



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

Bogan Estates Subdivision

Report No.:	4831 19 - 029	Date:	November 29, 2023	Arrive:	12:15 PM
Observer:	Matt Crowley, PE	Weather:	Clear ~38°	Leave:	1:15 PM
Owner:	Michael Bogan 10 Bogan Way Franklin, MA 02038	Contractor:	Barrows Construction Inc. 37 North Street Upton, MA 01568		

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for Roadway Acceptance**

OBSERVATIONS

BETA arrived on site to perform a construction observation in conjunction with the Applicant’s requests for bond reduction and street acceptance. A Roadway As-built plan dated October 30, 2023, Street Acceptance Plan, dated October 30, 2023, and Form H, notarized November 14, 2023, were prepared by Guerriere and Halnon, Inc. and provided via email. Review of the Street Acceptance Plan will be performed by the Town Engineer. BETA’s site walk and review of the as-built confirmed the site to be constructed in general conformance with the Approved plans and approved field modifications with the following notations:

- The infiltration basin has been well maintained throughout construction but was observed to have high growth vegetation. BETA recommends the basin is mowed/trimmed prior to the Town accepting the roadway.
- A stockpile of firewood was observed on the infiltration basin access road. The owner stated they would have the wood relocated in advance of the public hearing.
- Several of the proposed concrete bounds have been replaced by iron rods or drill holes in boulders/walls due to natural or constructed conflicts. Several other bounds could not be readily located in the field, and it is presumed they are covered by vegetation. BETA defers to the Surveyor of Record to confirm that all bounds have been installed.
- The bituminous driveway for Lot 5-3 sits lower than the back of sidewalk and gravel has been installed as a grade transition. It is anticipated that this would be considered a private property matter.
- A private security notice sign is located within the right of way and should be removed or relocated to a private parcel.
- Several straw wattles remain on the slope adjacent to the pond access drive. While the areas have been primarily stabilized, BETA recommends for the wattles to remain in place through another growing season to mitigate potential for erosion.
- The As-built plan should be updated to indicate the storage volumes in the stormwater basin (total and water quality) for the DPW’s records. Initial review of the basin volumes by BETA indicates substantial conformance with the Approved Design.
- The water service for Lot 1 does not appear to be depicted on the as-built plan. BETA defers to the DPW on this issue.

SITE PHOTOS



Typical roadway section



Typical roadway section



Grading transition at Lot 5-3 driveway



Typical roadway section



Private sign within ROW.



Stormwater basin vegetation



Remaining straw wattles



Typical sidewalk



Typical catch basin hood



Wood stockpile in pond access drive



Typical CB and inlet stone

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: November 28, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Bogans Way
Final Form H, Bond Reduction & Street Acceptance

General

1. The applicant has submitted a Final Form H and Engineer's Certificate of Completion and a final as-built plan.
2. BETA has provided an onsite report with pictures verifying the site work is complete.
3. The Applicant has requested a Bond Release and Street Acceptance.

Comments:

1. The current Bond is held in Cash with the Town of Franklin in the amount of \$159,860. for Bogan Estates. The Planning Board normally keeps \$1,000 until the roadway is accepted by Town Council and filed at the registry of Deeds.

Recommendation:

The Planning Board needs to vote on the following:

1. Vote on the Final Form H.
2. Vote on recommendation to Town Council for Street Acceptance
3. Vote on the bond reduction or full release.

CERTIFICATE OF RELEASE AND COMPLETION

WHEREAS, on _____, the town of Franklin, a Massachusetts municipal corporation, acting through its Planning Board, with an address of municipal building, 355 E. Central Street, Franklin, Massachusetts 02038 [hereinafter "board"] received a request for a Certificate of Release and Completion concerning the construction of ways and installation of municipal services in a subdivision owned by Michael Bogan, with an address of 10 Bogan Way, Franklin, MA 02038, (hereinafter "owner");

WHEREAS, on June 4, 2014 (Cert of Vote Date), based on the owner's application dated April 14, 2014, and after duly noticed public hearing(s), the board approved a definitive subdivision plan showing 3 Lots & 1 Parcel, which is entitled: "Bogan Estates Definitive Subdivision in Franklin, Massachusetts", dated April 8, 2014, Revised through May 30, 2014 by Guerriere & Halnon, Inc. 55 West Central Street, Franklin, MA 02038 and recorded or registered at the Norfolk county Registry of Deeds as Plan 98 Plan Book 638.

WHEREAS, the approved definitive subdivision plan shows the division of a parcel of land located at Washington Street shown on Town of Franklin Assessor Map 340 Lot 5 [hereinafter "subdivision"] and further described in a deed or deeds dated August 4, 2014 and recorded at the Norfolk county Registry of Deeds in Book(s) 32452 Page(s) 285-286 _____; or is registered in Norfolk County Land Registry as Document No. _____, and noted on Certificate of Title No. _____, in Registration Book _____, Page _____,

NOW THEREFOR, the board has determined that the construction of ways and installation of municipal services:

X have been fully and satisfactorily completed, subject to application for acceptance of the ways and municipal services to the Franklin Town council, and all existing methods for securing construction of ways and installation of municipal services in the subdivision are hereby released.

_____ have not been fully and satisfactorily completed, thus requiring retention of any and all performance guarantees that secure the construction of ways and installation of municipal services, based on the following insufficiencies:

Duly executed as a sealed instrument this _____ day of _____,
20_____, by a majority of the members of the planning board of the town of Franklin.

PLANNING BOARD OF THE TOWN OF FRANKLIN

COMMONWEALTH OF MASSACHUSETTS

_____, SS. _____, 20 ____

On this _____ day of _____ 20____, before me, the undersigned
notary public, personally appeared _____ (name of document signer), proved
to me through satisfactory evidence of identification, which were _____
_____ to be the person whose name is signed on the preceding document in my
presence.

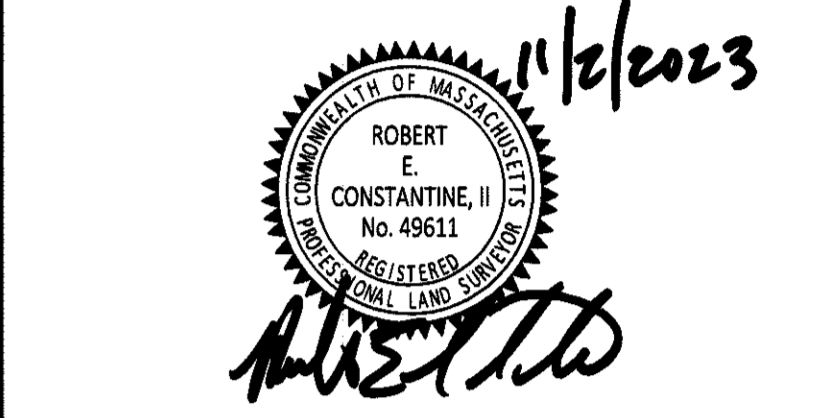
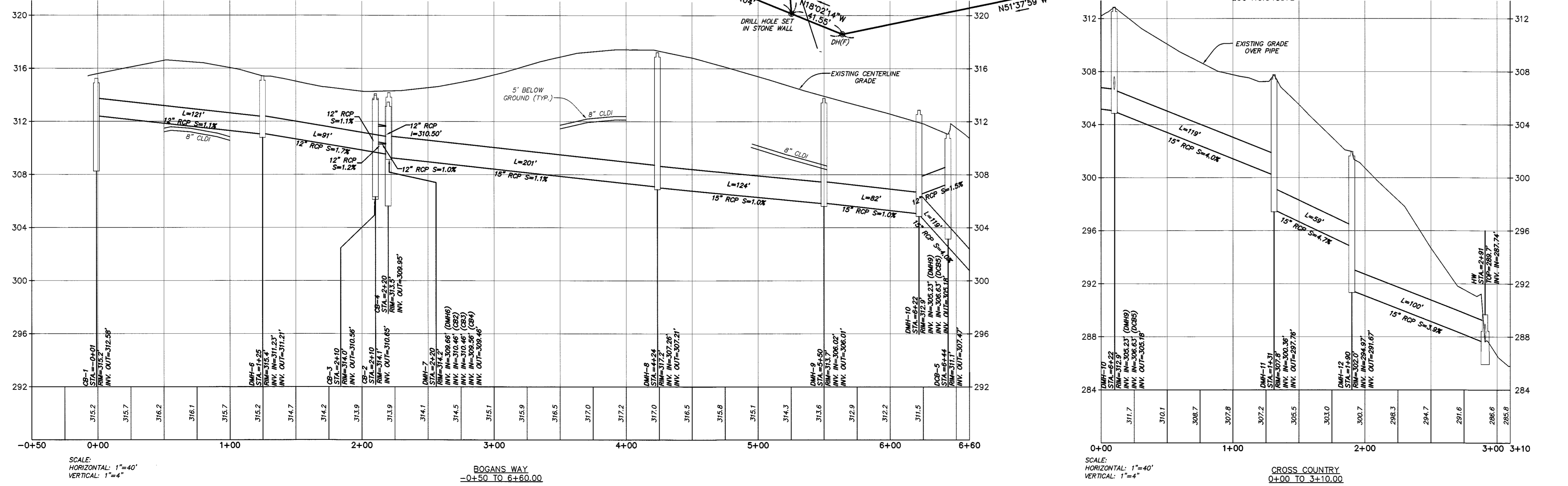
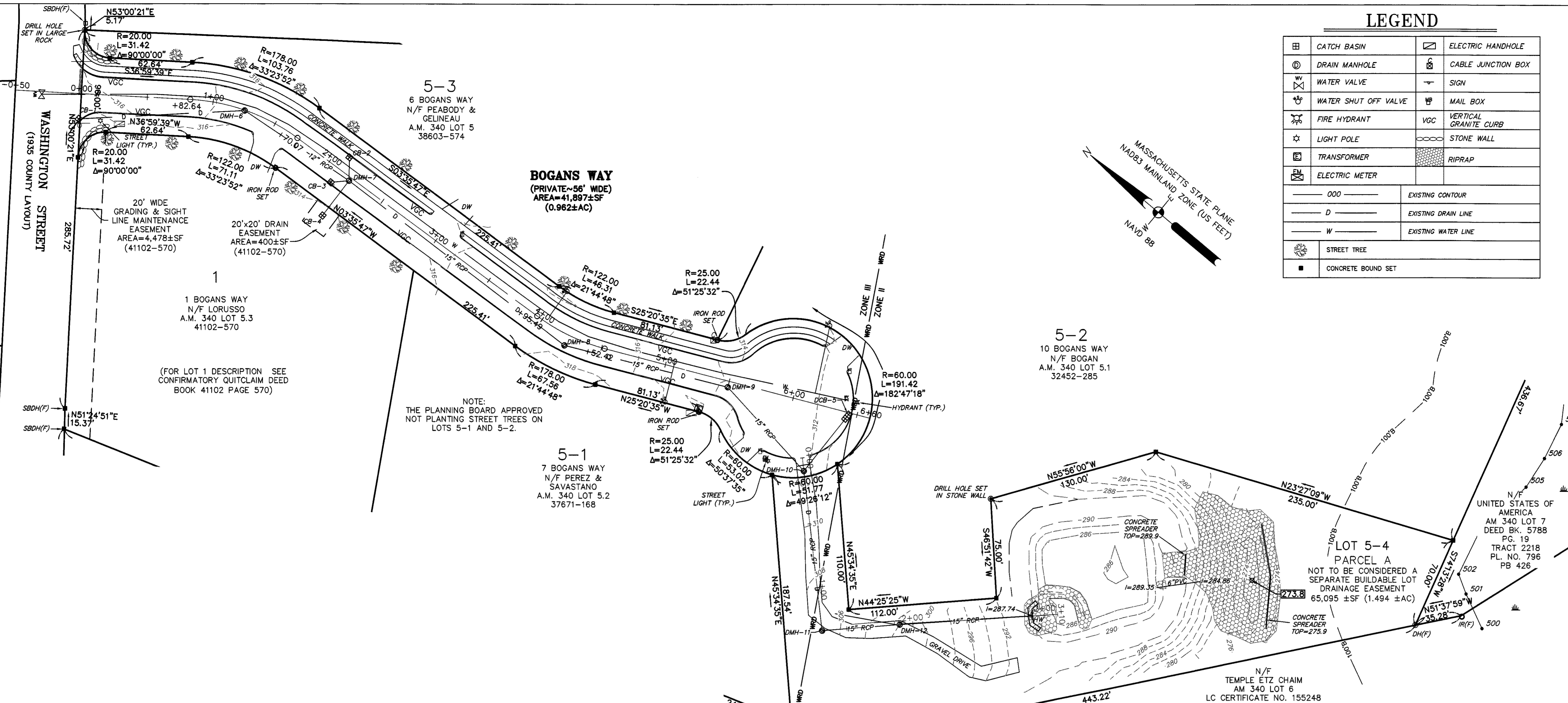
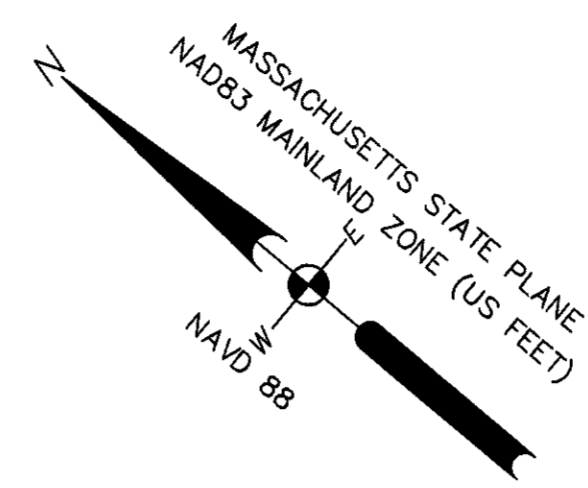
(Official signature and seal of notary)
Notary Public:
My Commission Expires: _____

cc: Town Clerk, Town of Franklin
Treasurer, Town of Franklin

LEGEND

	CATCH BASIN		ELECTRIC HANDHOLE
	DRAIN MANHOLE		CABLE JUNCTION BOX
	WATER VALVE		SIGN
	WATER SHUT OFF VALVE		MAIL BOX
	FIRE HYDRANT		VERTICAL GRANITE CURB
	LIGHT POLE		STONE WALL
	TRANSFORMER		RIPRAP
	ELECTRIC METER		

	EXISTING CONTOUR
	EXISTING DRAIN LINE
	EXISTING WATER LINE
	STREET TREE
	CONCRETE BOUND SET



LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{7233}.

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

OWNER

MICHAEL BOGAN
10 BOGANS WAY
FRANKLIN, MA 02038
DEED BK. 32452 PG. 285
A.M. 340 LOT 5.1

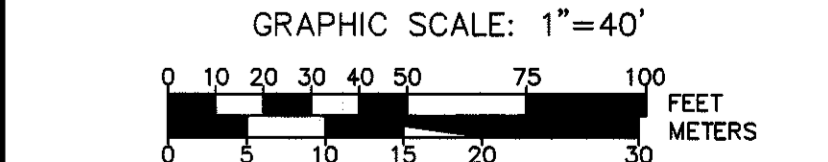
APPLICANT

MICHAEL BOGAN
10 BOGANS WAY
FRANKLIN, MA 02038

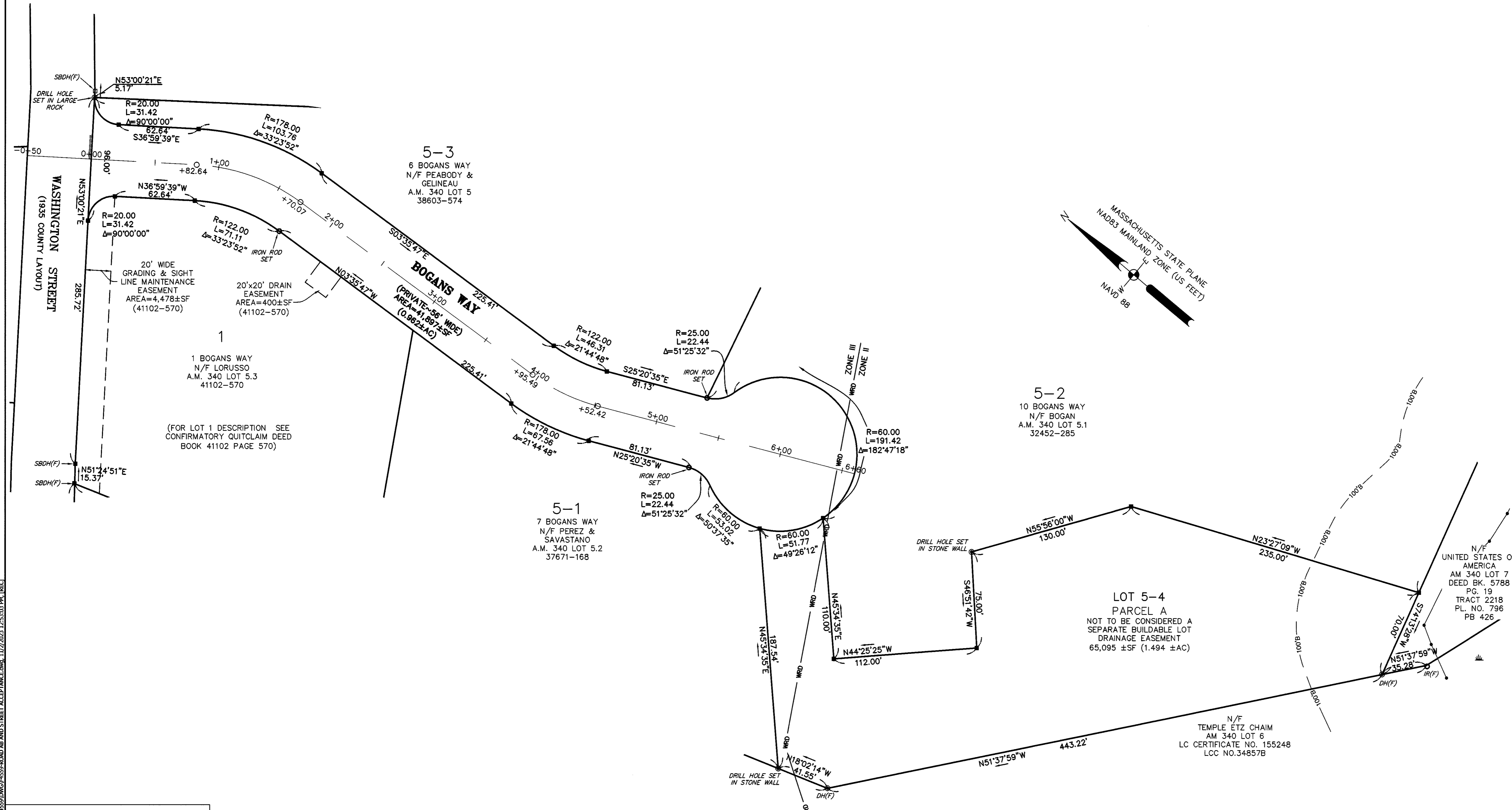
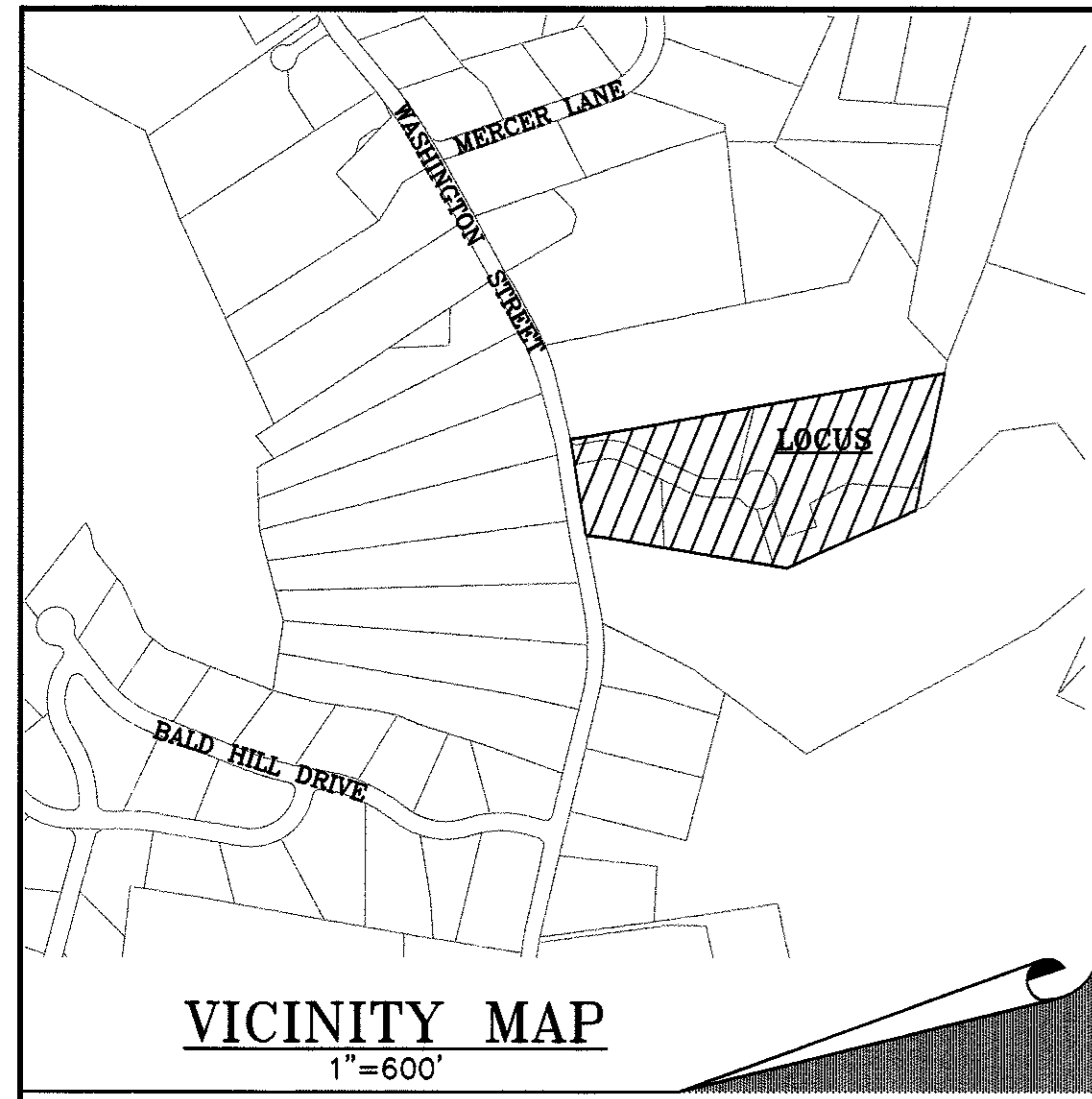
**ROADWAY AS-BUILT
BOGANS WAY
FRANKLIN
MASSACHUSETTS**

OCTOBER 30, 2023

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

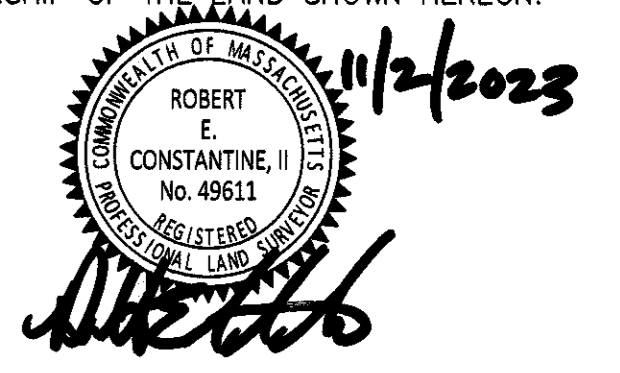


REGISTRY USE ONLY
F4559

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



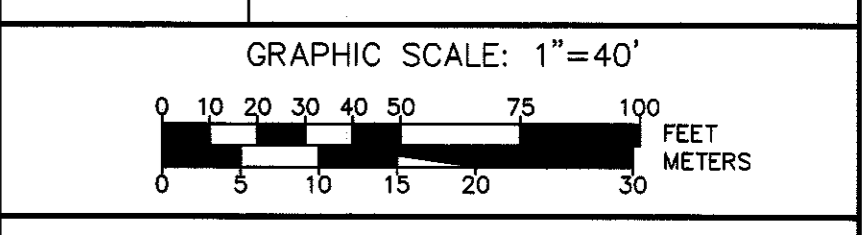
■ CONCRETE BOUND WITH DRILL HOLE SET

SEE DEFINITIVE SUBDIVISION ENTITLED "BOGAN ESTATES DEFINITIVE SUBDIVISION IN FRANKLIN MASSACHUSETTS," DATED APRIL 8, 2014 LAST 5/30/2014 AND PLANNING BOARD APPROVED, RECORDED IN PLAN BOOK 638 PAGE 98.

OWNER
MICHAEL BOGAN
10 BOGANS WAY
FRANKLIN, MA 02038
DEED BOOK 32452 PAGE 285
PLAN Bk. 638 PAGE 98
A.M. 340 LOT 5.1

BOGANS WAY STREET ACCEPTANCE PLAN FRANKLIN MASSACHUSETTS

OCTOBER 30, 2023	
DATE	REVISION DESCRIPTION



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G:\CADD\1559\1559-ROAD AB AND STREET ACCEPTANCE.dwg, 11/27/2023 12:53:05 PM, [REC]

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