

Town of Franklin



Planning Board

We will be conducting the Planning Board Meeting in the Town Council Chambers at 355 East Central St. The Public has the option of attending the meeting live at the Town Hall or 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/88494465100> or call on your phone at 312-626-6799, meeting # 88494465100.

August 9, 2021

- | | | |
|----------------|---|---|
| 7:00 PM | Commencement/General Business | |
| 7:05 PM | <u>PUBLIC HEARING</u>- Initial
Bylaw Amendment 21-874
Parking DC and CI Zoning Districts | <i>Adv.: July 26 & August 2, 2021</i> |
| 7:15 PM | <u>PUBLIC HEARING</u> – Continued
Site Plan – 27 Forge Parkway
Site Plan Modification | <i>Adv. Feb. 8 & Feb. 15, 2021</i>
<i>Abutter Feb. 5, 2021</i> |

GENERAL BUSINESS:

- A. Pre-Final: Housing Production Plan
- B. Limited Site Plan Modification: 27 Forge Parkway
- C. 105 Constitution Boulevard, Field Changes

This agenda is subject to change. Last updated: August 5, 2021

The next meeting of the Planning Board is scheduled for August 23, 2021.

GENERAL BUSINESS



**FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT**

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

MEMORANDUM

DATE: August 4, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Housing Production Plan – Follow up

DPCD has put together the Housing Production Plan (HPP). The purpose of the plan is to assist the Town with maintaining its 10% affordable units and help to make progress in facilitating the development of diverse housing supply for Franklin's low and moderate income residents. The HPP can be found on DPCD website at:

https://www.franklinma.gov/sites/g/files/vyhlf6896/f/uploads/preliminary_final_housing_production_plan_-_august_2021.pdf

DPCD is presenting the pre-final draft of the HPP to the Planning Board, prior to holding a public hearing. DPCD is asking the Planning Board if there are any issues or concerns with the HPP.

DPCD would like to hold a public hearing at the next Planning Board meeting on August 23, 2021 for the Housing Production Plan acceptance.

27 Forge Parkway Limited Site Plan – Response to Comments

Date: August 5, 2021

To: Matt Crowley, PE

CC: Mark Privette

From: Andrew Boynton

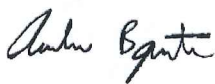
Please see the following response to comments, associated with BETA's peer review completed on July 27th, 2021.

1. This comment has been addressed in the revised plans, Issue #007.1.
2. A truck maneuvering plan has been included for reference, showing adequate turning radiuses.
3. This comment has been addressed in the revised plans, Issue #007.1.
4. This comment has been addressed in the revised plans, Issue #007.1.
5. This comment has been addressed in the revised plans, Issue #007.1. Existing light poles to be relocated to proposed parking island locations.
6. This comment has been addressed in the revised plans, Issue #007.1.
7. This comment has been addressed in the revised plans, Issue #007.1.
8. This comment has been addressed in the revised plans, Issue #007.1.
9. This comment has been addressed in the revised plans, Issue #007.1.
10. PIDC has provided the stormwater report that was submitted and approved in 2019, for the Thermo Fisher Parking Lot Project for reference. From the report, the BMP that was installed for the parking lot project can provide full treatment for the parking lot as well as additional treatment for the proposed Thermo Fisher Loading Dock Expansion Project.
11. This comment has been addressed in the revised plans, Issue #007.1.

Thank you for your time, and consideration in evaluating this site plan,

Regards,

PIDC Construction, LLC



Andrew Boynton, Assistant Project Manager

Date: July 27, 2021 Job No.: 4830
To: Mr. Anthony Padula, Chairman
Cc: Amy Love, Planner
From: Matt Crowley, PE
Subject: **27 Forge Parkway Limited Site Plan**

BETA reviewed submitted documents for the proposed “loading dock” project located at 27 Forge Parkway and offers the following comments:

1. Review the total number of parking spaces provided on the “Parking Notes” table vs. the number of spaces depicted on the plans. BETA anticipates there will still be a surplus of parking spaces despite the reduction proposed by the project.
2. Confirm there is adequate turning space for trucks to access the proposed loading docks.
3. Evaluate if concrete pads are required at loading docks to support truck landing gear.
4. Recommend providing a continuous crosswalk, which is currently shown being interrupted by the nose of the westerly parking aisle.
5. Evaluate if adequate light levels will still be provided in all parking areas following the proposed removal of the light at the end of the parking aisle. Also clarify the disposition of the existing light located at the end of the easterly parking aisle.
6. BETA notes that asphalt curb is proposed for new parking islands and defers to the preference of the Board for use of vertical granite or reinforced concrete curb.
7. Provide details for proposed curbing. Note that vertical concrete curb shall be reinforced and precast.
8. Depict the existing water line on the plans to confirm the relocated hydrant is not proposed directly over it.
9. Revise the hydrant detail to call for the current town standard (Kennedy Guardian) and provide a note that all water installations shall be done in accordance with Town of Franklin Standard Documents for Water Materials and Installation.
10. The project proposes an increase in impervious area of approximately 4,850 sq. ft. and is subject to the Town’s Stormwater Management Bylaw as part of a common plan that disturbs more than one acre. While BETA recognizes that previous developments have directed some impervious areas away from the existing stormwater BMP, improving stormwater quality at the site, it is not standard practice to take “credit” for the previous conditions unless documentation can be provided that the existing BMP can provide full treatment for both the new and existing parking areas directed to it. With the anticipation that this cannot be provided, and that the new impervious area will not qualify as “de minimus” as outlined in the Massachusetts Stormwater Handbook, additional treatment must be provided. BETA notes that the project would be in full compliance by capturing and infiltrating the first inch of runoff from the new impervious area (or an equivalent area of existing pavement) and could be accomplished through the use of a deep sump catch basin directed to a leaching basin (or series of leaching basins).

Mr. Anthony Padula, Chairman

July 27, 2021

Page 2 of 2

11. Clarify how the proposed hay bales will be installed on the existing pavement surface. Consider the use of compost filter tubes in place of hay bales.

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

THERMO FISHER SCIENTIFIC, INC.

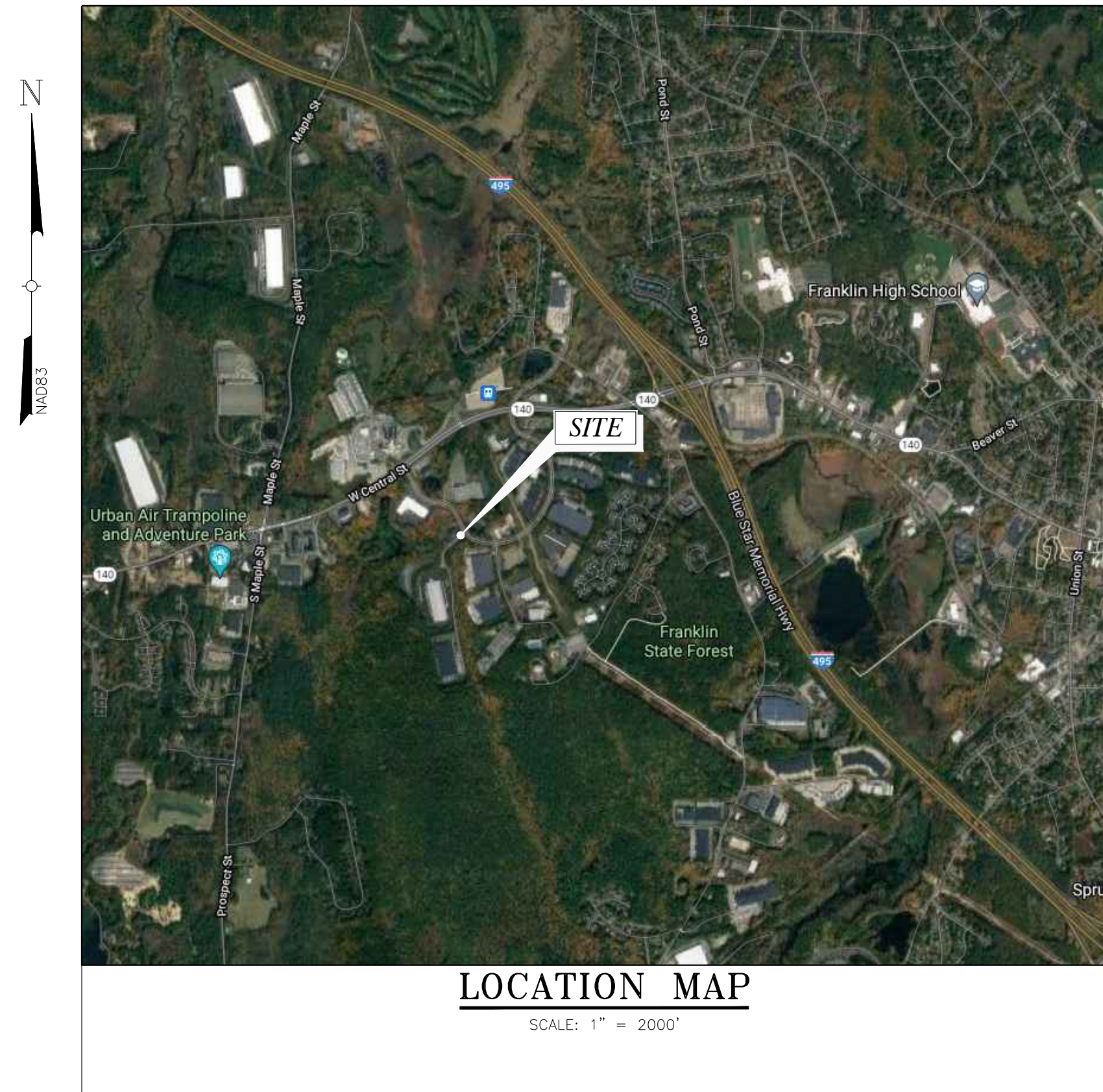
SITE PLAN MODIFICATION 27 FORGE PARKWAY FRANKLIN, MASSACHUSETTS

REQUEST FOR DETERMINATION

REQUEST FOR DETERMINATION FOR PARKING FROM SECTION 185-21A (4)
REQUEST FOR DETERMINATION FOR PARKING FROM SECTION 185-21B (3)
REQUEST FOR DETERMINATION FOR PARKING FROM SECTION 185-21C (6)

NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF FRANKLIN STANDARDS.
- THE SITE SHALL CONFORM TO ALL RULES AND REGULATIONS AND APPROVALS FROM THE BOARD OF HEALTH, DESIGN REVIEW COMMISSION, DPW, POLICE, AND FIRE DEPARTMENTS.
- ALL PARKING STRIPING SHALL BE PAINTED WITH WHITE ACRYLIC PAINT
- PROPERTY IS CURRENTLY ZONED INDUSTRIAL.
- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON SITE.
- IF ANY DEBRIS IS CARRIED ONTO ANY PUBLIC WAY, THE OWNER/APPLICANT AND HIS ASSIGNS SHALL BE RESPONSIBLE FOR ALL CLEANUP ON THE ROADWAY. ALL CLEANUPS SHALL OCCUR WITHIN 24 HOURS AFTER FIRST WRITTEN NOTIFICATION.
- THE BUILDING OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION.
- SEE CERTIFICATE OF VOTE DATED OCTOBER 27, 2008 BY THE FRANKLIN BOARD TO APPROVE WITH CONDITIONS A LIMITED SITE PLAN MODIFICATION FOR PARKING DETERMINATION.
- SEE ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION DATED JANUARY 27, 2009 PREPARED BY BEALS ASSOCIATES, INC. 98 NORTH WASHINGTON ST., BOSTON, MA.
- SEE ORDER OF RESOURCE AREA DELINEATION NO. CE 159-980.
- WETLANDS WERE FLAGGED BY GODDARD CONSULTING IN AUGUST 2018 AND LOCATIONS REVISED IN FEBRUARY 2019. BY GUERRIERE AND HALNON, INC.
- SEE CERTIFICATE OF VOTE GRANTED BY THE FRANKLIN PLANNING BOARD DATED, JULY 14, 2009.
- THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE, SEE FIRM NUMBER 25021C0304E EFFECTIVE DATE JULY 17, 2012.
- THIS SITE IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED PROTECTION ZONE.



SHT. NO.	DESCRIPTION
T-1	TITLE SHEET, DRAWING INDEX, LOCATION MAP
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLANS
C-3	OVERALL DRAINAGE & GRADING PLANS
C-4	ENLARGED DRAINAGE & GRADING PLAN
C-5	EROSION & SEDIMENT CONTROL
C-6	DETAILS
C-7	DETAILS

NOTES

CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

"WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND / OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE. (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

PROJECT DATA

SITE ADDRESS: 27 FORGE PARKWAY
FRANKLIN, MA 02308

ZONING: INDUSTRIAL ZONE

OWNER(S)/APPLICANT:

27 FORGE PARKWAY LLC
27 FORGE PARKWAY
FRANKLIN, MA 02038
A.M. 272 LOTS 13 & 14
A.M. 275 LOTS 13 & 21
CERTIFICATE NO. 177794

DATE: _____	DATE: _____
APPROVED DATE: _____	
FRANKLIN PLANNING BOARD	
SIGNATURE DATE: _____	
BEING A MAJORITY	

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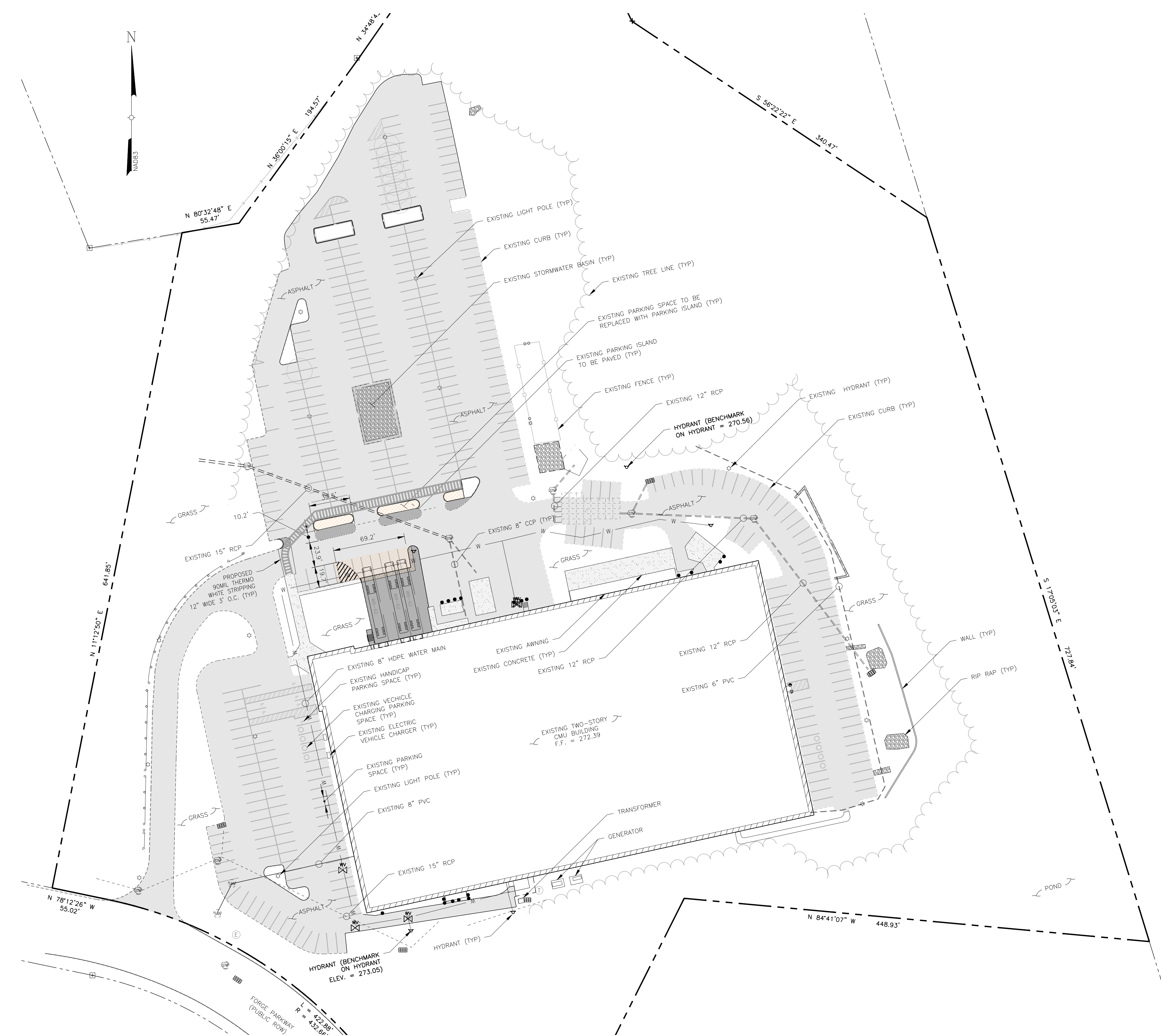
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1	7/6/21	PER COMMENTS	

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N/A	Grant Bogue	JMP	
Purpose:			Date:
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<input type="radio"/> For Bid			
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OVERALL SITE PLAN			
THERMOFISHER 27 FORGE PARKWAY TOWN OF FRANKLIN COUNTY OF NORFOLK, MASSACHUSETTS			
Date 04/26/2021	Work Order 10734.THERMOFISHER	Drawing No. T1	Rev 1
Scale 1" = ##'			

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PARKING NOTES

TOTAL BUILDING AREA = 110,000.0± SF

OFFICE SPACE (1) SPACE PER 250 SF
 MANUFACTURING (1) SPACE PER 400 SF
 LABORATORY (1) SPACE PER 400 SF
 WAREHOUSE (1) SPACE PER 1,000 SF

DESIGNATION	AREA	PER SF	SPACES REQUIRED
OFFICE	65,143 SF	/250	261
MANUFACTURING	30,022 SF	/400	76
LABORATORY	3,985 SF	/400	10
MANUFACTURING	30,022 SF	/1000	11
TOTAL PARKING SPACES REQUIRED			358
EXISTING PARKING SPACES			379
SPACES REMOVED FOR PAVING & PEDESTRIAN WALKWAYS			19
TOTAL PARKING SPACES PROVIDED			360

*EXISTING HANDICAP PARKING SPACES = 6
 *EXISTING VEHICLE CHARGING SPACE = 9
 (INCLUDED IN TOTAL PARKING COUNT)

BULK TABLE

INDUSTRIAL
 FRANKLIN ZONING BYLAW SECTION 185
 ATTACHMENT 9; LAST AMENDED 11-16-2016
 BY AMENDMENT 16-771

	REQUIRED	EXISTING	PROPOSED
OFFICE	65,143 SF	40,000 SF	811,378 SF
MANUFACTURING	30,022 SF	175'	608.25'
LABORATORY	3,985 SF	200'	1,038±'
MANUFACTURING	30,022 SF	157.5'	603±

MINIMUM YARDS	REQUIRED	EXISTING	PROPOSED
FRONT	40'	98.2'	98.2'
SIDE	30'-5"	51.7'	51.7'
REAR	30'-5"	367.5'	367.5'

% OF LOT UPLAND COVERED BY:

	REQUIRED	EXISTING	PROPOSED
STRUCTURES	70	13.5%	13.5%
STRUCTURE & PAVING	80	32.5%	36.7%

⁵ INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE, WHEN ABUTTING A RESIDENTIAL DISTRICT OF USE.

SEE APPROVED SITE PLAN DATED MAY 11, 2009, REVISED TO JULY 14, 2009 FOR THERMO FISHER SCIENTIFIC, INC. SITE PLAN MODIFICATION 27 FORGE PARKWAY FRANKLIN, MASSACHUSETTS, BY GUERRIERE & HALNOR, INC.

PROPOSED BUILDING COVERAGE FOR THIS PROJECT:	00.0 SF
PROPOSED PVMT/CONC WITH THIS PROJECT:	4,837.8 SF
EXISTING PVMT/CONC TO BE REMOVED FOR THIS PROJECT:	988.9 SF
NET DISTURBANCE AREA FOR THIS PROJECT:	5,826.7 SF

LEGEND

	PROPERTY LINE		BOLLARD
	ADJOINING PROPERTY LINE		CATCH BASIN
	EASEMENT LINE		MANHOLE (STORM)
	CHAIN LINK FENCE		MANHOLE (SAN. SEWER)
	STOCKADE FENCE		WATER VALVE
	CURB LINE		HYDRANT
	EDGE OF CONCRETE		LIGHT POST
	EDGE OF GRAVEL		WATER MAIN
	EDGE OF PAVEMENT		TREE LINE
	GUIDE RAIL		BUILDING OUTLINE
	PAVEMENT STRIPING		
	STORM SEWER		

OVERALL SITE PLAN

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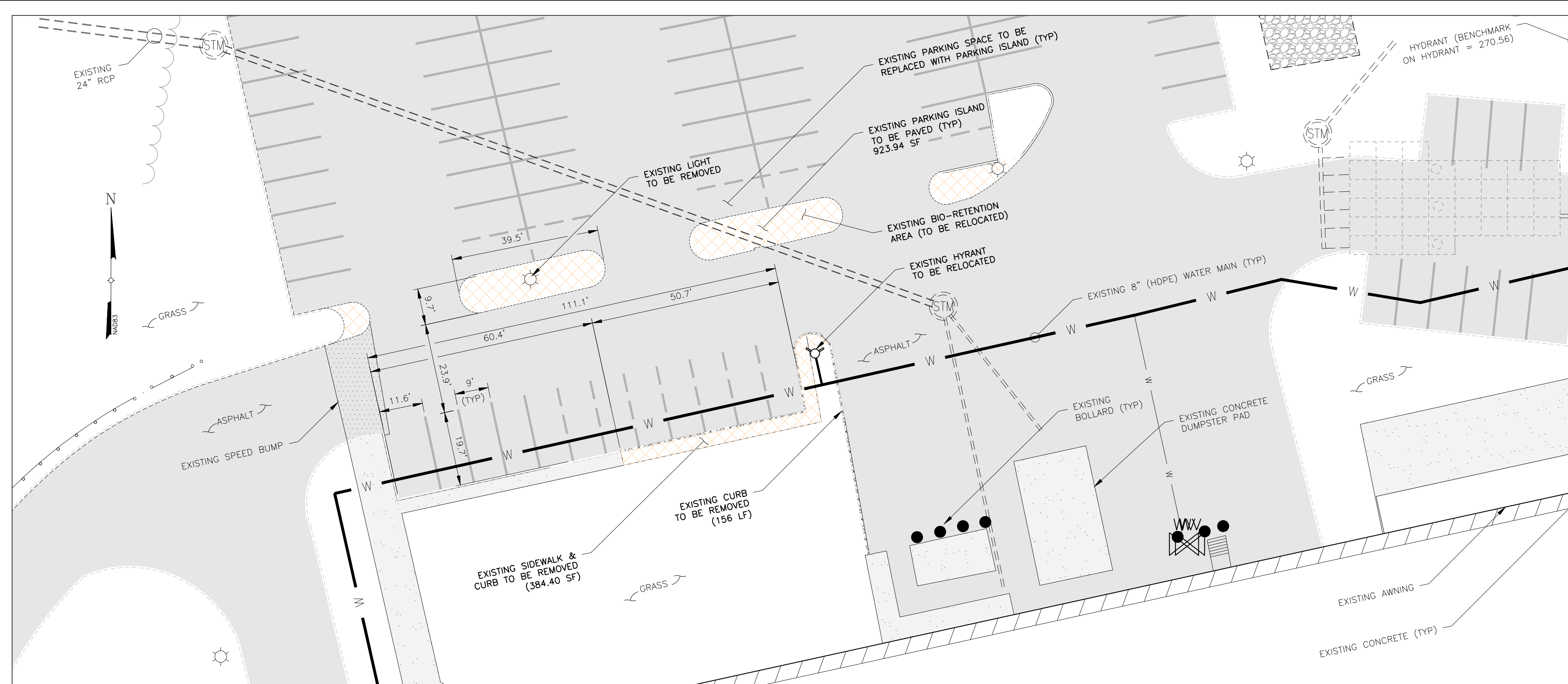
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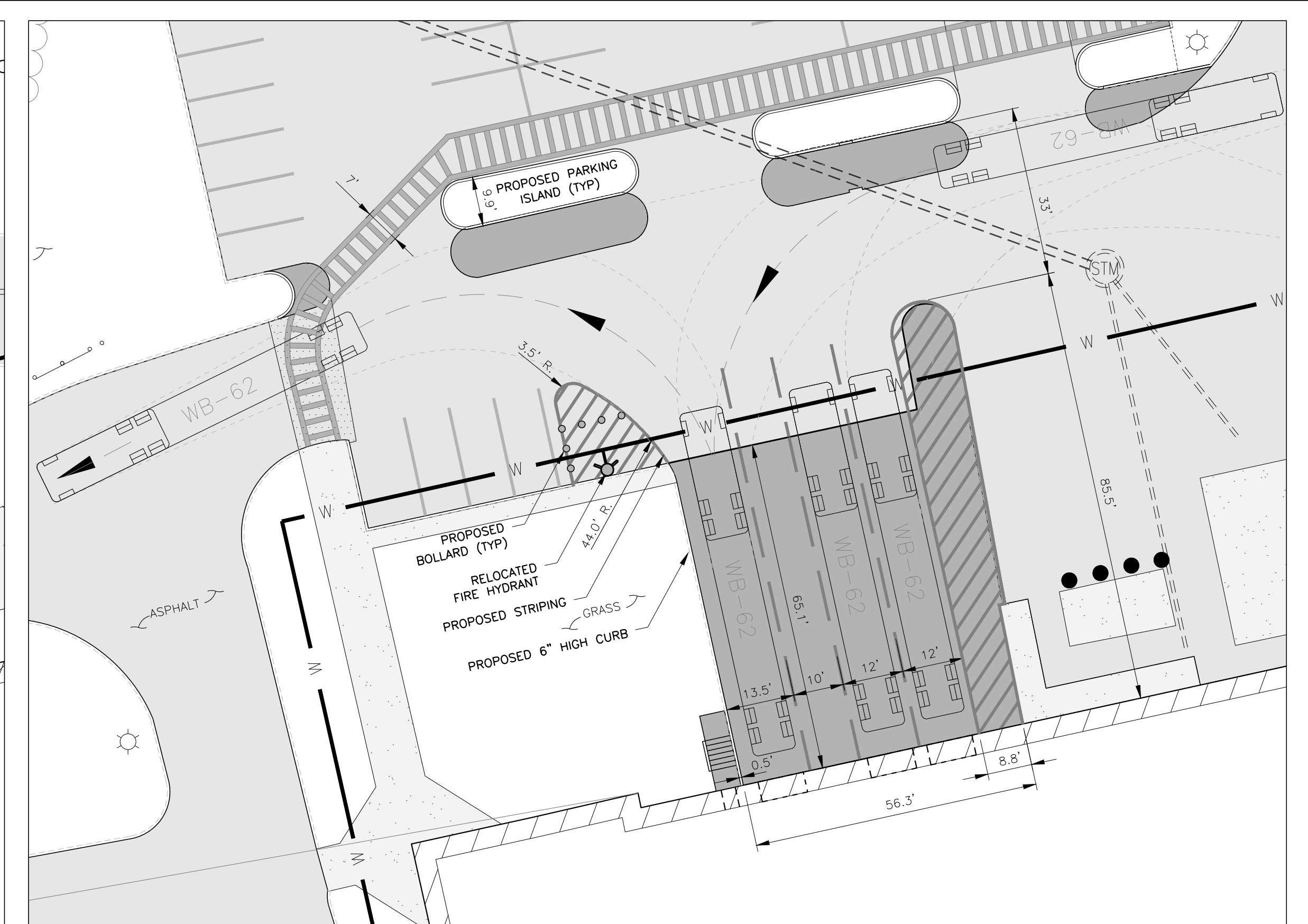
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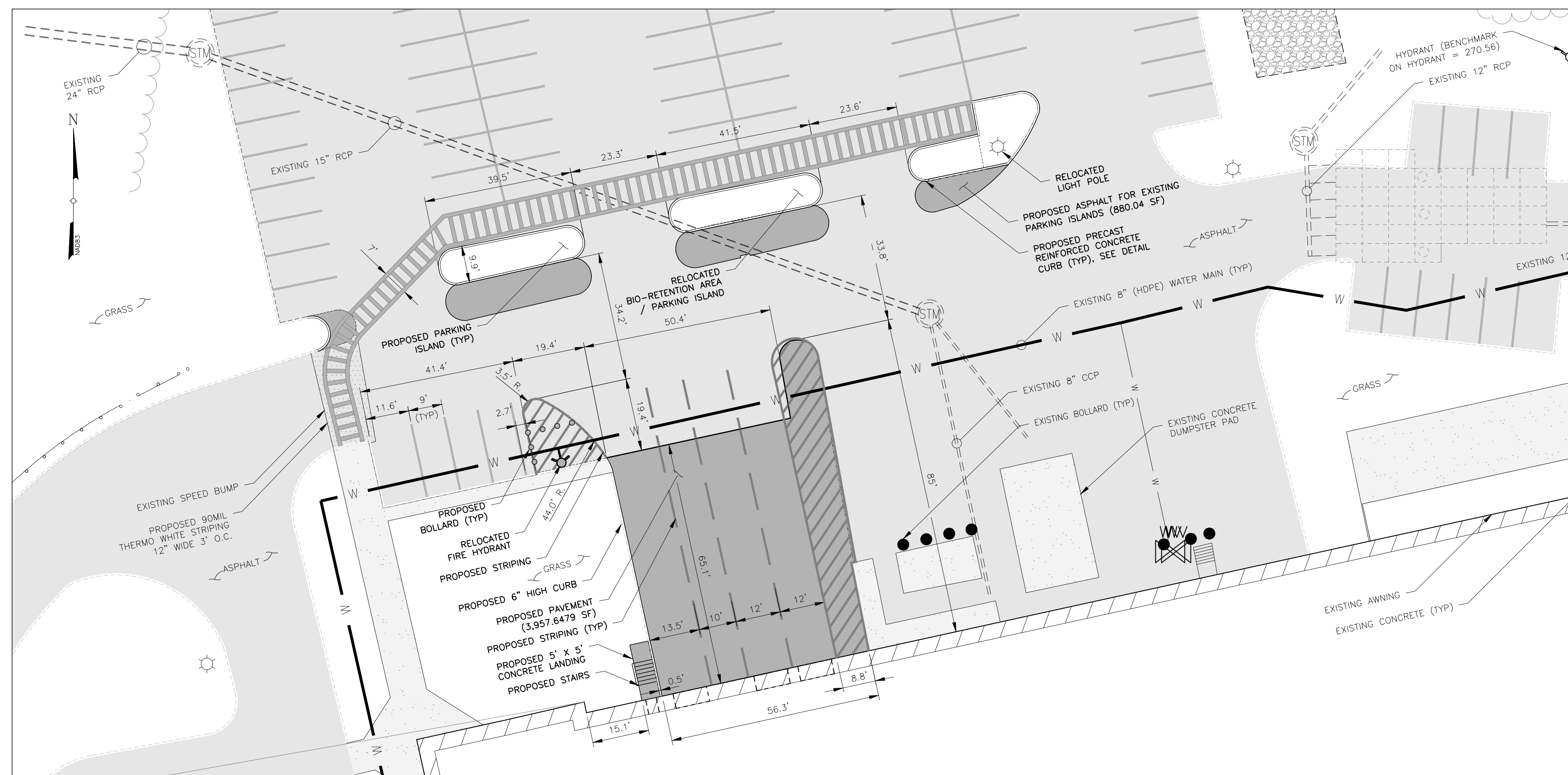
OVERALL SITE PLAN			
THERMOFISHER 27 FORGE PARKWAY TOWN OF FRANKLIN COUNTY OF NORFOLK, MASSACHUSETTS			
Date 04/26/2021	Work Order 10734.THERMOFISHER	Drawing No. C1	Rev 1



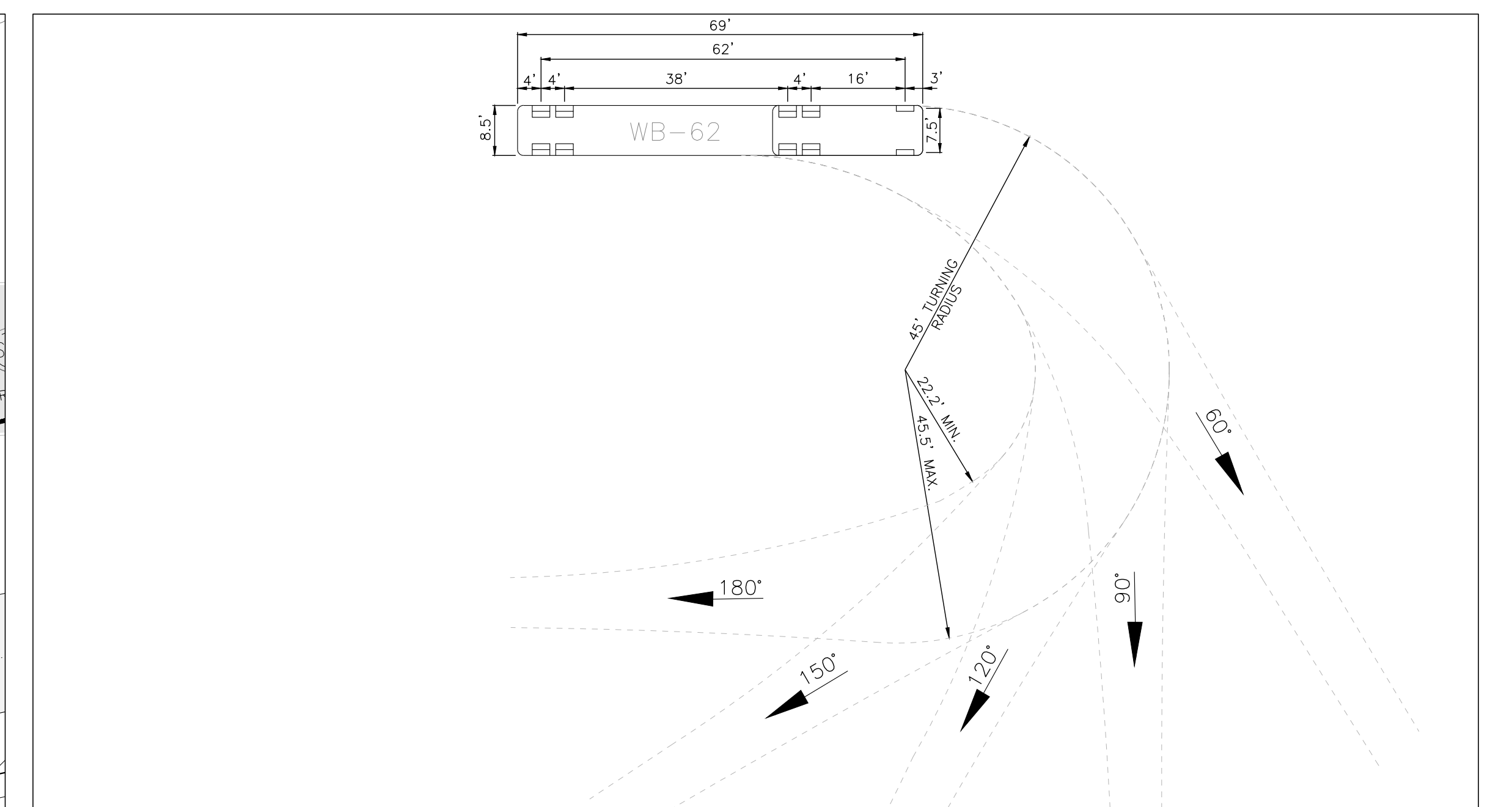
EXISTING ENLARGED SITE PLAN



TRUCK MANUEVERING PLAN



PROPOSED ENLARGED SITE PLAN



DESIGN VEHICLE DETAIL

LEGEND

—	PROPERTY LINE	—	EDGE OF PAVEMENT	•	BOLLARD
- - -	ADJOINING PROPERTY LINE	—	GUIDE RAIL	■	CATCH BASIN
- · - · -	EASEMENT LINE	—	PAVEMENT STRIPING	⊗	MANHOLE (STORM)
—	CHAIN LINK FENCE	—	STOCKADE FENCE	⊗	MANHOLE (SAN. SEWER)
—	CURB LINE	—	W	⊗	WATER VALVE
—	EDGE OF CONCRETE	—	—	⊗	HYDRANT
- · - · -	EDGE OF GRAVEL	—	—	⊗	LIGHT POST

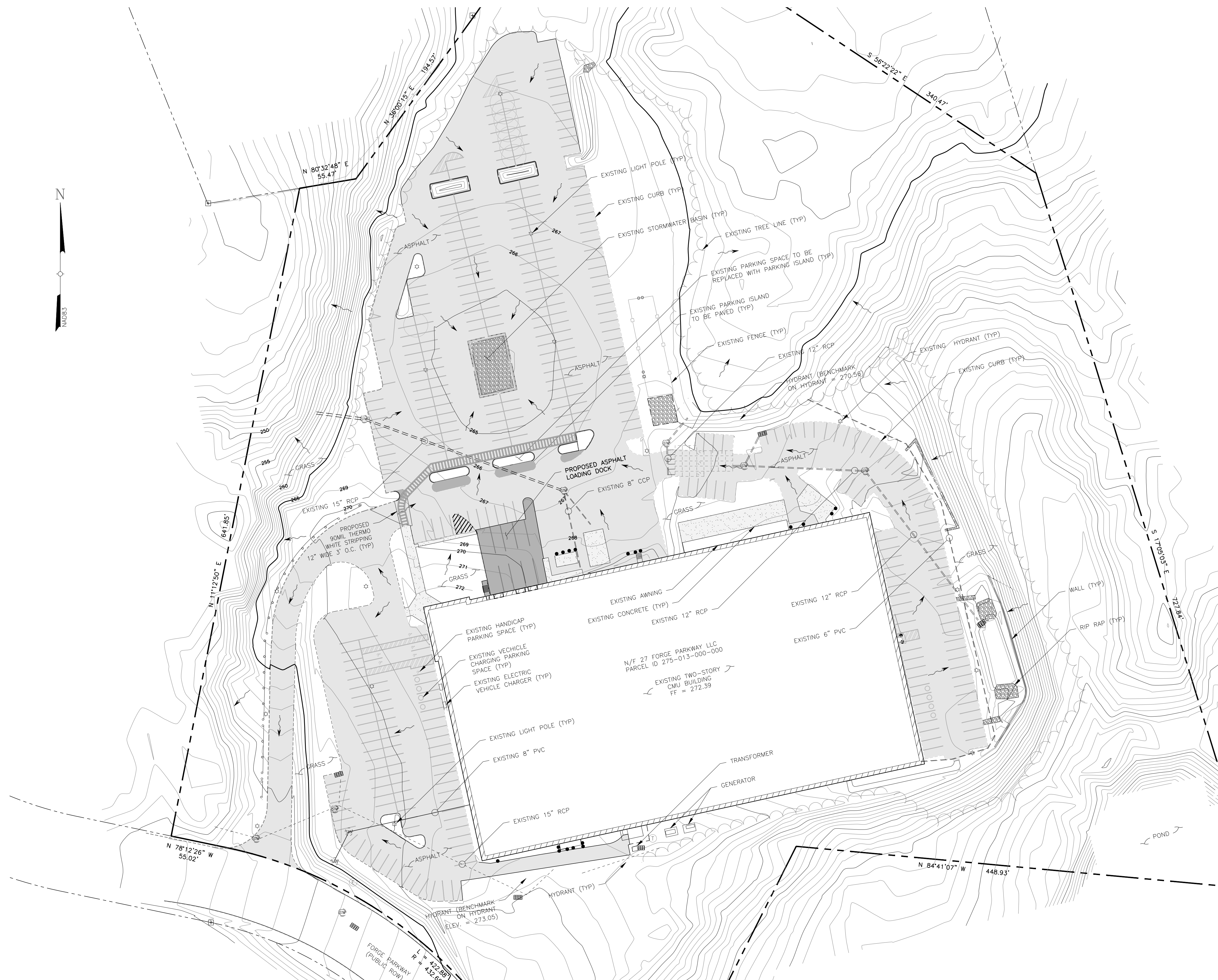
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ENLARGED SITE PLANS			
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Date	Work Order	Drawing No.	Rev
04/26/2021	10734.THERMOFISHER	C2	1
Scale: 1" = 20'			



LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
	CURB LINE
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	GUIDE RAIL
	PAVEMENT STRIPING
	STORM SEWER
	WATER MAIN
	TREE LINE
	BUILDING OUTLINE
	BOLLARD
	CATCH BASIN
	MANHOLE (STORM)
	MANHOLE (SAN. SEWER)
	WATER VALVE
	HYDRANT
	LIGHT POST
	FLOW ARROW
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING ASPHALT
	PROPOSED ASPHALT

OVERALL DRAINAGE & GRADING PLAN

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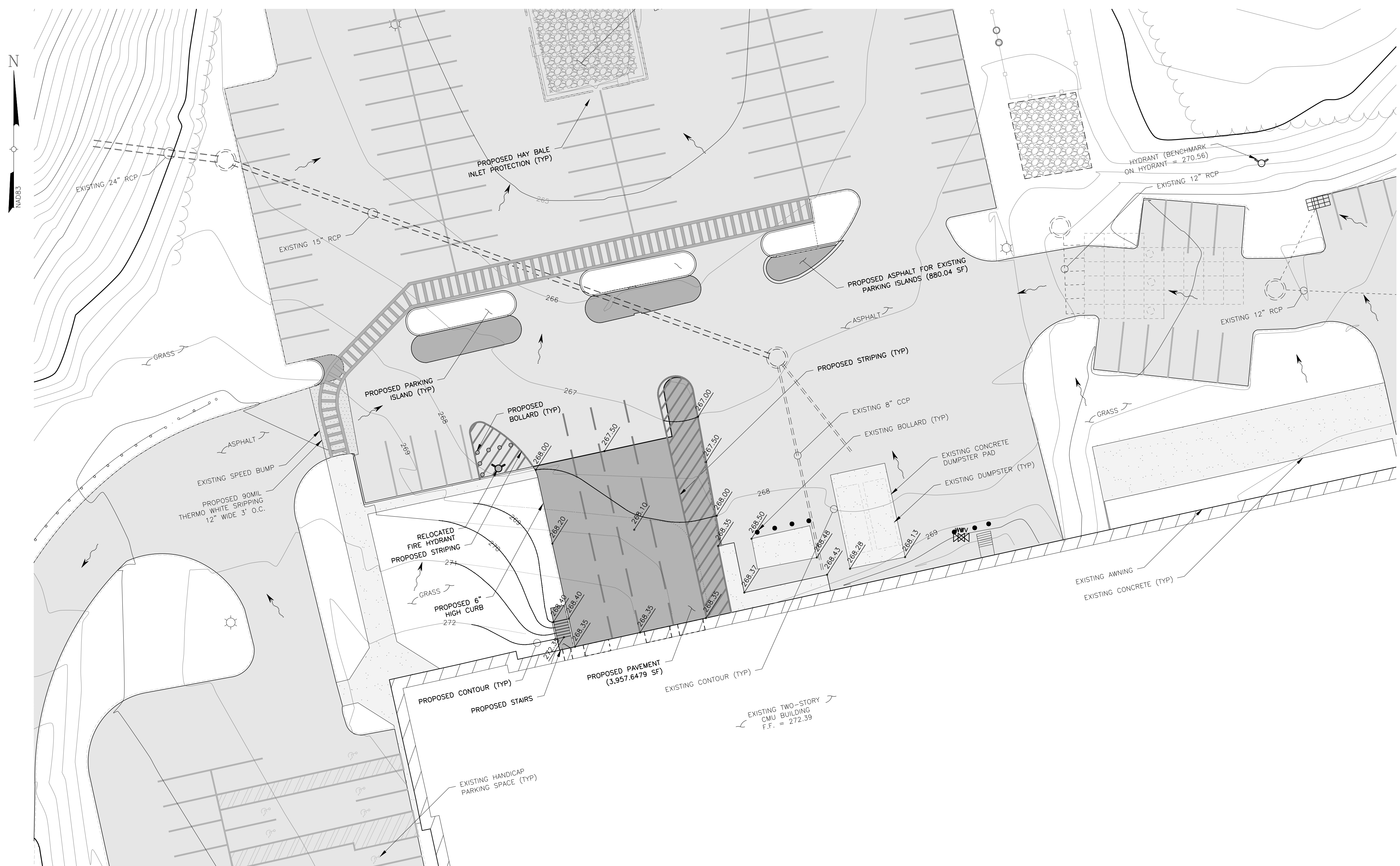
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Date 04/26/2021	Work Order 10734.THERMOFISHER	Drawing No. C3	Rev 1



PROPOSED ENLARGED DRAINAGE & GRADING PLAN

LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
	CURB LINE
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	GUIDE RAIL
	PAVEMENT STRIPING
	STORM SEWER
	WATER MAIN
	TREE LINE
	BUILDING OUTLINE
	BOLLARD
	CATCH BASIN
	MANHOLE (STORM)
	MANHOLE (SAN. SEWER)
	WATER VALVE
	HYDRANT
	LIGHT POST
	FLOW ARROW
	PROPOSED CONTOUR
	CONTOUR TO BE REMOVED
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED SPOT GRADE

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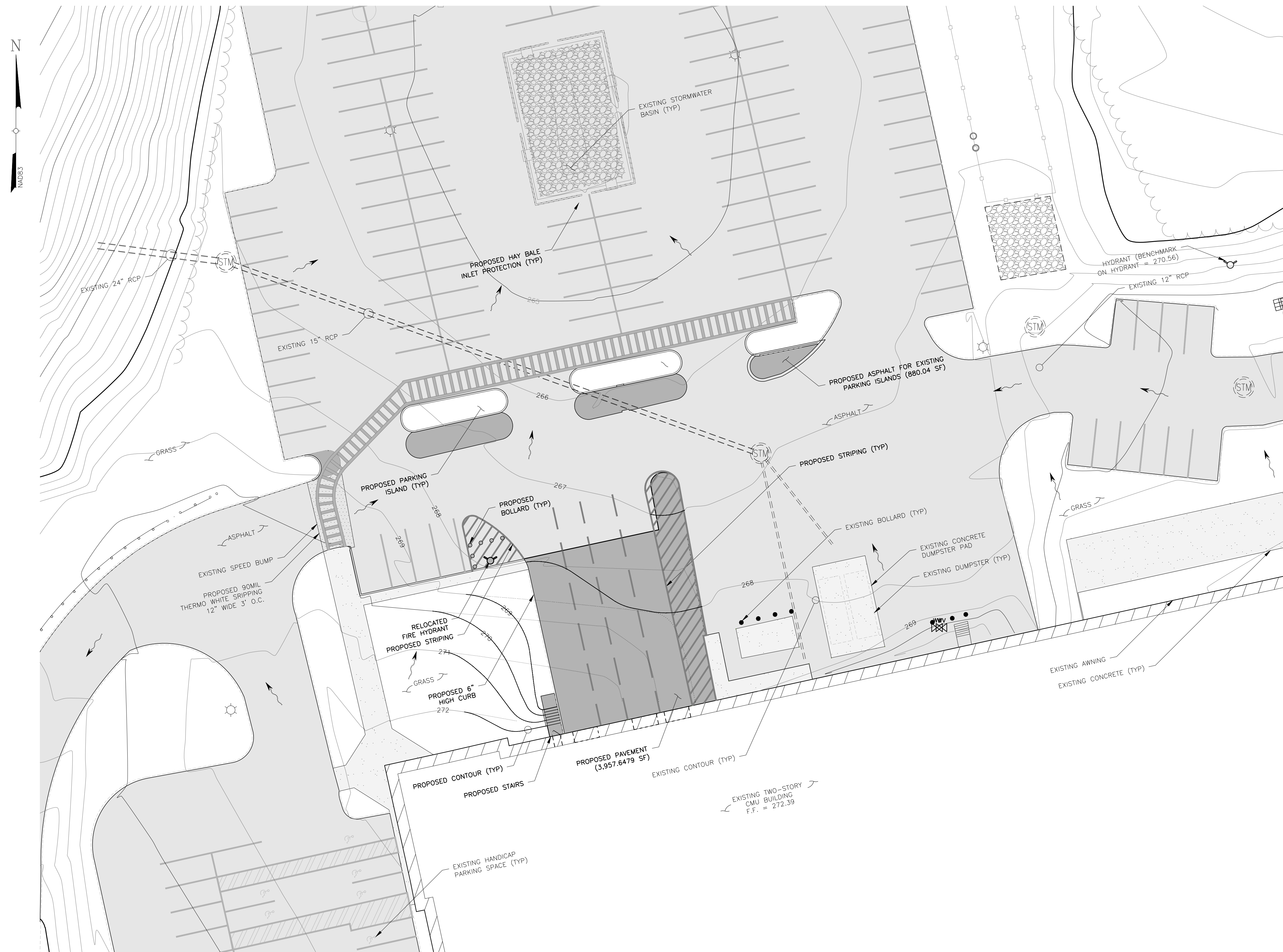
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LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
	CURB LINE
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	GUIDE RAIL
	PAVEMENT STRIPING
	STORM SEWER
	WATER MAIN
	TREE LINE
	BUILDING OUTLINE
	BOLLARD
	CATCH BASIN
	MANHOLE (STORM)
	MANHOLE (SAN. SEWER)
	WATER VALVE
	HYDRANT
	LIGHT POST
	FLOW ARROW
	PROPOSED CONTOUR
	CONTOUR TO BE REMOVED
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING ASPHALT
	PROPOSED ASPHALT

PROPOSED EROSION & SEDIMENT CONTROL PLAN

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1	7/6/21	PER COMMENTS	

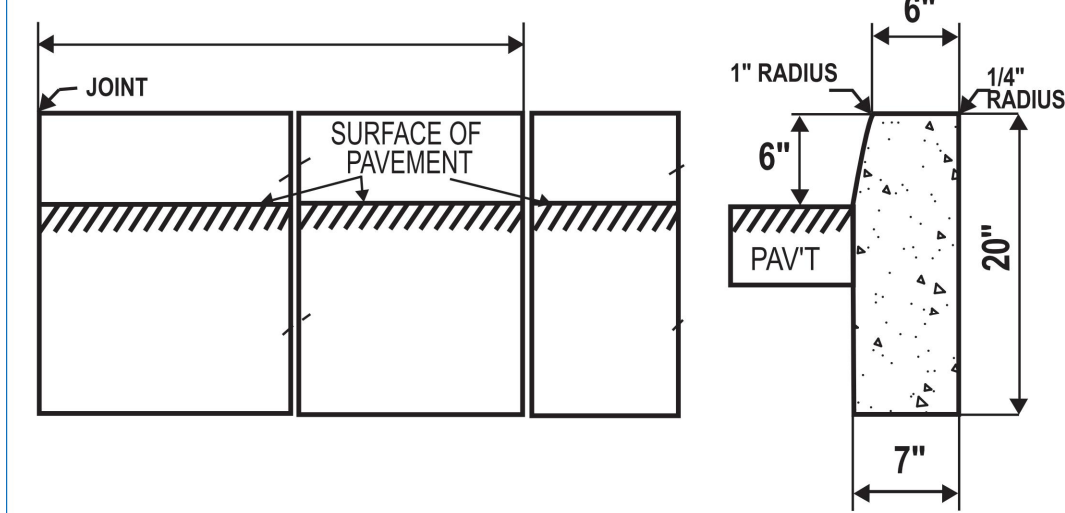
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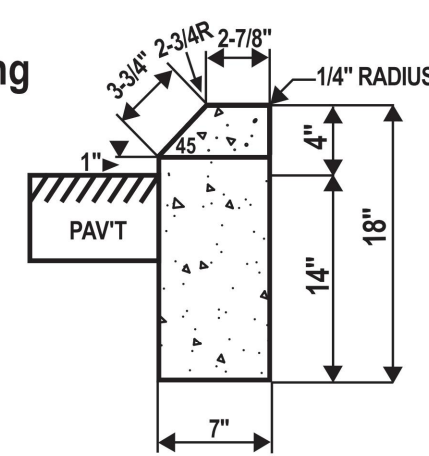
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 70 Pleasant Hill Road Phone: (845) 534-5959
 P.O. Box 37 (800) 829-6531
 Mountainville, NY 10953 www.tectonicengineering.com

PROPOSED EROSION & SEDIMENT CONTROL PLAN			
THERMOFISHER 27 FORGE PARKWAY TOWN OF FRANKLIN COUNTY OF NORFOLK, MASSACHUSETTS			
Date	Work Order	Drawing No.	Rev
04/26/2021	10734.THERMOFISHER	C5	1
Scale: 1" = 20'			

Concrete Curbing

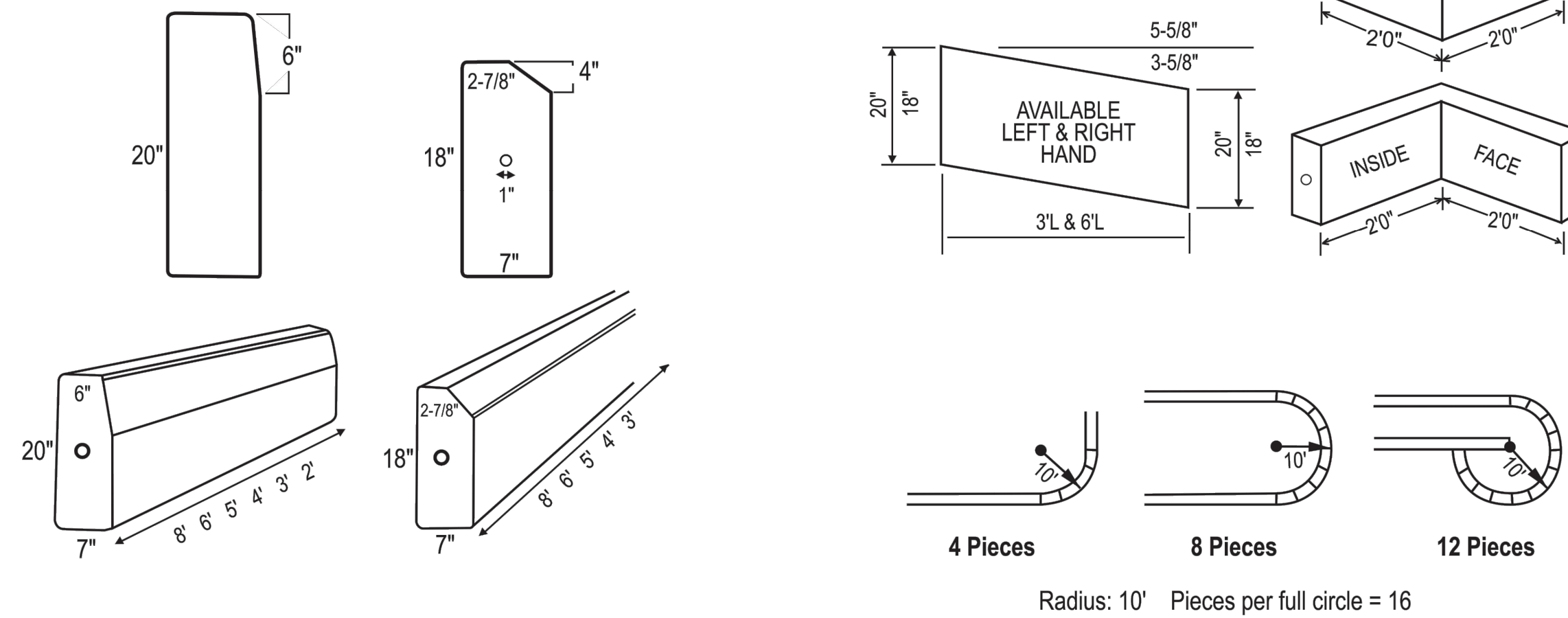


Also Available: Concrete Park Curbing



Specifications

1. Concrete strength 5,000 psi
2. Weight 135 lbs./LF
3. 5 - 7% air entrainment
4. Manufactured to Connecticut D.O.T specifications
5. 2x6" LG #5 Rebar - Connecting Pins

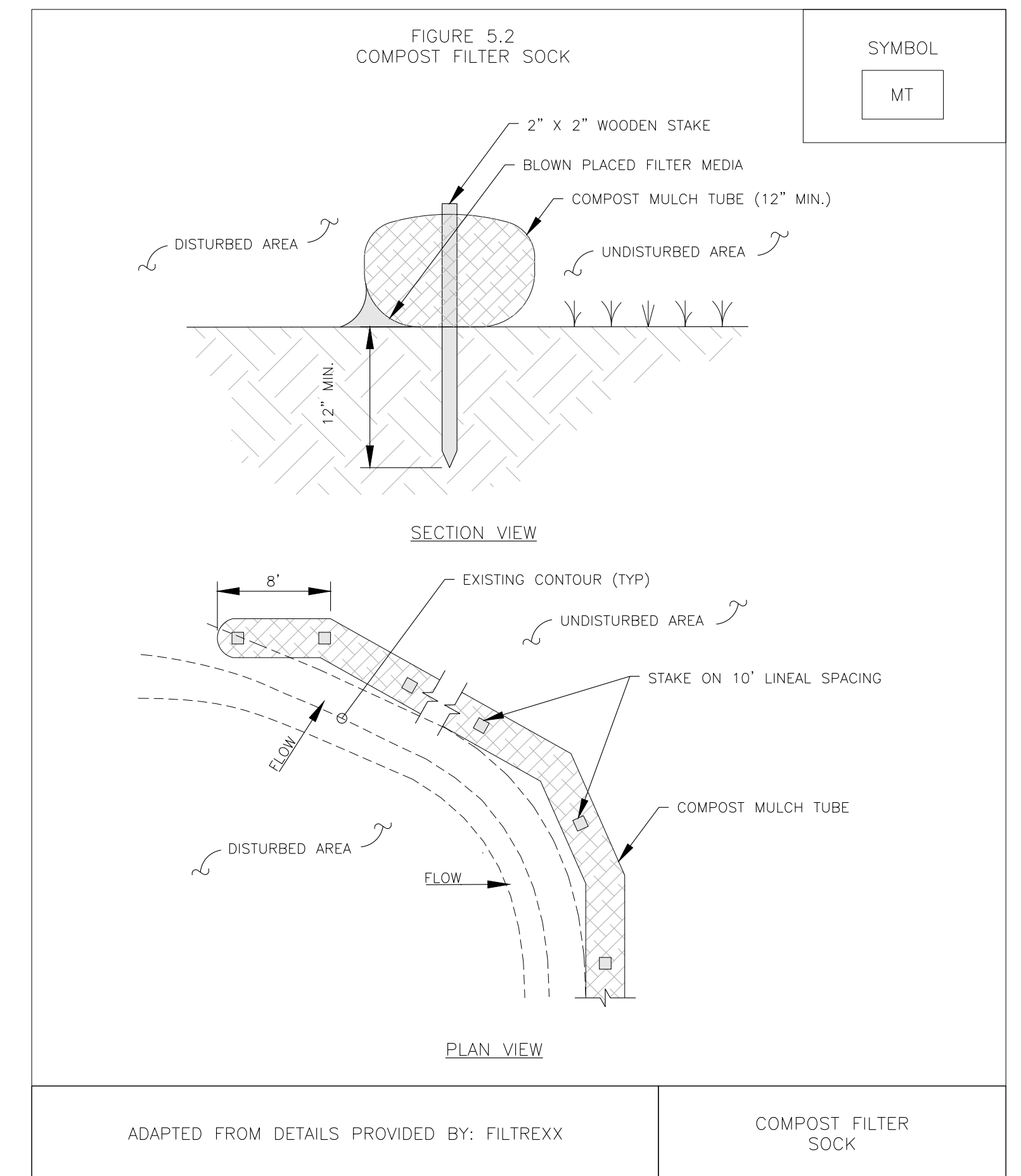


PRE-CAST CONCRETE CURBING DETAILS

NTS

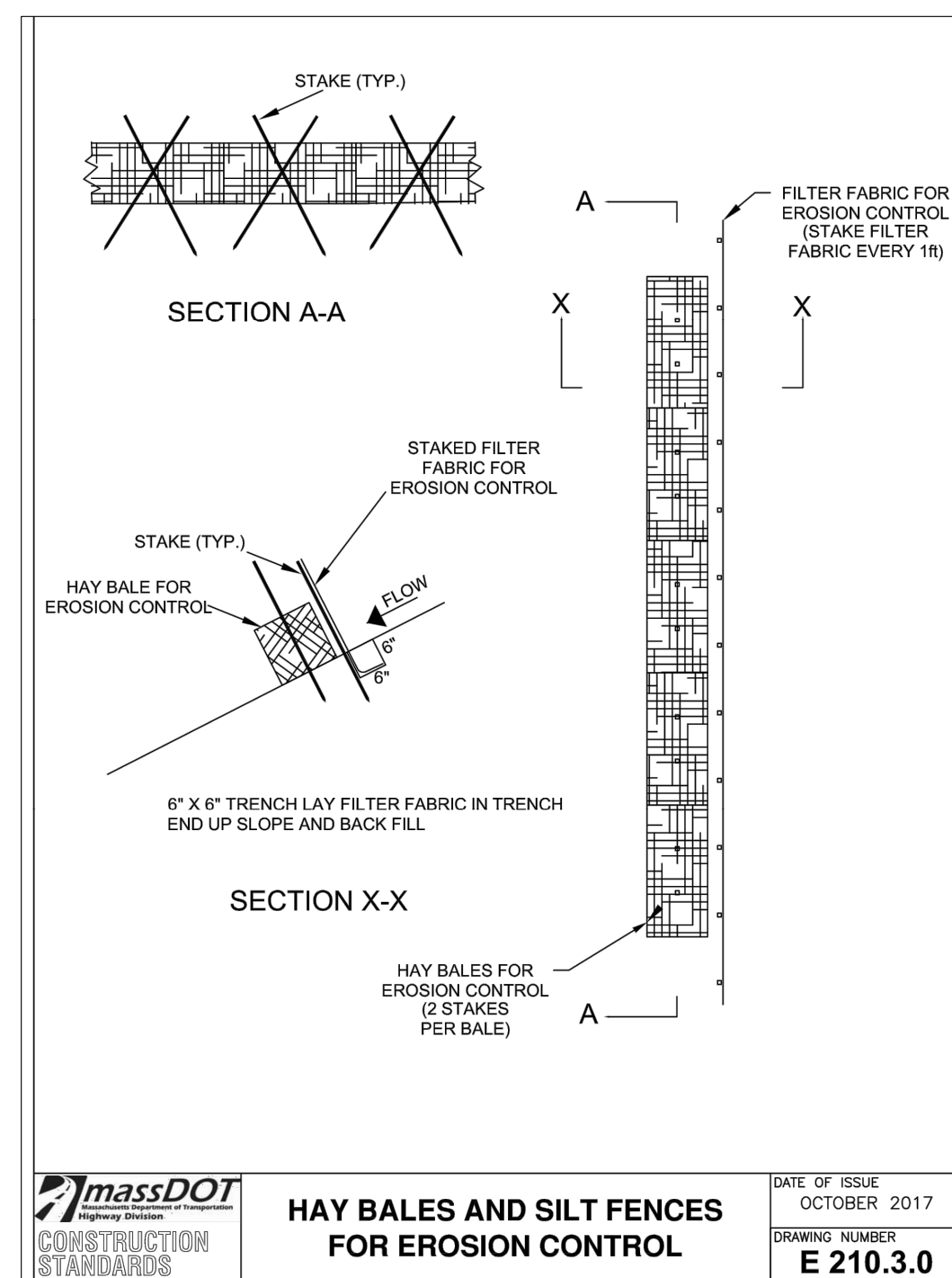
FILTER SOCK DETAIL

NTS



ADAPTED FROM DETAILS PROVIDED BY: FILTREXX

COMPOST FILTER SOCK



HAY BALE DETAIL

NTS

E-1 STANDARDS AND SPECIFICATIONS

FOR SILT FENCE

Definition
A temporary barrier of woven geotextile used to intercept, retain, and filter surface runoff from disturbed areas.

Purpose
To intercept sediment-laden sheet flow runoff allowing the deposition of sediment transported from upslope. Silt fence is not to be used as a velocity check in swales or placed where it will intercept concentrated flow.

Conditions Where Practice Applies
Silt fence is limited to intercepting sheet flow runoff from small disturbed areas. The use of silt fence is based on slope length and steepness of the contributing drainage area.

Design Criteria

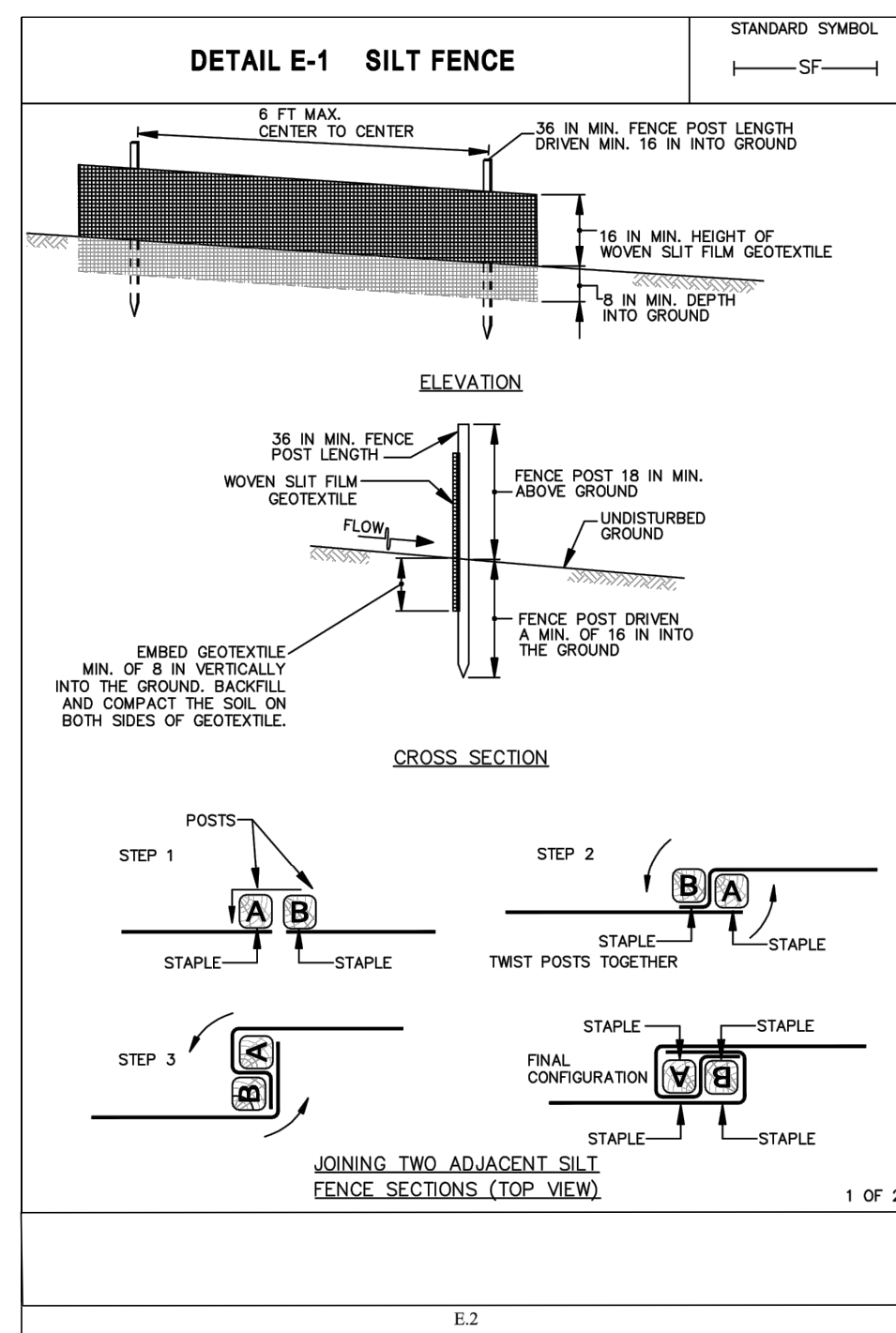
Average Slope Steepness	Maximum Slope Length	Maximum Silt Fence Length
Flatter than 50:1 (<2%)	300 feet*	Unlimited
50:1 to 10:1 (2-10%)	125 feet	1,000 feet
<10:1 to 5:1 (10-20%)	100 feet	750 feet
<5:1 (>20%)	40 feet	250 feet

* Maximum slope length is unlimited on Hydrologic Soil Group (HSG) "A" soils.

1. The use of silt fence must conform to the design constraints listed in Table E.1 above.
2. The area downgrade of the silt fence must be undisturbed ground.
3. Silt fence is to be placed on the contour.
4. Silt fence should be used with caution in areas where rocky soils may prevent trenching.
5. Extend both ends of the silt fence a minimum five (5) feet horizontally upslope at 45 degrees to the main fence alignment to prevent runoff from going around the ends of the silt fence.

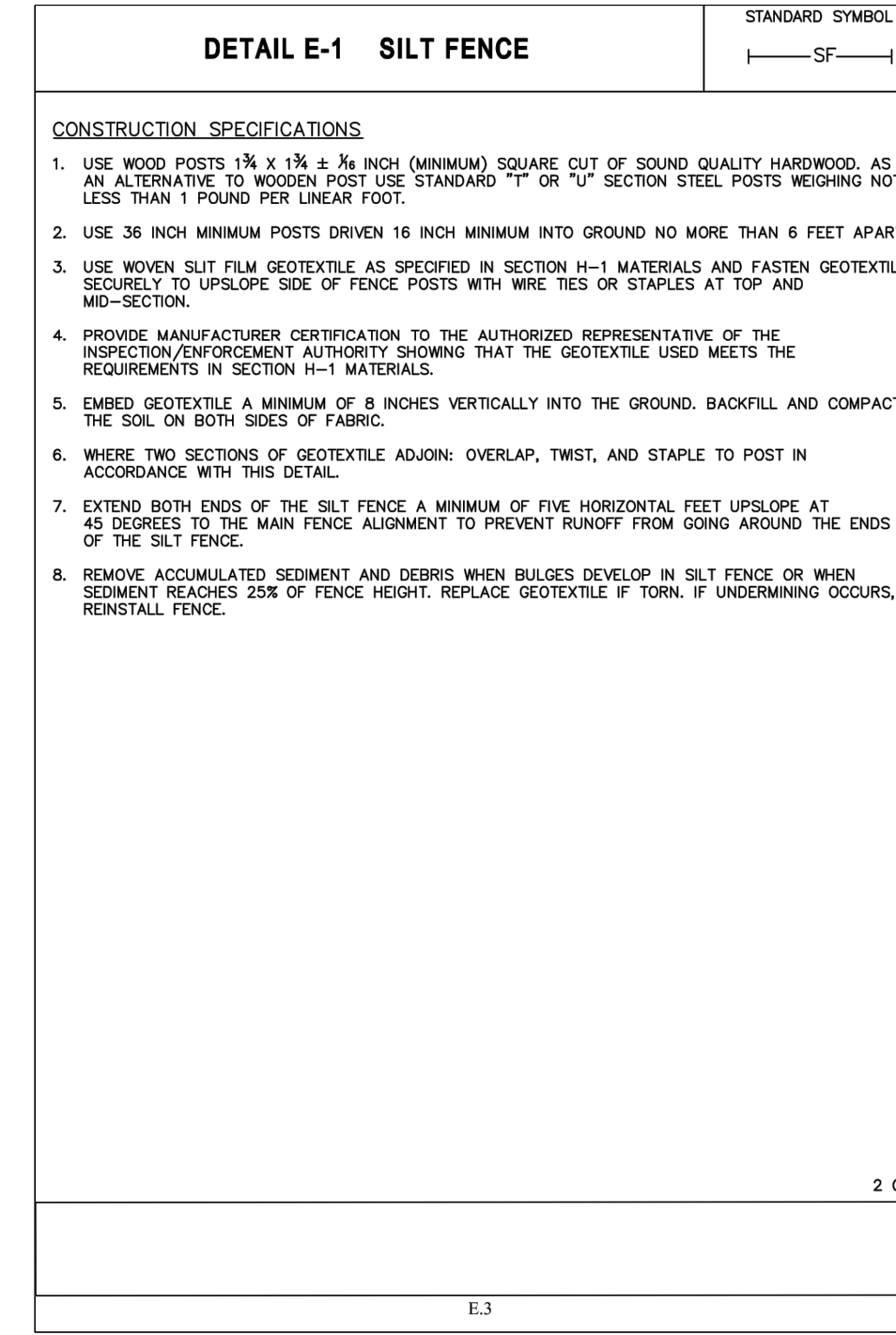
Maintenance
Accumulated sediment and debris must be removed when bulges develop in the silt fence or when sediment reaches 25 percent of the fence height. The geotextile must be replaced if torn. If undermining occurs, reinstall fence.

E.1

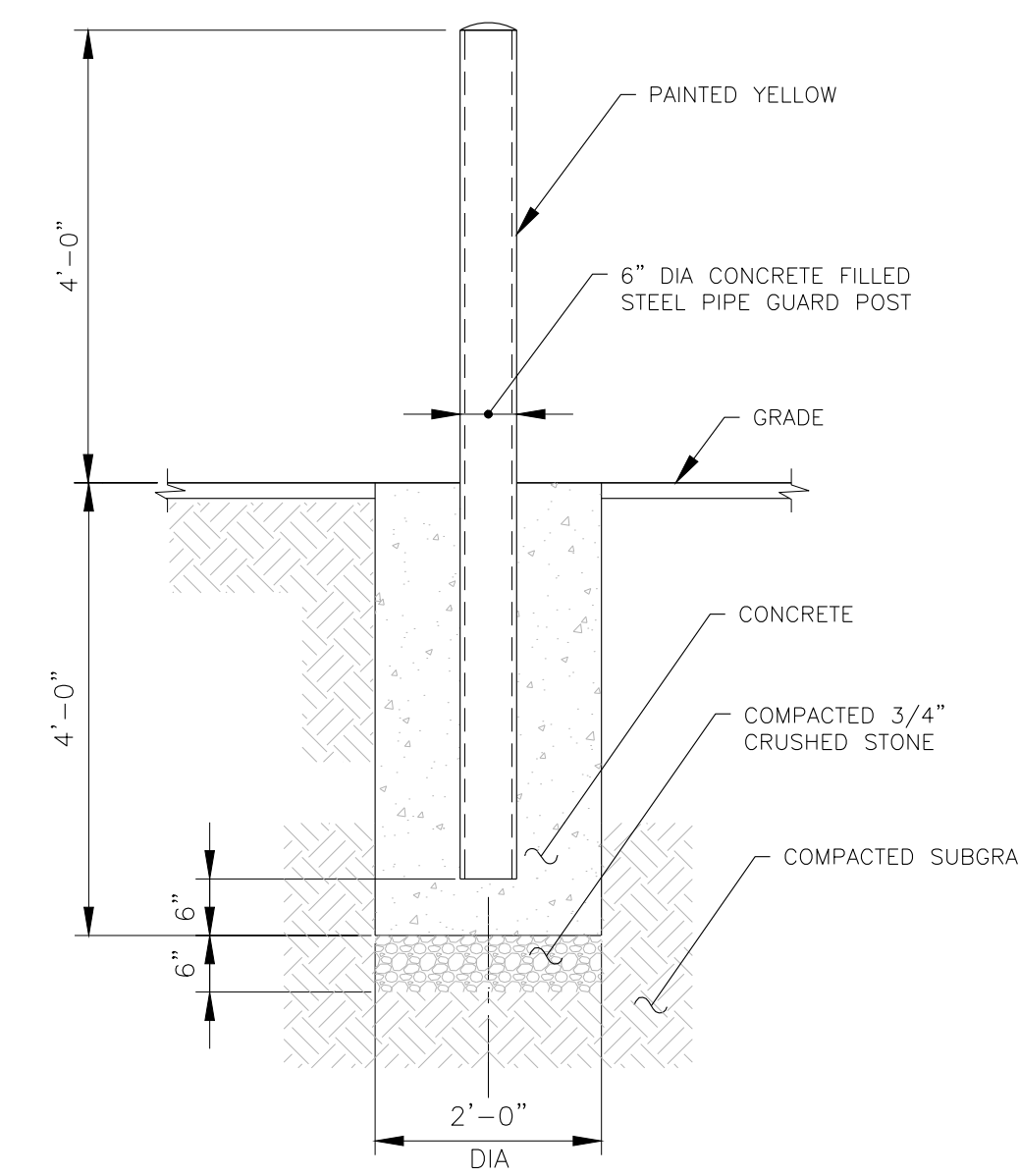


SILT FENCE DETAIL

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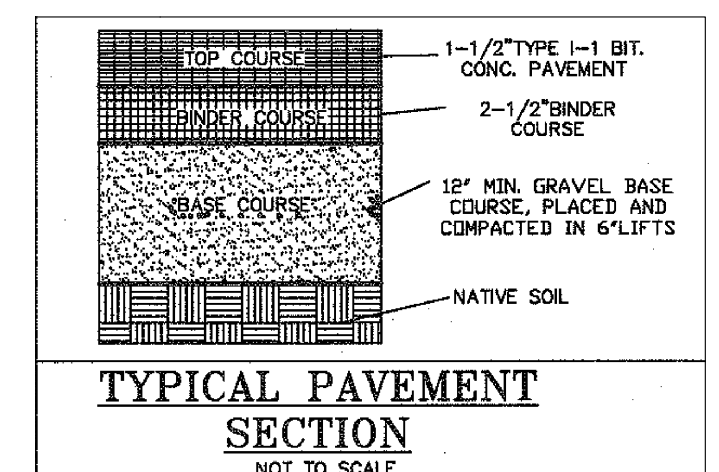


E.3



BOLLARD DETAIL

NTS



TYPICAL PAVEMENT SECTION

NOT TO SCALE

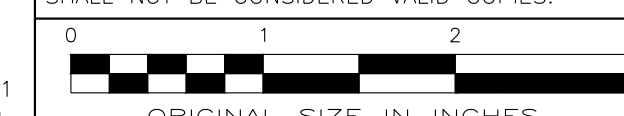
PAVEMENT DETAIL

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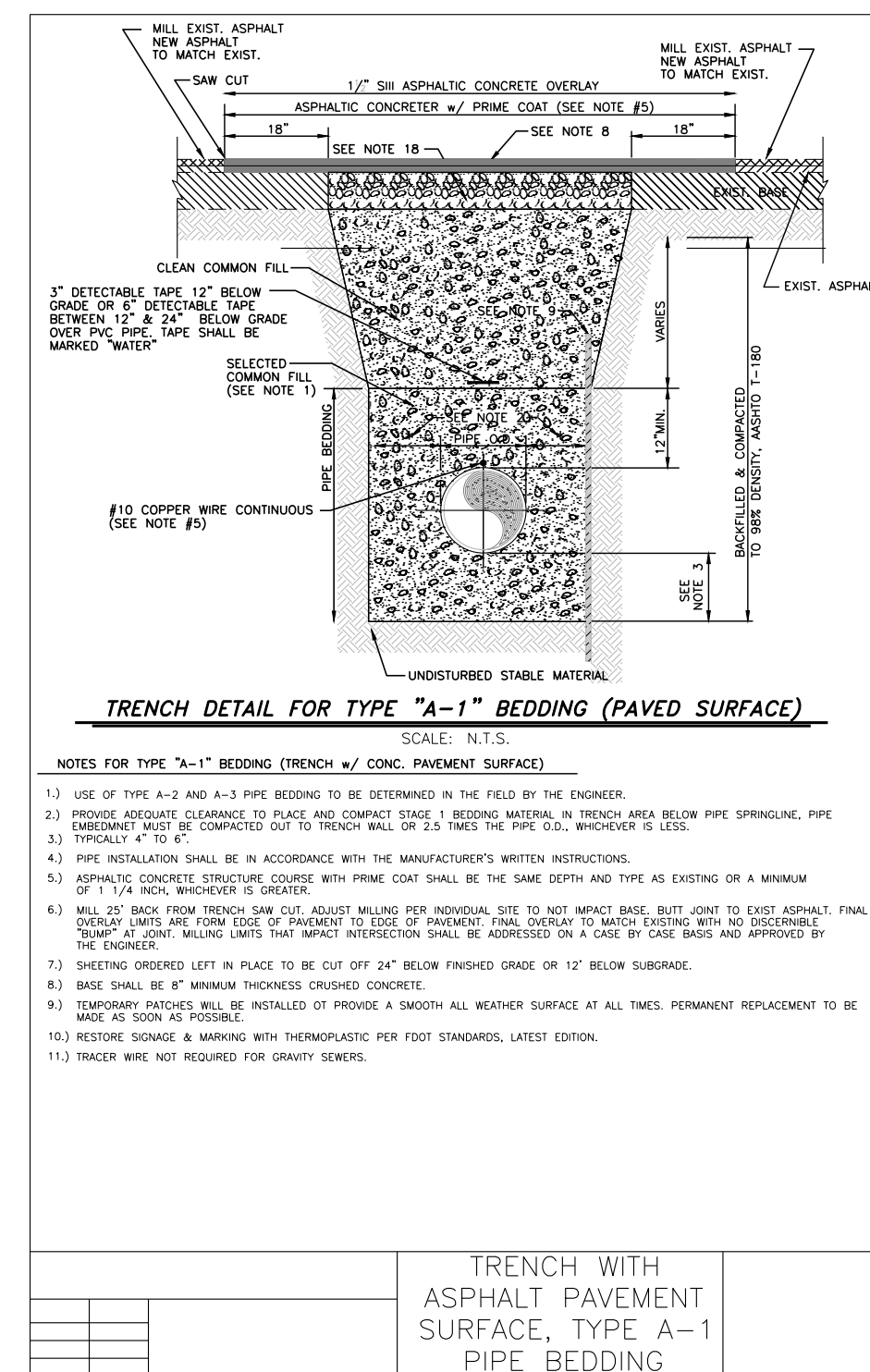
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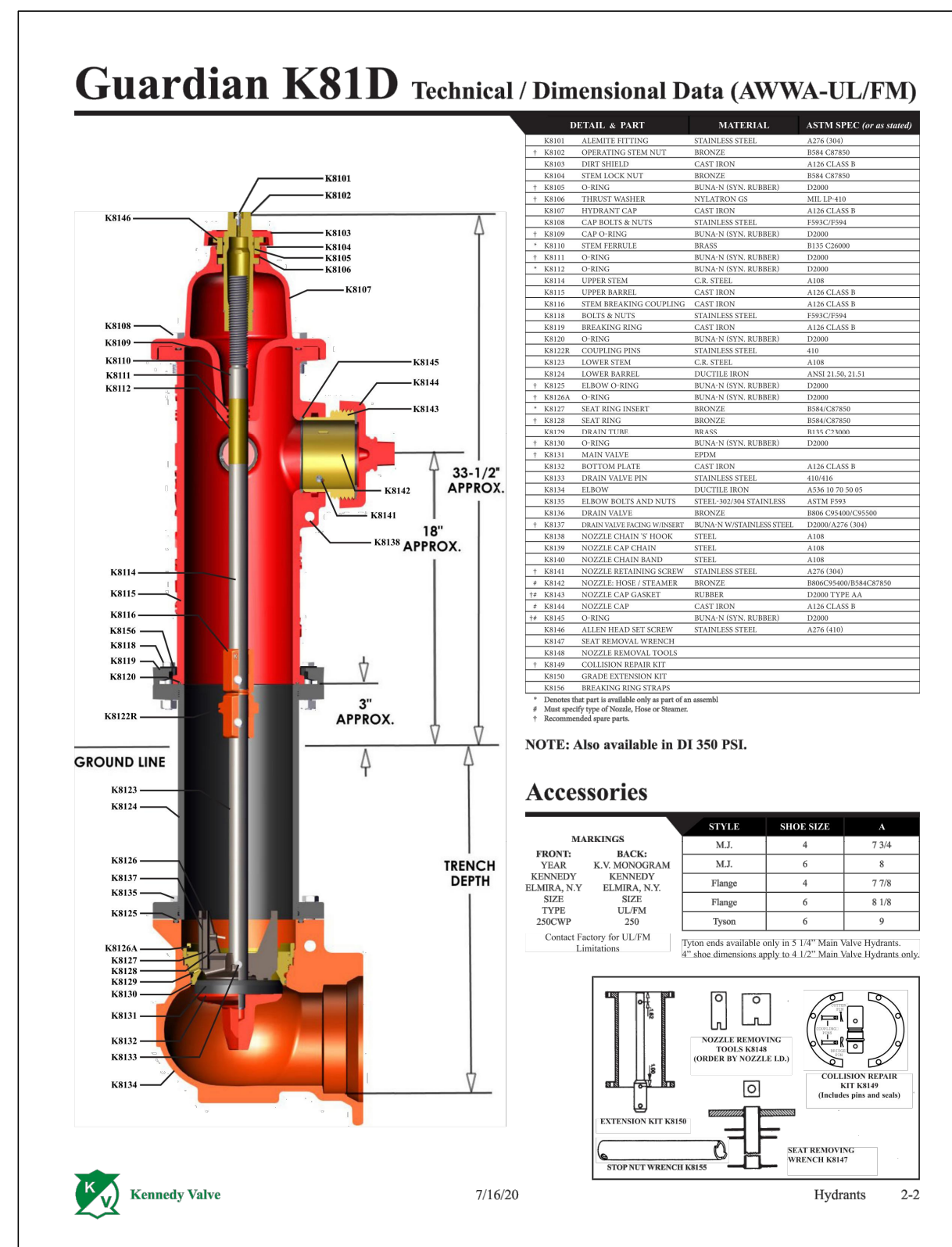
THERMOFISHER
27 FORGE PARKWAY
TOWN OF FRANKLIN
COUNTY OF NORFOLK, MASSACHUSETTS

Date	Work Order	Drawing No.	Rev
04/26/2021	10734.THERMOFISHER	C6	1

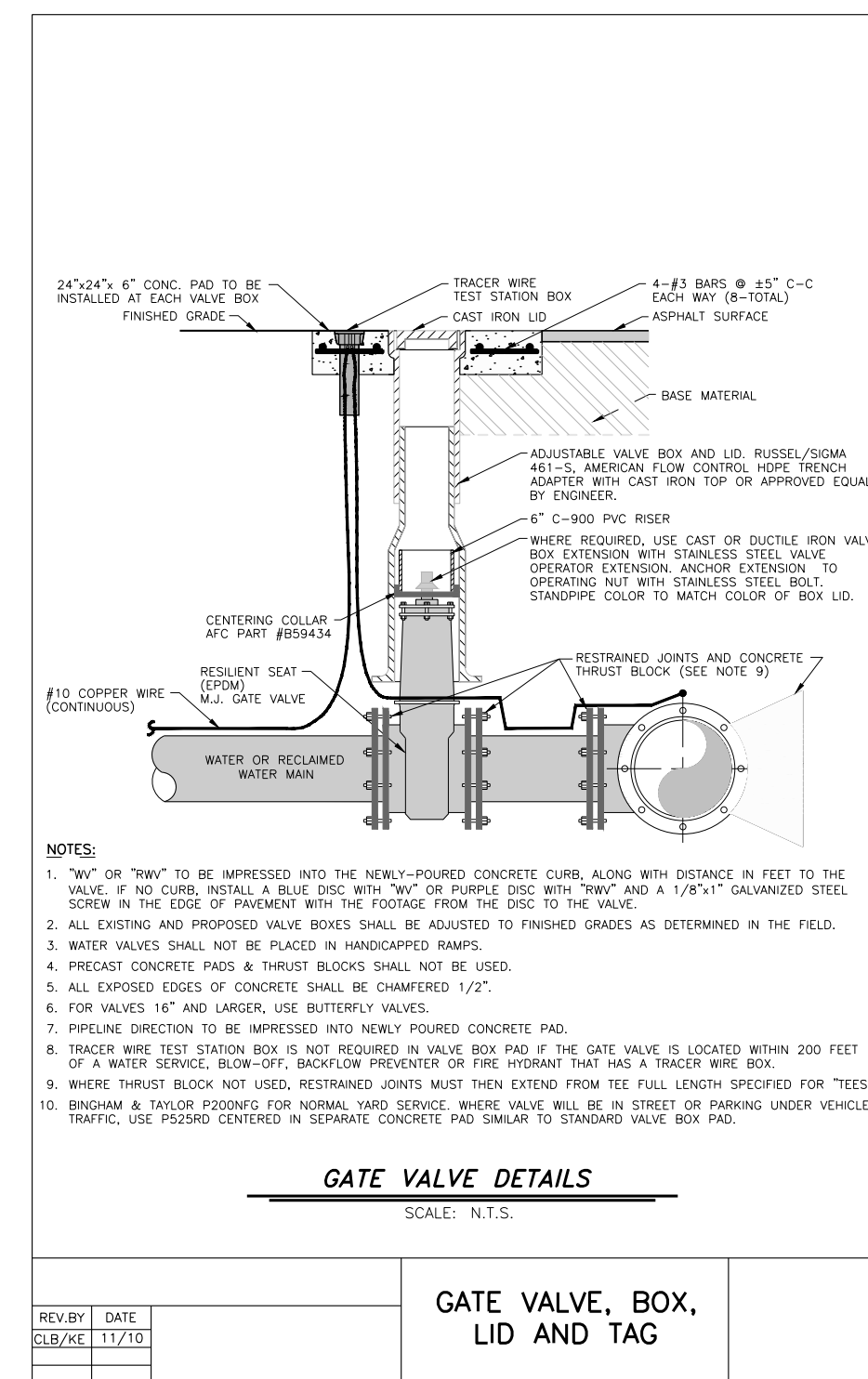
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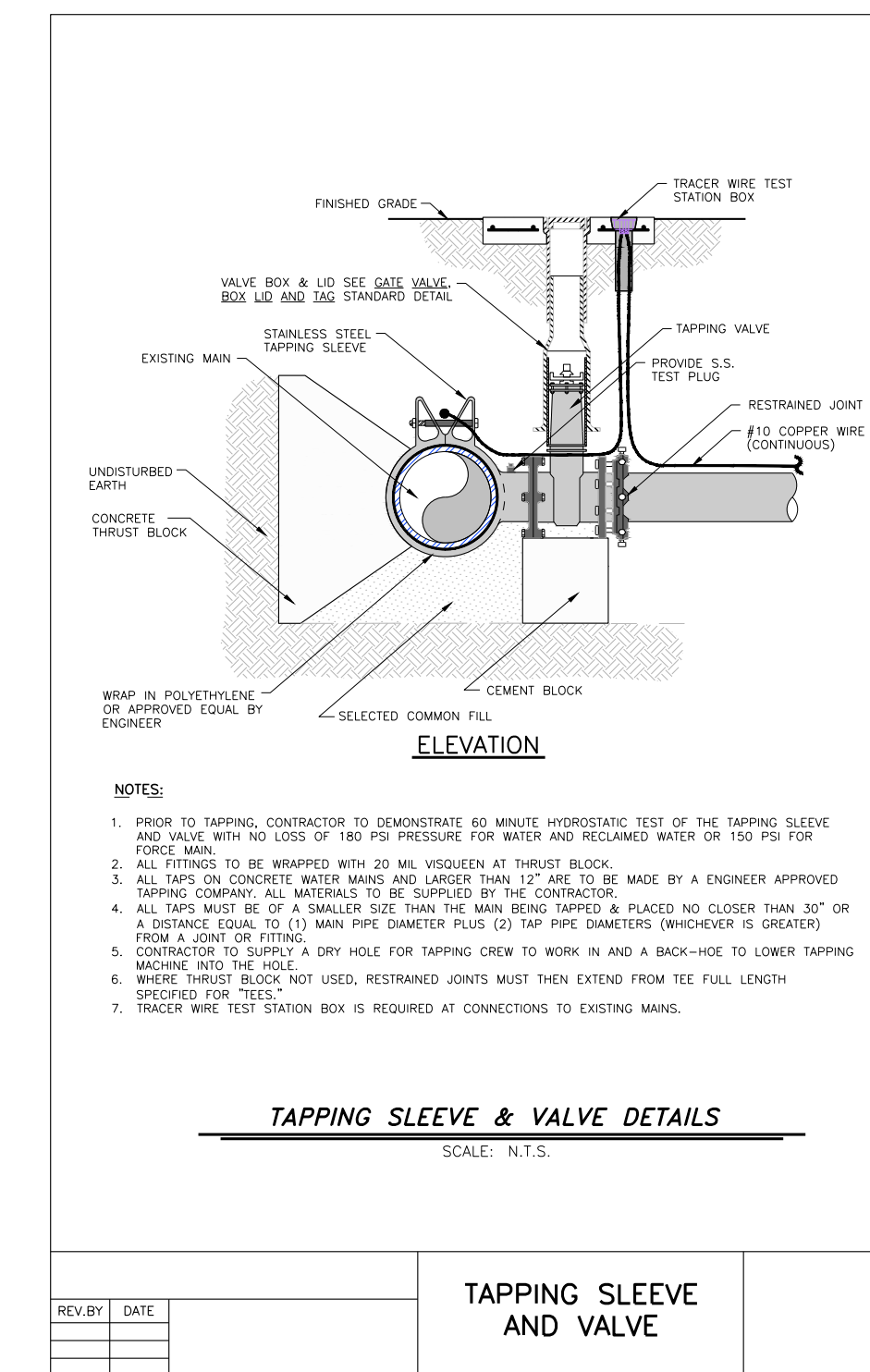
TRENCH DETAIL
NTS



FIRE HYDRANT DETAIL
NTS



GATE VALVE DETAIL
NTS



TAPPING SLEEVE & VALVE DETAIL
NTS

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DETAILS			
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Scale	1" = 20'		



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

August 3, 2021

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

**RE: Site Plan Modification – #27 Forge Parkway, Thermo Fisher Scientific
Loading Docks**

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and offer the following comments:

1. Relocation of the existing fire hydrant will require a waterline renewal permit from DPW. All waterline work shall conform to the most recent Franklin DPW waterline materials and installation standards.
2. The plan shows a proposed crosswalk across an existing speed bump and interrupted by a grassed island. Accessible paths should conform to current ADA and Mass AAB standards.
3. The plan call out for a 6" curb to be installed along the loading area, but it does not specify what material is to be used. Please clarify the proposed curb material.
4. Additionally, the relocated asphalt parking island calls out for asphalt curb. Typically the material for proposed curb should either be reinforced concrete curb or granite.
5. The project calls for an increase in impervious surface for the new loading docks with no accommodation for the increased stormwater runoff. The new pavement area should meet the current stormwater standards.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.
Town Engineer



FRANKLIN FIRE DEPARTMENT

TO : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 4 AUGUST 2021

RE : SITE PLAN MODIFICATION – 27 FORGE PARKWAY

Thank you for the opportunity to review the above referenced plan.

We have no comments at this time. Please contact me should you have any questions or require any additional information.

cc: file



MARK SANTORA, P.E. INC.

Civil & Environmental Engineering

123 Old Westboro Road North

Grafton, MA 01536

(508) 887-0170

August 4, 2021

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

Facility: Franklin Cultivation Facility Shell
Site Address: 105 Constitution Blvd, Franklin MA 02038
Subject: Proposed Minor Field Change to Site Plan

Dear Mr. Chairman:

On Behalf of the applicant, 19th Fairway Development Inc. and the Owner, C3 Industries Inc., I would like to take this opportunity to present a proposed minor field change to the approved site plan for the subject property.

A summary of the proposed change is as follows:

- The fenced in area was revised by the owner to encompass a larger area in the same location for the same purpose.
- Owners have requested that no organic material be used at the perimeter of the building or in the island between the parking levels. Accordingly, the plantings planned need to be relocated and to the perimeter of the proper lines. Ground cover is still being placed as per plan.

At this time, I would like to respectfully request the Boards review at the August 9th, 2021 board meeting and approval of the above listed field change to the site plan approval. Revised plans will be submitted.

Thank you for your attention to this request, I will be available to attend a Planning Board meeting as needed to discuss the above proposed changes and offer response to any comments.

Sincerely,

Mark M Santora PE
40167

CC Michael Maglio, Town Engineer
Amy Love, Town Planner
Matt Crowley PE, BETA Group

PUBLIC HEARING - Initial

- BYLAW AMENDMENT 21-874: Parking DC and CI Zoning Districts

PUBLIC HEARING - Continued

- Site Plan – 27 Forge Parkway
Site Plan Modification



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: July 27, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Parking Downtown Commercial and Commercial I

The Town Council referred to the Planning Board a change in the parking for the Downtown Commercial (DC) and Commercial I (CI) zoning districts. DPCD has drafted a proposed Zoning Bylaw Amendment that if approved would reduce the required amount of parking spaces in the DC and CI zoning districts. Attached for your review is the Zoning Bylaw Amendment 21-874.

Current parking regulations for the DC and CI zoning districts, contained in Section 185-21(B) of the Town's Zoning Bylaw, are as follows:

- 1.5 parking spaces per housing unit;
- 1 parking space per 500 square feet of gross floor area of non-residential development.

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
12 Residential units and 2 Commercial spaces	70 East Central St	DC	24 spaces	34 spaces
3 Residential units and 1 Commercial space	14 Ruggles St	C1	10 spaces	7 spaces
257 Residential units	Dean Ave	GRV	514 spaces	463 spaces
Franklin Food Pantry	138 East Central	C1	13 spaces	13 spaces
The Engine Yard	40 Alpine Row	DC	48 spaces	78 spaces

The Planning Board should decide if they will recommend or not recommend the zoning amendment to the Town Council.

Town of Franklin



Planning Board

PUBLIC HEARING NOTICE

The following notice will be published in the Milford Daily Newspaper on July 26, 2021 and again on August 2, 2021.

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold an in person meeting and Remote Public Hearing on August 9, 2021 at 7:05 PM and the Town Council will hold a Public Hearing on August 18, 2021 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending Chapter 185, Sections 3, of the Code of the Town of Franklin, Zoning By-Law as follows:

**ZONING BY-LAWS PROPOSED BY THE FRANKLIN
TOWN ADMINISTRATION TO AMEND
THE FRANKLIN TOWN CODE CHAPTER 185, SECTIONS 3,**

Bylaw Amendment 21-874: Changes to §185-21 Parking, Loading and Driveway Requirements for the Downtown Commercial and Commercial I Zoning Districts.

The exact text of the proposed zoning bylaw amendments is posted on the website along with the hearing notice.

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council



Sponsor: Administration

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 21-874

Changes to §185-21 Parking, Loading and Driveway Requirements.

A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 21 OF THE CODE OF THE TOWN OF FRANKLIN

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **deletions** to §185-21. Parking, Loading and Driveway Requirements, subsection B:

A. Parking requirements.

- (1) It is the intent of this section that adequate off-street parking must be provided within a reasonable distance to service all parking demands created by new construction, whether through new structures or through additions to existing ones, or by change of use creating higher parking demand.
- (2) Buildings, structures and land uses in existence on the effective date of these provisions are not subject to these off-street parking requirements and may be rebuilt, altered or repaired but not enlarged or changed in use without becoming subject to these requirements.
- (3) In applying for building or occupancy permits, the applicant must demonstrate that the minimum parking requirements set forth in Subsection B of this section will be met for the new demand without counting existing parking necessary for existing uses to meet these requirements.
- (4) The number of required spaces may be reduced below that determined under § 185-21B by the Planning Board for places subject to site plan review or by the Building Commissioner in other cases, upon determination that a lesser provision would be adequate for all parking needs because of such special circumstances as shared parking for uses having peak parking demands at different times, unusual age or other characteristics of site users, company-sponsored car pooling or other trip-conserving measures.

B. Parking schedule. The number of parking spaces required for a particular use shall be as follows:

- (1) In the Downtown Commercial Zoning District:
 - (a) Residential dwelling units: **half (0.5) of a one and a half (1.5)** parking spaces per residential unit in a mixed use development.
 - (b) Non-residential uses: one (1) space per 500 square feet of gross floor area.

- (2) In the Commercial I Zoning District:
 - (a) Residential dwelling units: half (0.5) of a one and a half (1.5) parking spaces per residential unit.
 - (b) Non-residential uses: one (1) space per 500 square feet of gross floor area.
- (3) All Other Zoning Districts:
 - (a) Residential buildings:
 - i. Dwelling units, regardless of the number of bedrooms: two spaces.
 - ii. Guest houses, lodging houses and other group accommodations: one space per guest unit.
 - iii. Hotels and motels: 1 1/8 spaces per guest unit.
 - (b) Nonresidential buildings: (Gross floor area is measured to the outside of the building, with no deductions for hallways, stairs, closets, thickness of walls, columns or other features.)
 - i. Industrial buildings: except warehouses: one space per 400 square feet of gross floor area.
 - ii. Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.
 - iii. Other offices and banks: one space per 250 square feet of gross floor area.
 - iv. Restaurants, theaters and assembly halls:
 - a) One space per 2.5 fixed seats.
 - b) One space per 60 square feet of gross floor area, if seats are not fixed.
 - v. Recreation facilities: 0.8 space per occupant at design capacity.
 - vi. Warehouses: one space per 1,000 square feet of gross floor area.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2021

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Nancy Danello, CMC
Deputy Town Clerk

ABSENT _____

RECUSED _____

Glenn Jones, Clerk
Franklin Town Council