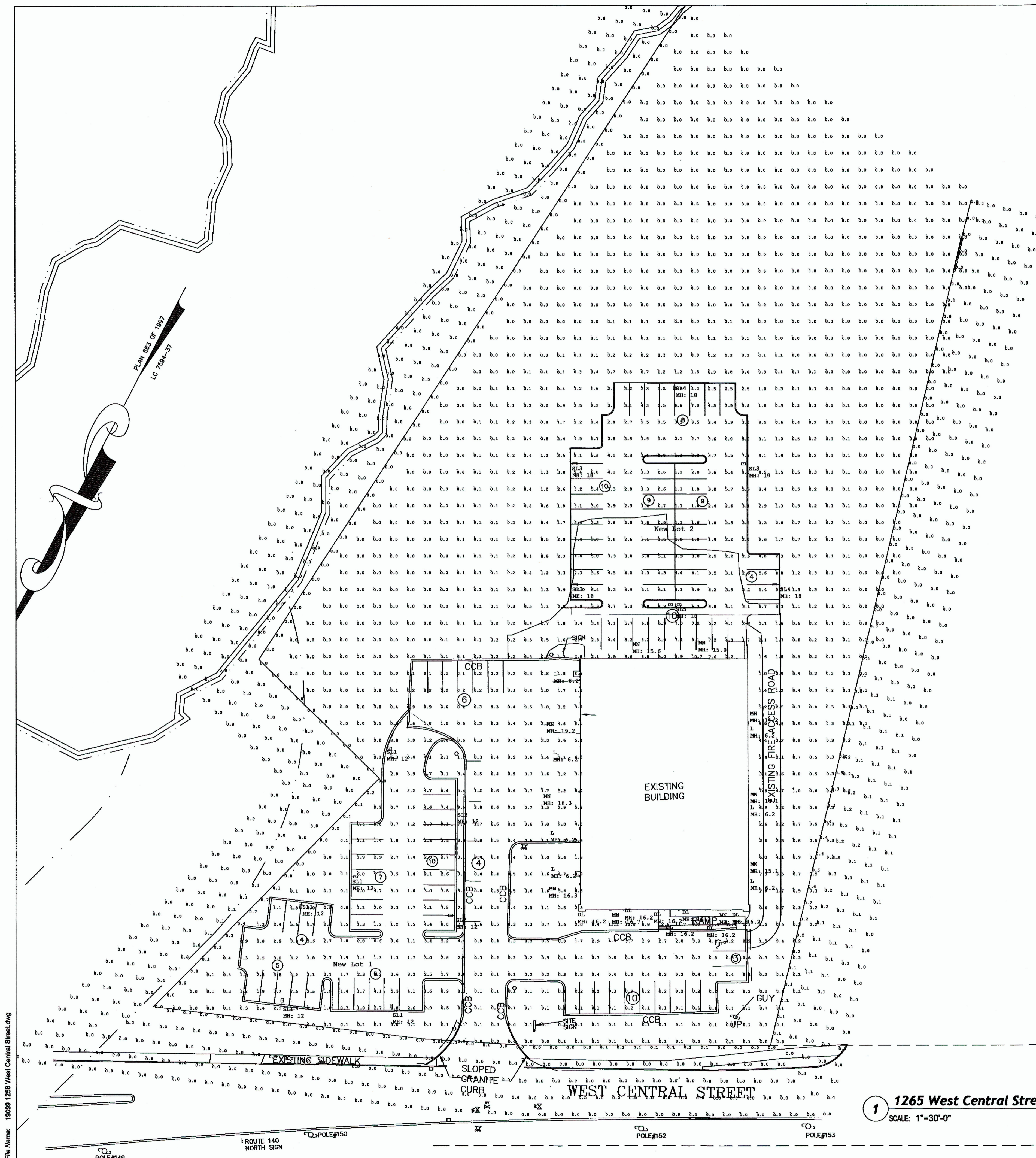
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_____	_____
_____	_____

NO.	DATE	DESCRIPTION	BY
3	5/15/20	ADDED CERTIFICATE OF VOTE	RRG
2	9/11/19	REVIEW COMMENTS	RRG
1	8/20/19	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
3/19		BL
BK#	FIELD BOOK	PG#
3/19		RRG
3/19	DESIGNED BY:	RRG
3/19	DRAWN BY:	COMP
3/19	CHECKED BY:	CAQ

UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8566

DATE	MAR. 27, 2019
SCALE	1" = 30'
PROJECT	UC1388
SHEET	9 of 9



Symbol	Label	Qty	Description	LLF	Lum. Watts	Lum. Lumens
SL1	SL1	5	Visionaire # VMX-1-T4-48LC-5-4K-UNV-AM-BK-HSS	0.335	78	6589
SL2	SL2	2	Visionaire # VMX-1-T3-48LC-5-4K-UNV-AM-BK	0.900	78	10229
SL3	SL3	3	Visionaire # VMX-1-T4-64LC-7-4K-UNV-AM-BK	0.900	142	17006
SL4	SL4	2	Visionaire # VMX-1-T4-64LC-7-4K-UNV-AM-BK-CLS	0.900	140	11347
SL5	SL5	1	Visionaire # (2) VMX-1-T5-64LC-3-4K-UNV-AM-BK	0.900	70	10061
L	L	7	EXIST-DOOR-LIGHT 12WATTS. 475LLF-4K-TYPE-L	0.475	19.6	2411
MN	MN	10	EXIST-WALLPACK-55WATTS. 95LLF-4K-TYPE-MN	0.950	55	6196
DL	DL	7	EXIST-DOWNLIGHT-30WATTS. 95LLF-4K-TYPE-DL	0.950	35	3341

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.02	0.8	0.0	N.A.	N.A.
Site Points	Illuminance	Fc	1.19	12.6	0.0	N.A.	N.A.
New Lot 1	Illuminance	Fc	2.99	8.1	0.6	4.98	13.50
New Lot 2	Illuminance	Fc	3.64	10.0	0.6	6.07	16.67

VMX LED Specifications

Ordering Info:

MODEL	OFFICE	LED	CLIMATE	BEAM	WALYAGE	HOUSING	FRESH	OPTIONAL	COATING
VMX1	T1	48LC	5	4K	UNV	AM	BK	HSS	
	T2	48LC	5	4K	UNV	AM	BK		
	T3	48LC	5	4K	UNV	AM	BK		
	T4	64LC	7	4K	UNV	AM	BK		
	T5	64LC	7	4K	UNV	AM	BK	CLS	
	T6	64LC	7	4K	UNV	AM	BK		
	T7	64LC	7	4K	UNV	AM	BK		

Features & Specifications

Mounting Area/View Compensation: Adjustable bezel allows for mounting on uneven surfaces. Includes a bezel adjustment screw for fine-tuning the beam spread.

Thermal Management: The VMX LED fixture is designed for long-term operation by mounting the LEDs to the substrate heat sink of the housing. The housing has a large surface area to dissipate heat, and the LED chips are mounted on a high-thermal-conductivity substrate.

Optical System: The VMX LED fixture is designed to provide uniform illumination. The light is emitted from the LED chips and passes through a lens that is designed to provide a uniform beam spread.

Quality Control: The VMX LED fixture is tested to ensure it meets the highest standards of quality. Each fixture is tested for beam spread, light output, and color rendering index (CRI).

1 Fixture Specification- Visionaire VMX

- ABBREVIATIONS:**
- Avg= Average
 - AFG= Above Finished Grade
 - CF = Compact Fluorescent
 - CV= Coefficient of variation
 - fc = Footcandle
 - HPS = High Pressure Sodium
 - LLF= Light Loss Factor
 - MH = Mounting Height
 - NTS = Not to Scale
 - PSMH = Pulse Start Metal Halide
 - SF = Square foot
 - W = Watts
- NOTES:**
- CALCULATION POINTS INDICATED ARE BASED ON MAINTAINED FOOTCANDLE (FC) LEVELS AFTER A LIGHT LOSS FACTOR (LLF) IS APPLIED TO FIXTURE. REFER TO SCHEDULES FOR LLF AND LUMEN INFORMATION.
 - REFER TO PLAN FOR FIXTURE MOUNTING HEIGHTS.
 - CALCULATION POINTS TAKEN AT GRADE.

SK & Associates

Experience the light™

T - 781-821-1700
www.skandassociates.com

20/22 Carver Circle
Canton, MA 02021

PROJECT NAME
1256 West Central Street-Site

CLIENT
United Consultants

SEAL

REVISIONS	No.	Description	Date
5.			
4.			
3.			
2.			
1.	Update Per Comments		8/13/19

Issue Date: May 6, 2019
Project #: 19099
Drawn: AD
Checked: TJ
Approved: HD
Scale: AS NOTED

DRAWING NAME
Site Lighting-Lighting Plan, Schedules and Specifications

DRAWING NUMBER
SL1

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Town of Franklin



Planning Board

April 27, 2020 Meeting Minutes

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power. Members absent: None. Also present: Michael Maglio, Town Engineer; Bryan Taberner, Director Planning and Community Development; Amy Love, Planner.

*As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

7:00 PM **Commencement/General Business**

Chair Padula read aloud the provided Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

A. Meeting Minutes: April 6, 2020 & April 13, 2020

Motion to Approve the Meeting Minutes for April 6, 2020. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for April 11, 2020. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*

122 Chestnut Street

Site Plan

Documents presented to the Planning Board are on file.

Motion to Continue the public hearing for 122 Chestnut Street, Site Plan, to June 1, 2020. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*

Maple Hill

Definitive Subdivision

Documents presented to the Planning Board are on file.

Motion to Continue the public hearing for Maple Hill, Definitive Subdivision, to June 1, 2020. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Initial*
Zoning Bylaw Amendment
20-854 Zoning Map Amendment
Water Resource District Map
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Taberner asked if the Planning Board needed to wait until 7:10 PM to begin this public meeting.

Chair Padula stated that because this is a virtual meeting, certain discrepancies in the public hearing format are allowed which are at his discretion.

Mr. Taberner said this Zoning Bylaw Amendment has been referred from the Town Council to the Planning Board for a public hearing. The Department of Public Works is requesting an update to the Town's Water Resource District Map regarding a date change. It is a regular housekeeping action.

Mr. Maglio confirmed this is a housekeeping action to reflect the new district boundaries as defined by MassDEP. He stated the District boundaries on the current Water Resource District Map were accurate as of March 28, 2008; however, MassDEP has issued subsequent revisions. The DPW is requesting that the Town Council update the bylaw to reflect the most current data as shown on the provided map. He noted that anytime there is a new data release from the State for future changes to the District boundaries, future map amendments will be requested, accordingly.

Mr. Halligan stated concern for commercial development along the Route 140 area; he confirmed there were no changes in that area.

Motion to Recommend to Town Council Zoning Bylaw Amendment 20-854, Zoning Map Amendment, Water Resource District Map. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Chair and Planning Board Member Comments

Chair Padula reviewed the next meetings are scheduled for May 4, May 18, June 1, and June 8, 2020.

Ms. Love stated that with the continued unpredictability due to the COVID-19 emergency situation, there is concern about when large public gatherings, such as public audiences for board and committee meetings, will be allowed in the Town Hall building. Therefore, Zoom meetings may continue for another few months. Planning Board members may be allowed to meet in the chambers; however, Zoom could be used to ensure public access. She noted that at this time there is nothing in writing about how future meetings will be conducted. As there are seven to eight outstanding public hearings at this time, she suggested they try to conduct a few of the public hearings at each of the upcoming Planning Board meetings in order to start the discussions and presentations. She noted that all provided documentation and information will be in the agenda packet for the public including site plans, public hearing notices, and letters. If the Planning Board is agreeable and would like to move forward in this way, she would like to use Zoom to conduct the public hearings at upcoming meetings.

Chair Padula stated this was acceptable as it is the new normal.

Mr. Halligan said he is okay with Zoom; however, he would like to have larger prints as it is difficult to review the materials from an 8.5" x 11" sheet.

Chair Padula stated that before the Planning Board members would be able to get larger prints, the Town Hall would have to open, the materials would have to be handled by other people, copies would have to be made, and the printed document packets would have to be distributed to each Planning Board member.

Mr. Halligan suggested the applicant mail the printed documents to the Planning Board members' homes.

Ms. Love suggested that possibly the plans could be sent to a print shop and Planning Board members could pick up the paper copies.

Mr. Rondeau said he would like to have printed versions of the drawings, also.

Chair Padula stated this should be discussed during the meeting scheduled with himself, Vice Chair Halligan and Ms. Love; they will try to determine a solution.

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 7:20 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin



Planning Board

**June 1, 2020
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Assistant.

*As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

7:00 PM **Commencement/General Business**

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

A. Discussion: MS4 Stormwater Changes

Mr. Maglio stated the DPW has been working with their stormwater consultant on complying with new requirements of the Town's most recent MS4 Stormwater Permit issued by the Environmental Protection Agency. Some of the new requirements involve changes to current bylaws which are to be in place by July 1, 2020. He provided a summary of the proposed bylaw changes, some of which will be presented to the Town Council for approval and some which will require approval from the Planning Board. The actual amendments will be presented to the Planning Board for review and approval in the near future. There are three proposed changes under Stormwater Management-Chapter 153, one proposed change under Zoning-Chapter 185, one proposed change to Subdivision of Land Bylaw-Chapter 300, and one proposed change to the Best Development Guidebook.

Mr. Maglio stated that in general, the low impact design is being promoted. Chair Padula stated he is not interested in putting that into the subdivision regulations; the subdivision rules and regulations are separate. He believes in the closed drainage system for subdivisions. Mr. Maglio stated the Town's MS4 permit applies to the entire Town. Chair Padula stated it normally applies to Water Resource Districts; he stated he would do some research into this.

B. Discussion: Street Light Update

Mr. Maglio stated that Franklin recently upgraded street lighting fixtures throughout Town to new energy efficient LED street lights. However, current requirements under the Subdivision of Land Bylaw-Chapter 300 still call out for sodium vapor street lighting, and the language under this Chapter reflects a time when the Town leased the street lights from the utility company. Today, Franklin owns and maintains the street lighting fixtures that have been accepted by the Town. The language of Section 300-12 (C) which covers street lighting has been reviewed, and recommended changes will soon be presented to the

Planning Board which will require LED fixtures for new installations and update the process for Town accepted lighting.

C. Planning Board Meeting Dates Revised

Mr. Love stated several new meeting dates had been added to the schedule. Starting in July, the Planning Board returns to the regular schedule. This is a housekeeping item.

Motion to Approve the Planning Board Meeting Dates Revised. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

D. Field Change: Mine Brook Estates

Mr. Maglio discussed the field change. He stated at the extension of Margaret’s Cove the grades behind the sidewalk have a small slope. There is a tree on the property line. He met with the contractor and the homeowner. The engineer put together a sketch of what is proposed for the corner which includes constructing a small stone wall and a small shifting of a catch basin to save the tree and minimize impact to the property owner.

E. Final Form H: 27 Forge Parkway

Ms. Love stated that the applicant was previously before the Planning Board for a Partial Form H. The Planning Board requested the remaining items be completed. The items have been completed and the applicant is requesting the Final Form H.

Mr. Crowley stated a new review was done, and the applicant completed the outstanding items.

Motion to Approve the Final Form H: 27 Forge Parkway. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

F. Meeting Minutes: May 4, 2020 & May 11, 2020

Motion to Approve the Meeting Minutes for May 4, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for May 11, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
 122 Chestnut Street
 Site Plan
 Documents presented to the Planning Board are on file.
 To Be Continued

Chair Padula stated this meeting will be continued.

Motion to Continue the public hearing for 122 Chestnut Street, Site Plan, to July 13, 2020. Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
 Maple Hill
 Definitive Subdivision
 Documents presented to the Planning Board are on file.
 To Be Continued

Chair Padula stated this meeting will be continued.

Motion to Continue the public hearing for Maple Hill, Definitive Subdivision, to June 29, 2020. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
160 Grove Street
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

Mr. Adam Braillard, representing the applicant Hennep Cultivation LLC; Mr. Jim Stukel of the Stukel Group, LLC; Mr. Bill Halsing of Land Planning, Inc.; and Mr. Nate Seward, odor expert of Criterion Environmental Inc., addressed the Planning Board.

Ms. Love stated the applicant submitted an odor review, provided a traffic study, and proposed to add a left-hand turn lane into the site. The applicant still needs to go before Design Review and has not submitted color renderings.

Mr. Maglio stated that he did not have an opportunity to submit a review letter in time for it to be included in the Planning Board's meeting packet; however, he did have comments on the latest submission. He stated that the warehouse is on its own septic system. He would like to see piping from the well to the irrigation system to the building. He stated the design engineer should confirm the quality of soils after excavation begins.

Mr. Halligan asked that as this is a septic system only, is there any chance of chemicals getting into it. Mr. Maglio stated the Board of Health has jurisdiction over the septic system; floor drains would be under the review of the plumbing inspector. Mr. Stukel stated there are no floor drains in the building.

Mr. Crowley said the majority of BETA's comments have been addressed. He reviewed the outstanding comments including, but not limited to, bollards being installed in the parking lot, concrete curb should be precast, clarify if curb is proposed along sidewalk at southeast corner of the building, curb stops may need to be considered, and the photometric plan should include more information regarding spillage. He stated the applicant provided a full traffic analysis; he asked the Planning Board if BETA should review the traffic study. Chair Padula stated that it does not seem like reinforced concrete is continuous on the plan; either it is not there, or it is not labelled. He stated there are residents as well as Franklin Tile and Planet Fitness in the area; he is concerned about odor and noise. He asked where the filter systems would be located.

Mr. Braillard stated they have gone before the Conservation Commission, and they have filed with the Cannabis Control Commission.

Mr. Seward reviewed the specifics of the odor control plan. He explained the location of the carbon filters and how it is exhausted. He noted that the carbon filters run whenever there are odor emitting activities; they will likely run 24/7. Mr. Halligan asked about the chemical being used to disintegrate the odor, how many gallons of the chemical would be stored at the site at one time, and what kind of permit will they need to store these chemicals in a Water Resource area. Mr. Seward said the chemical has been tested by several agencies for hazardous components. He referred to the safety data sheet. He stated that there should be very little residue of the chemical's use. He discussed the number of gallons of chemicals and how long those chemicals would be stored. Mr. Maglio stated it needs to be verified how much of the chemical will be stored at the site at one time. Mr. Stukel stated the head house is not in the Water

Resource District which is the front part of the building; however, it is all on the same floor. He suggested a containment zone could be installed in case of spillage.

Mr. Rondeau asked if this odor mitigation system has been tried and used in this area, and what kind of noise and decibel level is made by the fans. Mr. Seward stated this is the first time this system has been done in Massachusetts; it has been done in the West Coast with success. He stated they use 54 in. fans; he does not have the decibel level. Mr. Braillard stated the system is being used in Freetown, MA. He will get information to the Planning Board.

Mr. Joe Sabato of Epsilon Associates, Inc., stated they are the third-party reviewer for the odor mitigation; they do this type of consulting for noise and odor. He discussed that noise is measured using a decibel scale. Both the Town and MassDEP regulate the amount of noise that can be on a property. He reviewed his PowerPoint presentation and discussed the noise requirements of the MassDEP noise policy and the Town Nuisance Bylaw. Based on this, they evaluated the noise of the fans and the potential noise impacts from the fans. They do not see a concern with the noise generated to the closest residents. He stated that deliveries should be limited to daytime periods, and the facility should avoid nighttime deliveries. He stated that cannabis odor has been described as skunk-like and if left uncontrolled, depending on the magnitude and weather, it can travel over one-half mile. He reviewed the MassDEP odor policy and the Town Nuisance Bylaw. He stated the applicant did a good job describing the Fogco Odor Control System using an odor neutralizer which alters the odor molecule to render it odorless. He recommended the Fogco system be optimized to make it work. The applicant should describe any heat tracing on the system in order to ensure the odor mitigation system remains operational during winter periods. He described a few concerns not yet addressed by the applicant and stated that among other concerns, he is not clear if there is a backup odor mitigation plan.

Mr. Halligan asked questions including how the system works if it freezes. He requested information regarding if anyone in this area has this system. He asked if a wind study was done or if the direction of the prevailing wind was reviewed. He asked if the air could be vented to the back of the building to keep odor away from residents. He noted that there is another facility in Franklin where the odor is very prevalent. He asked if there is an alarm system that can detect the odor to make sure the carbon and fluids are maintained and working properly, or does an employee just have to decide when to maintain the system.

Mr. Seward stated there is a heat trace system that keeps it from freezing. He would find additional information regarding the freezing in the air concern. He stated this is a very simple system. Mr. Sabato stated that the higher the exhaust can be launched into the air, the faster it can be disbursed. Mr. Seward explained the common time period for replacing filters, and stated there is not an alarm or test that can be done. He stated there are different stages of growing and different stages of weather that can change the odor; he confirmed they will be growing 24 hours per day.

Chair Padula stated the applicant has some additional work to do before returning to the Planning Board. Ms. Love asked if the Planning Board wanted BETA to do a review and analysis of the traffic study. Chair Padula confirmed there are no retail sales at the site. Mr. Braillard said they think the average number of employees per shift would be 35 with the possibility of 100 employees combined for all shifts. Mr. Maglio stated his biggest concern was the turn lane; he suggested a cursory review of the traffic study. Chair Padula stated agreement. He stated he does not want to see shipments going in and out at night and trucks backing in and out with beepers going. Mr. Rondeau suggested the traffic study be looked at with regard to public safety.

Mr. Braillard stated they will not do nighttime deliveries. Generally, small vans are used which may have a backup beeping signal.

Motion to Continue the public hearing for 160 Grove Street, Special Permit & Site Plan, to July 13, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:20 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary