

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: December 14, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 340 East Central Street
Partial Form H

General

1. The Planning Board approved a Special Permit and Site Plan for 340 East Central Street on October 5, 2020.
2. The Applicant has submitted a Partial Form H for the Site Plan.
3. The Planning Board approved a Partial Form H on October 4, 2021, for the front building only. This Partial Form includes the back building.
4. BETA has reviewed the as-built plans and has submitted a comment letter.
5. DPCD recommends a Partial Form H until all outstanding items listed in BETA's memo is complete.



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

340 East Central Street

Report No.:	4831 96 – 38	Date:	November 23, 2022	Arrive:	11:30 AM
Observers:	Matt Crowley, PE	Weather:	Clear, ~50°	Leave:	12:30 PM

Applicant:	340 East Central Street, LLC 7 Swain Drive Hampton Falls, NH 03844	Contractor:	Trainor Construction 9 Walnut Knoll Canton, MA 02021
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Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Partial Completion**

OBSERVATIONS

Observation Requested By: Joe Halligan

Met/walked site with: Joe Halligan

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Partial Completion. It is anticipated that the required Form H and as-built plan will be provided in the future. BETA notes that the applicant is only seeking occupancy for Building D; therefore, BETA did not perform a detailed review of areas that remain under construction (Buildings A and B) or those approved by the Board under previous Partial Form H requests (Building C). BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- The pervious paver sidewalk has been continued from the southeast corner of Building D to the dumpster area to allow trash removal to take place from the rear of the building.
- The electric vehicle charging station has not been installed.
- Only a portion of the “Residential Parking Only” signs have been installed in the parking area west of Building D. It is anticipated they will be completed at the time of residential occupancy.
- The accessible parking spaces in front of Building D have been relocated to closer to the center of the building, providing more consistent access to each business.
- The dumpster enclosure material has been revised from pressure treated timber to PVC, which is consistent with the materials used for the previously approved Partial Form H for Building C.
- No construction fencing is provided between the commercial area and the residential construction area. The Owner has indicated that the DPW requires the access driveways to remain open for access to the Town’s well.
- Additional minor landscaping items (e.g. loam and seed) require completion. All trees, shrubs, and perennials appear to be installed.

- Several breaches in the erosion and sedimentation controls were observed in proximity to Building D and the residential construction area. Also, trash was observed along the perimeter of the site in the residential construction area. BETA brought the housekeeping items to the Owner's attention, who indicated they will be fully addressed immediately.
- It is anticipated that pedestrian connectivity between the commercial and residential portions of the site will be completed at the time of residential occupancy.

Although BETA did not perform a detailed review of the area in proximity to Building C, notable items addressed since the previously approved Partial Form H include:

- The guy wire located in the pedestrian path across the site driveway has been relocated and a striped crosswalk has been installed.
- The sewer pump station and emergency generator near Building C have been installed. The Water and Sewer Superintendent has confirmed that the pump station had been integrated and is communicating with the Town's system.

Photos Attached:

Site Photos



Front of Building C



Pervious paver walkway extended from rear of building to dumpster area



Typical parking area lacking “Residential Only Parking” signs



Conduit for electric vehicle parking station



Typical landscaping area



Dumpster area



Connection to "Big Y" parking area



Clear accessible pathway across site driveway



Emergency generator for sewer pump station



Typical break in erosion and sedimentation controls



Typical trash in residential construction area that requires cleanup



Catch basin lacking silt sack in residential construction area

SITE PLAN OF LAND

FORM H- PART 1 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION
(to be executed by developer's engineer)

Site plan known as Proposed Development Central Square

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan and performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled: Proposed Development Central Square prepared by Jones and Beach Engineers Inc. and dated 12/22, 20 20, as approved by the said Planning Board on 10/07/20.

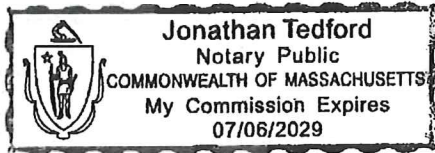
Signed this 8 day of December, 20 22

By M.J.K., Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Essex, SS.

On this 8 day of December, 20 22, before me, the undersigned notary public, personally appeared Michael Kerivan (name of engineer), proved to me through satisfactory evidence of identification, which were Drives License to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 7/6/29

SITE PLAN OF LAND

**FORM H- PART 2 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION**

Site plan known as Proposed Development Central Square

Site Address: _____

OWNER'S CERTIFICATION:

By signing this form, I am agreeing to the list of outstanding items as attached and defined by the Town Engineer, that must be completed at the above referenced site prior to the issuance of a Certificate of Final Completion by the Planning Board; I also agree to complete work by the required date listed next to each outstanding item. If these items are not completed by the date stated, I acknowledge that I am aware I will be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin and is enforceable by the Building Commissioner or his designee.

A separate form including the following information shall be attached to this document: outstanding items and date of required completion for each item and shall be signed by the Owner's Engineer and the Owner and approved by Town Engineer.

I will return to the Planning Board for the issuance of a Certificate of Final Completion by TBD, 20 or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

Signed this 9th day of December, 2022

By _____, Owner

Norfolk, SS.

On this 9th day of December 2022 before me, the undersigned notary public, personally appeared Joseph Halligan (name of owner), proved to me through satisfactory evidence of identification, which were personally known by me to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



MAXINE D. KINHART
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 10, 2027

Maxine D. Kinhart
(Official signature and seal of notary)
Notary Public: Maxine D. Kinhart
My Commission Expires: June 10, 2027

Site Plan Work Completion List

(To accompany Form H- Engineer's and Owner's Certificate of Partial Completion)

Site Plan Name: Proposed Development Central Square
Owner Name: _____
Owner's Engineer: Jones and Beach Engineers Inc.
Date of Partial Certificate of Completion: _____

<u>Outstanding Items:</u>	<u>Required Date of Completion:</u>
Per BETA letter dated 11/23/22	
Additional minor landscaping items (loam and seed)	Dec 19, 2022
Breaches in erosion control	Dec 19, 2022
Trash cleanup	Dec 19, 2022

Approved by: _____, Town Engineer Date: _____
Signed by: Mell JK, Engineer Date: 12/8/22
Signed by: _____, Owner Date: _____

* A Notarized *Form H- Engineer's and Owner's Certificate of Partial Completion Part 1 and 2* must accompany this form prior to acceptance by the Planning Board.

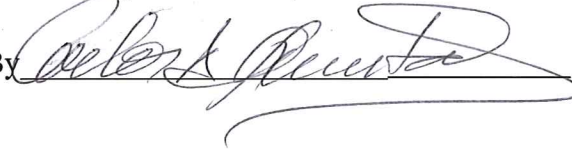
SITE PLAN OF LAND
FORM H- PART 1 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION
(to be executed by developer's engineer)

Site plan known as: SITE PLAN, PANTHER WAY

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan and performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled: SITE PLAN, PANTHER WAY, prepared by United Consultants, Inc. and dated February 19, 2020, last revised 9/28/2020, as approved by the said Planning Board on 6/29/2020, endorsed on 10/23/2020.

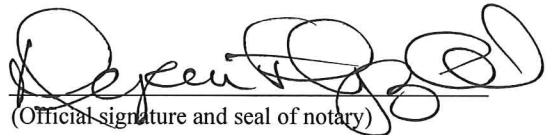
Signed this ^{14th}~~23th~~ day of ^{December}~~October~~, 2020 ²⁰²²

By , Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

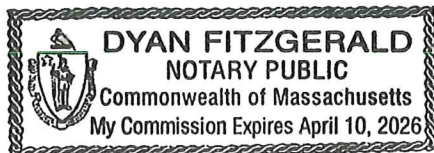
NORFOLK, SS.

On this 13th day of December, ²⁰²²~~2020~~, before me, the undersigned notary public, personally appeared Carlos A. Quintal, PE, proved to me through satisfactory evidence of identification, which were MA drivers license to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.


(Official signature and seal of notary)

Notary Public:

My Commission Expires: April 10, 2026



Site Plan Work Completion List

(To accompany Form H- Engineer's and Owner's Certificate of Partial Completion)

Site Plan Name:	SITE PLAN, PANTHER WAY
Owner Name:	Camford Property Group, Inc.
Owner's Engineer:	United Consultants, Inc.
Date of Partial Certificate of Completion:	December 13, 2020

Outstanding Items:

Required Date of Completion:

Top course of pavement has not been installed

To be completed following the end of construction.

Curbing, guardrail and fencing have not been completed at the southeast corner of the lower parking area

Vertical granite curbing has been installed at entrance to the site. Vertical curbing has been installed throughout the site. Fencing along wall at the middle southern parking must be extended downslope to the bottom of slope. Guardrail on the southeast corner of parking will be installed within this week.

The light pole at the site entrance has not been installed.

To be completed within this week.

Signage is being completed.

Additional bollards should be considered to prevent traffic from backing into the building.

To be completed in the Spring, 2023

A new drive-in entrance has been installed adjacent to the designated loading area at the rear of the building. Curb installed adjacent to this area lacks transition pieces.

Transition pieces to be installed in the Spring of 2023.

An access walk from the upper parking area to the building has been poured. Handicap temporary access from binder to finished concrete must be installed.

To be completed within this week.

Access to the first floor-northeasterly entrance Handicap door. A temporary ramp is necessary.

To be completed within this week.

Catch basis # 7, 9, 10 and 11 are paved over.

Work in progress and will be completed within this week.

Manhole covers paved over.

To be brought to grade prior to final pavement.

Catch basin hoods have not been installed.

To be completed within two weeks.

Curb inlets have not been provided.

The grate on the outlet control structure in the surface infiltration basin needs to be installed.

To be completed within two weeks.

The proposed fire hydrant, adjacent to the small parking area on the north side of the building, has been relocated 40 feet to the northwest. Fire chief to have a final say on location.

Orientation of fire hydrant near the westerly end of site driveway, must be adjusted before end of construction.

Valve boxes for fire hydrants, currently paved over will be raise to grade within this week.

During construction the areas adjacent to the building will remain exposed. Loaming and seeding, as well as tree planting will take place in the Spring of 2023.

Miscellaneous construction materials need to be removed from site, at completion.

United Consultants, Inc. has prepared this list, based on field observations and coordination with BETA and the Applicant. A final "As-built" will be completed for the final certification, will include field locations and elevations, to be compared with the approved drawings for compliance.

Approved by: _____, Town Engineer Date: _____

Signed by: _____, Engineer Date: _____

Signed by: _____, Owner Date: _____

* A Notarized Form H- Engineer's and Owner's Certificate of Partial Completion Part 1 and 2 must accompany this form prior to acceptance by the Planning Board.

SITE PLAN OF LAND

FORM H- PART 2 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION

Site plan known as Panther Way Franklin MA

Site Address: 100 Panther Way, Franklin, MA 02038

OWNER'S CERTIFICATION:

By signing this form, I am agreeing to the list of outstanding items as attached and defined by the Town Engineer, that must be completed at the above referenced site prior to the issuance of a Certificate of Final Completion by the Planning Board; I also agree to complete work by the required date listed next to each outstanding item. If these items are not completed by the date stated, I acknowledge that I am aware I will be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin and is enforceable by the Building Commissioner or his designee.

A separate form including the following information shall be attached to this document: outstanding items and date of required completion for each item and shall be signed by the Owner's Engineer and the Owner and approved by Town Engineer.

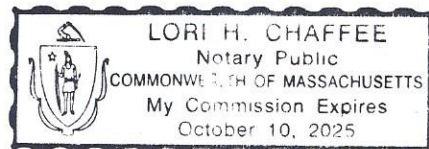
I will return to the Planning Board for the issuance of a Certificate of Final Completion by July, 2023 or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

Signed this 13th day of December, 2022

By Brian Holmes, Owner

Norfolk, SS.

On this 13th day of December 2022, before me, the undersigned notary public, personally appeared Brian Holmes (name of owner), proved to me through satisfactory evidence of identification, which were Driver's License to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Lori H Chaffee
(Official signature and seal of notary)
Notary Public: Lori H Chaffee
My Commission Expires: 10/10/25



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

Panther Way

Report No.: **4831 90 – 47** Date: **December 12, 2022** Arrive: **12:15 PM**
Observers: **Matt Crowley, PE** Weather: **Cloudy, ~34°** Leave: **3:45 PM**

Applicant: **Camford Property Group, Inc.** Contractor: **PJ Hayes, Inc.**
37 East Central Street **399 South Street**
Franklin, MA 02038 **Walpole, MA 02081**

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

OBSERVATIONS

Observation Requested By: Brad Chaffee – Camford Property Group

Met/walked site with: N/A

Current Activity on Site: Exterior building construction

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s anticipated request for acceptance of Form H – Certificate of Partial Completion. It is anticipated that the required Form H and as-built plan will be provided in the future. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- Top course pavement has not been installed.
- Curbing, guardrail and fencing have not been completed at the southeast corner of the lower parking area.
- The light pole near the southeast corner of the lower parking has been damaged (leaning) and requires repair/replacement.
- The light pole at the site entrance has not been installed.
- Vertical concrete curb has been installed along the private portions of site driveway where vertical granite was proposed. The project representative has indicated that insufficient quantities of granite curb are available and would require significant lead times to acquire.
- Vertical granite curbing has not been installed at the site entrance. BETA observed a small stockpile of granite curbing on the site.
- Signage, including “Stop” signs and accessible parking signs, have not been installed.
- Several additional bollards may be required adjacent to the northeast corner of the building. Based on the installed spacing it appears that buses could freely back into the building.
- A new drive-in entrance has been installed adjacent to the designated loading area at the rear of the building. Curb installed adjacent to this area lacks transition pieces.
- The accessible route from the upper parking area to the building has not been installed.

- Additional fencing may be required to extend along the slope of Retaining Wall No. 2 for fall protection where the height exceeds 30". BETA defers to the Building Commissioner on this issue.
- Several catch basins, including CB-10, CB-11, CB-9, and CB-7 need to be raised from beneath the binder course. BETA notes the CB locations have been marked and it appears the contractor is in the process of completing this work. Also, all drainage manholes within proposed pavement areas are currently paved over; however, BETA does not anticipate this to be of concern.
- The grate on the outlet control structure in the surface infiltration basin requires installation.
- Catch basin hoods have not been installed.
- Curb inlets, as included as a detail in the plan set, have not been provided at drainage structures. BETA notes that curb inlets are typically not required on private sites but defers to the Engineer of Record on this issue.
- The fire hydrant proposed adjacent to the small parking area on the north side of the building has been relocated approximately 40 feet to the northwest. BETA defers to the Fire Chief on hydrant locations within the site.
- The fire hydrant located near the westerly end of the site driveway is currently oriented towards the adjacent sloped embankment. BETA defers to the Fire Chief on this issue.
- Valve boxes associated with the fire hydrants do not appear to be raised to the level of the binder course.
- Shade trees and loam and seed require installation adjacent to parking areas. BETA notes disturbed slopes adjacent to the site have good vegetative coverage and appear well stabilized.
- Miscellaneous construction materials require removal from the site.

Site Photos



Lower parking area



Easterly face of building



Typical wooden guardrail installation along upper parking area



Typical vertical concrete curb installation, locked with concrete



Site driveway near southwest corner of building and retaining wall No. 3



Typical construction materials that require removal from parking area



Accessible parking area lacking signage and route to building



Dumpster pad and enclosure



Typical slope stabilized with vegetation



Drive-in access provided adjacent to designated loading area



Typical drainage casting meeting Town standards



Fire hydrant with orientation towards vegetated slope



Concrete curb that lacks transition curb



Typical catch basin currently covered by binder course



Typical area adjacent to pavement that requires loam and seed installation



Incomplete lighting and curbing at site entrance



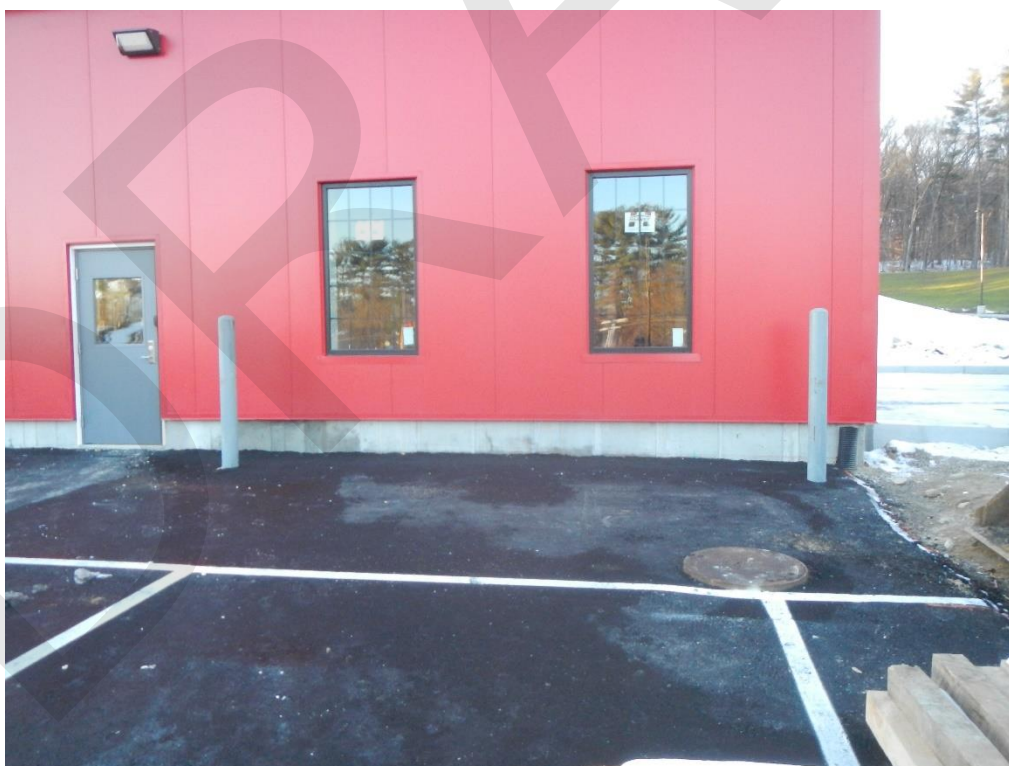
Area lacking curbing, guardrail, and fencing at southeast corner of lower parking area



Damaged pole and foundation in lower parking area



Portion of Retaining Wall No. 2 that may require additional fencing for fall protection



Bollard spacing at northeast corner of building



Outlet control structure that lack grate



Infiltration basin bottom with no standing water

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: December 14, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Panther Way
Partial Form H

General

1. The Planning Board approved a Special Permit and Site Plan Panther Way on June 29, 2020.
2. The Applicant has submitted a Partial Form H for the Site Plan.
3. BETA has reviewed the as-built plans and has submitted a comment letter.
4. DPCD recommends a Partial Form H until all outstanding items listed in BETA's memo is complete.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: December 14, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Subdivision Rules and Regulations

The following are revisions to the Subdivision Rules and Regulations based on recommendations from Mark Cerel, Town Attorney.

§300-13.A.2(c) – A five-inch thick Class A (4,000 pounds per square inch (psi)) concrete shall be applied to the prepared gravel base. A slump test shall be performed by an independent testing lab for every other truck. The slump shall vary between two and four inches. Department of Public Works personnel shall observe and accept or reject the concrete delivery based on test results. ~~Sidewalk grade shall be continuous across driveways openings. Transition in grade will not be allowed. Four by four inch welded wire mesh or equal shall be installed at all driveway aprons. The sidewalk shall not be continuous across driveways. Sidewalk shall terminate at each edge of driveway; transition in grade will be allowed. Driveways shall maintain their asphalt surface.~~ The welded wire mesh or equal shall be supported in place such that a minimum two-inch concrete coverage is maintained in all locations. The concrete shall be a plant mix, placed, floated, trowled and then finished with a broom. Curing and sealing compound shall be applied. Preformed expansion joints shall be installed 15 feet on center for five-foot-wide sidewalks and 18 feet on center for six-foot-wide sidewalks. Finished sidewalks shall be sloped 3/16 inch per foot towards the curb. Trowled joints shall be installed five feet on center in residential areas and six feet on center in commercial and industrial areas. Plant mix design data and delivery slips shall be submitted to the Department of Public Works for review. All construction and concrete repair (if necessary) shall be in accordance with Massachusetts Highway Department Standards. Finished concrete sidewalks shall be inspected by the Department of Public Works Director and will not be accepted until the surface is uniform and contains no defects. [Amended 6-3-1996; 3-23-1998 by Bylaw Amendment S-98-19]

Add:
§300-13.E.(2)(d) – The developer may, in negotiation with the Planning Board, eliminate up to 50% of the required tree plantings and a monetary contribution to the Town. The Planning Board will determine the monetary contribution based upon estimated cost of individual tree purchase and planting.

Formatted: Normal

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: December 14, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 515 West Central Street
Site Plan

Please find attached the draft proposed condition for 515 West Central Street.

515 West Central Street Draft Capacity Conditions

The total capacity of the child day care facility (“facility”) shall be determined by the Massachusetts Department of Education (“DOE”) via the permit which the owner/applicant must obtain from DOE in order to legally operate the facility. However, the owner/applicant agrees to phase in said capacity as follows: a) 60% for the first three months of operation; b) capacity shall increase by 15% (total of 75%) for months four through six of operation; c) capacity shall increase by another 15% (total of 90%) for months seven through nine of operation; and d) capacity shall increase to 100% after the ninth month of operation. At any time during the first nine months of operation, if the Town of Franklin (“Town”) has legitimate and quantifiable concerns that (1) vehicles are queuing for drop off or pick up such that the queue is spilling back on to the cul de sac, or (2) vehicle circulation on-site (515 West Central only) is giving rise to dangerous conditions for vehicles or pedestrians, the Town may elect to put the owner/applicant on notice to appear before the Planning Board to re-examine those portions of the site plan leading to such queuing and/or dangerous conditions. This condition shall expire one (1) year from the date of this decision.