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 <u>https://us02web.zoom.us/j/84298054380</u> or call on your phone at 312-626-6799, meeting # 84298054380.

June 8, 2020

- 7:00 PM Commencement/General Business
- 7:05 PM <u>PUBLIC HEARING</u> Continued 176-210 Grove Street Site Plan

Adv.: March 9 & *March* 16, 2020 *Abuts: March* 9, 2020

PUBLIC HEARING – Continued**70, 72 & 94 East Central St** – Multi-FamilySpecial Permit & Site Plan ModificationAdv.: Jan 27 & Feb 3, 2020Abuts: Jan. 22, 2020

GENERAL BUSINESS:

- A. Bond Reduction & Road Recommendation: Silver Fox & Cottontail
- B. Partial Form H: Residences at Dean Ave
- C. Endorsement: 12 Forge Parkway
- D. 81-P ANR: 45 Queen St
- E. Endorsement: 1256 West Central St

This agenda is subject to change. Last updated: June 4, 2020 The next meeting of the Planning Board is scheduled for June 22, 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 3, 2020
TO:	Franklin Planning Board
FROM:	Department of Planning and Community Development
RE:	Bond Release Sandy Knoll Estates

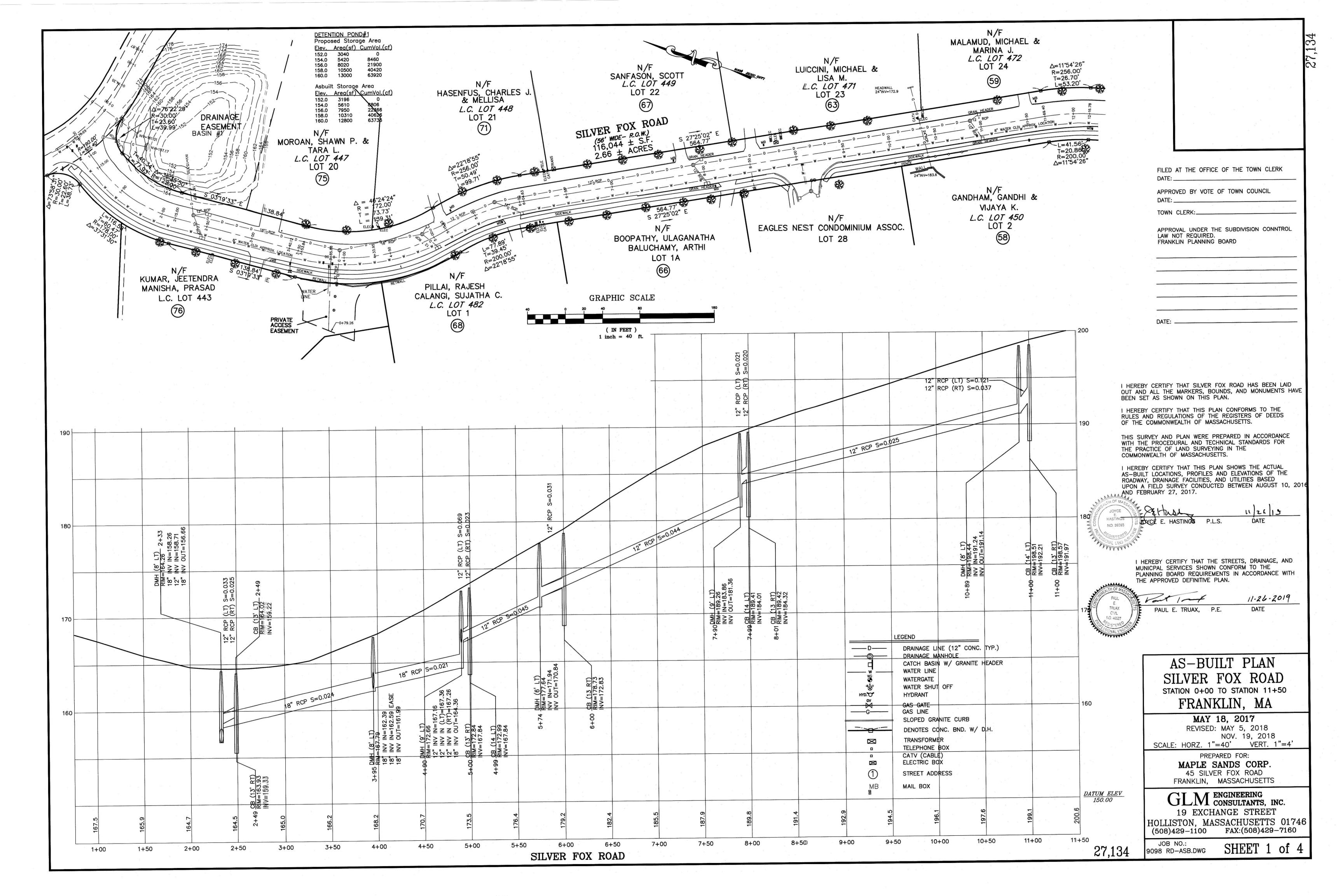
The Department of Planning and Community Development (DPCD) has conducted a review for the above Application for the Monday, June 8, 2020 Planning Board meeting and offers the following commentary below.

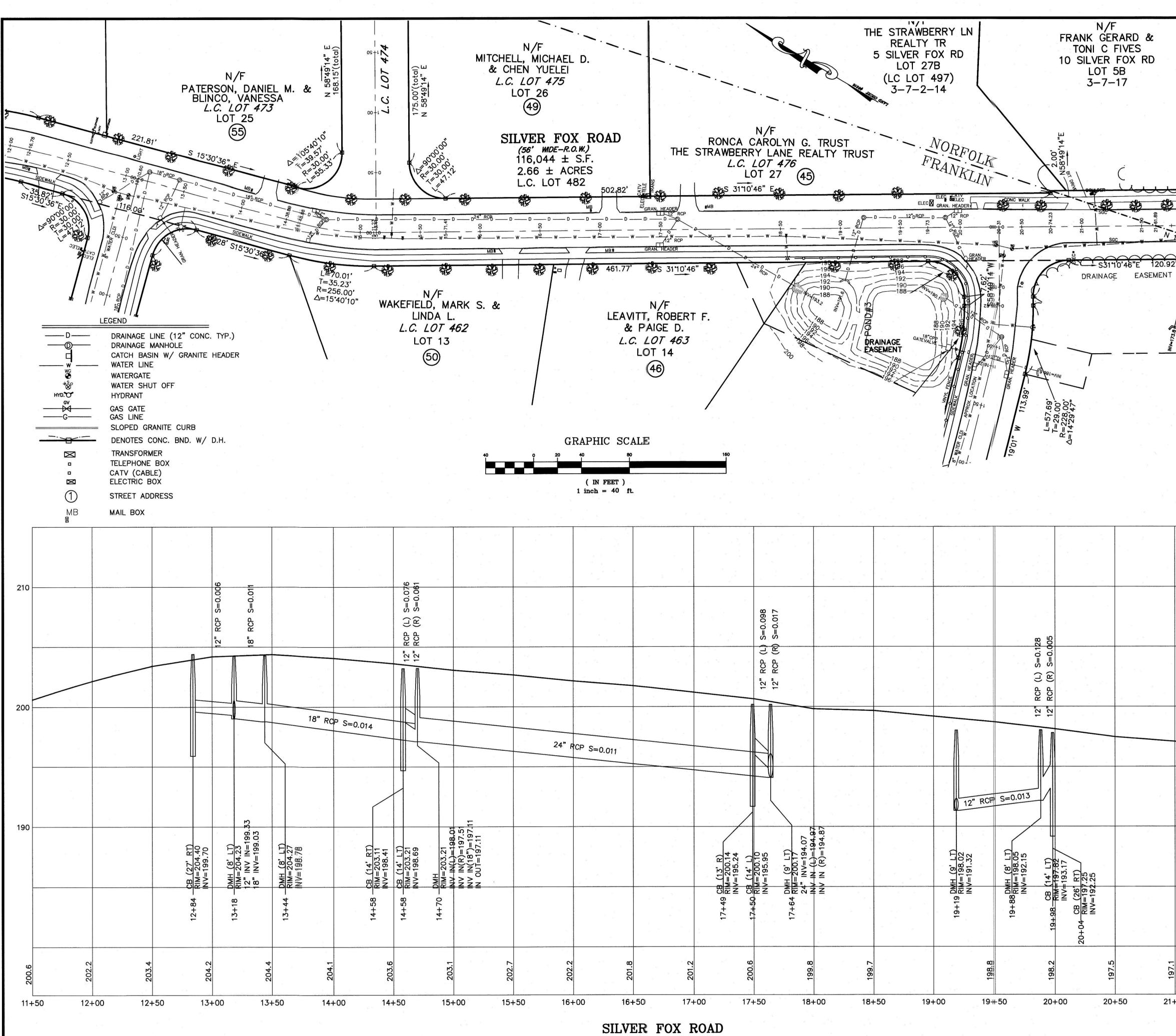
General

- 1. The Applicant has submitted Road Acceptance for the following streets:
 - a. Silver Fox 0+00-0+12 Bond Amount \$136,673
 - b. Cotton Tail 5+00-10+50 Bond Amount \$24,050
 - c. Blueberry Land 13+00-20+50 Bond Amount \$22,860
 - d. Cotton Tail 0+00-5+00 Bond Amount \$10,000
- 2. All necessary documentation has been submitted to the Town Attorney and Town Engineer for review.

Summary

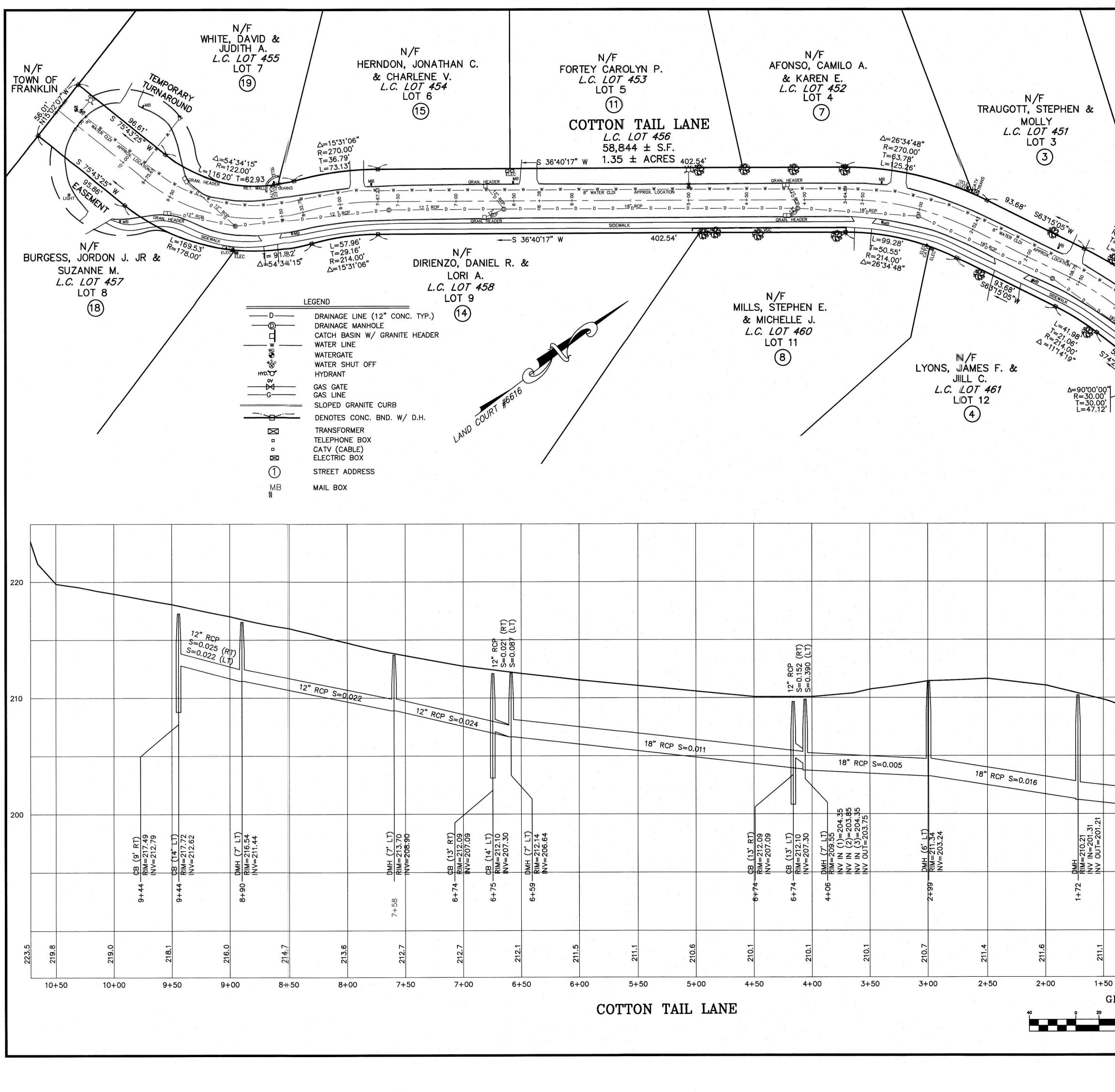
- DPCD recommends releasing 3 out of 4 bonds.
 - Bonds to be release are \$136,673, \$24,050, \$22,860 = \$183,583
- DPCD recommends holding \$10,000 until streets are accepted by Town Counsel and recorded at the Registry of deeds.
- Planning Board will also need to vote to recommend street acceptance to the Town Counsel



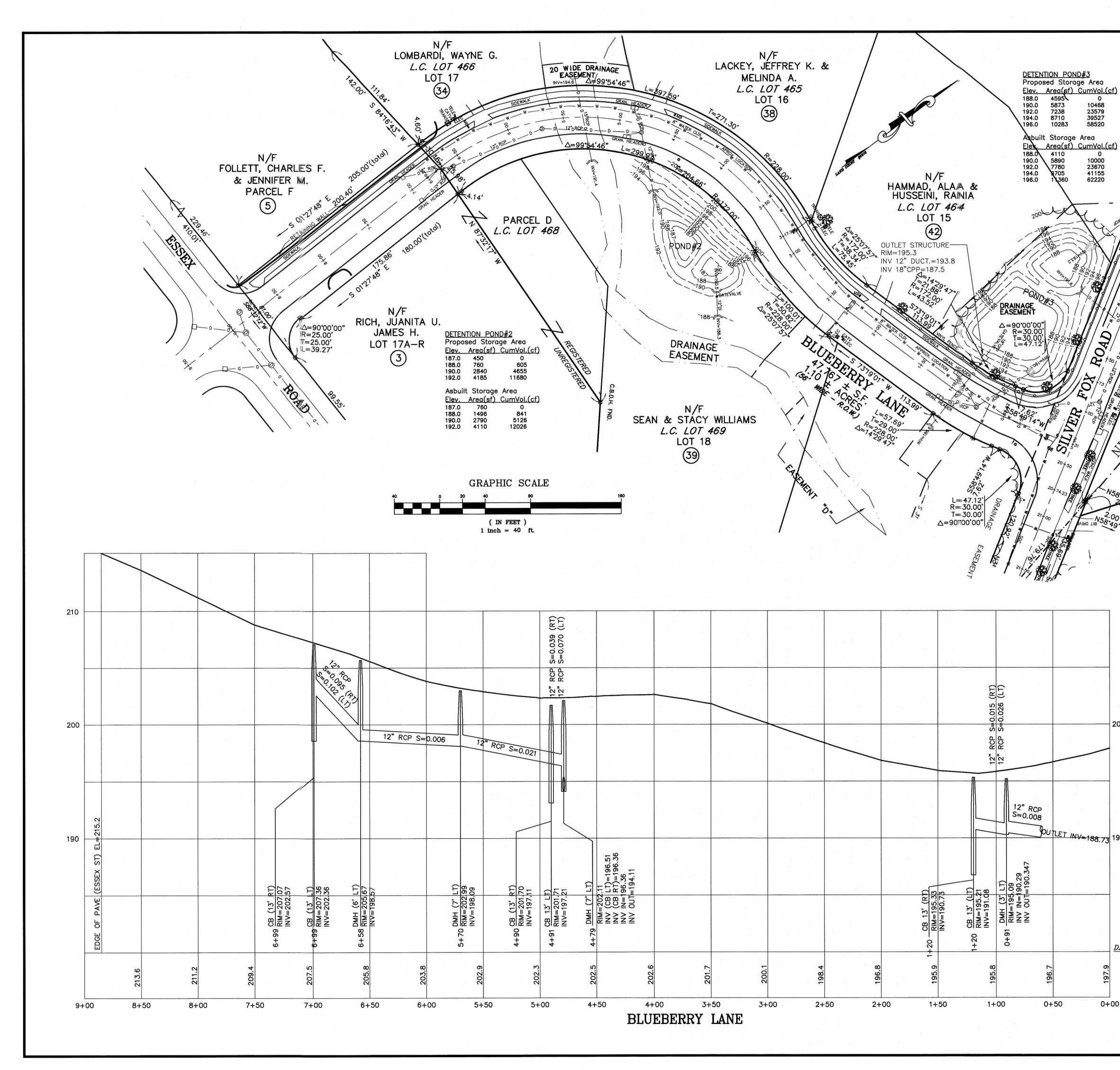


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DRAINAGE -ASEMENT FILED AT THE OFFICE OF THE TOWN CLERK APPROVED BY VOTE OF TOWN COUNCIL DATE: TOWN CLERK T=TX.24 ∆=05°58'\$6 APPROVAL UNDER THE SUBDIVISION CONNTROL LAW NOT REQUIRED. FRANKLIN PLANNING BOARD I HEREBY CERTIFY THAT SILVER FOX ROAD HAS BEEN LAID OUT AND ALL THE MARKERS, BOUNDS, AND MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAN. I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. I HEREBY CERTIFY THAT THIS PLAN SHOWS THE ACTUAL AS-BUILT LOCATIONS, PROFILES AND ELEVATIONS OF THE ROADWAY, DRAINAGE FACILITIES, AND UTILITIES BASED UPON A FIELD SURVEY CONDUCTED BETWEEN AUGUST 10, 2016 AND FEBRUARY 27, 2017. PARALAS Sertast 11/26/19 NAL LAN VOYCE E. HASTINGS P.L.S. DATE I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND MUNICPAL SERVICES SHOWN CONFORM TO THE PLANNING BOARD REQUIREMENTS IN ACCORDANCE WITH THE APPROVED DEFINITIVE PLAN. TRUA 11-26-2019 CIVIL NO: 46527 atint PAUL E. TRUAX, P.E. DATE AS-BUILT PLAN SILVER FOX ROAD STATION 11+50 TO STATION 21+61.89 (END) FRANKLIN, MA MAY 18, 2017 REVISED: MAY 5, 2018 NOV. 19, 2018 <u>DATUM ELEV</u> 180.00 SCALE: HORZ. 1"=40' VERT. 1"=4' PREPARED FOR: MAPLE SANDS CORP. 45 SILVER FOX ROAD FRANKLIN, MASSACHUSETTS 22 + 0021+00 21 + 50GLM ENGINEERING CONSULTANTS, INC. **19 EXCHANGE STREET** HOLLISTON, MASSACHUSETTS 01746 (508)429–1100 FAX:(508)429–7160 JOB NO.: SHEET 2 of 4 27,134 9098 RD-ASB.DWG

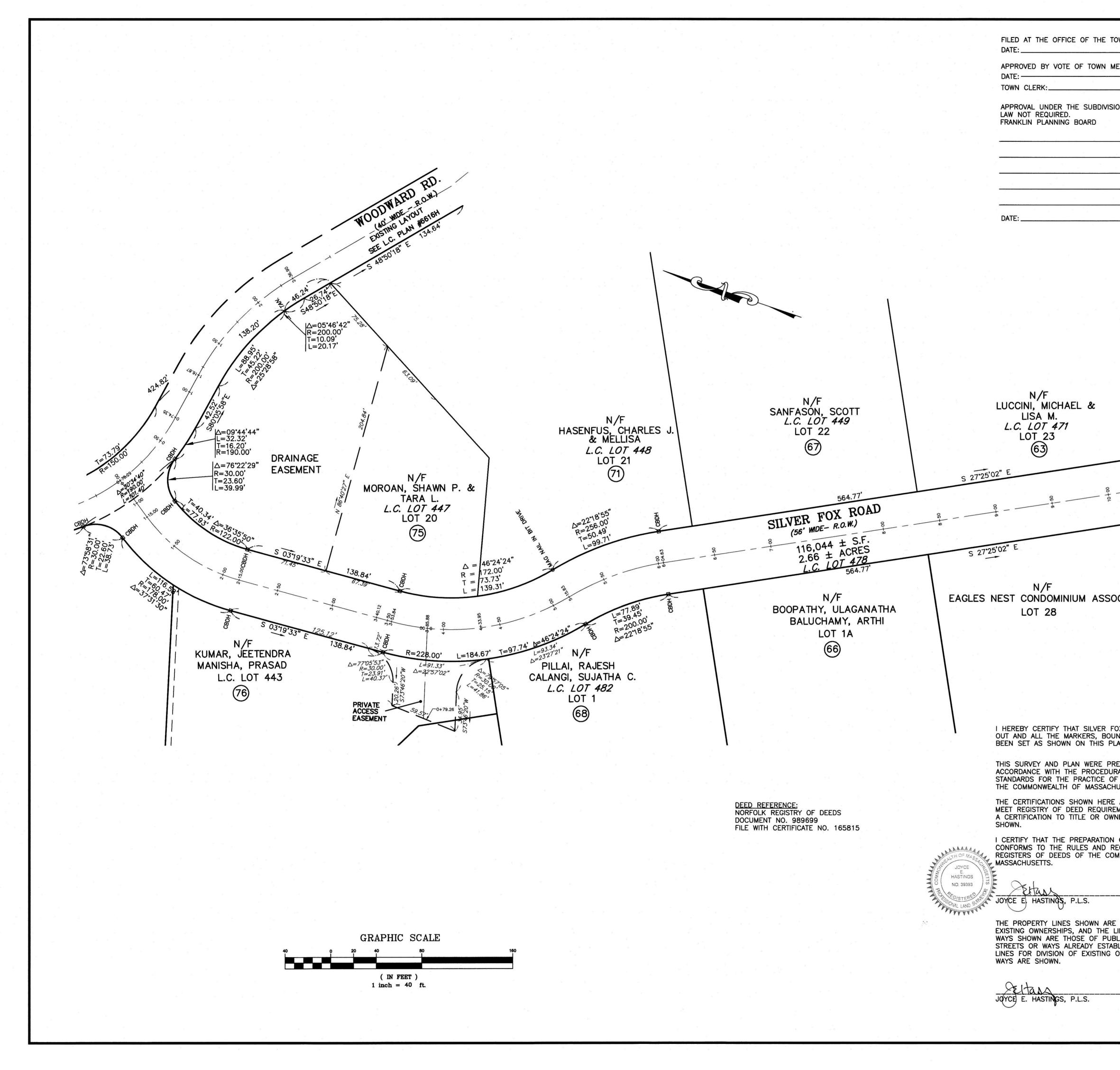


27,134 FILED AT THE OFFICE OF THE TOWN CLERK APPROVED BY VOTE OF TOWN COUNCIL DATE: TOWN CLERK: APPROVAL UNDER THE SUBDIVISION CONNTROL LAW NOT REQUIRED. FRANKLIN PLANNING BOARD 40.4. I HEREBY CERTIFY THAT COTTON TAIL LANE HAS BEEN LAID OUT AND ALL THE MARKERS, BOUNDS, AND MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAN. STAR STRUCT I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. I HEREBY CERTIFY THAT THIS PLAN SHOWS THE ACTUAL AS-BUILT LOCATIONS, PROFILES AND ELEVATIONS OF THE ROADWAY, DRAINAGE FACILITIES, AND UTILITIES BASED UPON A FIELD SURVEY CONDUCTED BETWEEN AUGUST 10, 2016 AND FEBRUARY 27, 2017. 220 11/26/19 Settere MINOO REGIL JOYCE E. HASTINGS P.L.S. DATE I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND MUNICPAL SERVICES SHOWN CONFORM TO THE PLANNING BOARD REQUIREMENTS IN ACCORDANCE WITH THE APPROVED DEFINITIVE PLAN. TRUAX CIVIL NO. 46527 11-26-2019 fort Inf DATE PAUL E. TRUAX, P.E. 18" RCP S=0.016 TO SILVER FOX AS-BUILT PLAN COTTON TAIL LANE STATION 0+00 TO STATION 10+71.88 (END) FRANKLIN, MA MAY 18, 2017 REVISED: MAY 5, 2018 NOV. 19, 2018 SCALE: HORZ. 1"=40' VERT. 1"=4' <u>DATUM ELEV</u> 190.00 PREPARED FOR: MAPLE SANDS CORP. 45 SILVER FOX ROAD FRANKLIN, MASSACHUSETTS GLM ENGINEERING CONSULTANTS, INC. 1+00 0+50 0+00 19 EXCHANGE STREET GRAPHIC SCALE HOLLISTON, MASSACHUSETTS 01746 (508)429-1100 FAX:(508)429-7160JOB NO .: SHEET 3 of 4 (IN FEET) 27,134 9098 RD-ASB.DWG 1 inch = 40 ft.

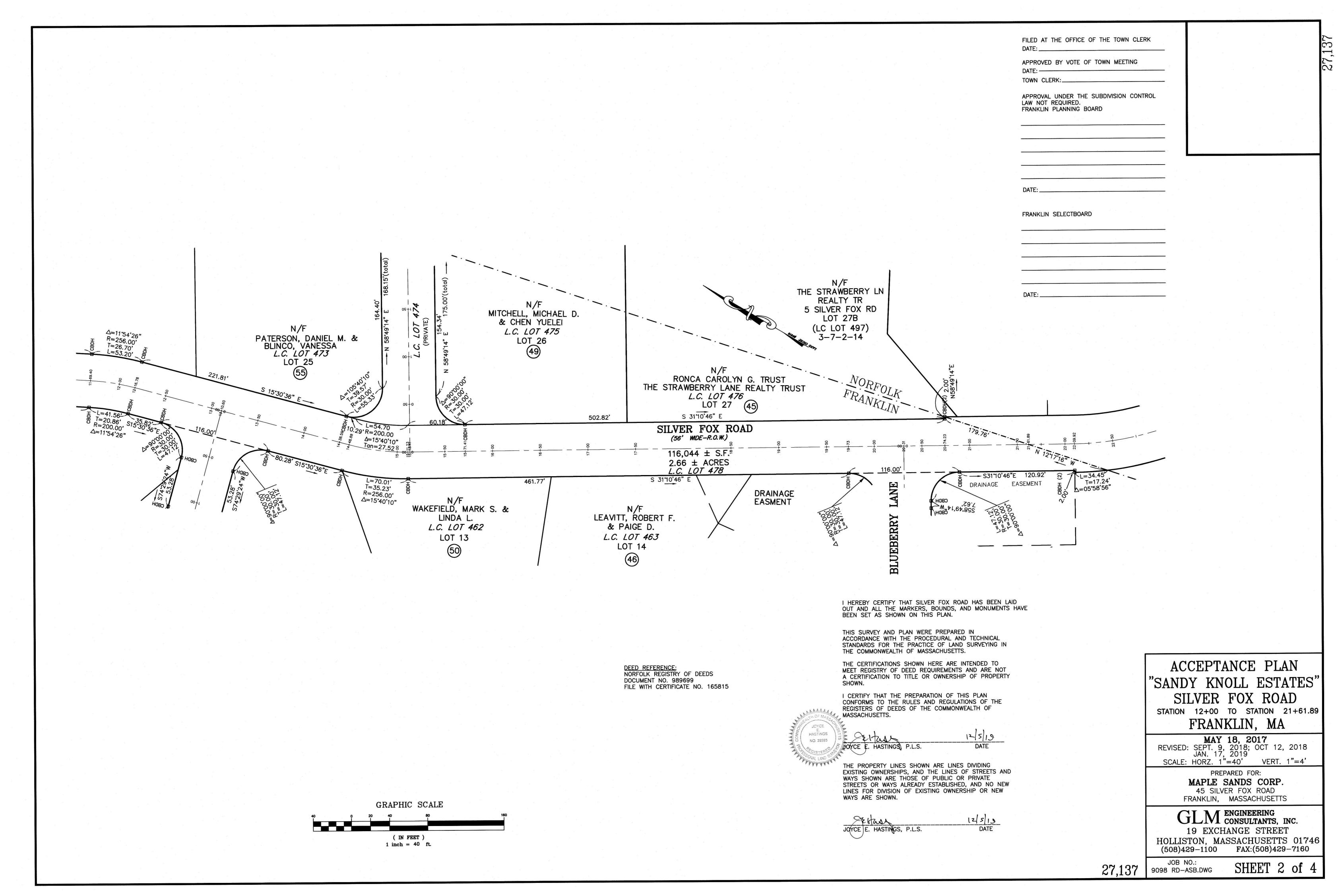


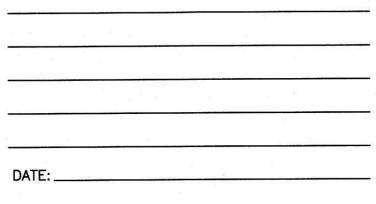
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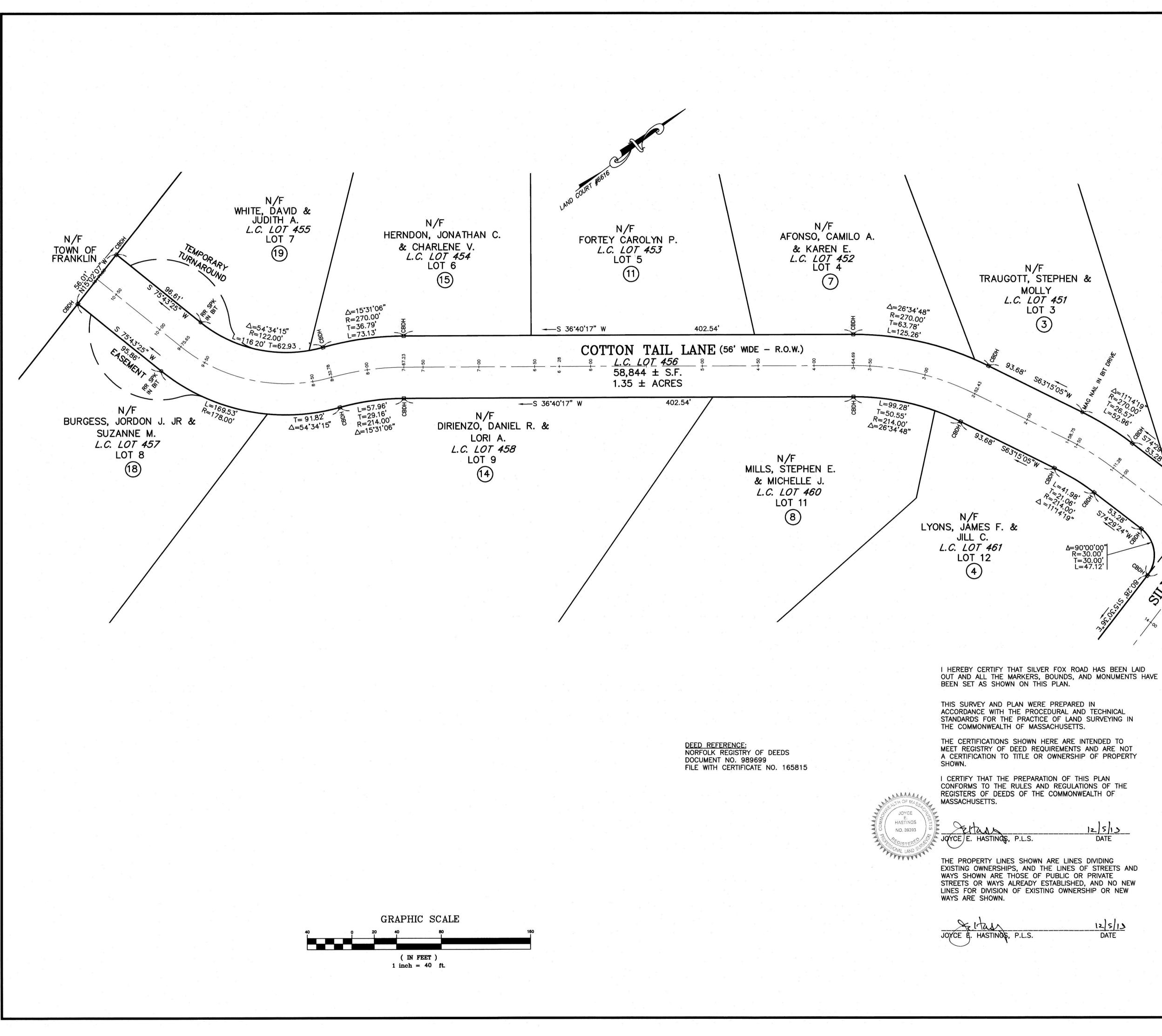
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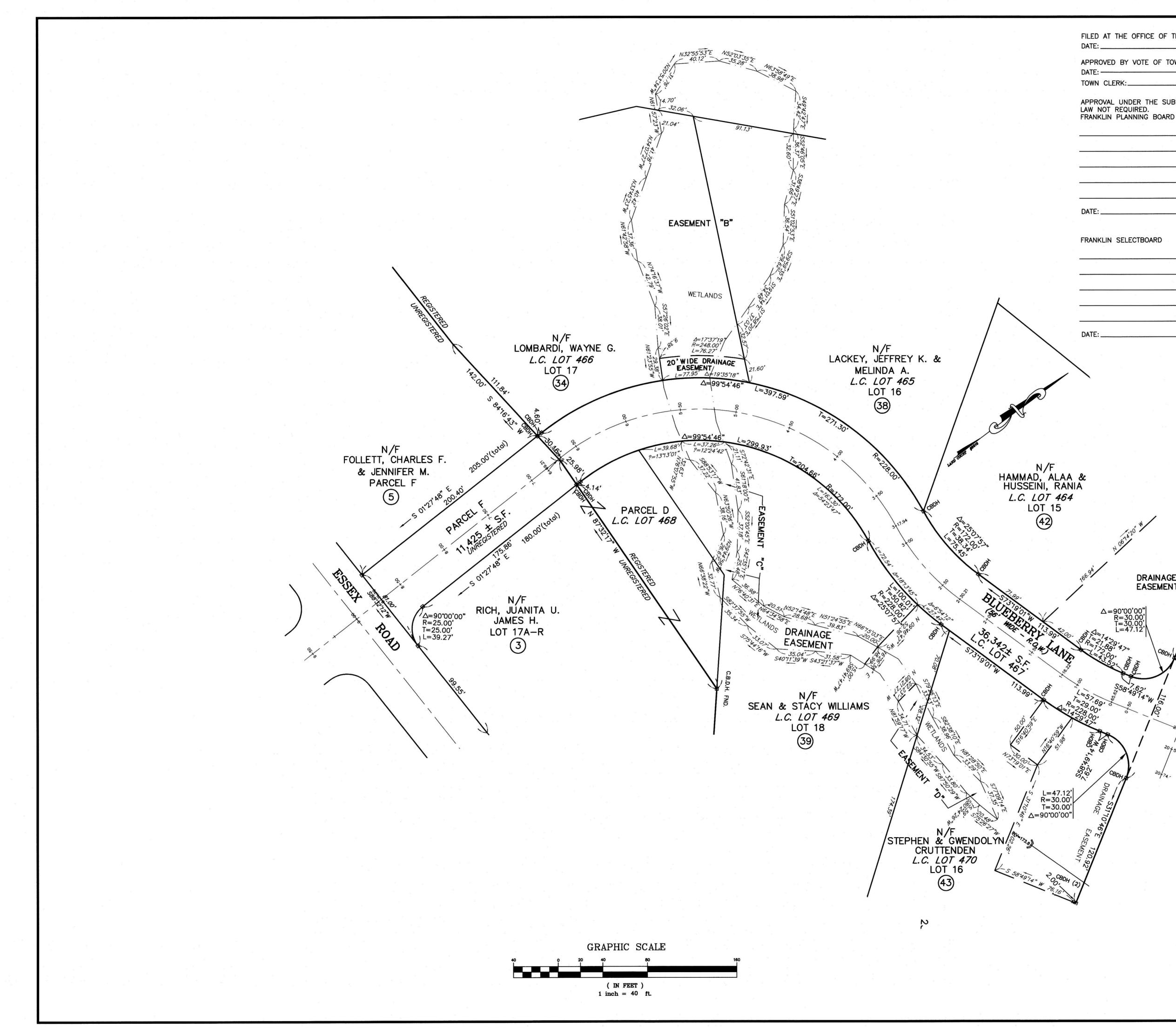




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ACCEPTANCE PLAN
"SANDY KNOLL ESTATES"
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STATION 0+00 TO STATION 10+71.88 (END)
FRANKLIN, MA
MAY 18, 2017 REVISED: SEPT. 9, 2018; OCT 12, 2018 JAN. 17, 2019
SCALE: HORZ. 1"=40' VERT. 1"=4'
PREPARED FOR: MAPLE SANDS CORP. 45 SILVER FOX ROAD FRANKLIN, MASSACHUSETTS
GLM ENGINEERING CONSULTANTS, INC. 19 EXCHANGE STREET HOLLISTON, MASSACHUSETTS 01746 (508)429-1100 FAX:(508)429-7160
JOB NO.: 9098 RD-ASB.DWG SHEET 3 of 4

27,137



FILED AT THE OFFICE OF THE TOWN CLERK

APPROVED BY VOTE OF TOWN MEETING

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. FRANKLIN PLANNING BOARD

FRANKLIN SELECTBOARD

DRAINAGE EASEMENT

19+50

ROAD

FOX

SILVER

I HEREBY CERTIFY THAT SILVER FOX ROAD HAS BEEN LAID OUT AND ALL THE MARKERS, BOUNDS, AND MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAN.

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THE CERTIFICATIONS SHOWN HERE ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN.

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JOYCE HASTINGS NO. 39393 TOWAL LAN

THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

12/5/13

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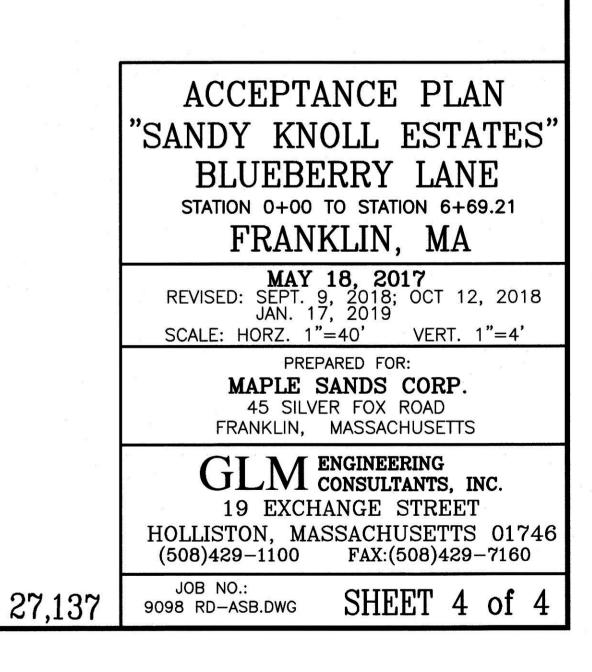
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JOYCE E. HASTINGS, P.L.S.

DEED REFERENCE: NORFOLK REGISTRY OF DEEDS DOCUMENT NO. 989699 FILE WITH CERTIFICATE NO. 165815



RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS 80 Montyale Ave., Suite 201 Stoneham, MA 02180

phone 781-279-0180 fax 781-279-0173

May 29, 2020

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

Regarding: Form H - Certificate of Partial Completion Site Area from Clubhouse to North Side of Building #2 Fairfield Residential at Dean Avenue Franklin, MA Job No. 15056

Dear Mr. Padula:

Enclosed for review and approval of the Planning Board is Form H, Engineer's and Owner's Certificate of Partial Completion, which includes the Site Plan Work Completion List and a Site Plan Exhibit attachment noting the area of completed work.

Fairfield is applying for Certificates of Occupancy for the Clubhouse and Building #2 at this time.

As noted on the attached documents the Site Work is substantially complete in the area from the Clubhouse to, and including, the sidewalk along the north side of Building #2. Also, as noted on the attached list, some of the outstanding items will be completed by your next scheduled meeting on June 8.

Access drives, traffic control, and pedestrian walkways are completed to allow for safe traffic and pedestrian circulation in this area for the public and for emergency vehicles. Sufficient parking is provided for Building #2 and for the Clubhouse. Water and sewer systems, as well as all other utilities and site lighting are completed and tested.

A temporary construction fence will be located at the end of the completed drive aisle on the south side of Building #2 as well as at the end of sidewalks on the north side of Building #2 to separate the remaining construction zones from the public areas.

We would like to have this Partial Certificate of Completion reviewed at your next scheduled meeting on June 8th so we can obtain the Certificates of Occupancy for the Clubhouse and Building #2.

Sincerely,

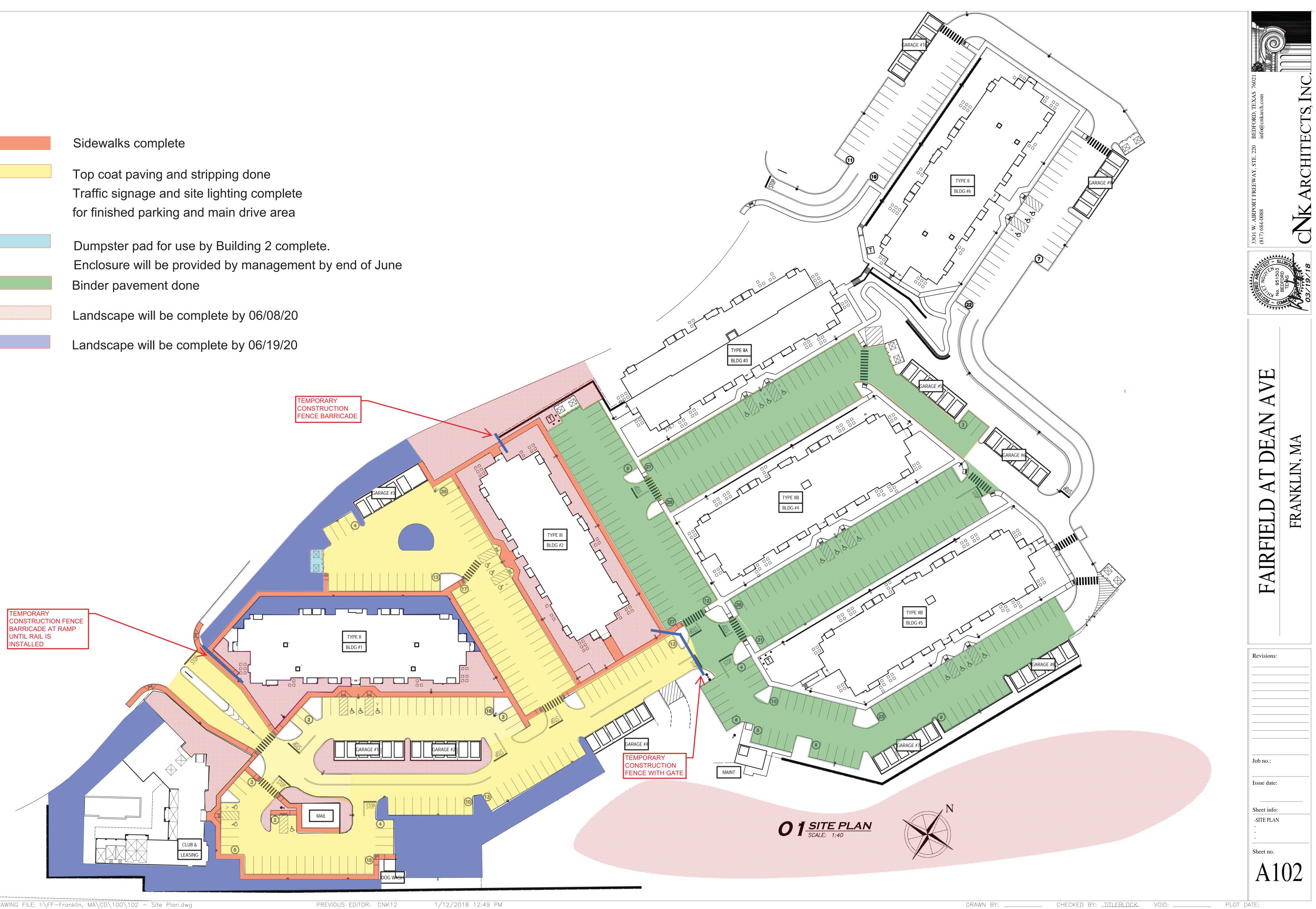
RJO'CONNELL & ASSOCIATES

Brian J. McCarthy

Vice President

cc: Amy Love, Town Planner Michael Maglio, Town Engineer Matt Crowley, BETA Group Rob Hewitt, Fairfield Development John Shipe, Shipe Consulting







TOWN OF FRANKLIN - SITE OBSERVATION REPORT

Fairfield at Dean Avenue

Report No.	.: 4831 63 - 110	Date:	June 2, 2020	Arrive:	9:30 AM
Observer:	Matt Crowley, PE	Weather:	Clear ~65°	Leave:	11:30 AM
Owner:	Fairfield Residential Company One Edgewater Drive, Ste 107 Norwood, MA 02062		Contractor:	J. Read Corporation PO Box 1155 Westborough, MA 01581	

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

OBSERVATIONS

Observation Requested By: Brian McCarthy – RJ O'Connell & Associates, Inc.

Met/walked site with: N/A

Current Activity on Site: Building construction, installation of drainage, landscaping

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. The required Form H was provided via email and the as-built plan is anticipated to be provided in the future. BETA notes that the applicant is only seeking occupancy for Building 2 and the clubhouse at this time; therefore, BETA did not perform a detailed review of areas that remain under heavy construction (Buildings 3-6 and associated infrastructure). During previous observations BETA did observe that all water and sewer infrastructure, as well as the majority of drainage infrastructure had been installed throughout the site. BETA's site walk and review of the Approved Plans with the following exceptions/notations:

- Items included on Form H Site Plan Work Completion List, except for flared end section 2 and associated splash pad, which have been installed.
- The grate for Outlet Control Structure No. 1 has not been installed
- Heavy equipment has compacted some subgrade soils and loam within the infiltration basin. The infiltration capacity of the soils must be restored to ensure proper function of the basin.
- Oil/Debris traps have not been installed in catch basins
- The 4-foot fence separating the stormwater infrastructure and public spaces has not been completed.
- Limited records of sewer testing have been provided and do not include the pressure and mandrel testing for sewer lines required by the Town Specifications.
- The applicant should provide a plan for how access to construction areas will be prevented for the general public.

• Emergency services should consulted to determined if a single paved access to the site acceptable for their operations.

Erosion Control Status: BETA did not do a perimeter walk of the site but did note there were significant stockpile areas on paved surface with no controls to prevent soils from entering the drainage system.

Discussed Following Compliance Items with Contractor: BETA met with several personal from J. Read Construction to note the items listed above.



SITE PHOTOS



Parking area south of Building No. 2



Typical accessible parking, ramp, and sidewalk at Building No. 2





Typical sidewalk and lighting south of Building No. 2



Garage area south of Building No. 2





Current state of parking area north of Building No. 2



Main site entrance fenced off and requiring 6' strip of pavement at Dean Avenue





Building No. 2 dumpster pad that requires enclosure



Installed FES-2 and splash pad





Outlet Control Structure No. 2 with associated outlet pipe, flared end, and splash pad not yet installed



Outlet Control Structure No. 1 that requires grate





Compacted soils in infiltration basin requiring restoration



Partial installation of fence around stormwater infrastructure





Stockpile areas adjacent to drainage infrastructure without required erosion and sedimentation controls



Northerly driveway at the rear of Building No. 6



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT



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

MEMORANDUM

DATE:June 3, 2020TO:Franklin Planning BoardFROM:Department of Planning and Community DevelopmentRE:Fairfield at Dean Ave
Partial Form H

General

- 1. The applicant has submitted a Partial Form H and Engineer's Certificate of Completion listing several outstanding items. The purpose of the Partial Form H is for occupancy permit to Building #2.
- 2. The Applicant has also submitted a diagram outlining what is complete and what outstanding items are still being completed.
- 3. BETA has provided an onsite report with pictures.

Comments

The Planning Board should vote to determine if they will allow for Building #2 occupancy.

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 Fairfield at Dean Avenue

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan in the southern portion of the site, that includes the Clubhouse (117 Dean Ave) and all site work to the sidewalk line along the northern side of Building #2 (121 Dean Ave), 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: Fairfield at Dean Avenue, prepared by RJ O'Connell & Associates, Inc. and last revised with a date of August 9, 2019, as approved by the said Planning Board on September 9, 2019, except as noted on the attached Site Plan Work Completion List, dated May 22, 2020.

Signed this <u>22</u> day of <u>MAy</u>, 20 <u>zo</u> By <u>By</u> <u>June</u>, Reg. C.E.



COMMONWEALTH OF MASSACHUSETTS

Middlesey, SS.

On this day of <u>May</u> 20<u>20</u>, before me, the undersigned notary public, personally appeared <u>Brian</u> <u>Dundon</u> (name of engineer), proved to me through satisfactory evidence of identification, which were document and acknowledged to me that he/she signed it voluntarily for its stated purpose.

(Official signature and seal of notary) Notary Public: Herry Aguno My Commission Expires: 1214/2020



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

1

Site Plan Name:	FAIRFIELD AT DEAN AVENUE
Owner Name:	FAIRFIELD RESIDENTIAL COMPANY, LLC
Owner's Engineer:	RS O'CONNELL & ASSOCIATES, INC
Date of Partial Certificate of Completion:	

Outstanding Items:	Required Date of Completion:
THIS PARTIAL CERTIFICATE OF COMPLETIN	ON IS FOR SITE WORK REQUIRED FOR
CERTIFICATE OF OCCUPANCY OF BUILDING #	Z (121 DEAN AVE) AND THE CLUBHOMSE
(117 DEAN AVE). SEE ATTACHED SITE PLAN	FOR SITE WORK COMPLETED AT THIS TIME.
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AT MAIN DRIVEWAY / DEAN INTERSECTION	WITH TOWN ROAD IMPROVEMENTS
3 FINAL PAVING ON NORTH SADE	(2) 6/5/20
UF BUILDING Z	
3 DUMPSTER ENCLOSURE	3 6/19/20
4 INFILTRATION BASIN FLARED	(4) 6/01/20
END SECTION # 2 AND SPLASX PAD	
3 INFILTRATION BASIN OUTLET	6/01/20
HEADWALL AND GPLASH PAD	
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Approved by:	Engineer Date:
Signed by: Paralumo, Engin	
Signed by:	Elasta -

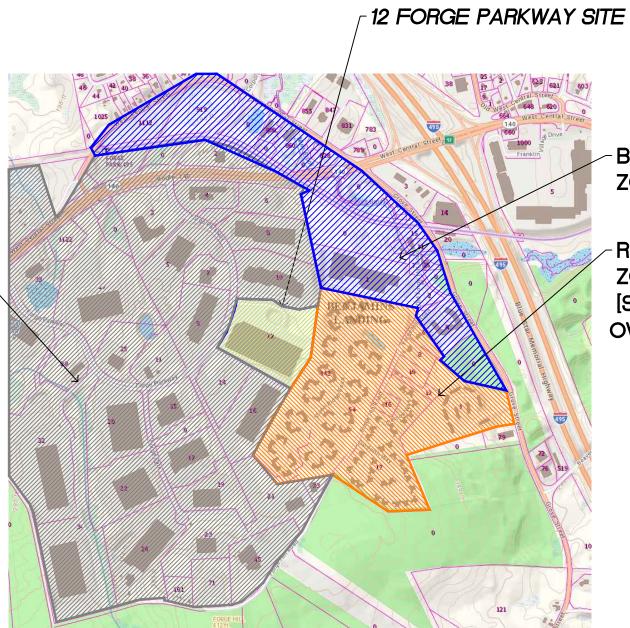
* A Notarized Form II- Engineer's and Owner's Certificate of Partial Completion Part 1 and 2 must accompany this form prior to acceptance by the Planning Board.

PROJECT:	PROPOSED PARKING EXPANSION 12 FORGE PARKWAY FRANKLIN, MASSACHUSETTS
<u>APPLICANT</u> :	P8/GFI 12 FORGE PARK LLC 133 PEARL STREET BOSTON, MASSACHUSETTS
CIVIL <u>ENGINEER</u> :	EUGENE T. SULLIVAN, INC. 230 LOWELL STREET- SUITE 2A

WILMINGTON, MASSACHUSETTS

DRAWING INDEX:

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SITE LOCUS

<u>NOTE:</u>

THE ELECTRONIC DATA USED IN THE PREPARATION OF THESE PLANS WAS BASED UPON AN EXISTING CONDITIONS PLAN PROVIDED BY CONECO ENGINEERS AND SCIENTISTS DATED NOVEMBER 6. 2019. THE EXISTING SURVEY INFORMATION IS BASED UPON THE VERTICAL DATUM: NAVD 88.

BUSINESS **ZONING DISTRICT**

RESIDENTIAL VI ZONING DISTRICT [SENIOR VILLAGE OVERLAY DISTRICT



ENDORSEMENT PLAN SET JUNE 2, 2020

THIS PROJECT IS SUBJECT TO A SITE PLAN MODIFICATION PERMIT AND ITS CONDITIONS AS ISSUED BY THE FRANKLIN PLANNING BOARD DATED MAY 18, 2020.

INDUSTRIAL **ZONING DISTRICT**

AND UTILITY REQUIREMENTS.

1. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" [888.344.7233] AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION 2 THE UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED BY FIELD SURVEY AND EXISTING DRAWINGS. THIS ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN USE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED

ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. 3. THESE SITE PLANS ARE BASED UPON AN ON-THE-GROUND TOPOGRAPHICAL SURVEY. NO ATTEMPT WAS MADE IN PREPARING THESE PLANS TO ASCERTAIN THE LOCATION OF NON-VISUALLY APPARENT SUBSURFACE UTILITIES AND

STRUCTURES OR CONDITIONS 4 THESE PLAN HAVE BEEN PREPARED FOR THIS CLIENT AND THIS PROJECT. REPRODUCTION IN WHOLE OR IN PART FOR OTHER PURPOSES IS STRICTLY PROHIBITED 5. THESE DRAWINGS SHALL NOT BE SCALED. IF CLARIFICATION OF INTENT IS REQUIRED, THE CONTRACTOR SHALL REQUEST CLARIFICATION PRIOR TO

CONTINUING HIS WORK. 6. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO INITIATION OF THE WORK AND SHALL NOTIFY THE CIVIL ENGINEER OF RECORD AND THE OWNER OF ANY DISCREPANCIES WITH THE SITE CONDITIONS OR PROPOSED CONSTRUCTION IMMEDIATELY UPON DISCOVERY. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING PROPOSED

CONSTRUCTION WITH EXISTING CONDITIONS. 8. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS ANDLICENSES 9. ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE REGULATORY AGENCIES

10. UPON ENTERING THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL, DEWATERING AND SHALL UNDERTAKE ALL MEASURES TO PROTECT WETLANDS, THE DRAINAGE SYSTEMS, ADJACENT PROPERTIES AND STREETS FROM SILTATION, STORMWATER RUNOFF, AND DUST DURING THE ENTIRE PROJECT DURATION.

11. THE LIMIT OF WORK SHALL BE AS DESIGNATED ON THESE PLANS, AND/OR THE EDGE OF PROPOSED GRADING AND/OR THE PROPERTY LINES IF NOT INDICATED OTHERWISE 12. THE CONTRACTOR SHALL CLEARLY MARK THE LIMITS OF WORK PRIOR TO THE

START OF CONSTRUCTION. 13. MATERIALS IMPORTED TO THE SITE SHALL BE FREE OF HAZARDOUS WASTE AND NOXIOUS MATERIALS, STORED AS DESIGNATED AND SHALL NOT HAMPER THE SITE ACTIVITIES.

14. MATERIALS EXPORTED FROM THE SITE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF IN A LEGAL MANNER. 15. ALL NECESSARY POLICE DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE DETAILS WITH THE LOCAL

POLICE DEPARTMENT 16. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES IN WORKING ORDER AND FREE FROM DAMAGE DURING THE ENTIRE DURATION OF THE PROJECT. ALL COSTS RELATED TO THE REPAIR OF DAMAGED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION AT NO ADDITIONAL COSTS TO

THE OWNER. 17. THE CONTRACTOR SHALL UTILIZE ALL PRECAUTIONS AND MEASURES NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC, ALL PERSONNEL AND PROPERTY DURING CONSTRUCTION IN ACCORDANCE WITH OSHA STANDARDS. INCLUDING BARRICADES, SAFETY LIGHTING, CONES, POLICE DETAILS, AND/OR FLAGMEN AS

NECESSARY 18. ALL TRENCHING WORK WITHIN A ROADWAY SHALL BE COORDINATED WITH THE PROPER LOCAL AND/OR STATE AGENCY. TRENCH SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DOING THE TRENCH WORK, INCLUDING ANY LOCAL AND/OR STATE PERMITS REQUIRED FOR THE TRENCHWORK. 19 ALL TRENCHWORK WITHIN EXISTING PAVEMENT SHALL BE SAWOUT PER THE APPLICABLE DETAILS. TRENCHWORK BACKFILL AND COMPACTION SHALL HAVE MAXIMUM 8" LIFTS. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE PATCH AND REPAVE AFTER ONE COMPLETE 12-MONTH CYCLE IF SETTLEMENT

OCCURS DUE TO INADEQUATE COMPACTION. 20. SITE LAYOUT SURVEY REQUIRED FOR CONSTRUCTION WILL BE PROVIDED BY THE CONTRACTOR AND SHALL BE CONDUCTED BY A MASSACHUSETTS REGISTERED. PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS

DURING CONSTRUCTION. 21. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS REGARDING NOISE, VIBRATION, DUST, SEDIMENTATION CONTAINMENT, TRENCHWORK AND ROADWAY WORK. 22 SOLID WASTES SHALL BE COLLECTED AND STORED IN A SECURED DUMPSTER THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT

REGULATIONS. 23. THE CONTRACTOR SHALL RESTORE ALL SURFACES EQUAL TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE. AREAS NOT DISTURBED BY CONSTRUCTION SHALL BE LEFT NATURAL. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO SHRUBS. TREES AND OTHER LANDSCAPING AND/OR

24. LEDGE OR BOULDER EXCAVATION IS ANTICIPATED FOR THIS SITE. THE CONTRACTOR SHALL PROVIDE A UNIT COST PER CUBIC YARD FOR LEDGE AND/O BOULDER REMOVAL. LEDGE AND/OR BOULDERS LESS THAN ONE CUBIC YARD IN SIZE WILL NOT BE CONSIDERED PAYABLE ROCK.

EROSION AND SEDIMENT CONTROLS:

THE FOLLOWING EROSION AND SEDIMENT CONTROL TECHNIQUES AND PROCEDURES ARE TO BE EMPLOYED TO PROTECT THE ADJACENT WETLANDS AND NEIGHBORING PROPERTIES AND ROADWAYS.

- 1. PRIOR TO ANY SITE ACTIVITIES, SILT SOXX ARE TO BE PLACED WHERE SHOWN ON THESE PLANS. EROSION CONTROL BARRIERS ARE TO TRAP SEDIMENT TRANSPORTED BY RUN-OFF BEFORE IT IMPACTS THE WETLANDS OR LEAVES THE CONSTRUCTION SITE. THESE SILT SOXX ARE TO BE INSPECTED PERIODICALLY AND REPAIRED / REPLACED AS NECESSARY DURING THE CONSTRUCTION PROJECT. INSPECTIONS OF THE EROSION CONTROLS ARE TO BE PERFORMED WEEKLY AND AFTER EVERY SIGNIFICANT PRECIPITATION EVENT IEXCEEDING ¹/₇" OF PRECIPITATION
- 2. THE EROSION CONTROLS ARE TO BE IN PLACE PRIOR TO ANY EXCAVATION OR CLEARING OF THE SITE. AREAS OUTSIDE THE EROSION CONTROLS ARE NOT TO BE DISTURBED DURING CONSTRUCTION
- 3. SEDIMENT BUILDUP AT THE EROSION CONTROLS SHALL BE REMOVED ONE THE SEDIMENT VOLUME REACHES ¹/₂ THE HEIGHT OF THE HAY BALES. 4. DIVERT RUNOFF FROM OFFSITE AND UNDISTURBED AREAS AWAY FROM CONSTRUCTION TO
- MINIMIZE SOIL EROSION AND SEDIMENTATION ON AND OFF-SITE. TEMPORARILY STABILIZE ALL HIGHLY ERODIBLE SOILS AND SLOPES IMMEDIATELY 5. LAND DISTURBANCE ACTIVITIES EXCEEDING TWO ACRES IN SIZE SHALL NOT BE DISTURBED WITHOUT A SEQUENCING PLAN THAT REQUIRES STORMWATER CONTROLS TO BE INSTALLED
- AND EXPOSED SOILS STABILIZED. AS DISTURBANCES BEYOND THE TWO ACRES CONTINUES. A CONSTRUCTION PHASING PLAN, INCLUDING EROSION CONTROL AND SEDIMENT CONTROL PLAN FOR EACH PHASE, SHALL BE SUBMITTED TO THE DEC PRIOR TO ANY CONSTRUCTION ON THE SITE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHOULD BE AVOIDED.
- 6. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS. 7. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY OR
- PERMANENTLY STABILIZED 8. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THRU MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15 AN APPROPRIATE TEMPORARY
- MULCH AND/OR NON-ASPHALTIC SOIL TACKIFIER WITH WINTER RYE SHALL BE APPLIED. 9. ALL SLOPES STEEPER THAN 3:1, AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES
- 10. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONSTRUCTION AREAS ASSOCIATED WITH THE PROJECT. SIMILARLY. STABILIZATION MUST BE ESTABLISHED PRIOR TO CONVERTING TEMPORARY SEDIMENT TRAPS/BASINS INTO PERMANENT [POST-CONSTRUCTION]
- STORMWATER MANAGEMENT FACILITIES, ALL FACILITIES USED FOR TEMPORARY MEASURES SHALL BE CLEANED AND RE-STABILIZED PRIOR TO BEING PUT INTO FINAL OPERATION. 11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF
- TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL. 12. TO REDUCE THE TRACKING OF SEDIMENT ONTO PUBLIC WAYS, PROVIDE A CRUSHED STONE FILTER AT THE DRIVE ENTRANCE. ALL CONSTRUCTION VEHICLES ENTERING AND LEAVING
- THE SITE SHALL USE THE PROPOSED CONSTRUCTION ENTRANCE. 13. PROPER MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IF DEWATERING IS NECESSARY DURING CONSTRUCTION THESE MEASURES SHALL INCLUDE DEWATERING BAGS, TEMPORARY SILT SOCKS AND/OR OTHER APPROVED DEVICES. THE DEWATERING
- SETUP SHALL BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. 14. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE DURING CONSTRUCTION OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT. ANY SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK SHALL BE REMOVED PRIOR TO THE OWNER'S ACCEPTANCE. 16. STREET SWEEPING SHALL BE PERFORMED ON ADJACENT ROADS AND STREETS AS NECESSARY DURING THE PROJECT DURATION.

CONSTRUCTION SEQUENCING:

THE FOLLOWING EROSION CONTROL PRINCIPLES SHALL APPLY TO THE LAND GRADING AND CONSTRUCTION PHASES:

- 1. STRIPPING OF VEGETATION, GRADING, OR OTHER SOIL DISTURBANCE SHALL BE DONE IN A MANNER TO MINIMIZE SOIL EROSION
- 2. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED. 3. THE EXTENT OF THE AREA AND DURATION OF PERIOD WHICH THE AREA IS EXPOSED AND
- FREE OF VEGETATION SHALL BE KEPT WITHIN PRACTICAL LIMITS 4. TEMPORARY SEEDING, MULCHING, OR OTHER SUITABLE STABILIZATION MEASURES SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE
- 5. ALL SEDIMENT SHALL BE CONTAINED ONSITE AND REMOVED AS NECESSARY. CUT AND FILL SLOPES AND STOCKPILED MATERIALS SHALL BE PROTECTED USING SILT FENCE AND FILTER LOGS TO PREVENT EROSION SLOPES ESPECIALLY DOWNGRADIENT OF PAVED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE AND PROTECTED WITH PERMANENT EROSION PROTECTION WHEN EROSION EXPOSURE PERIOD IS EXPECTED TO BE GREATER THAN OR EQUAL TO THREE MONTHS, AND TEMPORARY EROSION PROTECTION HAS BEEN
- INCORPORATED PRIOR TO CONSTRUCTION. 6. PERMANENT EROSION PROTECTION SHALL BE ACCOMPLISHED BY SEEDING WITH GRASS OR OTHER MIXTURES AS SHOWN ON THESE PLANS.
- TEMPORARY EROSION PROTECTION SHALL BE ACCOMPLISHED BY COVERIN VITH FROSIO PROTECTION MATERIALS AS REQUIRED BY THE ORDER OF CONDITIONS.
- 8. EXCEPT WHERE SPECIFIED SLOPE IS INDICATE ON THESE PLANS, FILL SLOPES SHALL BE LIMITED TO A GRADE OF 2:1 [HORIZONTAL TO VERTICAL], CUT SLOPES AT 1.5:1 SHOULD BE NETTED WITH BIODEGRADABLE JUTE MESH OR EQUAL.

			Tel: (5	08) 520-4907	Fax: (508) 520 4906
		Town of Franklin			
				<u>CERTIFICAT</u> Site F 12 Forge 1	lan
Т	lay 19, 2020 eresa M. Burr, Town	Planning Board	1.	The Planning Board will use outside consultant s commencement of construction. The Franklin De through employees of the Department of Public V Planning Board's inspector to assist the Board wi	ervices to complete construction inspections upon the partment of Public Works Director, directly and Vorks and outside consultant services shall act as the th inspections necessary to ensure compliance with all proved plan specifications. Such consultants shall be
3	own of Franklin 55 East Central Street ranklin, MA 02038	CERTIFICATE OF VOTE	2.	before or at the time of the pre-construction m	ulting services shall be paid by the owner/applicant eeting. Should additional inspections be required upplicant shall be required to submit fees prior to on by the Planning Board (Form H). Said
		Site Plan Modification <u>12 Forge Parkway</u>	3.	No alteration of these plans shall be made or affe of the Board at a duly posted meeting and upon the	cted other that by an affirmative vote of the members ne issuance of a written amended decision.
S	ite Plan:	"Site Plan Layout Parking Expansion 12 Forge Park LLC"	4.	All applicable laws, by-laws, rules, regulations, a licenses, permits and approvals shall be obtained	nd codes shall be complied with, and all necessary by the owner/applicant.
A P S D	wner: pplicant: repared By: urveyor/ Engineer: ated: roperty Location:	P8/GFI Forge Park LLC 133 Pearl Street Boston, MA Same as Owner Eugene T. Sullivan, Inc., 230 Lowell St, Wilmington, MA February 28, 2020 12 Forge Parkway	5.	 of this Certificate of Vote. A notation shall be made on the plans the to major construction or soil disturbance All outstanding invoices for services ren Departments of the Town relative to their shall have been paid in full. 	on on the plan that references the conditions and dates at all erosion mitigation measures shall be in place prior
Pl m C	otion duly made and and onditions of Approva	Map 275, Lot 003 at its meeting on Monday, May 18, 2020 the Planning Board voted (5-0-0), upon seconded to APPROVE, with conditions, the above referenced Site Plan. The are listed on page 2-3, attached hereto. Both the Certificate of Vote as well as the ishall-pe referenced on the site plan.	6.	period unless the Board grants an extension. No f requirements of the approved plan have been con applicant has submitted a Partial Certificate of Ce improvements. The applicant's engineer or surver shall submit a Certificate of Completion. The Bo	
А	ncerely nthony Padula, Chair anklin Planning Boar		7.	construction debris and materials on the site. In the owner/applicant and his assigns shall be responsi occur within twenty-four (24) hours after first wr	perty, the owner/applicant shall provide plans to limit he event that debris is carried onto any public way, the ble for all cleanup of the roadway. All cleanups shall itten notification to the owner/applicant by the Board or ay result in suspension of construction of the site until
сс	Building Comm	t/ Applicant's Engineer issioner/DPW- Engineering	8.	The owner/applicant shall install erosion control Construction Inspector.	devices as necessary and as directed by the Town's
	BETA File		9.	Maintenance and repair of the parking area, wate system, and stormwater system shall be the responsibility of the Town and the Town shall no	nsibility of the owner/applicant and shall never be the

WITHSTAND H-20 LOADING THE OWNER.

ACCEPTANCE

FOR NATURAL GAS SERVICES.

OF COVER. IRON PIPE, ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND

PIPING PRIOR TO BACKFILLING.

FNGINFFR ENGINEER OF RECORD

BUILDING DRAWINGS.

Tel: (508) 520-4907

NATURAL FEATURES

DRAINAGE AND UTILITIES NOTES:

1. ALL UNDERGROUND STRUCTURES, INCLUDING MANHOLES, CATCH BASINS, AREA DRAINS. THE PUMP STATION AND GREASE TRAP, SHALL BE DESIGNED TO

2. ALL STORM DRAINAGE PIPING TO BE RCP CLASS V CAPABLE OF WITHSTANDING H-20 LOADING. MINIMUM CLEARANCE BETWEEN PROPOSED DRAINAGE PIPING AND OTHER UTILITIES/STRUCTURES SHALL BE 18 INCHES VERTICALLY AND 4 FEET HORIZONTALLY. THE MINIMUM COVER OF THE HDPE PIPE IS 1'-0" FOR H-20 LOADS, THIS COVER IS MEASURED FROM THE PIPE OD TO THE TOP OF RIGID PAVEMENT 3. THE MAINTENANCE OF ALL DRAINAGE STRUCTURES IS THE RESPONSIBILITY OF

4. ALL CONSTRUCTION AND TESTING METHODS SHALL COMPLY WITH THE LOCAL RULES AND REGULATIONS. IN CASES WHERE THE DRAWINGS DIFFER FROM THESE REGULATIONS. THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY. 5. ALL DRAINAGE STRUCTURES AND DETAILS TO BE BE CONSTRUCTED AND INSPECTED CONSISTENT WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY

6. THE CONTRACTOR SHALL INSPECT AND RESTORE / CLEAN ALL FACILITIES [INLETS, MANHOLES, BASINS, ETC] OF SEDIMENT AND DEBRIS PRIOR TO THE ENGINEER'S 7. PROPOSED GAS, ELECTRIC, WATER, TELEPHONE AND TELEVISION SERVICE LOCATIONS MUST BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

ALL CONSTRUCTION DETAILS TO BE CONSISTENT WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS 8. CONTRACTOR TO PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION

9. ALL WATER MAINS AND WATER SERVICES SHALL HAVE A MINIMUM OF FIVE [5] FEET 10. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE

CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. 11. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE LOCAL AUTHORITY. THE CONTRACTOR SHALL CONSTRUCT THE WATER MAIN AND ITS APPURTENANCE WORK IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S STANDARDS AND SPECIFICATIONS AND PAY FOR ALL ASSOCIATED FEES AS REQUIRED BY THE WATER DEPARTMENT. THE CONTRACTOR SHALL CONTACT THE WATER DEPARTMENT TO ENSURE PROPER INSPECTIONS OF WATER

12. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE LOCAL AUTHORITY 13. ALL SEWER PIPE WITH LESS THAN 5' OF COVER UNDER PAVEMENT AND LESS THAN 4' OF COVER UNDER LOAMED AREAS SHALL BE INSULATED. INSULATION SHALL BE 2" THICK POLYURETHANE INSULATION WITH PVC JACKET PLACED AROUND PIPE. 14. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ANY WATER AND SANITARY SEWER LINES. AN 18" INCH

MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS. 15. THE RELOCATION OF THE WATER AND SEWER SERVICES ALONG THE EAST END OF THE PROPOSED ADDITION WILL REQUIRE CLOSE COORDINATION WITH THE DEVENS UTILITIES DEPARTMENT TO MINIMIZE POTENTIAL IMPACTS ON ADJACENT PROPERTIES. THE NEW SEWER CONNECTIONS WILL REQUIRE A BYPASS PUMP

STATION TO ENSURE SERVICE TO THE OTHER PROPERTIES. 16. MECHANICAL AND FIRE PROTECTION ENGINEERS TO VERIFY DESIGN AND SIZES OF PROPOSED WATER AND SEWER SERVICES TO SITE 17. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH THE POWER COMPANY

18. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING SHALL BE PROVIDED BY THE PROJECT ELECTRICAL

19. WHERE MANUFACTURERS ARE SPECIFIED ON THESE DRAWINGS, APPROVED EQUALS MAY BE SUBSTITUTED UPON WRITTEN APPROVAL FROM THE CIVIL

20. IF AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED. THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY OR OTHER CONFLICT SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR WITHOUT DELAY, AND THE INFORMATION FURNISHED IN WRITING TO CIVIL ENGINEER OF RECORD TO RESOLVE THE CONFLICT.

21. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF NEW UTILITY SERVICES, LOCATIONS AND ELEVATIONS WITH THE UTILITY COMPANIES AND THE 22. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT TESTING REPORTS. SHOP

DRAWINGS AND PRODUCT SPECIFICATIONS TO THE CIVIL ENGINEER OF RECORD FOR MATERIALS, STRUCTURES, EQUIPMENT, RETAINING WALLS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. 23. THE CONTRACTOR IS TO SUBMIT AS-BUILT PLANS IN ELECTRONIC CAD FORMAT TO

THE OWNER AND CIVIL ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT. THE AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MA LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.

INFILTRATION BASIN/SWALE NOTES:

- 1. THE CONTRACTOR SHALL USE LIGHT EARTH MOVING EQUIPMENT TO EXCAVATE THE BASIN TO MINIMIZE COMPACTION AND INFILTRATION CAPACITY OF THE SOILS BENEATH THE BASIN FLOOR AND ALONG THE SIDE SLOPES.
- 2. INITIAL BASIN EXCAVATION SHOULD BE CARRIED TO WITHIN 2 FEET OF THE FINAL ELEVATION OF THE BASIN ELOOR 3. FINAL EXCAVATION TO THE FINISH GRADE AND CONSTRUCTION OF THE FOREBAY
- STONE FILTER SHALL NOT BE COMPLETED UNTIL ALL DISTURBED ARES WITHIN THE WATERSHED HAVE BEEN STABILIZED. BECAUSE SOME COMPACTION OF THE SOIL IS INEVITABLE DURING CONSTRUCTION. THE BASIN FLOOR SOILS SHALL BE DEEPLY TILLED TO A DEPTH OF 12" AFTER FINAL GRADING IS COMPLETED.
- 4. IMMEDIATELY AFTER THE BASIN CONSTRUCTION IS COMPLETED. STABILIZE THE BASIN FLOOR, SIDE SLOPES, AND ALL REMAINING DISTURBED AREAS AROUND THE BASIN WITH DENSE TURF BY SEEDING.
- 5. THE CONTRACTOR IS NOT TO DIRECT ANY RUNOFF INTO THE BASIN UNTIL THE BASIN BOTTOM AND SIDE SLOPES ARE FULLY STABILIZED.
- 6. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY SEDIMENT WHICH ENTERS INTO THE BASIN DURING THE CONSTRUCTION PHASE. 7. BASIN SIDE SLOPES AND SEEDED AREAS NEAR THE BUILDING TO BE A MAXIMUM OF 3:1. BASIN FLOOR AND SIDE SLOPES TO BE SEEDED WITH NEW ENGLAND
- WETLAND SEED MIX OR APPROVED EQUAL 8. THE LOAM MATERIAL SHALL CONSIST OF 60 - 70 % WASHED SCREENED SAND, 20 -30 % TOPSOIL, AND 10 - 20 % ORGANIC MATTER. THE LOAM MATERIAL SHALL BE MIXED TO A UNIFORM CONSISTENCY.
- 9. THE TOPSOIL SHALL BE NATURAL, FERTILE, FRIABLE, LOAM OR SANDY LOAM TYPICAL OF CULTIVATED TOPSOIL. THE TOPSOIL SHALL BE FREE OF SUB-SOIL LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OR OTHER OBJECTIONABLE MATTER. TOPSOIL SHALL ALSO BE FREE OF NOXIOUS WEEDS, AND SHALL HAD A PH FACTOR BETWEEN 6.0 AND 7.0.

LANDSCAPING NOTES:

- 1. REFER TO CIVIL PLANS FOR HARDSCAPE LAYOUT AND MATERIALS, UTILITIES, GRADING FROSION CONTROLS AND DRAINAGE 2. ALL DISTURBED AREAS SHALL RECEIVE LOAM AND SEED USING SEED MIX FOR
- GENERAL LAWN AREAS FOR AREAS CLOSE TO BUILDINGS PARKING AND DRIVE LANES. 3. ALL EXISTING TREES WITHIN THE LIMIT OF DISTURBANCE SHALL BE REMOVED
- FOR DEVELOPMENT. TREES OUTSIDE OF THE LIMIT OF DISTURBANCE SHALL BE PROTECTED 4. THE CONTRACTOR SHALL GRADE ALL AREAS OF THE SITE AS NEEDED TO
- CREATE SMOOTH TRANSITIONS TO EXISTING AREAS OF THE SITE AS NEEDED TO CREATE SMOOTH TRANSITIONS TO EXISTING GRADES AND DIRECT WATER AWAY FROM STRUCTURES
- 5. ALL EXISTING UNDISTURBED LAWN AREAS SHALL BE OVER-SEEDED TO LIMIT OF DISTURBANCE (LOD) UNLESS OTHERWISE NOTED ON THE PLANS.
- 6. ALL PLANTING AREAS TO BE COVERED WITH A 6" MINIMUM DEPTH OF TOPSOIL. 7. ALL NEW PLANTS SHALL BE HEALTHY, VIGOROUS AND WITHOUT BROKEN
- BRANCHES IN ACCORDANCE WITH ASNS. 8. DISTURBED AREAS OF GROUND AROUND THE DETENTION BASIN SHALL BE
- HYDROSEEDED WITH A SHADE TOLERANT GRASS SEED. 9. INDIVIDUAL TREES SHALL RECEIVE A FIVE FOOT DIAMETER MULCH BED
- AROUND EACH TREE AS SHOWN. BEDLINES FOR GROUPS OF PLANTINGS WITHIN A MULCH BED ARE AS INDICATED ON THE PLAN.
- 10. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS AND LAWN AREAS FOR ONE YEAR FROM ACCEPTANCE OF FINAL PLANTING.

ALL AREAS DISTURBED DURING CONSTRUCTION TO RECIEVE A MINIMUM OF 6" OF LOAM AND SEEDED. LOAM SHALL BE A FERTILE, FRIABLE, MEDIUM TEXTURED SANDY LOAM FREE OF MATERIALS TOXIC TO HEALTHY PLANT GROWTH.LOAM SHALL BE FREE OF STUMPS, ROOTS, STONES AND FREE OF OTHER EXTRANEOUS MATTER ONE INCH [1"] OR GREATER IN DIAMETER.

ALL MIX TO BE AS PROVIDED BY ALLEN SEED OR APPROVED EQUIVALENT AT 5-7 LBS PER ACRE IN ALL DISTURBED AREAS AS SHOWN ON THE PLANS: [ALL AREAS WITHIN 10 FEET OF PARKING AND DRIVEWAYS AND 30 FEET OF THE BUILDING

- 25% IMPROVED PERENNIAL RYE
- 25% IMPROVED ANNUAL RYE 25% CREEPING RED FESCUE
- 16.5% TURF TYPE TALL FESCUE
- 5% KENTUCKY BLUE GRASS 🚟 1% RED TOP
- .5% COLONIAL BENTGRASS

ALL INFILTRATION/DETENTION BASINS TO BE SEED MIX "A": NEW ENGLAND CONSEVATION/WILDLIFE MIX- 25 LBS PER ACRE NURSE GRASS AND PERENNIAL RYE 5 LBS PER ACRE.

Elymus virginicus Schizachyrium scoparium Andrapagon gerardil Festuca rubra Panicum virgatum Chamaecrista fesciculatata Panicum clandestinum Sorghastrum nutans Heliopsis helianthoides Ascleplas syriaca Eupatorium masculatum Euthamia graminifolia Verbena hestata Astar novae-angliea

ALL AREAS OUTSIDE OF 10 FEET OF PARKING AND DRIVEWAYS AND 30 FEET FROM THE BUILDING SHALL RECEIVE SEED MIX "B": NEW ENGLAND NATIVE WARM SEASON GRASS MIX- 23 LBS PER ACRE NURSE GRASS- AND ANNUAL RYE 5 LBS PER ACRE

- Elymus Virginicus Schizachyrium scoparium Andrapagon gerardil Sorghastrum nutans Panicum virgatum
- Festuca rubra

Soildago juncea

GRADING NOTES:

COMPACTION REQUIREMENTS:

LOCATION MINIMUM COMPACTION

95 %	BELOW PAVED OR CONCRETE AREAS
95 %	TRENCH BEDDING MATERIALS
90 %	BELOW LOAM AND SEED AREAS

- 1. ALL PERCENTAGES OF COMPACTION TESTING SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS MUST BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
- 2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR EARTHWORK AND COMPACTION REQUIREMENTS FOR ALL SLABS AND BUILDING FOUNDATIONS.
- 3. SPRINKLER OR USE A WATER TRUCK AS NECESSARY TO APPLY WATER DURING GRADING OPERATIONS IN ORDER TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS, REPETITIVE TREATMENTS SHALL BE DONE AS NEEDED UNTIL THE GRADES ARE PAVED OR SEEDED.
- 4. ONCE THE PERIMETER EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED, CUTTING AND EARTH PREPARATION SHALL COMMENCE FOR THE PROPOSED CONSTRUCTION ENTRANCE.
- 5. DIVERSION BERMS AND SEDIMENT TRAPS SHALL BE CONSTRUCTED, AS NEEDED, TO CAPTURE SILT LADEN RUNOFF FROM THE SITE.
- 6. SITE CLEARING AND GRUBBING CAN PROCEED UP TO THE LIMIT OF WORK. NO ALTERATIONS SHALL TAKE PLACE OUTSIDE THE LIMIT OF WORK FOR THE PROJECT WITHOUT PRIOR AUTHORIZATION FROM THE CIVIL ENGINEER OF RECORD AND THE CONSERVATION AGENT
- 7. PROCEED WITH ROUGH GRADING OF SUB-SOILS IN PREPARATION FOR GRAVEL BASE COURSES.
- 8. ALL EARTHWORK AND SITE PREPARATION SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF ANY SUBSURFACE

INVESTIGATION OR GEOTECHNICAL REPORTS PREPARED FOR THIS SITE.

- 9. 2" BINDER COURSE AND 1¹/₂" FINISH COURSE OF BITUMINOUS PAVEMENT TO BE INSTALLED ON SITE ON ALL PARKING AREAS. GRAVEL BASE CROSS-SECTION TO BE PREPARED AND INSPECTED BY THE CIVIL ENGINEER OF RECORD PRIOR TO PAVEMENT INSTALLATION.
- 10. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- 11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL RECIEVE A MINIMUM OF 6" OF LOAM AND SEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ANY LOAMED AND SEEDED AREAS UNTIL LAWN GROWTH IS ESTABLISHED AND APPROVED BY THE ENGINEER / OWNER.
- 12. CONTRACTOR TO PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

maintenance with respect to said areas, or any of the aforementioned systems within the subje property. The Town will never be required to provide snow plowing or trash pickup, with respect to the 10. 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 11. The Applicant is to save as much trees around the detention area and limit the amount of clearing

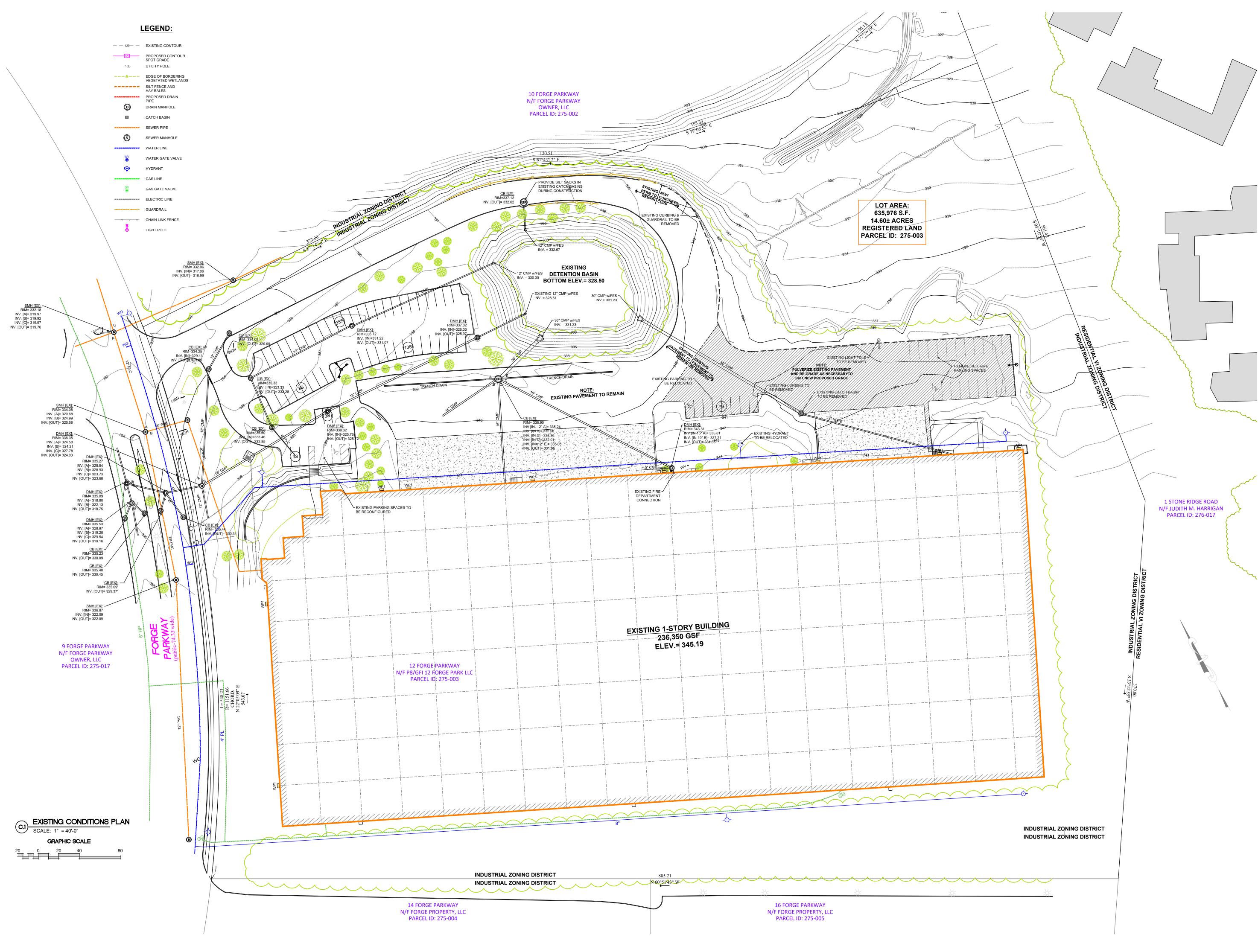
Fax: (508) 520 490

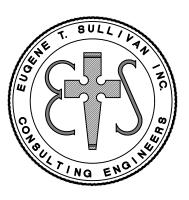
show parking availabilit 12. Prior to Endorsement, the following changes are to be made to the plans

. Signage should be added to the plans to show "No idling:" where the truck parking is located

12. If there is a change in tenant, the applicant will file a Limited Site Plan with the Planning Board to

 The curbing shall be reinforced concrete and should be on the plans and in the details
 A natural color fence shall be installed along the property, as shown on the plans The dumpster shall be on a concrete pad with a fence e





Eugene T. Sullivan, Inc.

Consulting Engineers 230 Lowell Street - Suite 2A Wilmington, MA 01887 Phone: 978.657.6469 Fax: 978.657.8563 Email: ETSPE@aol.com

NO DATE REVISIONS 1 5/11/20 GENERAL REVISIONS 6/2/20 ENDORSEMENT SET



PREPARED FOR:

P8/GFI 12 FORGE PARK, LLC 133 PEARL STREET BOSTON, MA

PROJECT: PARKING EXPANSION 12 FORGE PARKWAY FRANKLIN, MA

DRAWING:

EXISTING CONDITIONS PLAN

SCALE: 1" = 40'-0" DATE: 02/28/2020 RAWING NUMBER



LEGEND:

- — 129— EXISTING CONTOUR PROPOSED CONTOUR
- SPOT GRADE വ UTILITY POLE
- EDGE OF BORDERING VEGETATED WETLANDS SILT FENCE AND
- HAY BALES PROPOSED DRAIN
- PIPE D DRAIN MANHOLE
- CATCH BASIN
- SEWER PIPE S SEWER MANHOLE
 - WATER LINE
 - WATER GATE VALVE
 - HYDRANT
 - GAS LINE GAS GATE VALVE
- ELECTRIC LINE
- GUARDRAIL

O

C.2 SITE LAYOUT PLAN SCALE: 1" = 40'-0"

GRAPHIC SCALE

334

332

FORGE ARKWAY Mic-74.33^{wide})

-------------------------------CHAIN LINK FENCE LIGHT POLE

ZONING REQUIREMENTS					
INDUSTRIAL ZONING DISTRICT					
REQUIRED EXISTING PROPOSED					
MINIMUM LOT AREA	40,000 SF	635,976 SF			
MINIMUM LOT FRONTAGE	175 FEET	543 FEET			
MINIMUM LOT DEPTH	200 FEET	885 FEET			
MINIMUM LOT WIDTH	157.5 FEET	660 FEET			
MINIMUM FRONT YARD	40 FEET	54 FEET			
MINIMUM SIDE YARD	30 FEET	51 FEET			
MINIMUM REAR YARD	60.81 FEET	79 FEET			
MAXIMUM BUILDING HEIGHT		31 FEET			
MAXIMUM NUMBER OF STORIES	3 STORIES	1 STORY			
MAXIMUM BUILDING COVERAGE	70 %	37.2 %			
MAXIMUM IMPERVIOUS AREA	80 %	52.6 %	61.1 %		

PROPERTY USES:

THE EXISTING USES FOR THIS PROPERTY ARE BUSINESS OFFICE [2.3.d] AND WAREHOUSING [3.10]WHICH ARE APPROVED USES IN THE INDUSTRIAL ZONING DISTRICT IN ACCORDANCE WITH PRINCIPAL USE SCHEDULE OF THE TOWN OF FRANKLIN ZONING BYLAWS.

PROJECT NOTES:

-

1. THE EXISTING SITE OPERATIONS HAVE NOT RESULTED IN ANY ADVERSE NOISE OR ODOR IMPACTS TO ABUTTERS.

TISNOW STORAGE

8'-0" 8'-0" 8'-0"

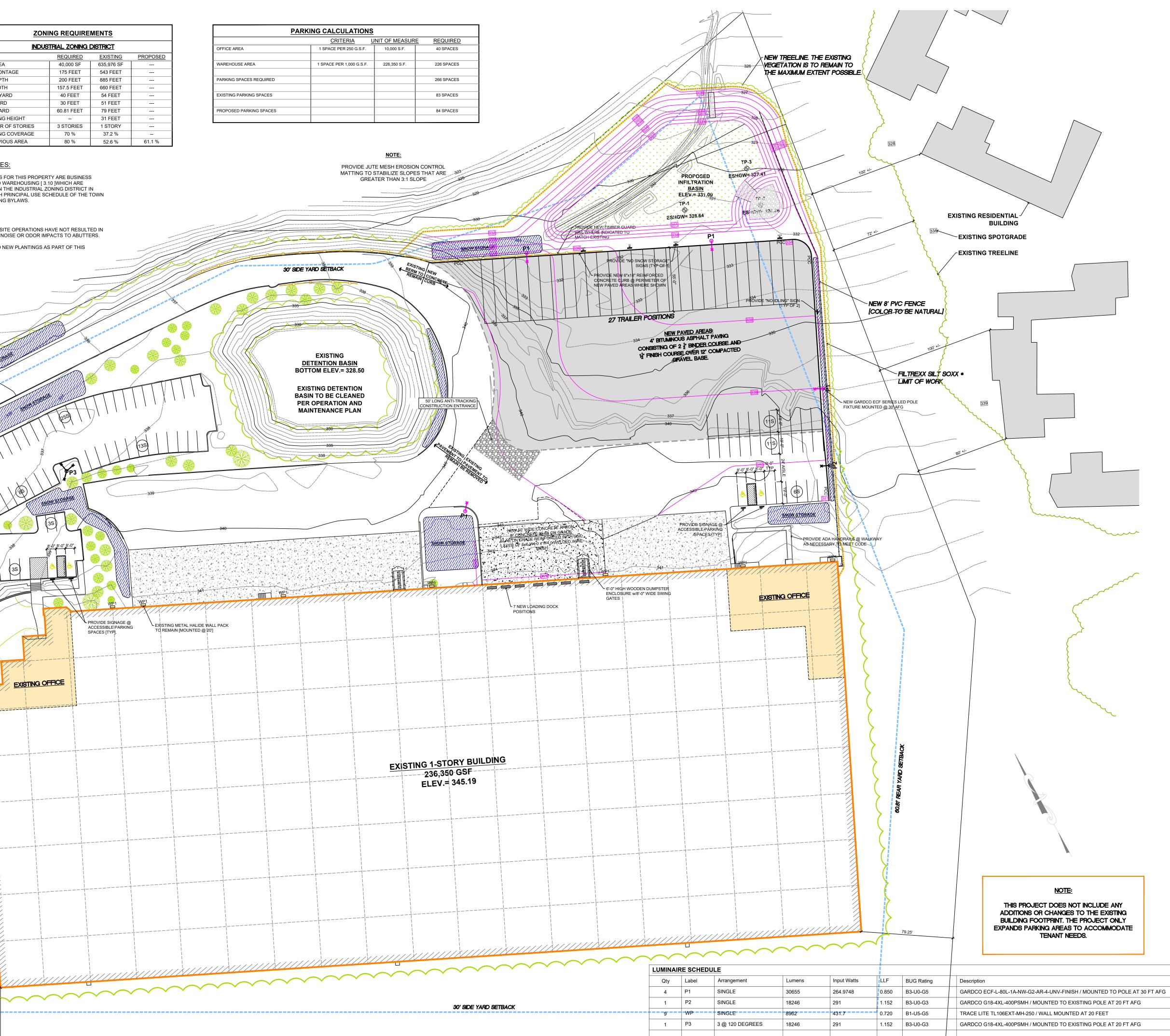
///X////

PROVIDE SIGNAGE @ ACCESSIBLEIPARKING SPACES [TYP].

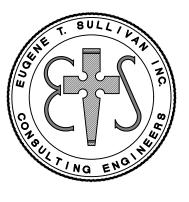
(35)

EXISTING OFFICE

2. THERE ARE NO NEW PLANTINGS AS PART OF THIS PROJECT.



			<u> </u>		
	Qty	Label	Arrangement	Lumens	Input Watts
	4	P1	SINGLE	30655	264.9748
30' SIDE YARD SETBACK	1	P2	SINGLE	18246	291
				0000	404 7
	9	WP	SINGLE	8962	431.7
	1	P3	3 @ 120 DEGREES	18246	291
	<u> </u>	× .			
	$\overline{}$	$\overline{}$	$\overline{}$		



Eugene T. Sullivan, Inc.

Consulting Engineers

230 Lowell Street - Suite 2A

Wilmington, MA 01887

Phone: 978.657.6469

Email: ETSPE@aol.com

1 5/11/20 GENERAL REVISIONS

6/2/20 ENDORSEMENT SET

Fax: 978.657.8563

NO DATE REVISIONS



PREPARED FOR:

P8/GFI 12 FORGE PARK, LLC 133 PEARL STREET BOSTON, MA

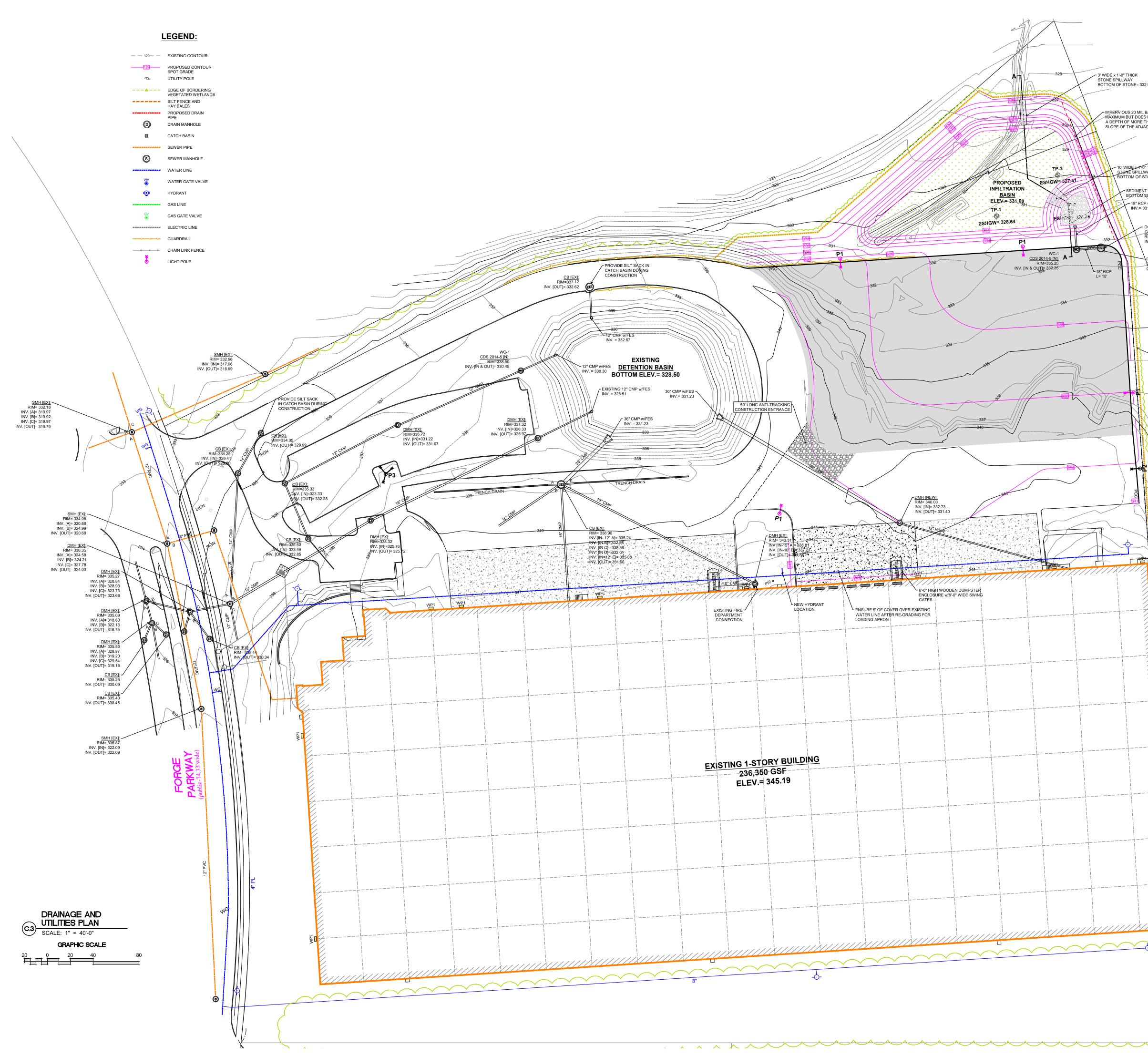
PROJECT: PARKING EXPANSION 12 FORGE PARKWAY FRANKLIN, MA

DRAWING:

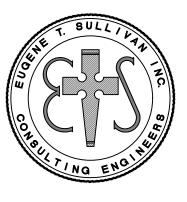
SITE PLAN LAYOUT

SCALE: 1" = 40'-0" 02/28/2020 DATE: DRAWING NUMBER





E /	
THICK MAY FONE= 332.95	7
US 20 MIL BARRIER TO BE 10' HIGH BUT DOES NOT NEED TO EXTEND TO IF MORE THAN 1' BELOW THE TOE OF THE ADJACENT PROPERTY.	
VIDE X 1-0" THICK VE SPILLWAY FOM OF STONE= 332.50 SEDIMENT FOREBAY BOTTOM ELEV.= 331.00	
18" RCP w/FES INV.= 331.00 DOUBLE <u>CB-T [N]:</u> RIM=335.00 INV. [OUT]= 332.50	
PROVIDE SILF-SACK IN CATCH BASIN DURING CONSTRUCTION	
NEW 8' PVC FENCE [COLOB-TO BE NATURAL]	
FILTREXX SILT SC LIMIT OF WORK	рхх •
_	



Consulting Engineers 230 Lowell Street - Suite 2A

Eugene T. Sullivan, Inc.

Wilmington, MA 01887 Phone: 978.657.6469 Fax: 978.657.8563 Email: ETSPE@aol.com

NO DATE REVISIONS 1 5/11/20 GENERAL REVISIONS 2 6/2/20 ENDORSEMENT SET



PREPARED FOR:

P8/GFI 12 FORGE PARK, LLC 133 PEARL STREET BOSTON, MA

PROJECT: PARKING EXPANSION 12 FORGE PARKWAY FRANKLIN, MA

DRAWING:

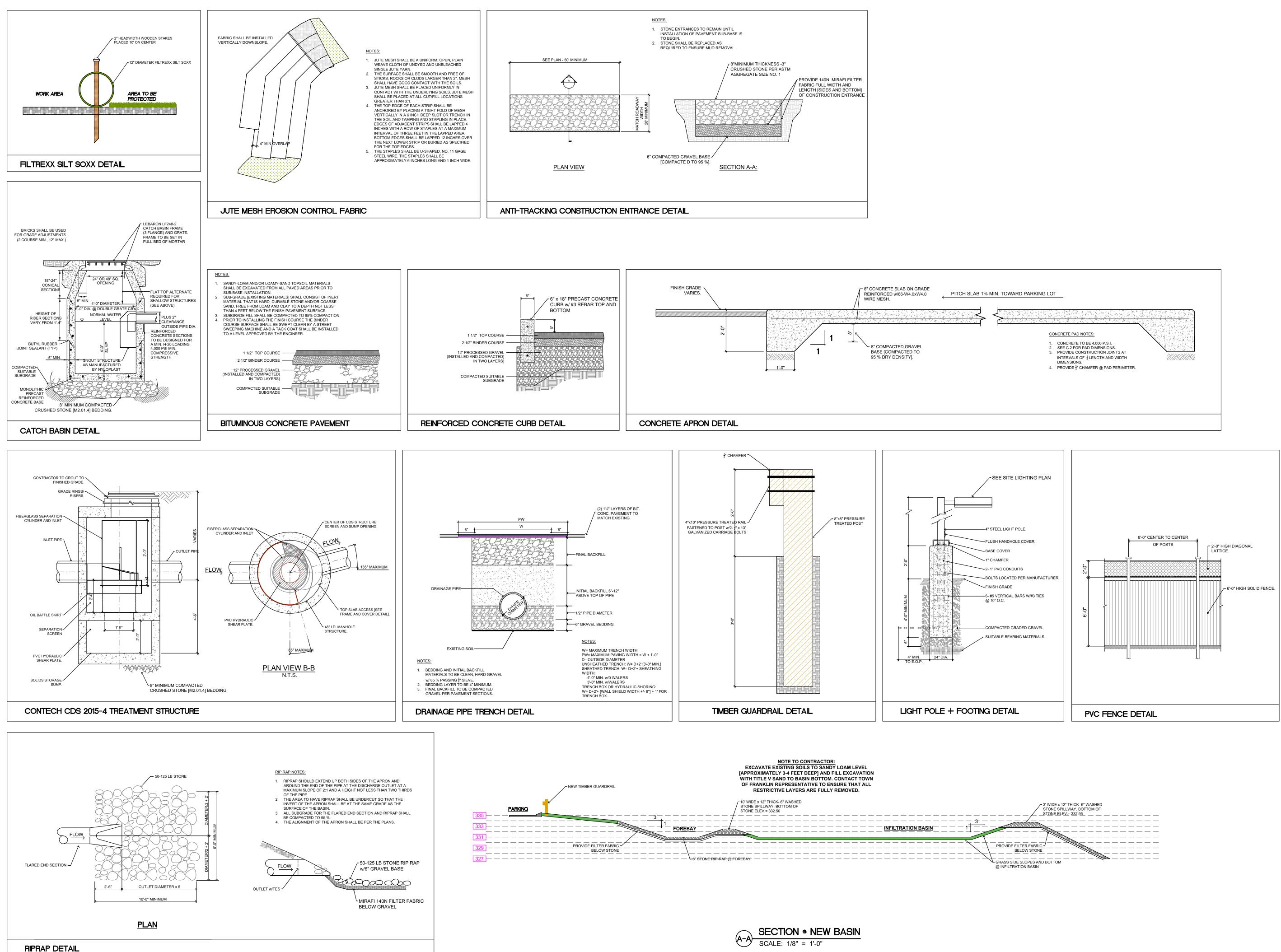
DRAINAGE AND UTILITIES PLAN

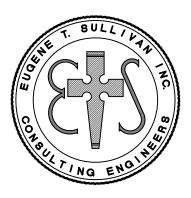
 SCALE:
 1" = 40'-0"

 DATE:
 02/28/2020

 DRAWING NUMBER







Eugene T. Sullivan, Inc.

Consulting Engineers 230 Lowell Street - Suite 2A Wilmington, MA 01887 Phone: 978.657.6469 Fax: 978.657.8563 Email: ETSPE@aol.com

NO DATE REVISIONS 1 5/11/20 GENERAL REVISIONS 6/2/20 ENDORSEMENT SET



PREPARED FOR:

P8/GFI 12 FORGE PARK, LLC 133 PEARL STREET BOSTON, MA

PROJECT: PARKING EXPANSION 12 FORGE PARKWAY FRANKLIN, MA

DRAWING:

CONSTRUCTION DETAILS

SCALE: AS NOTED 02/28/2020 DATE: RAWING NUMBER



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT



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

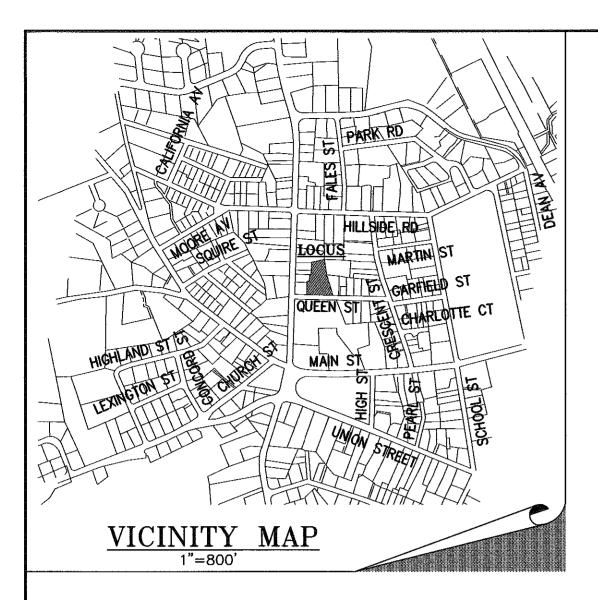
MEMORANDUM

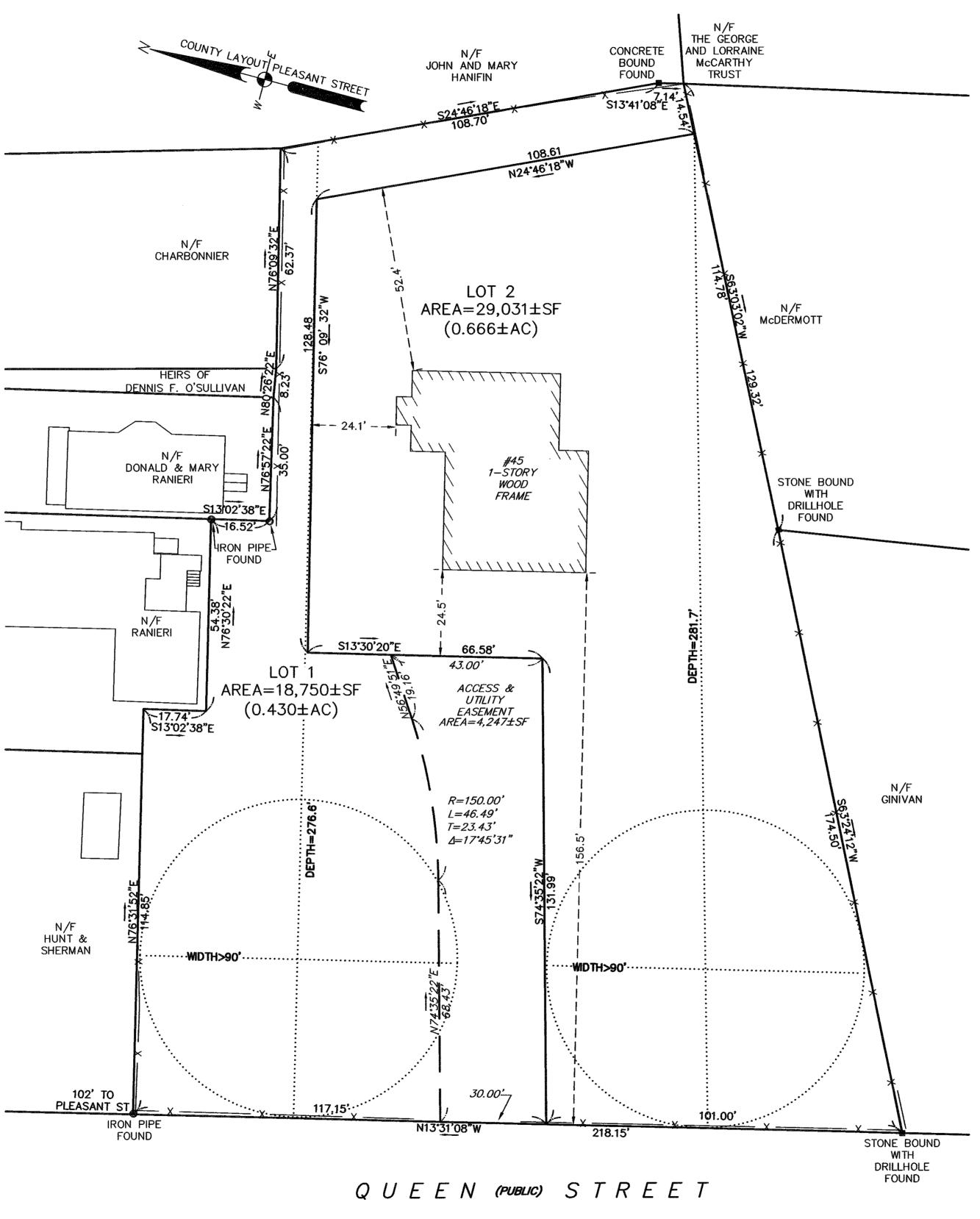
DATE:	June 4, 2020
TO:	Franklin Planning Board
FROM:	Department of Planning and Community Development
RE:	12 Forge Parkway Site Plan Modification

General:

- 1. The site is located at 12 Forge Parkway in the Industrial Zoning District (Assessors Map 275 Lot 003).
- 2. The applicant has submitted plans for Endorsement.
- 3. The Applicant has added the Certificate of Vote to the plans.
- 4. The Planning Board required the following be added to the plans prior to endorsement:
 - The curbing shall be reinforced concrete and should be on the plans and in the details.
 - A natural color fence shall be installed along the property, as shown on the plans
 - The dumpster shall be on a concrete pad with a fence enclosure
 - Signage should be added to the plans to show "No idling:" where the truck parking is located

A set of plans have been dropped off for Endorsement with Mr. Joe Halligan.





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.

SINGLE-FAMILY R	ESIDENTIAL IV
FRANKLIN ZONING BYL	
ATTACHMENT 9; LA	
3-13-2019 BY AMEN	IDMENT 19-831
MINIMUM LOT AREA	15,000 SF
MINIMUM LOT FRONTAGE	100'
MINIMUM LOT DEPTH	100'
MINIMUM LOT WIDTH	90'
MINIMUM YARDS	
FRONT	30'
SIDE	20'
REAR	20'
% OF LOT UPLAND COVE	RED BY:
STRUCTURES	30
STRUCTURES+PAVIN	G 35

++PAVING 35 PLANNING BOARD ENDORSEMENT IS NOT A DETERM- INATION AS TO CONFORMANCE WITH THE ZOBING BYLAX APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED FRANKLIN PLANNING BOARD
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. OF 18/2020 NOBERT E. CONSTANTINE, IL W. 49611 OWNER/APPLICANT 0WNER/APPLICANT 88 KEYS LLC C/O KUTH RANIERI ARCHITECTS 725 GREENWICH STREET, STE 400 SAN FRANCISCO, CA 94133 DEED BOOK 37123 PAGE 285
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.
88 KEYS LLC C/O KUTH RANIERI ARCHITECTS 725 GREENWICH STREET, STE 400 SAN FRANCISCO, CA 94133 DEED BOOK 37123 PAGE 285
C/O KUTH RANIERI ARCHITECTS 725 GREENWICH STREET, STE 400 SAN FRANCISCO, CA 94133 DEED BOOK 37123 PAGE 285
PLAN OF LAND 45 QUEEN STREET FRANKLIN MASSACHUSETTS
MAY 11, 2020
DATE REVISION DESCRIPTION
GRAPHIC SCALE: $1^{"}=20^{"}$ 0 5 10 15 20 25 30 40 50 0 1 2 3 4 5 10 15 20 Guerriere Halnon, Inc.
X FENCE X FENCE X FENCE S FENCE FENCE S FENCES: S NO. 448 OF 1931 BK. 1932 PG. 408 S NO. 371 OF 1937 BK. 2146 PG. 377 S Image: SHEET

PLAN REFERENCES: PLAN NO. 448 OF 1931 BK. 1932 PG. PLAN NO. 371 OF 1937 BK. 2146 PG. 3

1 OF 1

r 4000

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT



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

MEMORANDUM

DATE:	June 3, 2020
TO:	Franklin Planning Board
FROM:	Department of Planning and Community Development

RE: 81-P ANR – 45 Queen Street

The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, June 8, 2020 Planning Board meeting and offers the following commentary:

General

- 1. The applicant has submitted a Form A application for 81-p Plan Review to accompany the plan titled "Plan of Land, 45 Queen Street, Franklin, Massachusetts" dated May 11, 2020.
- 2. The purpose of the plan is to move existing lot lines and create 2 conforming buildable lots.
- 3. The above application depicts a location within the Rural Residential IV Zoning District. The proposed lot shown conforms to lot requirements associated with this zoning district.
 - Minimum Lot area: 15,000 s.f.
 - Minimum Frontage: 100'
 - Lot Width: 90'
- 4. The above application depicts the land known on Assessors Map 268 Lot 188.
- 5. The Plans were submitted on June 2, 2020. The Planning Board is required to make a decision within 21 days of submittal date.

ANR Summary

DPCD has no further comments.

PLANNING BOARD FRANKLIN, MASSACHUSETTS

FORM A APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REOUIRE APPROVAL (81-p)

May 18 , 20 20

To the Planning Board of the Town of Franklin, Massachusetts:

The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Blizabeth Ranieri Kuth and/or Byron Kuth

Address of Applicant:	16	Farm	Road,	San	Rafael,	CA	94903
Phone No.: 415.544.	9880	1	En	nail:	er@kuthr	ani	eri.com

- Name of Owner (if not the Applicant): 88 Keys, LLC c/o Elizabeth Ranieri
 Address of Owner: c/o Kuth Ranieri Architects, 725 Greenwich St. Suite 300 San Francisco, CA 94133
 Phone No.: 415.544.9880 Email: er@kuthranieri.com
- 3. Name of Engineer: Guerriere & Halnon, Inc.
- 4. Deed of Property recorded in September 4, 2019 with Norfolk Registry, Book 37123, Page 285
- 5. Location and Description of Property: Located at 45 Queen St. on the easterly side on a lot containing 47,975 sf more or less
- 6. Assessor's Map & Lot: 268-188
- Reasons approval is not required (check as applicable):
 - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations X
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely Queen Street , or

 - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely
 - e) Other:

Signature of Applicant

Signature of Applicant

Elizabeth Ranieri Kuth

Print Name of Applicant

mulath

Signature Owner

Elizabeth Ranieri Kuth

Print Name of Owner

Rev.1/11/17

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type of Plan (circle one)	ANR 81-P; Preliminary Subdivision
	Definitive Subdivision.; Site Plan; Special Permit
Title of Plan: Plan	of Land 45 Queen Street Franklin, Massachusetts
Date of Plan: May 1	Assessor's Information: AM 268 Lot 188
Prepared by: Guerr	ciere & Halnon, Inc.
Applicant Name & A	Address: Elizabeth Ranieri Kuth
SECTION B:	
Name of Record Ow	88 Keys LLC c/o Elizabeth Ranieri Kuth

Address of Record Owner(s): c/o Kuth Ranieri Architects 725 Greenwich St. Suite 300 San Francisco, CA 94133

**Attach Property Deed matching the owner name's listed above.

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Executed as a sealed instrument this

day of

Signature of Applicant

Signature of Owner

Print name of Applicant Elizabeth Ranieri Kuth

20

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

State of Ca Marin County SS.

2020

On this <u>21</u> day of <u>May</u> 2029 before me, the undersigned notary public, personally appeared <u>Elizabeth</u> <u>Ranieri Kuth</u> (name of owner), proved to me through satisfactory evidence of identification, which were <u>CA</u> <u>Dower</u> <u>License</u> to be the person whose name is signed on the preceding document in my presence.

ANDREW HOLZBAUR COMM. # 2276785 0 NOTARY PUBLIC-CALIFORNIA MARIN COUNTY My Comm. Expires MAR. 05, 2023

(Official signature and seal of notary) Notary Public: And reve Holabaw My Commission Expires: 3/5/23

FRANKLIN PLANNING & COMMUNITY



DEVELOPMENT 355 East Central Street, Room 120 Franklin, Ma 02038-1352 Telephone: 508-520-4907

MEMORANDUM

DATE:	June 3, 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

The Applicant has submitted Site Plans for Endorsement. Per the Certificate of Vote and conditions, the following have been added to the plans:

- Added the Certificate of Vote
- Revised proposed curbing from cape cod berm to vertical concrete and revised detail sheet

The Planning Board will need to vote to endorse the Site Plans.

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.

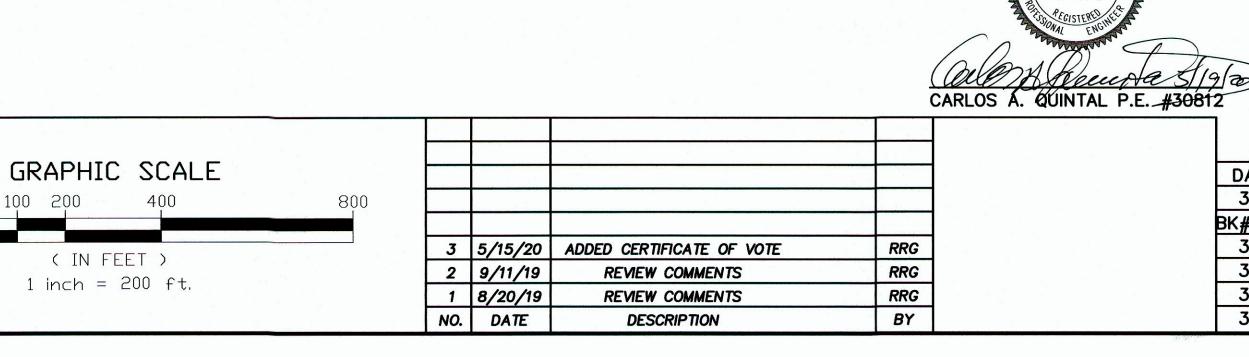
SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD

DATE

SITE PLAN 1256 WEST CENTRAL STREET



LOCUS MAP SCALE: $1^{"} = 200'$



ZONING:

THE PROPERTY IS LOCATED WITHIN AN INDUSTRIAL ZONE.

		QUIREMENTS:	EXISTING	PROPOSED
ARE	JSTRIAL A:	40,000 S.F.	479,167 S.F.	479,167 SQ. FT
FRO	NTAGE:	175'	369.40'	369.40'
DEP'	TH:	200'	1,251'	1,251'
HEIG	HT: 3 S	STORIES *6	2 STORIES	2 STORIES
WDT	TH:	157.5'	264'	264'
COV	ERAGE -			
STRI	UCTURES:	70%	3.1%	11.4%
STRI	UC. & PAVING:	80%	9.9%	51.3%
SETE	BACKS-			
FRO	NT:	40'	80'	80'
SIDE		30' *5	30.5'	30.5'
REA		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.

DRAWING INDEX:

COVER SHEET
 EXISTING CONDITIONS PLAN
 SITE LAYOUT PLAN
 SITE GRADING AND UTILITY PLAN
 SITE PLANTING PLAN
 EROSION CONTROL PLAN
 CONSTRUCTION DETAILS
 CONSTRUCTION DETAILS
 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

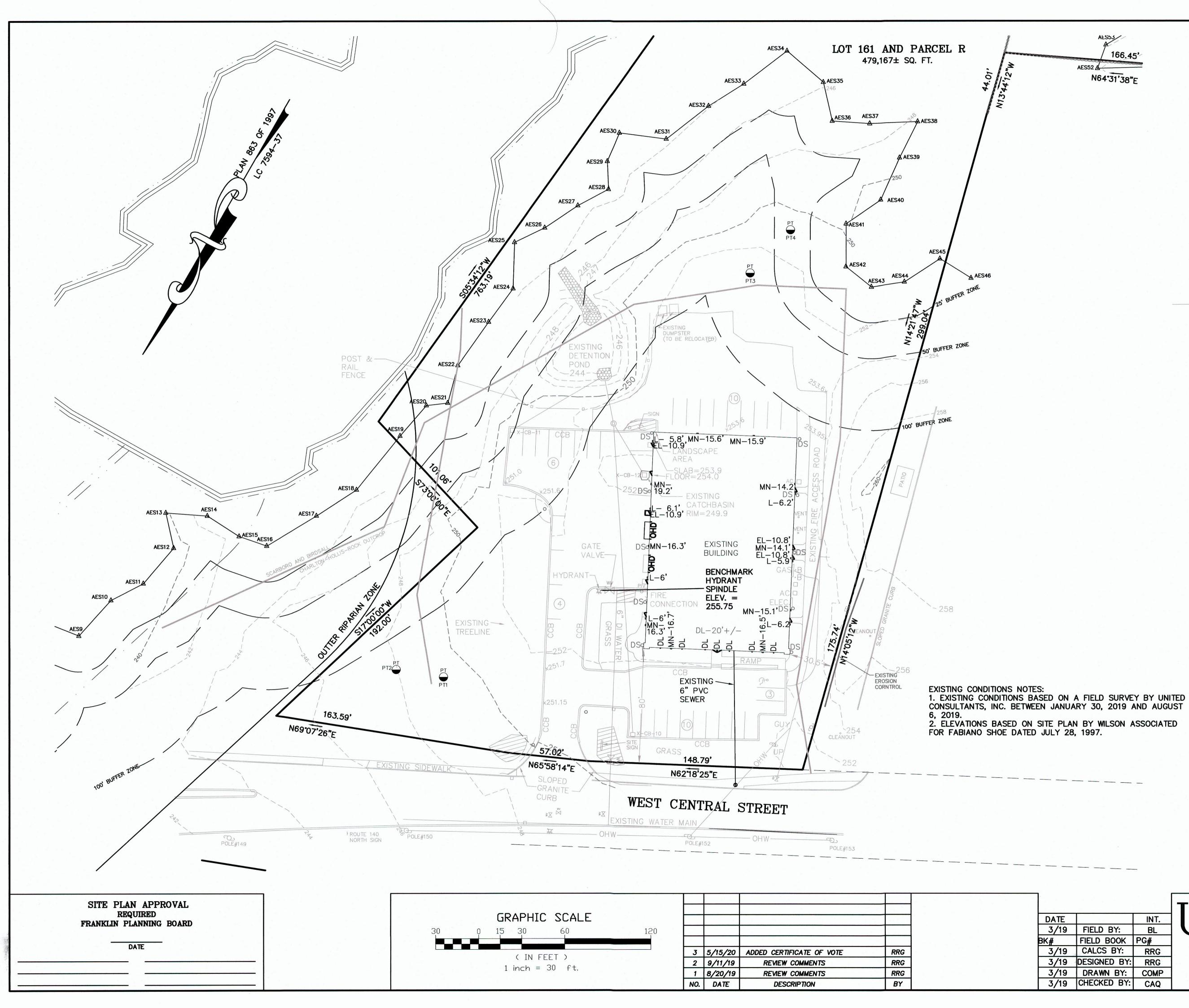
APPLICANT: GTE FRANKLIN, LLC PO BOX 2844 BROCKTON, MASSACHUSETTS

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

-				
	-	-		
8	-		5)
	. 7	1		

QUINTAL

			T T NITED	date MAR. 27, 2019	
DATE		INT.			
3/19	FIELD BY:	BL	UCONSULTANTS	1" = 200'	
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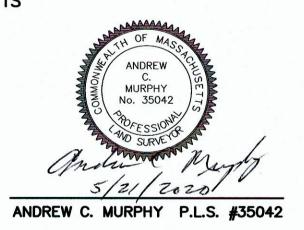
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E	HANDICAP PARKING SPACE
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L 6.8'	DOOR LIGHT FIXTURE HEIGHT OF LIGHT ABOVE GRADE
DS	DOWN SPOUT
\Rightarrow	PAINTED TRAFFIC ARROW

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

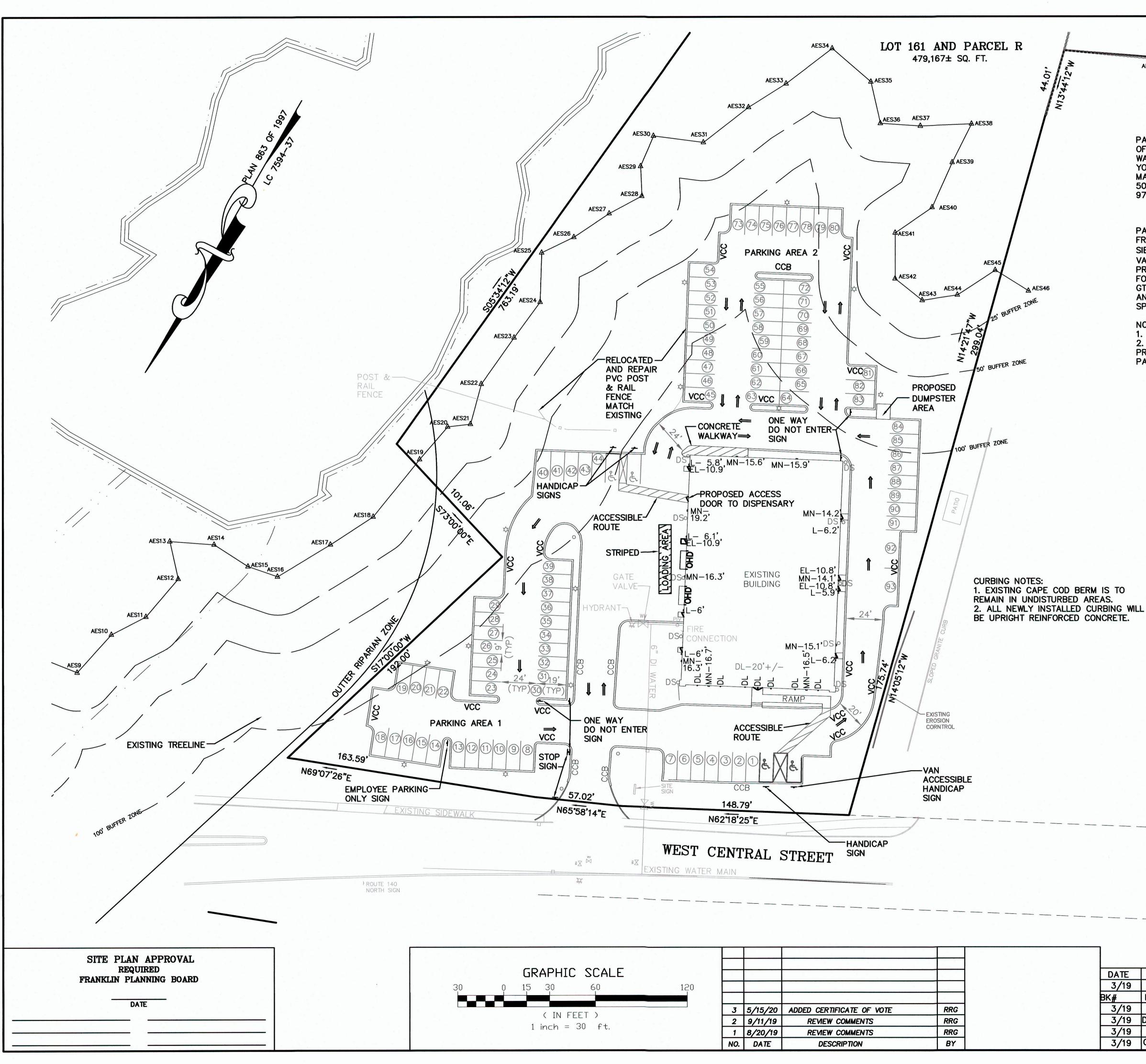
APPLICANT: GTE FRANKLIN, LLC PO BOX 2844 BROCKTON, MASSACHUSETTS

2. ELEVATIONS BASED ON SITE PLAN BY WILSON ASSOCIATED FOR FABIANO SHOE DATED JULY 28, 1997.



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'

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AES52 N64'31'38"E 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 DISPENSERY - 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 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 S CCB CAPE COD BERM VERTICAL CONCRETE CURB VCC HANDICAP PARKING SPACE BUILDING MOUNTED LIGHT POLE MOUNTED LIGHT SHOEBOX STYLE LIGHT MN DOOR LIGHT FIXTURE 6.8' HEIGHT OF LIGHT ABOVE GRADE DS DOWN SPOUT → PAINTED TRAFFIC ARROW CARLOS Á. QUINTAL P.E. #30812 **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 SITE LAYOUT PLAN OWNER: COLEBROOK REALTY TRUST 1256 WEST CENTRAL STREET 120 GROVE STREET FRANKLIN, MASSACHUSETTS FRANKLIN, MASSACHUSETTS PREPARED FOR **APPLICANT:** GTE FRANKLIN, LLC GTE FRANKLIN, LLC PO BOX 2844 PO BOX 2844 BROCKTON, MASSACHUSETTS BROCKTON, MASSACHUSETTS MARCH 27, 2019 SCALE: 1'' = 30'DATE NITED MAR. 27, 2019 INT. **NONSULTANTS** SCALE 3/19 FIELD BY: BL 1" = 30'FIELD BOOK PG# INC. PROJECT 3/19 CALCS BY: RRG

850 FRANKLIN STREET SUITE 11D

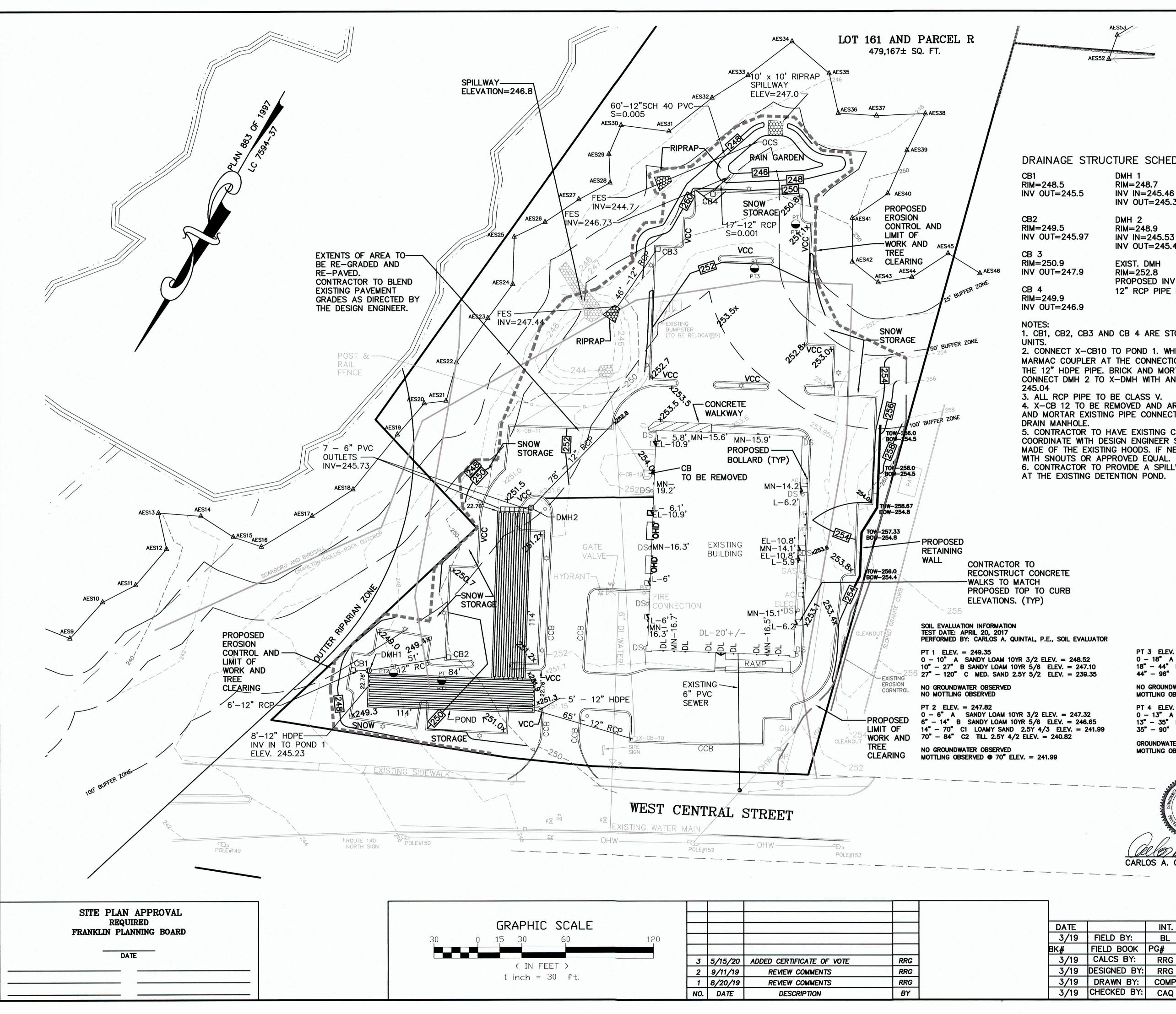
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WETLAND BUFFER ZONE DISTURBANCES: 0 - 25' BUFFER ZONE = 0 SQ. FT. 25' - 50' BUFFER ZONE = 8,419 SQ. FT. 50' - 100' BUFFER ZONE = 25,605 SQ. FT.

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

LEGEND: DRAINAGE STRUCTURE SCHEDULE: DHSB DRILL HOLE STONE BOUND DMH 1 RIM=248.7 EXISTING COUNTOUR INV IN=245.46 297 PROPOSED COUNTOUR INV OUT=245.36 x274.3 SPOT GRADE - PROPOSED DMH 2 SPOT GRADE - EXISTING x274.3 RIM=248.9 52 EXIST. TREE INV IN=245.53 INV OUT=245.43 PROPOSED TREE [™]UP4-1**UTILITY POLE** EXIST. DMH - OVERHEAD WIRES RIM=252.8 PROPOSED INV IN=245.04 GAS GATE 12" RCP PIPE FROM POND 1 WATER CURB STOP WATER GATE FIRE HYDRANT DRAIN MANHOLE 1. CB1, CB2, CB3 AND CB 4 ARE STORMCEPTOR MODEL 450i CATCH BASIN 2. CONNECT X-CB10 TO POND 1. WHICH SHALL INCLUDE A SEWER MANHOLE S MARMAC COUPLER AT THE CONNECTION OF THE 12" RCP AND CCB CAPE COD BERM THE 12" HDPE PIPE. BRICK AND MORTAR EXISTING OPENING. VCC VERTICAL CONCRETE CURB CONNECT DMH 2 TO X-DMH WITH AN INVERT AT X-DMH OF HANDICAP PARKING SPACE BUILDING MOUNTED LIGHT 3. ALL RCP PIPE TO BE CLASS V. 4. X-CB 12 TO BE REMOVED AND AREA REGRADED. BLOCK POLE MOUNTED LIGHT -0 AND MORTAR EXISTING PIPE CONNECTION OPENING IN EXISTING MN SHOEBOX STYLE LIGHT DOOR LIGHT FIXTURE 5. CONTRACTOR TO HAVE EXISTING CATCH BASINS PUMPED. HEIGHT OF LIGHT ABOVE GRADE 6.8' COORDINATE WITH DESIGN ENGINEER SO AN INSPECTION CAN BE DS DOWN SPOUT MADE OF THE EXISTING HOODS. IF NECESSARY REPLACE HOODS → PAINTED TRAFFIC ARROW WITH SNOUTS 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

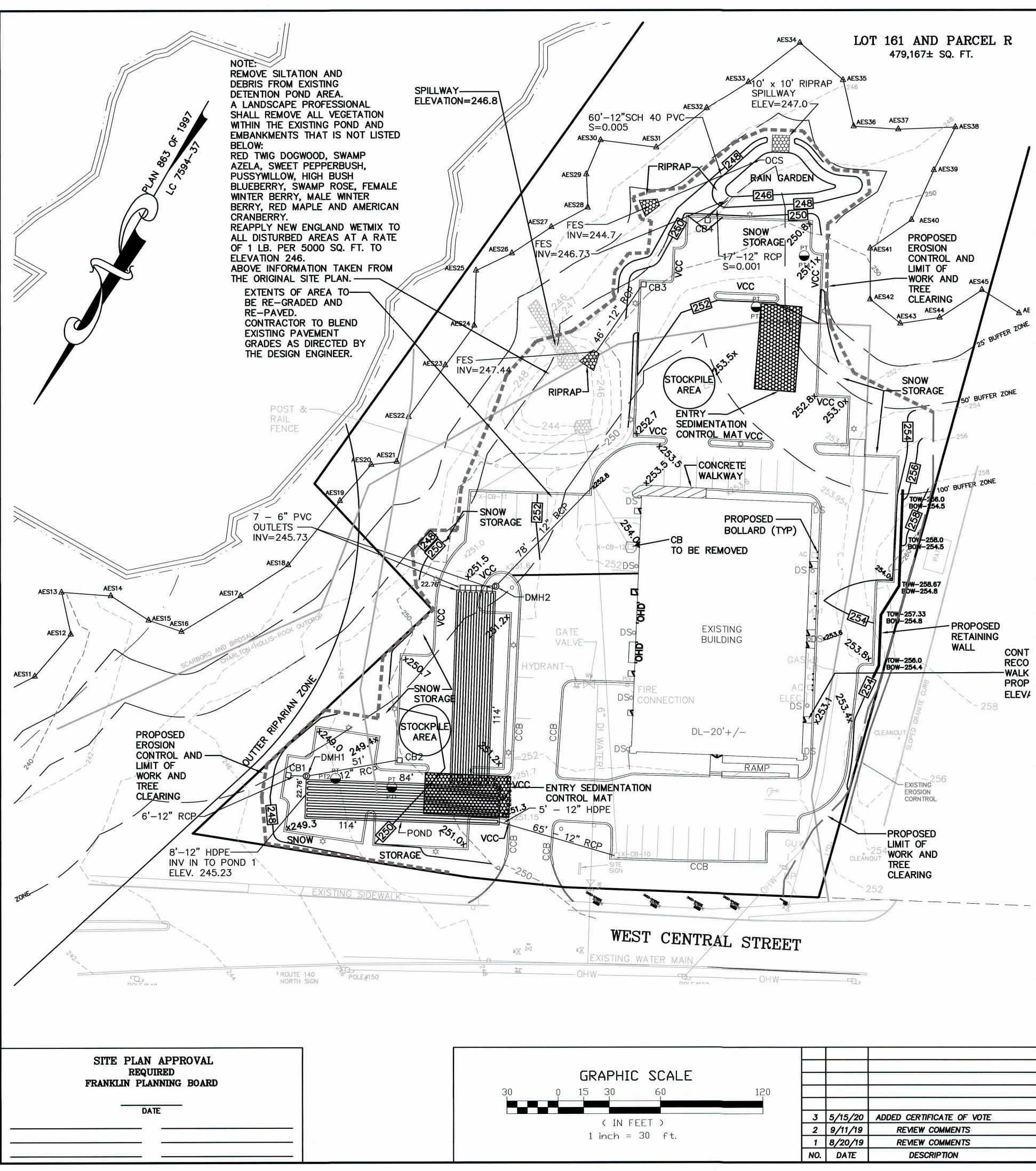
4 of 9

44" - 96" C TILL 5YR 5/8 ELEV. = 245.21 NO GROUNDWATER OBSERVED MOTTLING OBSERVED 0 44" ELEV. = 249.54 PT 4 ELEV. = 250.47 0 - 13" A SANDY LOAM 10YR 3/2 ELEV. = 249.39 13" - 35" B SANDY LOAM 10YR 3/6 ELEV. = 247.55 35" - 90" C1 LOAMY SAND 2.5Y 5/2 ELEV. = 242.97 GROUNDWATER WEEPING • 57" ELEV. = 245.72 MOTTLING OBSERVED @ 40" ELEV. = 247.14 GRADING AND UTILITY PLAN CARLOS A QUINTAL 1256 WEST CENTRAL STREET CIVIL FRANKLIN, MASSACHUSETTS PREPARED FOR GTE FRANKLIN, LLC Councila SATere PO BOX 2844 CARLOS A. QUINTAL P.E. #30812 BROCKTON, MASSACHUSETTS MARCH 27, 2019 SCALE: 1'' = 30'DATE NITED MAR. 27, 2019 DATE INT. SCALE NONSULTANTS 3/19 FIELD BY: BI 1" = 30'FIELD BOOK PG# INC. ROJECT 3/19 CALCS BY: RRG **UC1388** 3/19 DESIGNED BY: RRG 850 FRANKLIN STREET SUITE 11D SHEET 3/19 DRAWN BY: COMP WRENTHAM, MASSACHUSETTS 02093

508-384-6560 FAX 508-384-6566

PT 3 ELEV. = 253.21

0 - 18" A SANDY LOAM 10YR 3/2 ELEV. = 251.71 18" - 44" B SANDY LOAM 10YR 3/6 ELEV. = 249.54



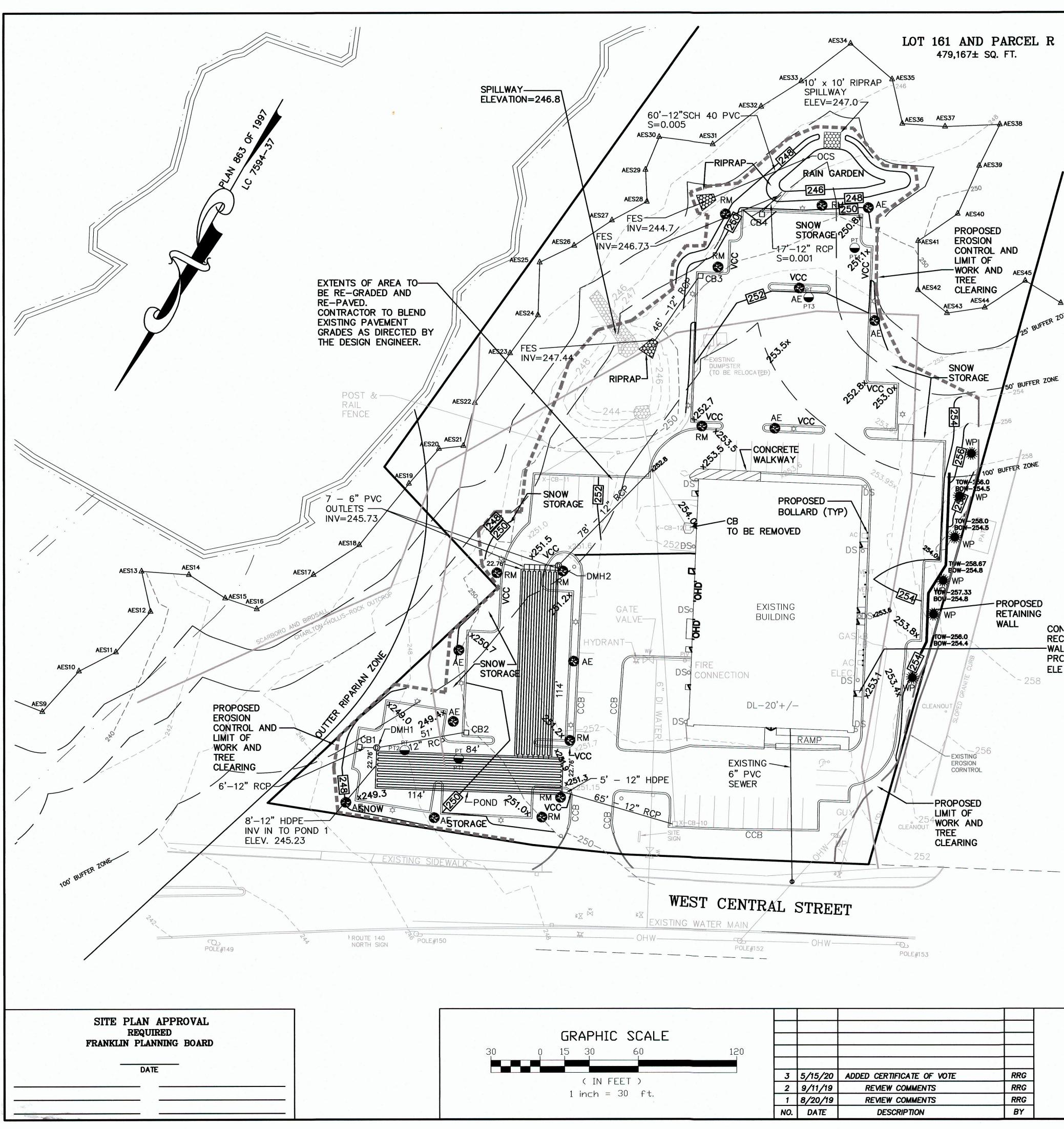
OPERATION AND MAINTENANCE SCHEDULE

CONSTRUCTION PHASE:

ANNUALLY.



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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 10 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 RECOMENDATIONS. 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: PLAN 863 OF 1997

OWNER: COLEBROOK REALTY TRUST 120 GROVE STREET

APPLICANT: GTE FRANKLIN, LLC PO BOX 2844

LEGEND:

CON

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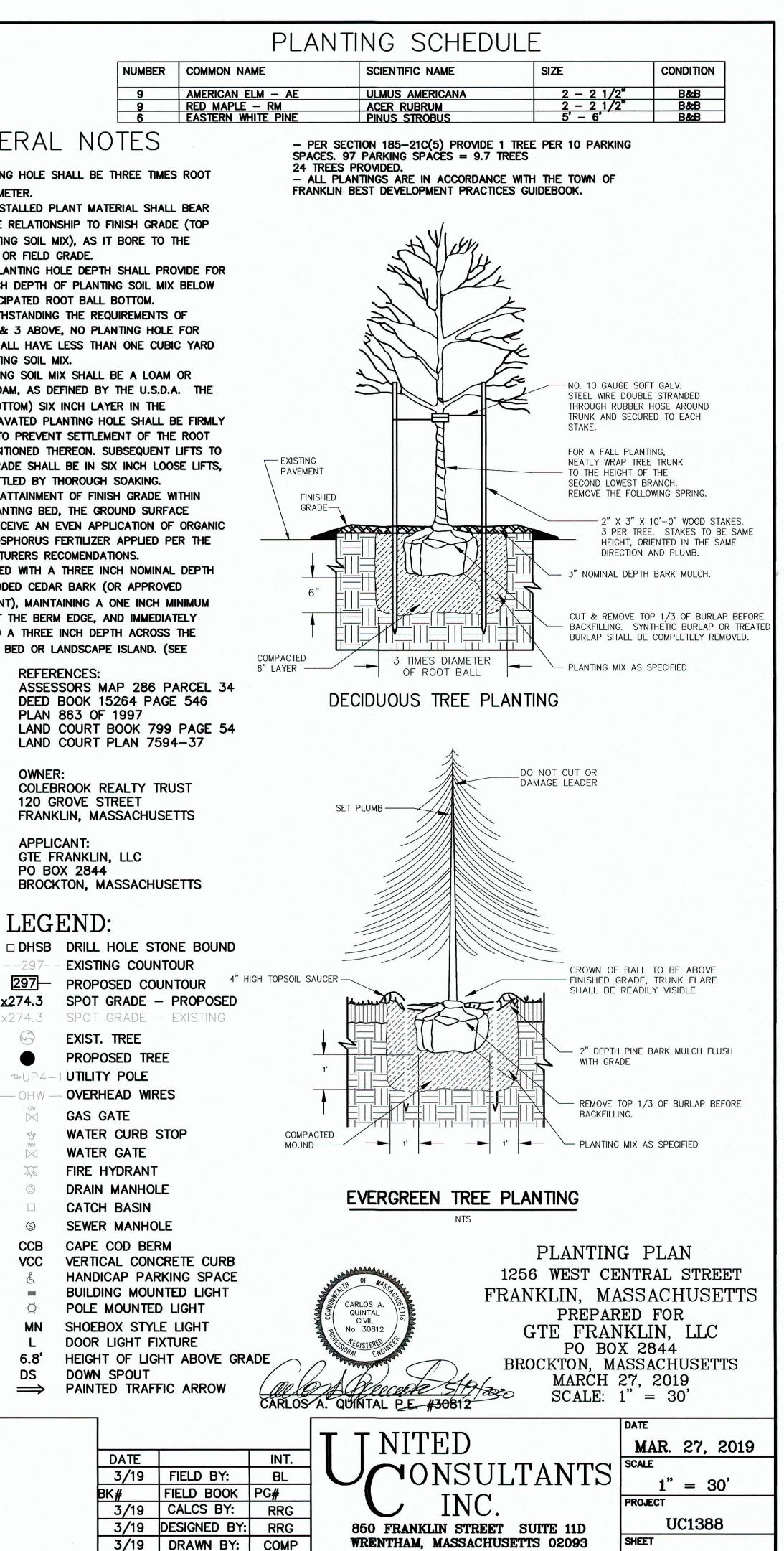
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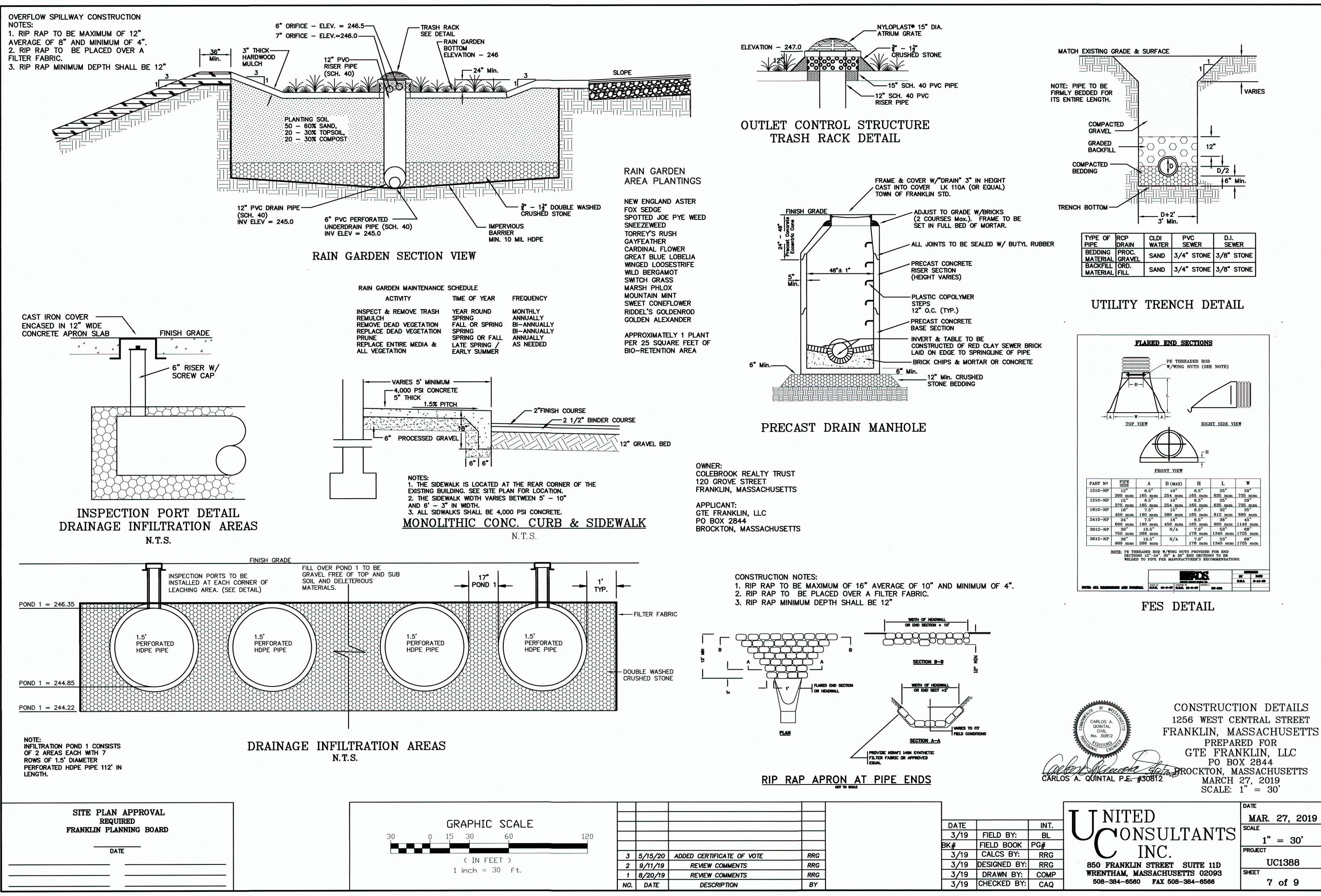
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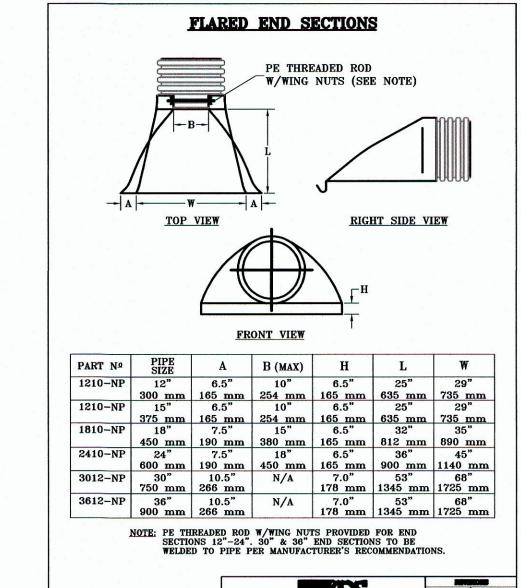
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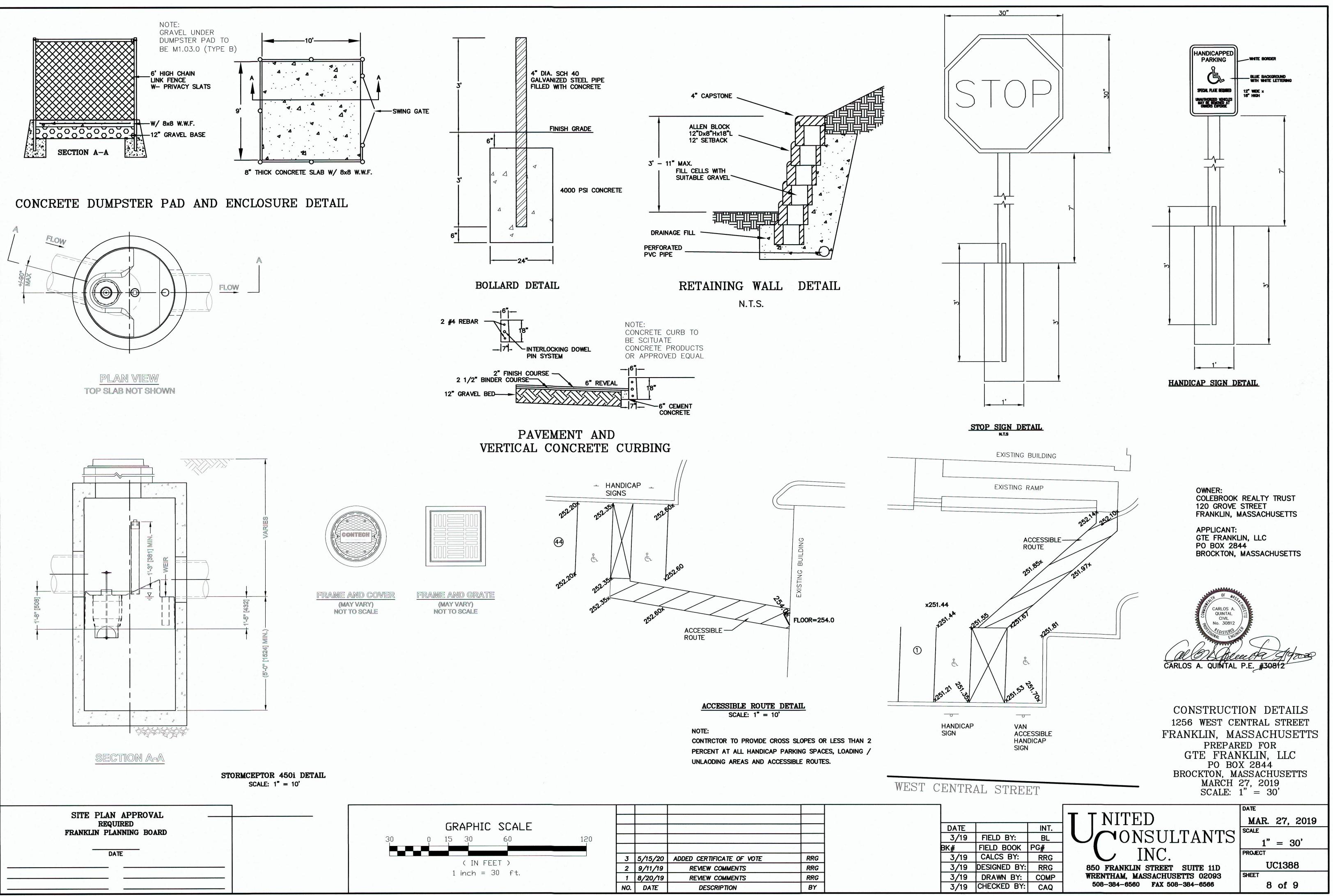


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TOWN OF FRANKLIN TOWN CLERK 2019 SEP 26 A 11: 23 RECEIVED

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 **<u>1256 West Central Street</u>**

GTE Franklin, LLC 120 Bergeron Way Stoughton, MA 02072

Owner:

Applicant:

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

Prepared By; Surveyor/Engineer: Plan Date: Property Location:

United Consultants, 850 Franklin Street #11D, Wrentham, MA 02093 March 27, 2019 1256 West Central Street 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.

Anthony Padula, Chairman Franklin Planning Board

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

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

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

Based upon the information submitted during the public hearings, Planning Board's specific findings, the Planning Board specifically determines that allowing Site Plan and Special Permit (1) §185 Attachment 3, Part II, 2.1 -Hotel Use within the Commercial II zoning district, (1) §185 Attachment 3, Section 2.23 -Non-Medical Marijuana Facility at 1256 West Central Street will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Accordingly, at the Planning Board meeting on September 23, 2019 the Planning Board, upon motion duly made and seconded, voted (4-1) to approve the applicant's request to allow the Site Plan and Special Permit at 1256 West Central Street.

The following members of the Planning Board were present at the hearing and voted as follows: Anthony Padula NO Gregory Rondeau YES Joseph Halligan Jr. YES John Carroll YES William David YES

Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD

DATE

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

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

3

2. 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.

No alteration of the Special Permit and the plans associated with it shall other that by an affirmative vote of the members of the Board at a duly r upon the issuance of a written amended decision.

All applicable laws, by-laws, rules, regulations, and codes shall be comp necessary licenses, permits and approvals shall be obtained by the owner 8. Prior to the endorsement of the site plan, the following shall be done:

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

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**

PRESENTATION SPECIAL PERMIT/SITE PLAN

<u>1256 West Central Street</u>

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.

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.

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 H). Said inspection is further outlined in condition #4.

• The owner/applicant shall make a notation on the site plan that ref

Permit and the conditions and dates of this Certificate of Vote. • A notation shall be made on the plans that all erosion mitigation m place prior to major construction or soil disturbance commencing of

• All outstanding invoices for services rendered by the Town's Engin reviewing Departments of the Town relative to their review of the application and plans shall have been paid in full.

• The owner/applicant shall submit a minimum of six copies of the a

9. Prior to any work commencing on the subject property, the owner/applic to limit construction debris and materials on the site. In the event that del Many residents spoke against the retail shop in concerns of traffic, parking, bringing additional opiod 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 be performed by their peer consultant for the purposes of parking and entering and leaving the site.

Ms. Jaklyn Centracchio, 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.

> 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.

10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.

11. 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.

12. Any signage requires the Applicant to file with the Design Review Commission.

13. 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

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

WAIVERS GRANTED

be made or affect posted meeting an olied with, and all r/applicant.			2. To allow the use of HP	<u>1256 W</u> of cover over DE pipe for o	<u>Vest Central Street</u> r the RCP drain pipe proposed class V RCP. drainage pond 1 including the connection of ection of X-CB10 to the infiltration pond and	DMH 1			
erences the Specia easures shall be in on the site. neers and other owner/applicant's pproved version o ant shall provide p bris is carried onto	f the plans		pond 2 outlet. 3. To allow the existing s Anthony Padula, Chairman Franklin Planning Board	ite lighting to	extend past the property line.			CERTIFICATE OF VOTE – SF 1256 WEST CENTRAL S FRANKLIN, MASSACHU PREPARED FOR GTE FRANKLIN, I PO BOX 2844 BROCKTON, MASSACHU MARCH 27, 2019 SCALE: 1" = 30'	TREET JSETTS LLC SETTS
		5/15/20 9/11/19 8/20/19 DATE	ADDED CERTIFICATE OF VOTE REVIEW COMMENTS REVIEW COMMENTS DESCRIPTION	RRG RRG RRG BY		DATE 3/19 BK# 3/19 3/19 3/19 3/19	INT.FIELD BY:BLFIELD BOOKPG#CALCS BY:RRGDESIGNED BY:RRGDRAWN BY:COMPCHECKED BY:CAQ	UNITED UCONSULTANTS 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 9 of 9

3

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

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 Permi	t: (1) §185 Attachment	3, Section 2.23 – Non-M	edical Marijuana Facility.					
(a) Proposed project a	ddresses or is consistent	with neighborhood or To	own need.					
Anthony Padula Joseph Halligan Jr. Willjam David	NO YES YES	Gregory Rondeau John Carroll	YES YES					
(b) Vehicular traffic flo	ow, access and parking a	nd pedestrian safety are	properly addressed.					
Anthony Padula Joseph Halligan Jr. William David	NO YES YES	Gregory Rondeau John Carroll	YES YES					
(c) Public roadways, dr , accommodate devel		er infrastructure are adeq	uate or will be upgraded to					
Anthony Padula Joseph Halligan Jr. William David	YES YES YES	Gregory Rondeau John Carroll	YES YES					
(d) Neighborhood char	acter and social structure	will not be negatively in	mpacted.					
Anthony Padula Joseph Halligan Jr. William David	NO YES YES	Gregory Rondeau John Carroll	YES 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 Joseph Halligan Jr. William David	YES YES YES	Gregory Rondeau John Carroll	YES 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 Joseph Halligan Jr. William David	YES YES YES	Gregory Rondeau John Carroll	YES YES					

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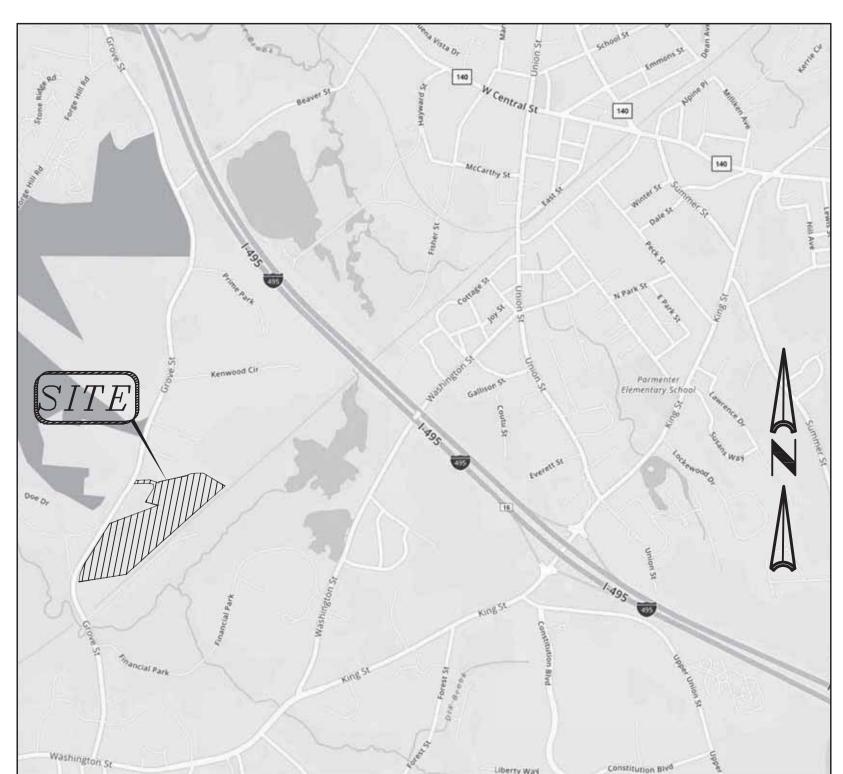
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SITE DEVELOPMENT PLANS FOR

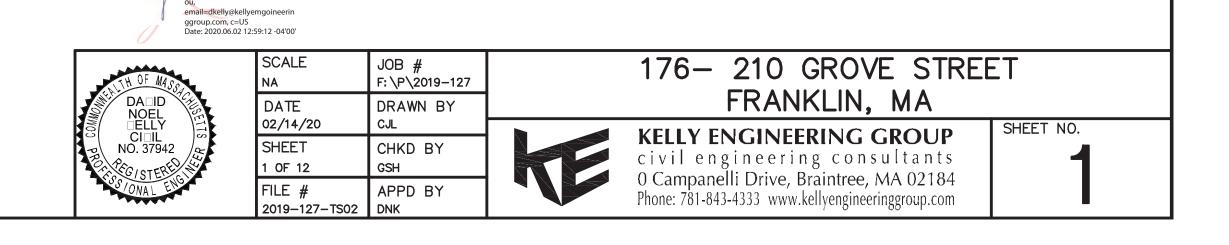
176- 210 GROVE STREET FRANKLIN, MA

FEBRUARY 14, 2020

	SHEET INDEX					
SHEET N	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION REVISIONS			
1	COVER SHEET	06/02/20				
2	OVERALL LAYOUT PLAN	06/02/20				
3	EXISTING CONDITIONS PLAN	06/02/20				
4	LAYOUT PLAN	06/02/20				
5	GRADING PLAN	06/02/20				
6	SEWER, DRAIN PLAN	06/02/20				
7	UTILITY PLAN	06/02/20				
8	DETAIL SHEET	06/02/20				
9	DETAIL SHEET	06/02/20				
10	DETAIL SHEET	06/02/20				
11	DETAIL SHEET	06/02/20				
12	DETAIL SHEET	06/02/20				



LOCATION MAP



OWNER/APPLICANT:

MCP III 176 GROVE LLC & MCP III 210 GROVE LLC 260 FRANKLIN STREET, STE 620 BOSTON, MA 02110

CIVIL ENGINEERS:

KELLY ENGINEERING GROUP, INC. 0 CAMPANELLI DRIVE BRAINTREE, MA 02184

LANDSCAPE ARCHITECT:

HAWK DESIGN INC. P.O. BOX 1309 SANDWICH, MA 02563

Digitally signed by David Noe

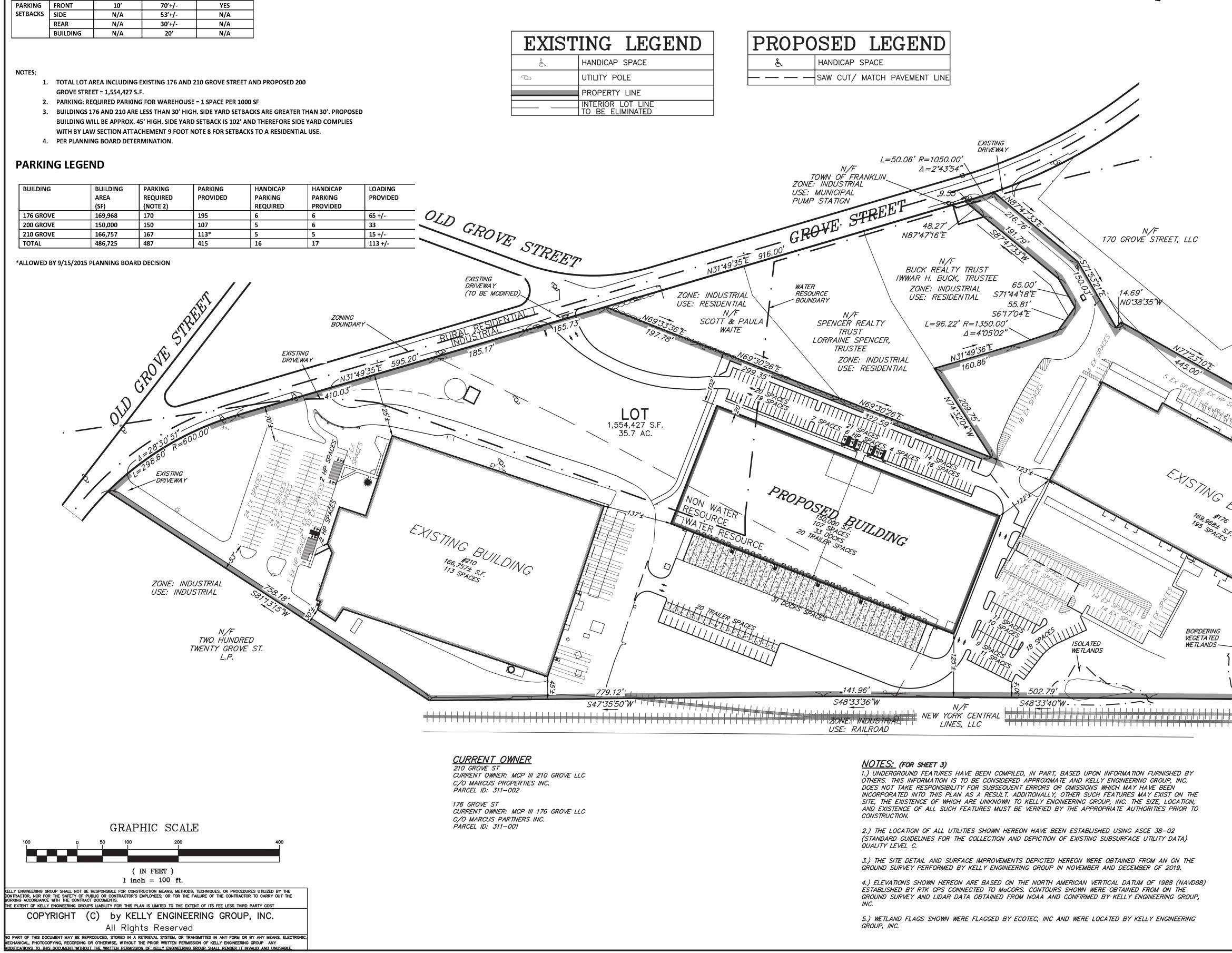
Kelly P.E. DR: cn=David Noel Kelly P.E., o=Kelly Engineering GRoup, Inc

ZONE: INDUSTRIAL, WATER RESOURCE DISTRICT

		-		
		REQUIRED	PROVIDED	COMPLIANCE
MIN LOT AREA		40,000 S.F.	1,554,427 S.F.	YES
MIN. FRON	ΓAGE	175'	>175′	YES
MIN. DEPTH	1	200'	>200′	YES
MIN. Width	I	157.5' DIA. CIRCLE	> 157.5'	YES
MIN YARD	FRONT	40'	125'+/-	YES
	SIDE	30'	30' +/- (NOTE 3)	YES
	REAR	30'	45' +/-	YES
MAX STORI	ES	3	1	YES
MAX HEIGH	Т	NA	<45′	N/A
LOT COVER	AGE	80%	63.8%	YES
BUILDING C	OVERAGE	70 %	31.2%	YES
PARKING	TOTAL	487	415	(NOTE 4)
	SIZE	9'X19'	9'X19'	YES
	AISLE	24'	24'	YES
	HANDICAP	16	17	YES
PARKING	FRONT	10'	70'+/-	YES
SETBACKS	SIDE	N/A	53'+/-	N/A
	REAR	N/A	30'+/-	N/A
	BUILDING	N/A	20'	N/A

- GROVE STREET = 1,554,427 S.F.
- BUILDING WILL BE APPROX. 45' HIGH. SIDE YARD SETBACK IS 102' AND THEREFORE SIDE YARD COMPLIES
- WITH BY LAW SECTION ATTACHEMENT 9 FOOT NOTE 8 FOR SETBACKS TO A RESIDENTIAL USE.

BUILDING	BUILDING	PARKING	PARKING	HANDICAP	HANDICAP	LOADING	
	AREA	REQUIRED	PROVIDED	PARKING	PARKING	PROVIDED	
	(SF)	(NOTE 2)		REQUIRED	PROVIDED		
176 GROVE	169,968	170	195	6	6	65 +/-	ד0 -
200 GROVE	150,000	150	107	5	6	33	
210 GROVE	166,757	167	113*	5	5	15 +/-	
TOTAL	486.725	487	415	16	17	113 +/-	



EXIST
Ĕ,
C)

GSH

CHKD BY

APPD BY

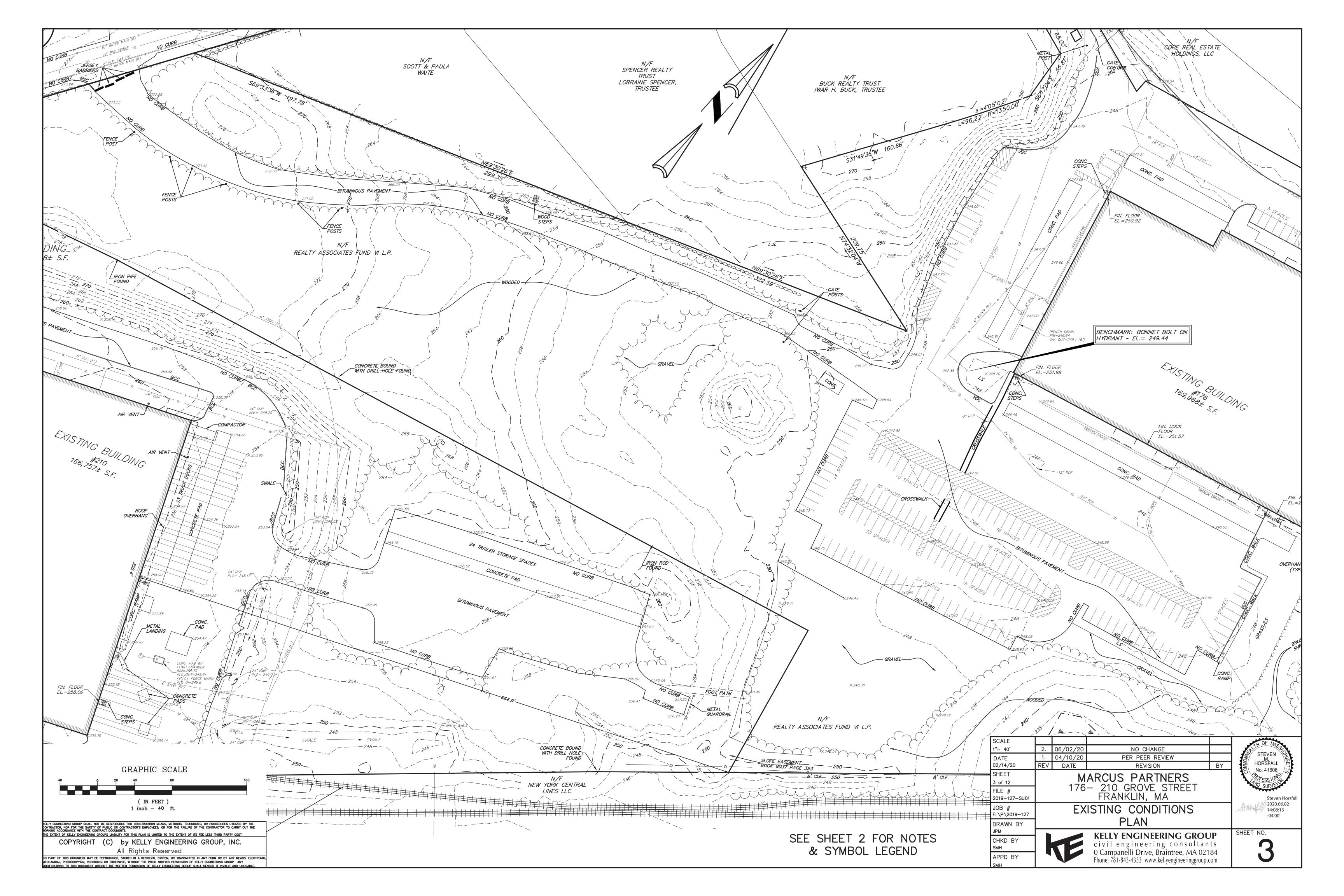
		SHEE	T 2 LEGEND
		ССВ	CAPE COD BERM
		VGC	VERTICAL GRANITE CURB
6		CONC.	CONCRETE
V		BCC	BITUMINOUS CONCRETE CURB
		Ę.	HANDICAP SPACE
		L.S	LANDSCAPED AREA
			CATCH BASIN
			DOUBLE CATCH BASIN
			AREA DRAIN
			TRENCH DRAIN
		D	DRAIN MANHOLE
		Ô	STORM CEPTOR
		SD	DRAIN LINE
		RD	ROOF DRAIN LINE
		AD	AREA DRAIN LINE
		S	SEWER MANHOLE
		ss	SEWER LINE
		FM	SEWER FORCE MAIN
		GV	GAS VALVE
		G	GAS LINE
		,	HYDRANT
		WV WV	WATER VALVE
		w	WATER LINE
		ص	UTILITY POLE
		¢	LIGHT POLE
		•	FLOOD LIGHT
		OHE	OVERHEAD ELECTRIC LINE
		o	CHAIN LINK FENCE
		XX	CONTOUR LINE (MNR)
		— — — — — — — — — — — — — — — — — — —	CONTOUR LINE (MJR)
		×100.00	SPOT GRADE
		· · · · · · · · · · · · · · · · · · ·	EDGE OF WETLANDS
		• <i>B10</i>	WETLANDS FLAG
		<u> shte</u>	WETLANDS
K.		· · · ·	FLOOD PLAIN
			PROPERTY LINE
	N/F	● ^B	BOLLARD
SPACES	CORE REAL ESTATE HOLDINGS, LLC	0	IRON PIPE
A A A A A A A A A A A A A A A A A A A		DUSTRIAL	BOUND
X TIP SPACES	N65'53'10" USE: INDL	ISTRIAL/	SIGN
	ZONE: INL N6553107 USE: INDU 83.17 AVB COMMERCI 89.07	AL	
C BUILDING	10 10		
*1>0 // DI		T	
~S		32'±	
<u>.</u>		SS	
Z.J.		3972 98.54 4. UNITED STATES OF	
		AMERICA	OF MA
		ZONE: INDUSTRIAL USE: UNDEVELOPED	STEVEN
ING TED DS			
\langle	L'IN.		No. 41608
	<u>9</u>		THD SURVELO
l			Steven Horsfall
	583.17' 3'33'36 <i>"</i> W	4	AMALL 2020.06.02 14:07:39 -04'00'
SCAL	E		TH OF MASS
1"= 10	2. 06/02/20		DAVID
DATE 02/14/		PER PEER REVIEW REVISION	BY BY
SHEE	-	•	NO. 37942
2 of 1.		ARCUS PARTNERS	38/ONAL ENGLY
FILE ; 2019–1	# I/C 127-LA02	- 210 GROVE STREET FRANKLIN, MA	Digitally signed by David Noel Kelly P.E.
JOB #	#	OVERALL LAYOUT	DN: cn=David Noel Kelly P.E., o=Kelly Engineering GRoup, Inc., ou,
F:\P\2	2019-127	PLAN	email=dkelly@kellyemgoi neeringgroup.com, c=US Date: 2020.06.02 12:59:52 -04'00'
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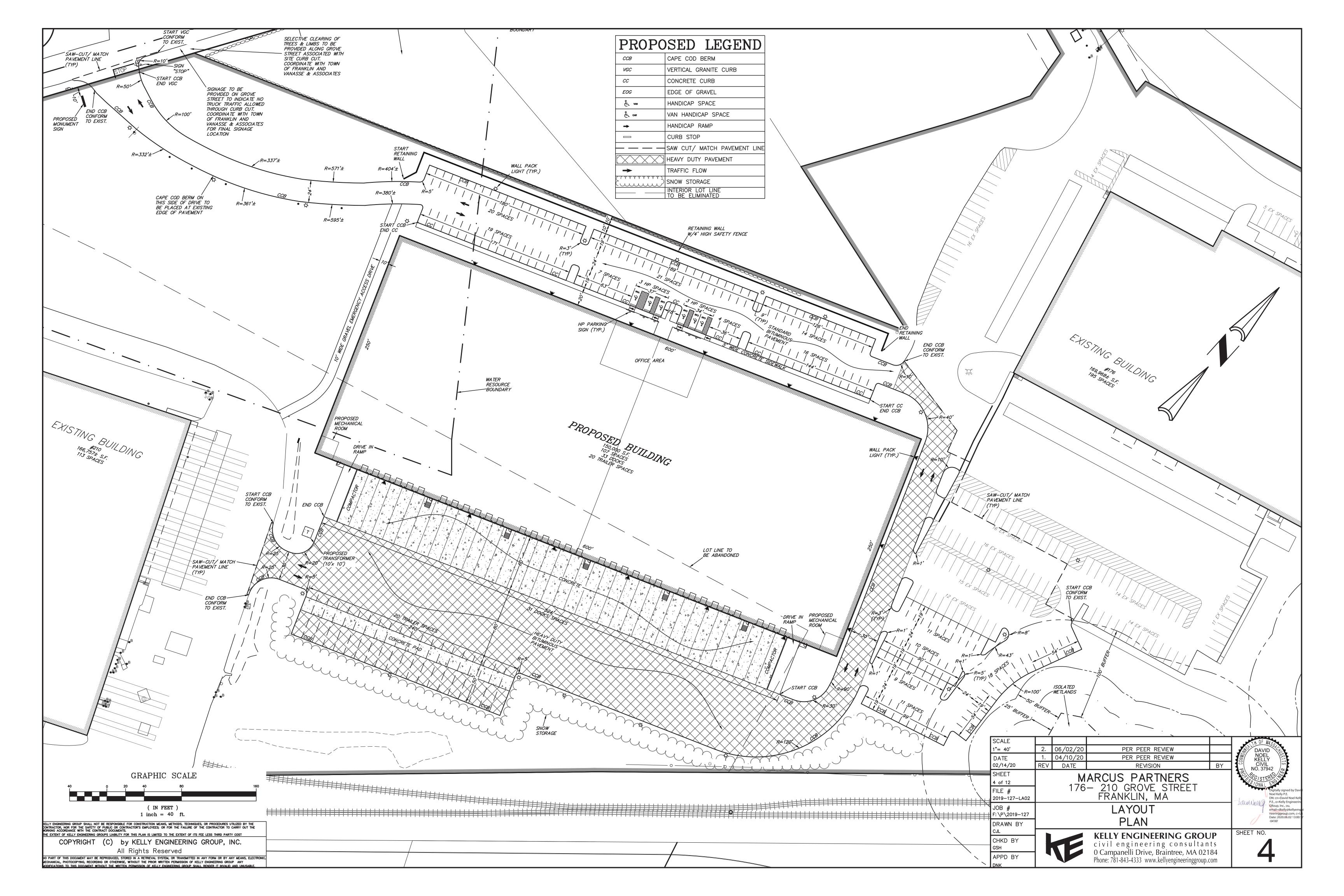
KELLY ENGINEERING GROUP

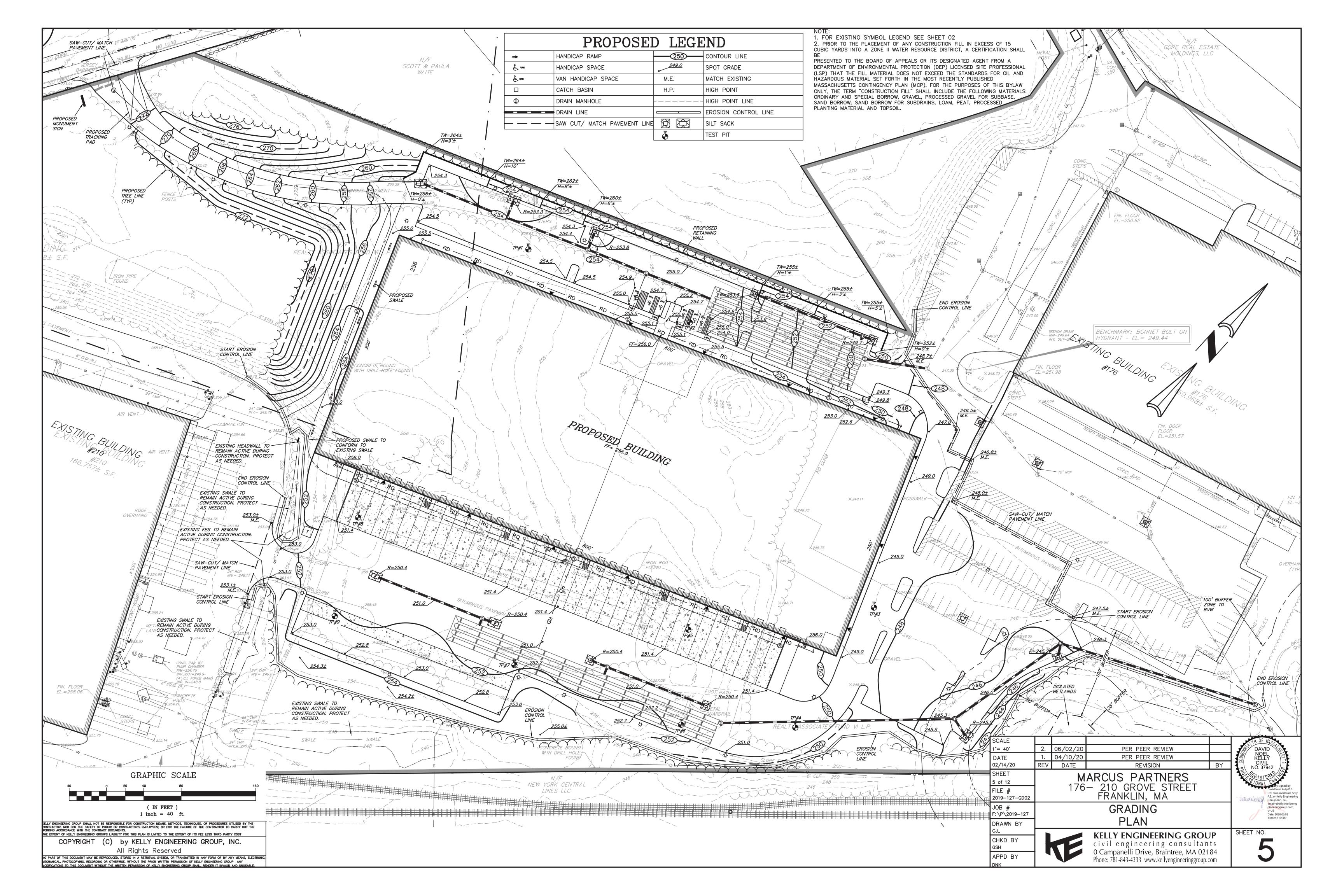
civil engineering consultants

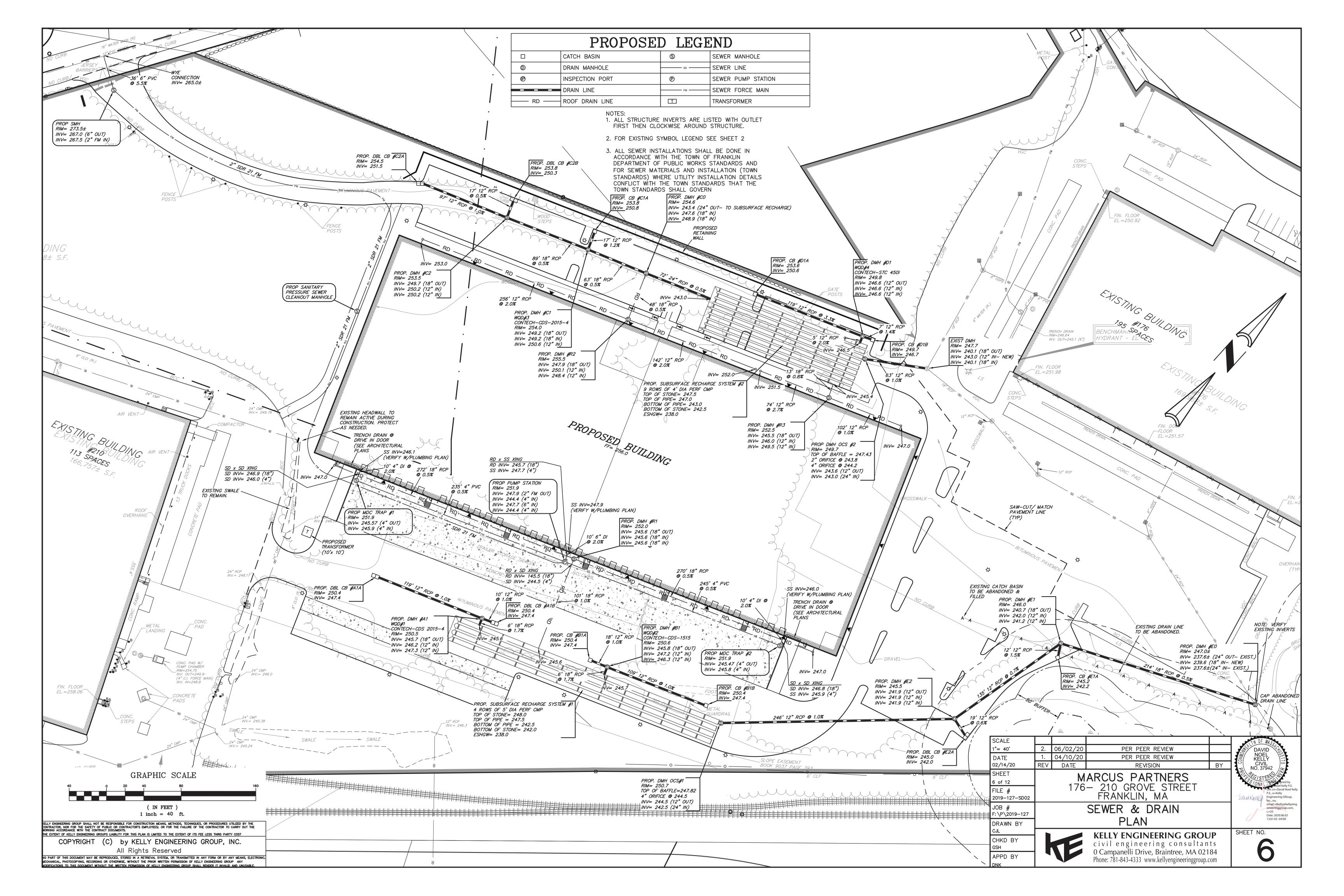
0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com

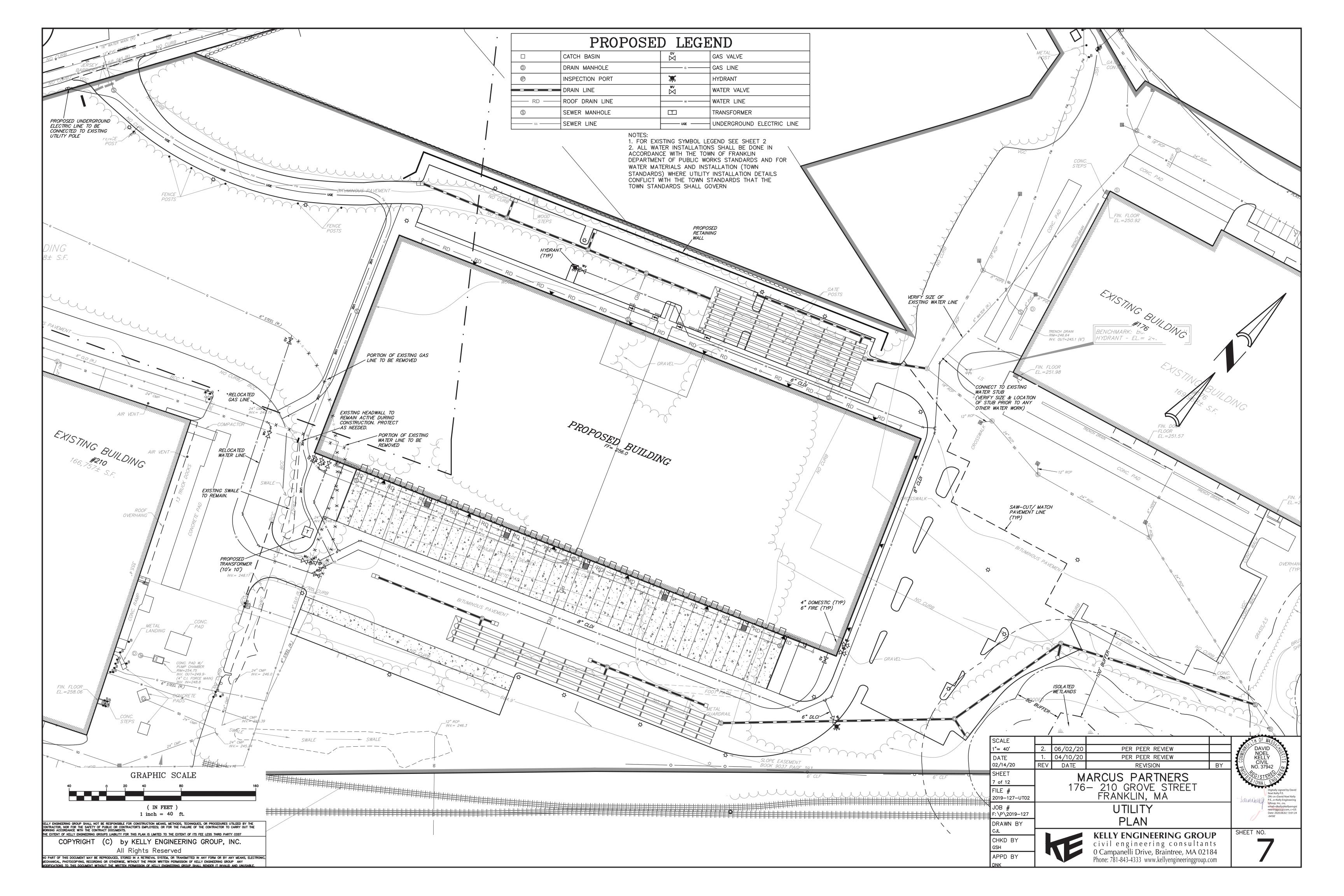
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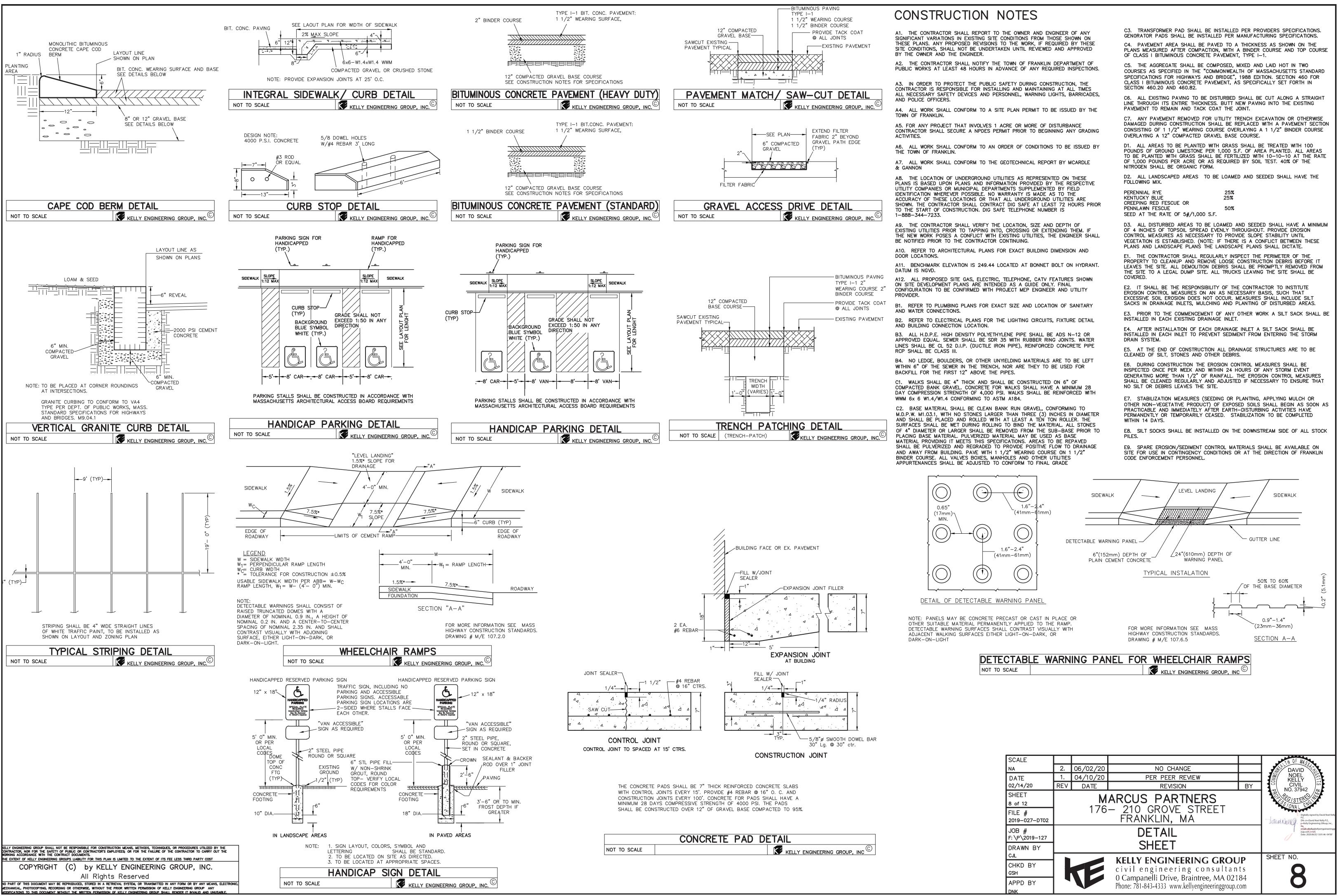




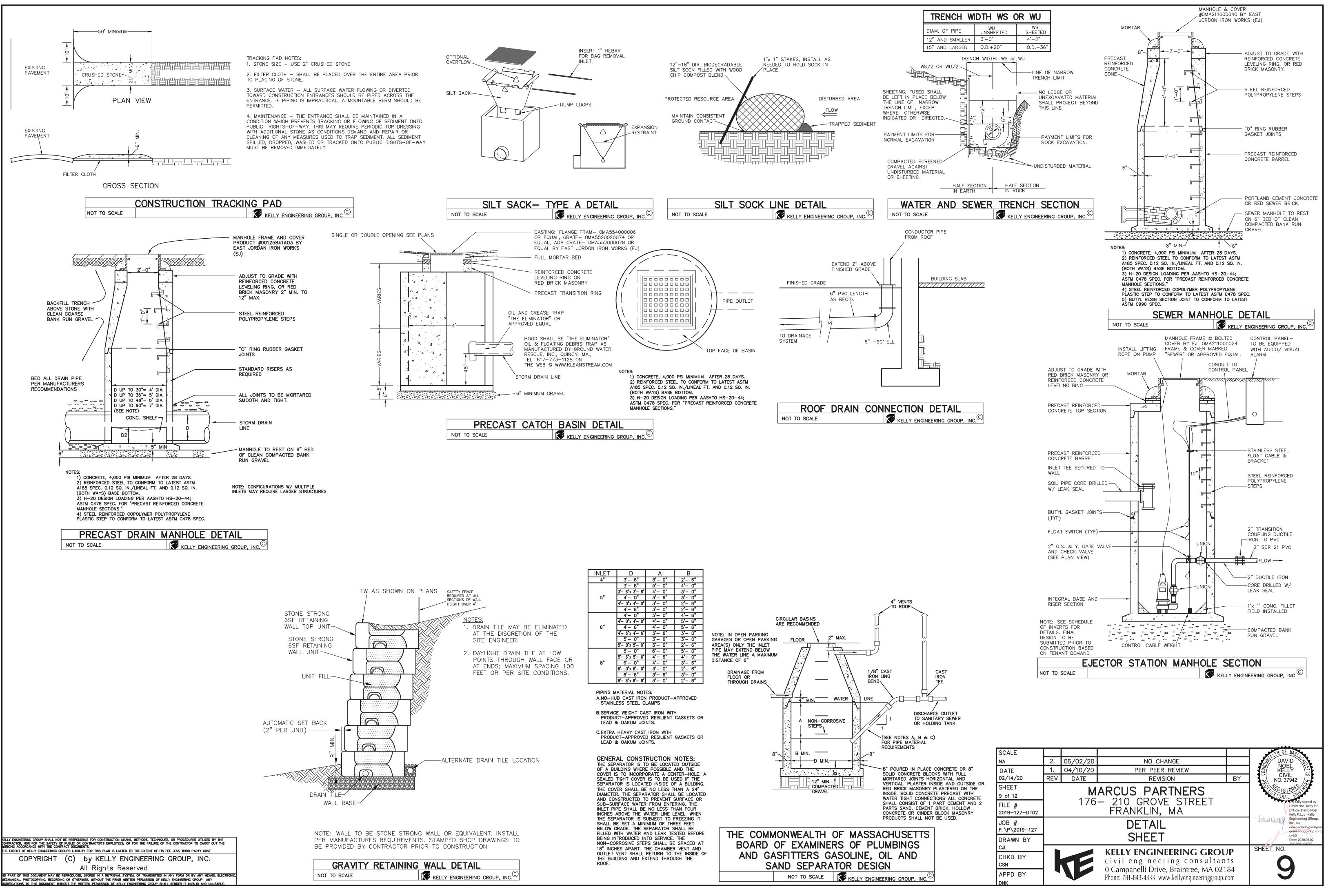


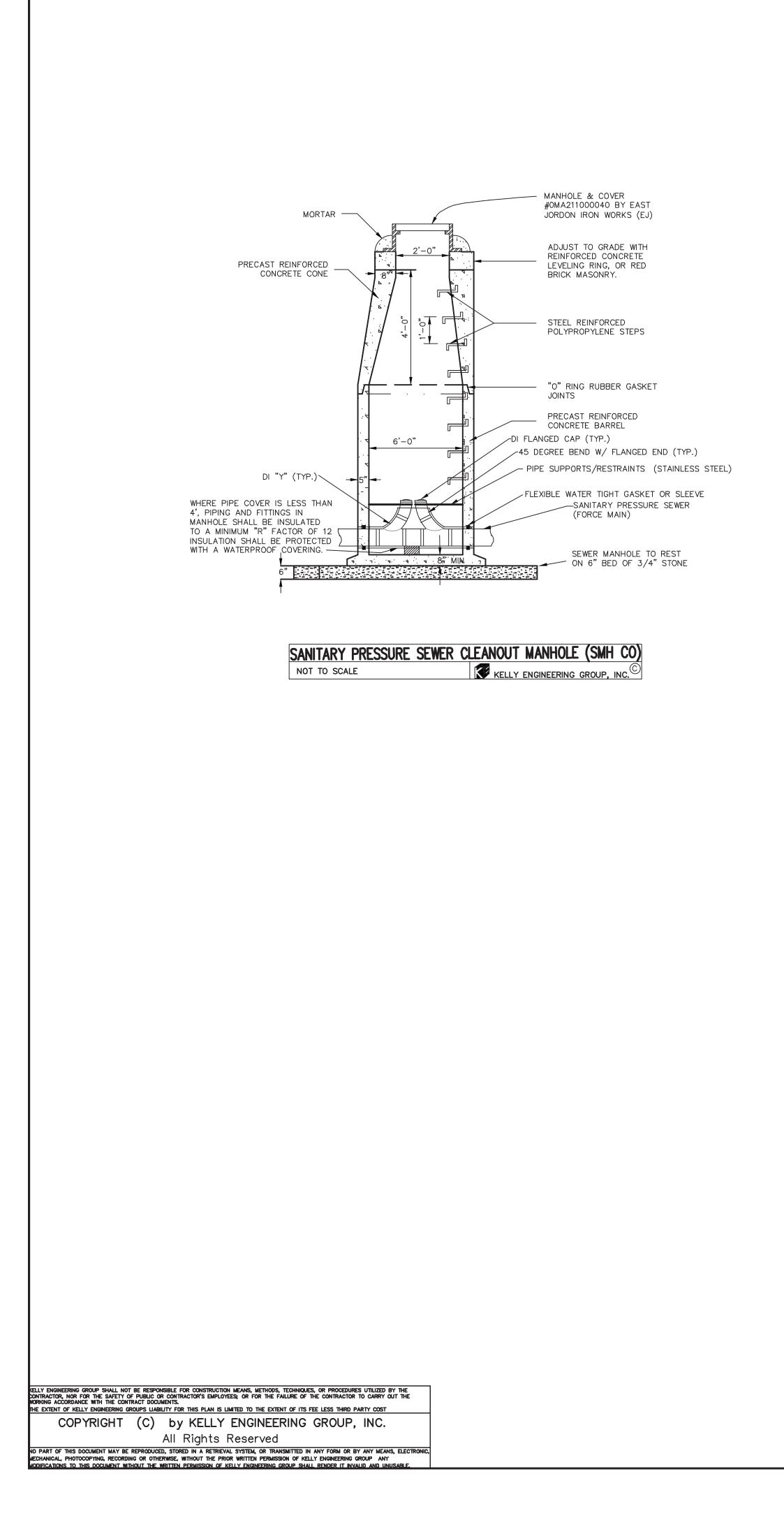


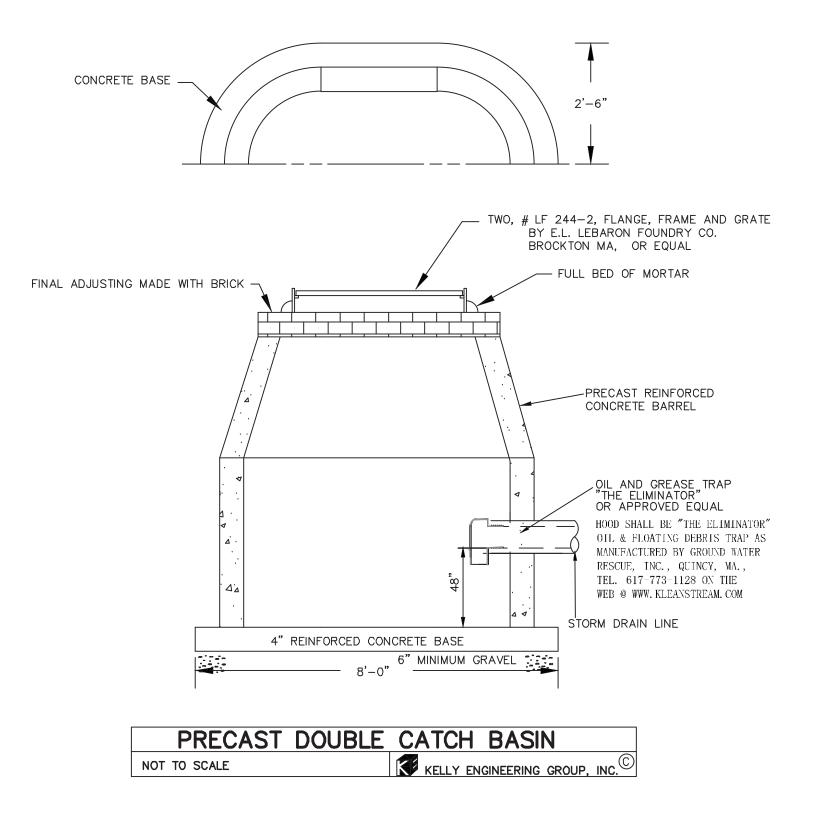


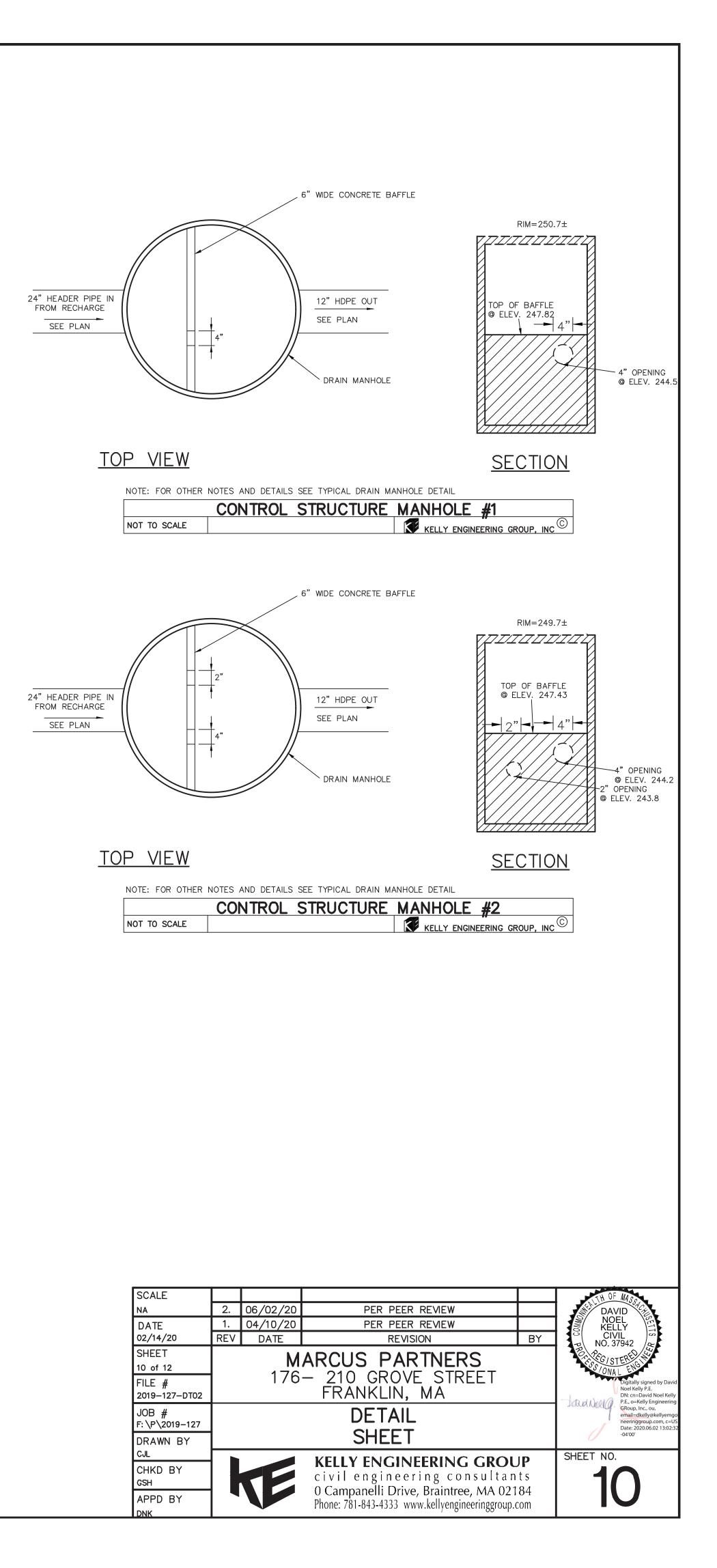


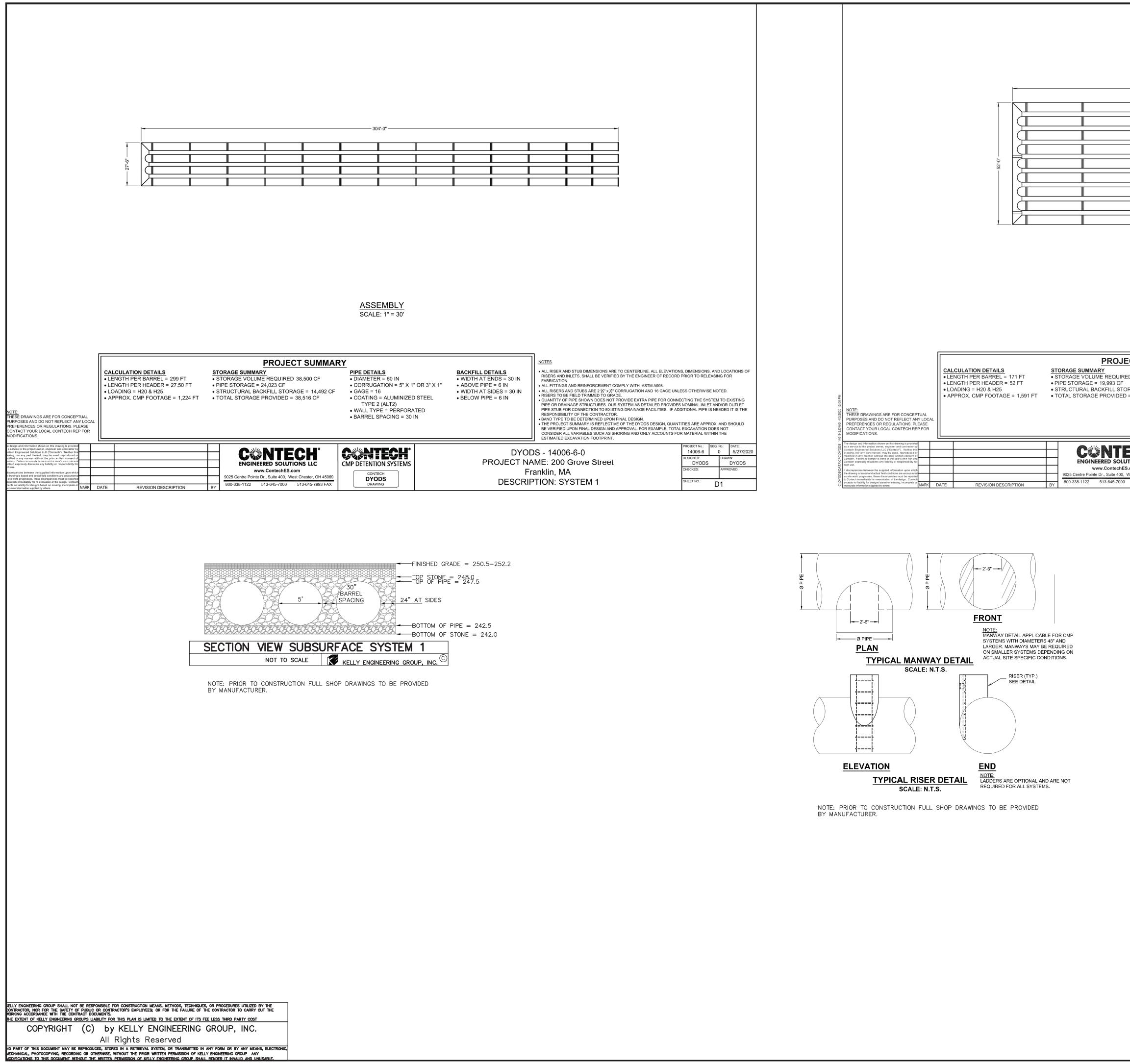
PERENNIAL RYE	25 %
KENTUCKY BLUE	25%
CREEPING RED FESCUE OR PENNLAWN FESCUE	50%





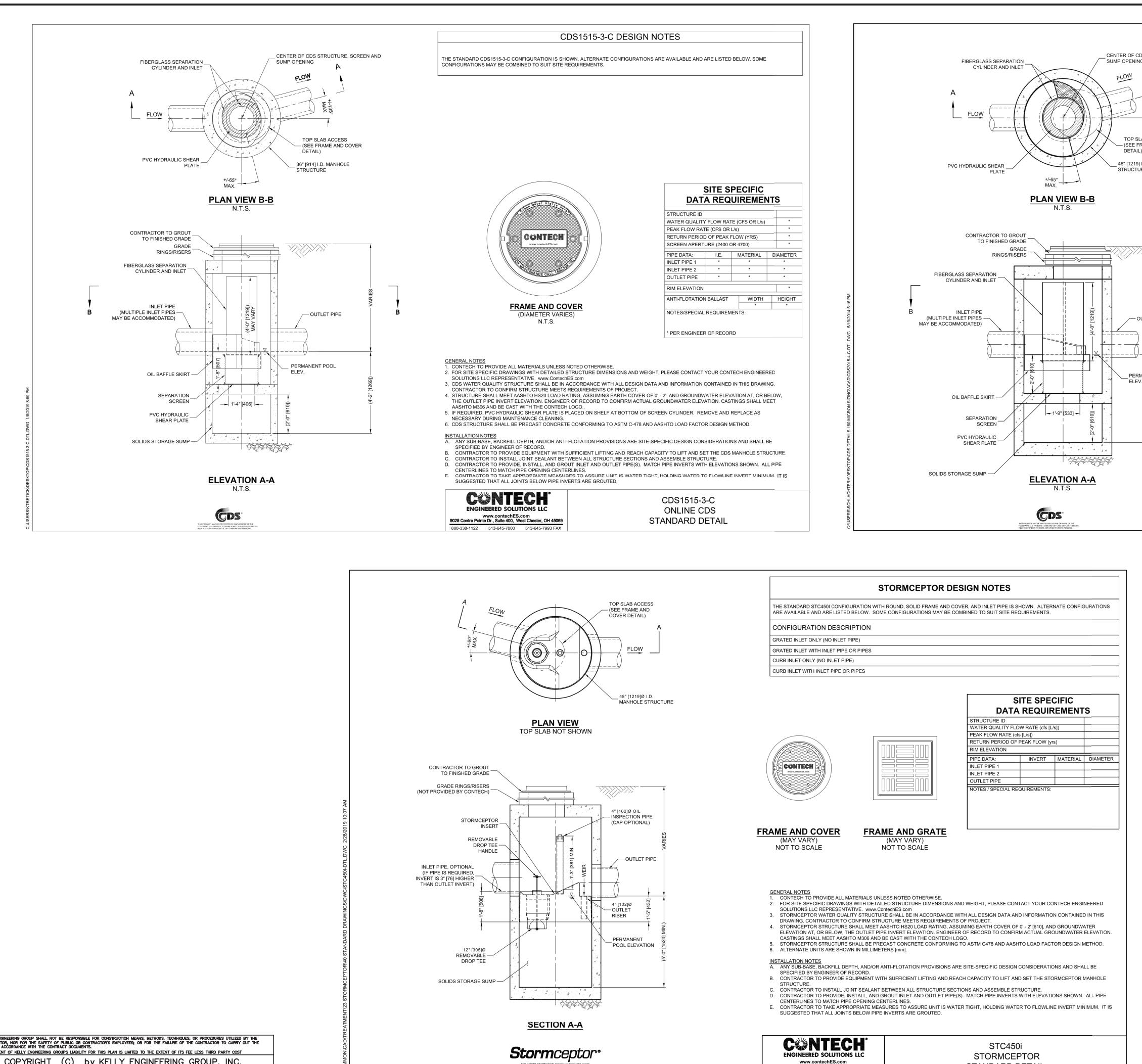


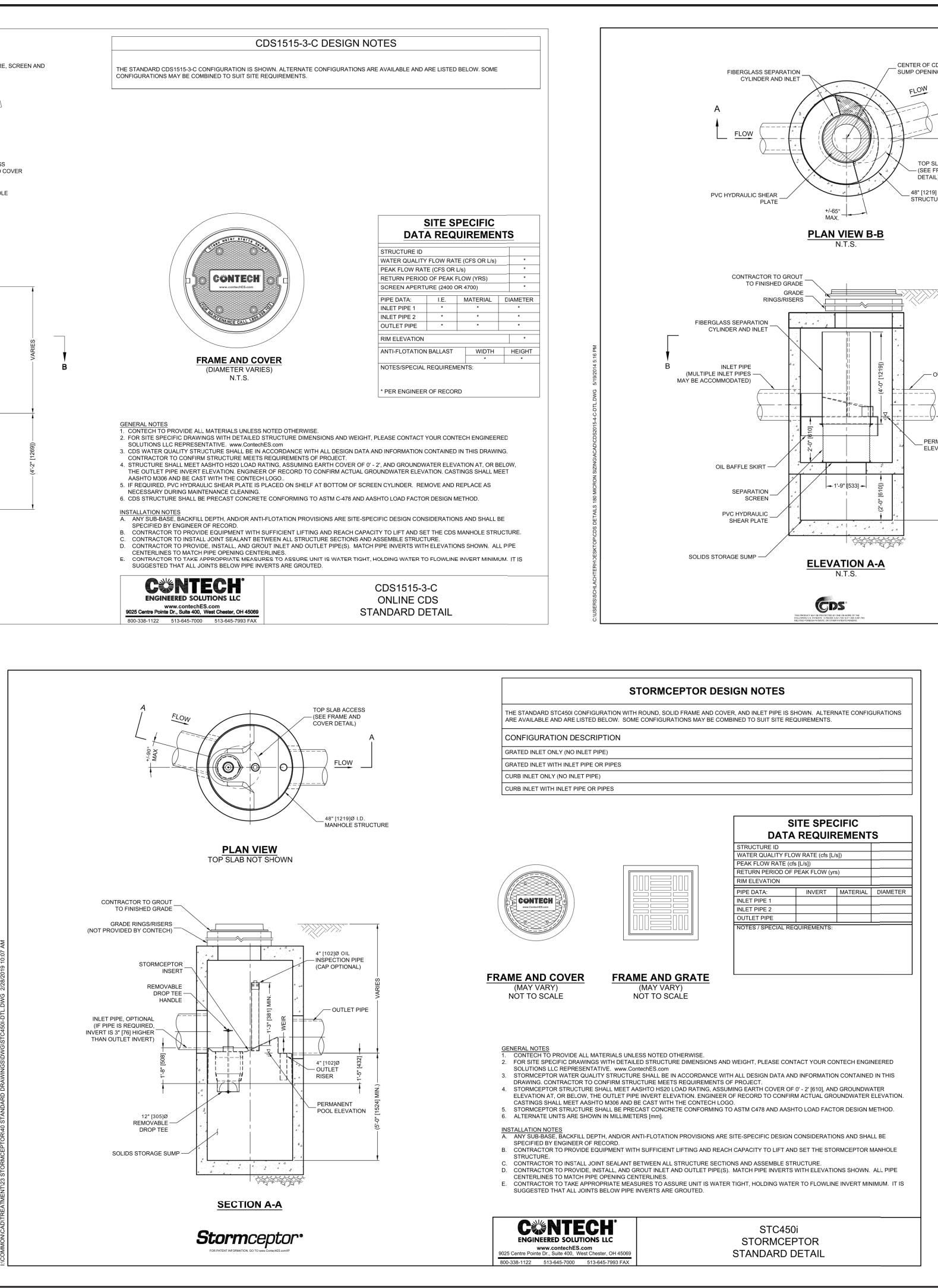


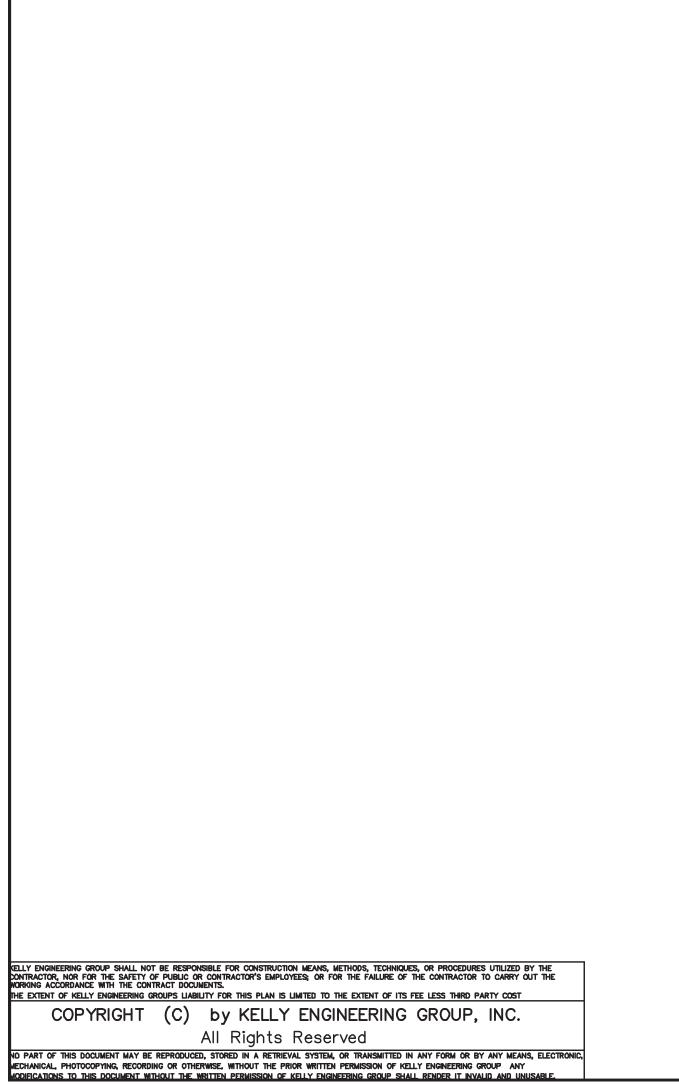


RED 32,000 CF • D F • C TORAGE = 12,050 CF • G ED = 32,043 CF • C • W	ASSEMBLY SCALE: 1" = 20' PE DETAILS DIAMETER = 48 IN CORRUGATION = 2-2/3" X 1/2 SAGE = 16 COATING = ALUMINIZED STE TYPE 2 (ALT2) VALL TYPE = PERFORATED SARREL SPACING = 24 IN	WIDTH AT SIDES = 24 IN BELOW PIPE = 6 IN	RISERS AND INLETS, SHALL BE VERIFIED BY THI FABRICATION. ALL FITTINGS AND REINFORCEMENT COMPLY W ALL RISERS AND STUBS ARE 2 X'' × X'' CORRUG RISERS TO BE FIELD TRIMMED TO GRADE. QUANTITY OF PIPE SHOWN DOES NOT PROVIDE PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM PIPE STUB FOR CONNECTION TO EXISTING DRA RESPONSIBILITY OF THE CONTRACTOR. BAND TYPE TO BE DETERMINED UPON FINAL DE THE PROJECT SUMMARY IS REFLECTIVE OF THI	GATION AND 16 GAGE UNLESS OTHERWISE NOTED. E EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING M AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET AINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE ESIGN. IE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD
	CONTECH DETENTION SYSTEMS CONTECH DYODS DRAWING	PROJECT		ALL FOR EXAMPLE, TOTAL EXCAVATION DOES NOT AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE PROJECT NO.: SEQ. NO.: DATE: 14019-3 0 4/3/2020 DESIGNED: DYODS CHECKED: APPROVED: SHEET NO.: D1
S	NOT	4' BARREL SPACING SPAC	GINEERING GROUP, INC.	3.0
	DATE	2. 06/02/20 1. 04/10/20 REV DATE MARCU	PER PEER REVIEW PER PEER REVIEW REVISION IS PARTNERS	BY BY

MARCUS PARINERS SSIONAL ENG 11 of 12 176- 210 GROVE STREET FRANKLIN, MA FILE # Digitally signed by Day 2019-127-DT02 Noel Kelly P.E. DN: cn=David Noel Kelly DN: cn=David Noel Kelly P.E., o-Kelly Engineering GRoup, Inc., ou, email=dKelly@kellyemgo. neeringgroup.com, c=US Date: 2020.06.02 13:02:54 -04'00' JOB # DETAIL F: \P\2019−127 SHEET DRAWN BY CJL **KELLY ENGINEERING GROUP** civil engineering consultants O Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com SHEET NO. CHKD BY 44 (E GSH APPD BY







	CDS2015-4-C DESIGN NOTES				
DS STRUCTURE, SCREEN AND	THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.				
h	CONFIGURATION DESCRIPTION				
t _	GRATED INLET ONLY (NO INLET PIPE)				
M +	GRATED INLET ONLY (NO INLET PIPE)				
+1-135°	CURB INLET ONLY (NO INLET PIPE)				
+	CURB INLET WITH INLET PIPE OR PIPES				
,	SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONF SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS	IGURATION)			
AB ACCESS RAME AND COVER)					
I.D. MANHOLE RE					
		STRUCTURE ID WATER QUALITY FLOW RATE (CFS OR L/S) *			
		PEAK FLOW RATE (CFS OR L/s)*RETURN PERIOD OF PEAK FLOW (YRS)*SCREEN APERTURE (2400 OR 4700)*PIPE DATA:I.E.INLET PIPE 1***INLET PIPE 2***OUTLET PIPE***			
Si Ci		RIM ELEVATION *			
VARIES	FRAME AND COVER	ANTI-FLOTATION BALLAST WIDTH HEIGHT			
s j B	(DIAMETER VARIES)	NOTES/SPECIAL REQUIREMENTS:			
	N.T.S.	* PER ENGINEER OF RECORD			
IANENT POOL [1325]	 <u>GENERAL NOTES</u> CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING. 				
	 MAINTENANCE CLEANING. <u>INSTALLATION NOTES</u> A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD. B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED). C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE. D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED. 				
	CINTECH ENGINEERED SOLUTIONS LLC	CDS2015-4-C INLINE CDS			
	www.contechES.com 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 800-338-1122 513-645-7000 513-645-7993 FAX	STANDARD DETAIL			

SCALE					TH OF MAS
NA	2.	06/02/20	NO CHANGE		DAVID
DATE	1.	04/10/20	PER PEER REVIEW		NOEL KELLY
02/14/20	REV	DATE	REVISION	BY	
SHEET 12 of 12		MARCUS PARTNERS 176- 210 GROVE STREET			Digitally signed by David Noel Kelly P.E. Discretaring GRoup, Inc., ou, email=dkelly@kellyemgo Date: 2020.06.02 13.03:18
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CHKD BY GSH			civil engineering consultan	t s	10
APPD BY			0 Campanelli Drive, Braintree, MA 021 Phone: 781-843-4333 www.kellyengineeringgroup.	. 0 4 com	

COMMONWEALTH OF MASSACHUSETTS

Town of Franklin

Planning Board

In Re:

MCP III 176 Grove LLC, MCP III 210 Grove LLC 176 – 210 Grove Street, Franklin, MA

MEMORANDUM OF MCP III 176 GROVE LLC AND MCP III 210 GROVE LLC IN SUPPORT OF THEIR APPLICATION FOR SITE PLAN REVIEW

ISSUE:

Whether the applicants' request for Site Plan Review under the Town of Franklin Zoning Bylaw ("Bylaw") Chapter 185, Article V, Section 185-31 meets the review criteria set for in Bylaw Section 185-31.1.C.(4).

BACKGROUND:

176 and 210 Grove Street ("Locus") are presently existing warehouse uses. The applicant seeks approval to construct a new warehouse between the existing buildings along with appropriate parking to service the new building as well as the existing warehouses. 176 Grove consists of 25.128 acres and 210 Grove consists of 14.9 acres. The applicants propose to combine the two parcels and to create condominium units out of the three buildings (2 existing and 1 proposed new).

The applicants respectfully request the Planning Board, in addition to approving the enclosed application with reasonable conditions, make two specific determinations relative to the proposed parking. One pursuant to Bylaw Section 185-21.A.(4) to reduce the number of parking spaces below the number required by strict compliance with Section 185-21.B. Also, a second determination pursuant to Bylaw Section 185-21.C.(6) to allow that certain parking spaces, which

will be more than 300 feet from the building entrance they serve, may be counted toward fulfillment of parking requirements, given the type of use.

ARGUMENT:

Site Plan Review Criteria

Bylaw Section 185-31.1.C.(4) enumerates the review criteria to be used by the Planning Board ("Board") when considering an application for Site Plan Review:

(a) Internal circulation, queuing, entrance and egress are such that traffic safety is protected and access via secondary streets servicing residential neighborhoods is minimized.

The access points and the on-site circulation is outstanding for the proposed enlargement of the existing warehouse use. Locus is an enormous site which will easily accommodate the proposed daily vehicle trips. Access to locus will be from Grove Street via either West Central Street or Washington Street. The West Central Street intersection is excellent for the proposed use. The Washington Street intersection has long been a challenging intersection, however, the proposed use by the applicant does minimize the impact on that intersection and the residential neighborhoods serviced thereby.

(b) Reasonable use is made of building location, grading and vegetation to reduce visibility of structures, parking area, outside storage or other outdoor service areas (e.g. waste removal) from public views.

Given the size of Locus, most of the improvements on Locus are already shielded from public views. The proposed building location, grading, and landscaping continue to keep the majority of the on-site improvements shielded from public views.

(c) Adequate access to each structure for fire and service equipment is provided.

Fire and service equipment will retain complete access to the existing buildings and the proposed new building. The on-site parking and circulation allow for excellent emergency vehicle access.

(d) Utilities, drainage and fire-protection provisions servicing the site provide functional service to each structure and paved area in the same manner as required for lots within a subdivision.

The utilities, drainage and fire-protection servicing the site provide excellent service to each of the buildings proposed on Locus with a level of service that meets or exceeds the level of service for lots within a subdivision.

(e) No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded, and the light is directed downward.

The applicant is installing downward directed lighting fixtures and has provided to the Board a photometric plan demonstrating that light spillage off of Locus has been minimized such that it does not create a hazard or nuisance to neighboring property owners or adjacent roadways.

(f) Proposed limit of work is reasonable and protects sensitive environmental and/or cultural resources. The site plan as designed will not cause substantial or irrevocable damage to the environment, which damage could be avoided or mitigated through an alternative development plan.

The project design is mindful of those environmental resources which are located relatively close by and does protect those resources. The applicant must obtain the approval of the Franklin Conservation Commission for the project, so there is an extra layer of municipal oversight to make sure the environmental resources are protected. There are no cultural resources that will be impacted by this application.

(g) All other requirements of the Zoning Bylaw are satisfied.

The application meets all other Bylaw requirements without the need for any further municipal relief.

Parking

1) Section 185-21.A.(4) provides that, "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...upon determination that a lesser provision would be adequate for all parking needs because of such special circumstances as shared parking for used having peak parking demands at different times, unusual age or other characteristics of site users...."

The goal of the Bylaw is to achieve the appropriate balance between sufficient parking to service Locus with the desire to limit the extent of impervious service area in order to maximize on-site water retention and infiltration. The characteristics of this site are appropriate for the Board to find that the number of spaces proposed are more than sufficient to properly service the entire facility. The resulting property will include three large warehouse buildings. The parking generated by the warehouse uses will not come close to the strict parking calculations of the Bylaw. Also, given the close proximity of each warehouse and the parking provide for each, in the event one warehouse ever experienced an unusual parking demand, there is ample parking associated with the other warehouses to handle any such overflow parking.

2) Section 185-21.C.(6) provides that, "Parking spaces more than 300 feet from the building entrance they serve may not be counted toward fulfillment of parking requirements unless the Planning Board determines that circumstances justify this greater separation of parking from use.

The proposed warehouse complex is just this type of use this Bylaw exception contemplates. The campus is set well back off of any public way and typically the general public will not be accessing Locus. This means that no situation will arise where the very young or the very old are required to navigate a busy way in order to enter any of the buildings. In addition, there is more than enough parking to service the buildings on a regular basis, so those spaces are that located more than 300 feet from the building entrance will function as overflow parking should the need arise.

CONCLUSION:

For the reasons set forth above, the applicant respectfully requests that the Board approve the site plan and allow the proposed parking relief.

Respectfully submitted, MCP III 176 Grove LLC & MCP III 210 Grove LLC, By their attorney,

Edward V. Cannon, Jr., Esq. Doherty, Dugan, Cannon, Raymond & Weil, P.C. 124 Grove Street, Suite 220 Franklin, MA 02038 Tel (508) 541-3000 x218 evc@ddcrwlaw.com BBO#561137

Dated: May 28, 2020



June 2, 2020

Franklin Planning Board 355 East Central Street Franklin, MA 02038

- Re: Response to Peer Review Comments 176-210 Grove Street Franklin, MA
- Cc: Matt Crowley, BETA Levi Reilly, Marcus Partners Edward Cannon Jr Giles Ham, Vanasse Ben LaFrance, Hawk Design, Inc.

Dear Members of the Board:

On behalf of our client, MCP III 176 Grove LLC & MCP III 210 Grove LLC, we are pleased to submit the following documents:

- One (1) copy of this response to peer review comments letter
- One (1) copy of the Site Development Plans, Sheets 1-12 prepared by Kelly Engineering Group, Inc. dated June 2, 2020
- One (1) copy of the Stormwater Management Addendum, prepared by Kelly Engineering Group, Inc., Dated May 27, 2020
- One (1) copy of the Landscape Plan Buffer Sketch, prepared by Hawk Design Inc., Dated June 1, 2020
- One (1) copy of the Operation & Maintenance proposal prepared by Johns Sewer & Drain Cleaing

*All of the above referenced documents have also been electronically sent to BETA Group, Inc. and the Town Planning Staff.

The purpose of this letter is to address Departmental comments from Matthew Crowley, PE and Stephen Borgatti of BETA Group, Inc., dated May 21, 2020. All other BETA comments that have been omitted in this letter have been resolved in the first peer review response letter to BETA. The remaining comments are in Italics and the response is in regular text.

GENERAL COMMENTS

G4. Clarify if any external dumpster areas will be required for the new building. KEG: It is anticipated that final dumpster/compactor needs and location will be finalized once a tenant(s) has been identified. It is anticipated that these refuse containers will be located in the rear loading areas of the proposed building. BETA2: Dumpster areas are typically required to be placed on concrete pads with screened enclosures. The Board may wish to consider including future dumpster requirements as a condition of approval.

Response: The dumpsters or compactors will be located on the concrete pad at a loading door in the rear of the building. The applicant is acceptable to a condition to require staff to review the final dumpster locations.

ZONING

21. Confirm the proposed office area is for clerical or administrative purposes. KEG: This intended use of this area. Final breakdown of these office/warehouse proposed areas will be determined by tenant needs. BETA2: In consideration that the future tenant is unknown, the Board may wish to consider including a condition that requires the future tenant/use to be approved by the Board as part of a Limited Site Plan.

Response: The applicant respectfully requests to discuss this further with the Board.

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

P3. The parking calculations are based solely on the total building footprint as a warehouse; however, a portion of the building is intended to be used as an office. BETA defers to the Zoning Enforcement Officer to determine the application of §185-21.B.(3)(b). KEG: Acknowledged. It is intended that the office portion will be a small accessory use to support to the main use of warehouse. The traffic analysis by Vanasse has determined that the proposed parking is sufficient for this use. BETA2: Information provided indicating that proposed parking is sufficient for anticipated demand. In consideration that the future tenant is unknown, the Board may wish to consider including a condition that requires the future tenant/use to be approved by the Board as part of a Limited Site Plan.

Response: The applicant respectfully requests to discuss this further with the Board.

P4. The plans indicate 107 parking spaces will be provided for the new building and that 150 are required. Provide the required number of parking spaces or request a waiver in accordance with §185-21.A.(4). BETA notes that in conjunction with comment P4, if the 59 proposed spaces at the 176 Grove Street site are intended to serve the new building, the total number required for the new building will be provided. KEG: Per the traffic analysis by Vanasse, the proposed parking provided will be sufficient to support the proposed use. Per Section 185-21 (A)(4), this can be allowed by the Board. BETA2: Refer to comment P3.

Response: See response to P3

P5. Clarify which building the additional 59 parking spaces on the 176 Grove Street parcel are intended to serve. Approximately 37 of the spaces are located more than 300 feet from the 176 Grove Street building and may not count towards the fulfillment of parking requirements unless approved by the Board (§185-21.C.(6)). KEG: See response to P4. There is adequate parking to support the proposed building. **BETA2:** Reconfiguration of the parking spaces on the 176 site will not result in a change to the total number of parking spaces; however, it will result in spaces located greater than 300 feet from the building. Although the parking spaces may be surplus to current parking demand BETA recommends for the Board to discuss this at the next public hearing.

Response: As demonstrated in the parking study by Vanasse there is adequate parking available on site. The applicant is open to discussing this further with the Board. The furthest parking space will be less than 400' to the building entrance. The spaces furthest from the building will have minimal use except during peak times.

P6. The inactive driveway proposed for reconstruction/reuse appears to be less than 50' from Old Grove Street (§185-21.C.(7)(a)). Recommend to explore options to relocate the driveway more than 50' from Old Grove Street or relocating it directly across from Old Grove Street. VAI: The inactive existing driveway, while currently closed, will be utilized as the part of the site development. The Driveway is located against to the northly residential property line and cannot be moved further to the north. Turning movements at this slightly offset intersection will be less than 1 vehicle a minute and in our professional opinion can be safely accommodated. The intersection meets all safety design criteria, including sight distance. BETA2: The proponent has indicated that the inactive existing driveway is located against the property line and cannot be relocated; however, plans depict the driveway centerline

approximately 90 feet from the property line. BETA does not anticipate that the current configuration will result in an adverse issue but recommends for the Board to discuss this issue at the next public hearing.

Response: The applicant is agreeable to discussing this issue with the Board.

P7. Provide calculations for stopping sight distance and intersection site distance at inactive driveway proposed for reuse (§185-21.C.(7)(c)). Based upon BETA's site walk, selective clearing should be provided at the driveway's intersection with Grove Street to increase sight distance. VAI: As contained on Table 7 of the traffic study, the driveway meets both Federal and State standards with respect to required Stop Sight Distance (SSD). Table 7 presents the measured sight distances at the site driveway. As can be seen in Table 7, the available lines of sight for motorists exiting onto Grove Street looking for both directions exceed the recommended minimum sight distance to function in a safe manner based on the appropriate approach speeds. VAI concurs with the BETA comment "...that selective clearing should be provided at the driveway's intersection with Grove Street to increase sight distance". With respect to Intersection Sight Distance (ISD), for 40 mph the intersection meets the required northbound sight distance of 385 (ft) and the requires southbound sight distance of 445 (ft). BETA2: Information provided. Include note on Site Plan to perform selective clearing at the driveway's intersection with Grove Street.

Response: A note has been added to the plan to coordinate this with the Town and Traffic Engineer.

P8. Provide tree plantings in accordance with the requirements of §185-21.C.(5). KEG: See landscaping plans by Hawk Design. BETA2: Sufficient plantings provided. Confirm that proposed species are from the Town of Franklin Best Development Practices Guidebook.

Response: Hawk Design has confirmed that nearly all of the plantings provided on the landscape plan are from the Town of Franklin Best Development Practices Guidebook. We note that one species (the Boule de Neige Rhododendron) is not on the list but is a species that is suited to the site and will enhance the landscaping design.

Industrial District Performance Controls (§185-22)

11. Provide general information on anticipated post-development noise, vibrations, and odors. KEG: Response: The proposed development a warehouse and distribution facility, is a quiet non impactful use. The proposed development is surrounded by industrially zoned land with the exception of the land located across Grove street which is residentially zoned. The residentially zoned land is over 400' from the proposed building. It is noted that the abutting land to the north is zoned industrial however is occupied by residential uses. The site has been designed to limit any potential noise, vibrations, and odors impacting these properties by designing all loading to occur on the south side of the building so there is no exposure to the residential uses. Additionally, all trucks will comply with Massachusetts idling requirements. BETA2: Information provided. BETA does not anticipate any excessive noise, vibrations, or odors as a result of trucking operations. Clarify where proposed HVAC equipment will be located. Adequate screening and shielding for noise should be provided, particularly for rooftop units.

Response: The buildings have not yet been fully designed but the applicant will ensure that equipment is screened and shielded.

CURBING (§185-29)

C1. The Bylaw does not include any provisions for the installation of cape cod berm. At the discretion of the Board revise bituminous curb to be vertical granite or reinforced concrete curbing adjacent to parking areas. BETA defers to the preference of the Board regarding edge treatments along the access driveway. KEG: Granite curbing has been proposed at driveway intersection with Grove Street. The curbing will then transition to Cape Cod berm, which is consistent with the existing curbing on the site today. Concrete curbing has been provided along the proposed sidewalk with pedestrian access in front of the

building. The cape cod berm sections are not within view of the public way. **BETA2: Issue remains** outstanding.

Response: The applicant respectfully requests to discuss this issue further with the Board.

C2. Provide turning movement at the driveway proposed for reconstruction/reuse to demonstrate the proposed curb radius is adequate. KEG: This driveway is intended only for staff vehicles/emergency access. The fire Dept. Has reviewed the plans and has no issues with the proposed access. **BETA2: The proposed curb radius is adequate for passenger vehicles. Provide signage to indicate that truck traffic is prohibited from this driveway**.

Response: A note to provide this signage has been added to the plans and to coordinate final location with the Town of Franklin and Traffic Engineer.

Site Plan Review (§185-31)

S7. Revise lighting plan to eliminate spillage onto adjacent residential parcels (§185-31.C.(4)(e)). Provide typical details for proposed light poles and luminaires. KEG: A revised photometric has been provided. Details for the proposed light poles and luminaires have been provided. BETA2: Lighting revised to eliminate spillage onto adjacent residential property. As discussed at the previous public hearing, the proponent should address existing spillage from the 176 Grove Street property. Recommend for proposed luminaires adjacent to residential properties to be identified as having full cutoffs to mitigate any nuisance glare.

Response: Based on this comment the Applicant investigated the lighting on 176 Grove and although the lighting is modern LED fixtures they were not properly installed – many of the lights are pointing upward. The applicant is in the process of fixing the mounting angle of these lights so that they point downward and will have the process of fixing the lights completed within the next two weeks.

SCREENING (§185-35)

L1. The Retaining Wall Detail indicates a safety fence at the top of wall. Recommend to provide a fence that will also serve to screen the parking area, such as a chain-link fence with vinyl slats. KEG: The area between the retaining wall and the property line will be landscaped as shown on the landscaping plans. The nearby residence (located in the industrial zoning district) is approx. 100' from the parking lot and there is heavy vegetation between the parking lot and that residence. **BETA2:** A limited number of plantings (8 arborvitaes) have been provided at the top of wall. Although there is existing vegetation between the proposed building/parking area and the residences, the vegetation is entirely on the residential properties. In consideration that at least one abutter expressed screening concerns, the proponent should evaluate additional plantings or a fence at the top of the wall.

Response: The landscape plans call for Green Giant Arborvitae in this location. These are one of the fastest growing trees and typical mature size is 12-18' wide by 40-60' tall. The proposed trees have been spaced appropriately to allow for the trees to properly grow and fill in. A detailed exhibit of this area has been provided with this submission showing the proposed screening and existing buffer. The applicant is agreeable to review this screening in detail with the Board.

STORMWATER MANAGEMENT

General

SW2. Revise proposed HDPE pipe within areas subject to traffic loads to be RCP. Where cover is less than 42" provide Class V RCP (§300-11.B.(2)(a)). KEG: This development is a private site and does not involve a Definitive Subdivision Plan. The pipe material and cover over pipes on the design plans is consistent with industry design standards and manufacturer's recommendations. All site drainage maintenance will be performed by the property owner. To the extent a waiver is required from the Board from this requirement in Section 300-11then a waiver is respectfully requested. BETA2: At the previous public hearing the Board clarified that HDPE will not be permitted. Issue remains outstanding.

Response: The pipe material has been changed to RCP pipe on the revised plans.

SW15. Provide a correction, such as a Frimpter analysis, for the observed groundwater elevations in proximity to the proposed infiltration systems. If seasonal high groundwater is determined to be within 4 feet of the bottom of the system, and exfiltration is required to mitigate peak flow rates, a mounding analysis is required. KEG: Frimpter analysis has been run to verify separation. The frimpter analysis is included in the stormwater report. The frimpter was run on the test pit that extended to the deepest elevation. Other test pits performed on site were limited by depth of excavation limitations of the machine and pit safety due to the coarse material. Test pits on site showed no high groundwater assumptions are consistent with other site markers including the elevation of the wetlands on the property and then observed water level in those wetlands. **BETA2: A Frimpter analysis has been provided; however, the results indicate the ESHGW is below the observed groundwater elevation in the test pit. BETA recommends for the designer to run the stormwater analysis without the exfiltration component to confirm that peak flow rates can be attenuated without the need for a mounding analysis.**

Response: A revised drainage design and frimpter analysis has been submitted to BETA for review. The revised design as reflected on the attached plans ensures 4' separation to estimated high groundwater

SW29. Indicate proposed locations for construction tracking pads on the plans. A construction tracking pad location has been provided on Sheet 5. **BETA2: Location provided** – issue resolved. **BETA notes the** location of the pad may require adjustment during construction, dependent on contractor's schedule of operations.

Response: Acknowledged, the contractor will ensure a tracking pad is provided in the appropriate location throughout construction.

SW34. Provide an estimated O&M budget. KEG: A budget will be provided once received from the maintenance company. **BETA2: Issue remains outstanding.**

Response: A budget for the maintenance of the catch basins and water quality devices is included with this submittal. Marcus Partners property managers will perform the routine inspections of the BMPs.

We look forward to presenting this project to you at your next scheduled meeting. If you have any questions or desire any additional information regarding this matter, please do not hesitate to call our office.

Sincerely,

KELLY ENGINEERING GROUP, INC.

Garrett Horsfall, Design Engineer





June 4, 2020

Mr. Anthony Padula, Chairman 355 East Central Street Franklin, MA 02038

Re: 176 – 210 Grove Street Site Plan Peer Review

Dear Mr. Padula:

BETA Group, Inc. has reviewed revised documents for the proposed Site Plan Approval application, "176-210 Grove Street" in Franklin, Massachusetts. This letter is provided to update findings, comments, and recommendations.

BASIS OF REVIEW

The following documents were received by BETA and formed the basis of the review:

- Plans (12 Sheets) entitled *Site Development Plans for 176 210 Grove Street, Franklin, MA,* dated February 14, 2020, revised June 2, 2020, prepared by Kelly Engineering Group, Braintree, MA
- Landscape Plans (5 Sheets) entitled 176 210 Grove Street, Franklin, MA, dated February 14, 2020, prepared by Hawk Design, Inc., Sagamore, MA
- Lighting Plan, dated February 12, 2020, revised April 8, 2020, prepared by Robert J. Lindstrom
- Stormwater Management Report, dated February 14, 2020, revised May 27, 2020, prepared by Kelly Engineering Group

Review by BETA included the above items along with the following, as applicable:

- Site Visit
- Zoning Chapter 185 From the Code of the Town of Franklin, current through October 2019
- Zoning Map of the Town of Franklin, Massachusetts, attested to April 30, 2019
- Stormwater Management Chapter 153 From the Code of the Town of Franklin, Adopted May 2, 2007
- Subdivision Regulations Chapter 300 From the Code of the Town of Franklin, current through January 1, 2016
- Wetlands Protection Chapter 181 From the Code of the Town of Franklin, dated August 20, 1997
- Town of Franklin Best Development Practices Guidebook, dated September 2016

COMPILED REVIEW LETTER KEY

BETA reviewed this project previously and provided review comments in letters to the Board dated April 24, 2020 and May 21, 2020 (original comments in standard text), Kelly Engineering Group (KEG) and Vanasse & Associates, Inc. (VAI) provided responses (responses in italic text), and BETA has provided comments on the status of each (status in **standard bold text**).

BETA GROUP, INC. www.BETA-Inc.com Mr. Anthony Padula, Chairman June 4, 2020 Page 2 of 15

INTRODUCTION

The project site consists of two lots totaling 35.7± acres located at 176 and 210 Grove Street in the Town of Franklin (the "Site"). The Town of Franklin Assessor's office identifies the parcels as Lots 311-001 and 311-002. The Site is located within the Industrial zoning district, Biotechnology Overlay District, and mostly within the Water Resources District (Zone II Wellhead Protection Area). Parcels to the south, north, and east are also located in the Industrial district. Parcels to the west are within the Rural Residential I district.

The Site is located in proximity to several wetland resource areas including an unnamed perennial stream, bordering vegetated wetlands, and isolated wetlands. The Site is not located in proximity to an estimated habitat of rare or endangered species or within a FEMA-Mapped 100-year flood zone. NRCS soil maps indicate the presence of Hinkley Loamy Sand with a Hydrologic Soil Group (HSG) rating of A (high infiltration potential) and Urban Land, with no associated HSG rating.

Plans indicate the existing site is currently developed with two industrial buildings, driveways, parking/loading areas, and stormwater management features. The remainder of the site consists of woods, lawn, and wetland areas.

The project proposes to combine the two lots and construct a new 150,000± sq. ft. industrial building with associated reconstructed driveway connection to Grove Street, parking, cape cod berm, integral concrete curb and sidewalk, and lighting. Proposed utilities include gravity and sewer force main, electric, gas, and domestic and fire water services that will be supplied by connecting to existing water services on the Site. Stormwater management is proposed through deep sump catch basins, proprietary water quality units (Contech CDS), and subsurface infiltration basins.

FINDINGS, COMMENTS AND RECOMMENDATIONS

GENERAL COMMENTS

- G1. The project proposes a retaining wall up to 10 feet in height and located adjacent to a property line. Verify that the wall, including any necessary geotextile reinforcement, slope work, or sheeting can be installed/constructed without an easement on the abutting property. *KEG: The wall is proposed to be 10' off of the property line, and the detail has been revised to be a gravity block wall, limiting the need to geotextile reinforcement. All work will be located on the property. No easement will be necessary.* **BETA2: Design revised issue resolved.**
- G2. Revise Construction Notes (Sheet 8) to include missing Town information. *KEG: The notes have been revised.* BETA2: Notes revised issue resolved.
- G3. Confirm the proposed 10-foot wide gravel emergency access drive is acceptable to the Fire Chief. *KEG: We reviewed the project with the Fire Department at the technical Review meeting on January 22 and subsequently in a phone call with Dpty. Lt Joe Barbieri on March 10. The Fire Deprtment stated they were satisfied with fire access to the site and building. The 10' wide driveway along the side of the building is primarily intended for maintenance of the building and utilities.* **BETA2: Information provided issue dismissed.**



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G4. Clarify if any external dumpster areas will be required for the new building. *KEG: It is anticipated that final dumpster/compactor needs and location will be finalized once a tenant(s) has been identified. It is anticipated that these refuse containers will be located in the rear loading areas of the proposed building.* **BETA2: Dumpster areas are typically required to be placed on concrete pads with screened enclosures.** The Board may wish to consider including future dumpster requirements as a condition of approval. *KEG2: The dumpsters or compactors will be located on the concrete pad at a loading door in the rear of the building.* **BETA3: BETA defers to the preference of the Board to include this as a condition of approval.**

ZONING

The Site is located within the Industrial (I) Zoning District. The proposed use of the Site is identified as industrial and the parking legend indicates that building will be used as a warehouse. Plans also indicate a portion of the building will be used as office space. Warehouses and offices (clerical or administrative) are permitted by right in the district.

21. Confirm the proposed office area is for clerical or administrative purposes. *KEG: This is the intended use of this area. Final breakdown of these office/warehouse proposed areas will be determined by tenant needs.* **BETA2: In consideration that the future tenant is unknown, the Board may wish to consider including a condition that requires the future tenant/use to be approved by the Board as part of a Limited Site Plan.** *KEG2: The applicant respectfully requests to discuss this further with the Board.* **BETA3: BETA defers to the preference of the Board to include this as a condition of approval.**

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)

The Zoning Legend notes indicates that the two subject parcels are to be combined into a single lot. The combined lot will meet the requirements for lot area, frontage, lot depth, lot width, front, rear, and side yards, building height, and impervious coverage. Greater than one principal building is permitted on a single lot in accordance with §185-11.

SCH1. Clarify the interior lot line depicted on the 176 Grove Street Site, which is not shown on available online records. *KEG: The interior lot line shown on the 176 Grove street parcel has been removed for this permit set. It was used for a survey closure line.* **BETA2: Information provided – issue resolved.**

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

The existing Site includes four paved access driveways. There are two active driveways for the 210 Grove Street parcel and one active driveway for the 176 Grove Street parcel. The fourth driveway is located on the 176 Grove Street parcel, is inactive, and is currently blocked at Grove Street. The project proposes to reconstruct the inactive driveway with new pavement (24' min.) and cape cod berm and bring it into active use. New paved areas will be installed around the proposed building for use as parking and access (24' min.). These new areas will also connect the two parking areas currently separated under the existing layout.

The proposed layout includes 417 total parking spaces (excluding loading areas and trailer parking), with 166 new spaces and 251 retained spaces. Proposed parking spaces are depicted as 19' long and 9' wide. Eighteen spaces are designated as accessible with associated 5' or 8' wide access aisles and signing. In addition, 31 new spaces are proposed for use at loading docks and 20 are proposed for trailer parking.



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Section §185-21.B.(2) describes the number of parking spaces required for nonresidential uses in the Industrial District. For warehouses, 1 space must be provided per every 1,000 sq. ft. of gross floor area. For a total building area of 486,725 sq. ft., a minimum of 487 parking spaces are required. In accordance with the Americans with Disabilities Act (ADA), the required number of accessible parking spaces are provided at each building.

- P1. Resolve discrepancy between total number of parking spaces numbered on 176 Grove Street parcel (197) and that shown on Parking Legend (195). *KEG: Response: The number has been revised to be consistent. 195 spaces are existing to serve this building and 195 spaces are proposed to serve this building.* **BETA2: Parking number clarified issue resolved.**
- P2. Revise Typical Striping Detail to indicate a parking stall length of 19'. *KEG: The detail has been revised.* **BETA2: Detail revised issue resolved.**
- P3. The parking calculations are based solely on the total building footprint as a warehouse; however, a portion of the building is intended to be used as an office. BETA defers to the Zoning Enforcement Officer to determine the application of §185-21.B.(3)(b). *KEG: Acknowledged. It is intended that the office portion will be a small accessory use to support to the main use of warehouse. The traffic analysis by Vanasse has determined that the proposed parking is sufficient for this use.* BETA2: Information provided indicating that proposed parking is sufficient for anticipated demand. In consideration that the future tenant is unknown, the Board may wish to consider including a condition that requires the future tenant/use to be approved by the Board as part of a Limited Site Plan. *KEG2: The applicant respectfully requests to discuss this further with the Board.* BETA3: BETA defers to the preference of the Board to include this as a condition of approval.
- P4. The plans indicate 107 parking spaces will be provided for the new building and that 150 are required. Provide the required number of parking spaces or request a waiver in accordance with §185-21.A.(4). BETA notes that in conjunction with comment P4, if the 59 proposed spaces at the 176 Grove Street site are intended to serve the new building, the total number required for the new building will be provided. *KEG: Per the traffic analysis by Vanasse, the proposed parking provided will be sufficient to support the proposed use. Per Section 185-21 (A)(4), this can be allowed by the Board.* **BETA2: Refer to comment P3.**
- P5. Clarify which building the additional 59 parking spaces on the 176 Grove Street parcel are intended to serve. Approximately 37 of the spaces are located more than 300 feet from the 176 Grove Street building and may not count towards the fulfillment of parking requirements unless approved by the Board (§185-21.C.(6)). *KEG: See response to P4. There is adequate parking to support the proposed building.* **BETA2: Reconfiguration of the parking spaces on the 176 site will not result in a change to the total number of parking spaces; however, it will result in spaces located greater than 300 feet from the building. Although the parking spaces may be surplus to current parking demand BETA recommends for the Board to discuss this at the next public hearing.** *KEG2: As demonstrated in the parking study by Vanasse there is adequate parking available on site. The applicant is open to discussing this further with the Board. The furthest parking space will be less than 400' to the building entrance. The spaces furthest from the building will have minimal use except during peak times.* **BETA3: BETA defers to the preference of the Board on this issue.**
- P6. The inactive driveway proposed for reconstruction/reuse appears to be less than 50' from Old Grove Street (§185-21.C.(7)(a)). Recommend to explore options to relocate the driveway more



Mr. Anthony Padula, Chairman June 4, 2020 Page 5 of 15

than 50' from Old Grove Street or relocating it directly across from Old Grove Street. VAI: The inactive existing driveway, while currently closed, will be utilized as the part of the site development. The Driveway is located against to the northly residential property line and cannot be moved further to the north. Turning movements at this slightly offset intersection will be less than 1 vehicle a minute and in our professional opinion can be safely accommodated. The intersection meets all safety design criteria, including sight distance. **BETA2:** The proponent has indicated that the inactive existing driveway is located against the property line and cannot be relocated; however, plans depict the driveway centerline approximately 90 feet from the property line. **BETA** does not anticipate that the current configuration will result in an adverse issue but recommends for the Board to discuss this issue at the next public hearing. *KEG2: The applicant is agreeable to discussing this issue with the Board*. **BETA3: BETA** defers to the preference of the Board on this issue.

- P7. Provide calculations for stopping sight distance and intersection site distance at inactive driveway proposed for reuse (§185-21.C.(7)(c)). Based upon BETA's site walk, selective clearing should be provided at the driveway's intersection with Grove Street to increase sight distance. VAI: As contained on Table 7 of the traffic study, the driveway meets both Federal and State standards with respect to required Stop Sight Distance (SSD). Table 7 presents the measured sight distances at the site driveway. As can be seen in Table 7, the available lines of sight for motorists exiting onto Grove Street looking for both directions exceed the recommended minimum sight distance to function in a safe manner based on the appropriate approach speeds. VAI concurs with the BETA comment "...that selective clearing should be provided at the driveway's intersection with Grove Street to increase sight distance". With respect to Intersection Sight Distance (ISD), for 40 mph the intersection meets the required northbound sigh distance of 385 (ft) and the requires southbound sight distance of 445 (ft). BETA2: Information provided. Include note on Site Plan to perform selective clearing at the driveway's intersection with Grove Street. KEG2: A note has been added to the plan to coordinate this with the Town and Traffic Engineer. **BETA3: Note provided – issue** resolved.
- P8. Provide tree plantings in accordance with the requirements of §185-21.C.(5). *KEG: See landscaping plans by Hawk Design.* **BETA2: Sufficient plantings provided. Confirm that proposed species are from the Town of Franklin Best Development Practices Guidebook.** *KEG2: Hawk Design has confirmed that nearly all of the plantings provided on the landscape plan are from the Town of Franklin Best Development Practices Guidebook. We note that one species (the Boule de Neige Rhododendron) is not on the list but is a species that is suited to the site and will enhance the landscaping design.* **BETA3: Information provided – issue resolved.**
- P9. Clarify how the temporary loss of parking will be handled on the 176 Grove Street site. *KEG: Once* a general contractor is selected, phasing coordination with them will be planned to ensure adequate parking for user of 176. Also, as noted by various site visits a majority of the spaces are not used by the existing tenant. **BETA2: Information provided – issue resolved.**
- P10. Confirm the required accessible signing and striping are provided at the 210 Grove Street parcel. *KEG: The proposed striping for 210 Grove Street has been provided on Sheet 2 with the applicable details provided on Sheet 8.* **BETA2: Required signing and striping provided issue resolved.**

INDUSTRIAL DISTRICT PERFORMANCE CONTROLS (§185-22)

All uses in industrial districts must comply with the requirements of this section.



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11. Provide general information on anticipated post-development noise, vibrations, and odors. KEG: Response: The proposed development a warehouse and distribution facility, is a quiet non impactful use. The proposed development is surrounded by industrially zoned land with the exception of the land located across Grove street which is residentially zoned. The residentially zoned land is over 400' from the proposed building. It is noted that the abutting land to the north is zoned industrial however is occupied by residential uses. The site has been designed to limit any potential noise, vibrations, and odors impacting these properties by designing all loading to occur on the south side of the building so there is no exposure to the residential uses. Additionally, all trucks will comply with Massachusetts idling requirements. BETA2: Information provided. BETA does not anticipate any excessive noise, vibrations, or odors as a result of trucking operations. Clarify where proposed HVAC equipment will be located. Adequate screening and shielding for noise should be provided, particularly for rooftop units. KEG2: The buildings have not yet been fully designed but the applicant will ensure that equipment is screened and shielded. **BETA3: The** Board may wish to consider a condition of approval that requires screening and shielding for any rooftop equipment.

SIDEWALKS (§185-28)

The project is located within the Industrial Zoning District and is not required to provide sidewalks along the street frontage. There are no existing sidewalks on Grove Street in proximity to the project.

CURBING (§185-29)

The project proposes the use of vertical granite curbing within the Grove Street right-of-way for the reconstructed access driveway and proposes cape cod berm throughout the remainder of new development areas. BETA notes the existing sites have a mixture of vertical granite curb, cape cod berm, or pavement edges with no treatment.

- C1. The Bylaw does not include any provisions for the installation of cape cod berm. At the discretion of the Board revise bituminous curb to be vertical granite or reinforced concrete curbing adjacent to parking areas. BETA defers to the preference of the Board regarding edge treatments along the access driveway. *KEG: Granite curbing has been proposed at driveway intersection with Grove Street. The curbing will then transition to Cape Cod berm, which is consistent with the existing curbing on the site today. Concrete curbing has been provided along the proposed sidewalk with pedestrian access in front of the building. The cape cod berm sections are not within view of the public way. BETA2: Issue remains outstanding. <i>KEG2: The applicant respectfully requests to discuss this issue further with the Board.* **BETA3: BETA defers to the preference of the Board on this issue.**
- C2. Provide turning movement at the driveway proposed for reconstruction/reuse to demonstrate the proposed curb radius is adequate. *KEG: This driveway is intended only for staff vehicles/emergency access. The fire Dept. Has reviewed the plans and has no issues with the proposed access.* **BETA2: The proposed curb radius is adequate for passenger vehicles. Provide signage to indicate that truck traffic is prohibited from this driveway.** *KEG2: A note to provide this signage has been added to the plans and to coordinate final location with the Town of Franklin and Traffic Engineer.* **BETA3: Proposed signs/locations should be depicted on final plans.**



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SITE PLAN REVIEW (§185-31)

The proposed development is subject to Site Plan Review and must comply with the requirements of this section.

- S1. Indicate assessor's map and parcel identification numbers for subject lots (§185-31.C.(3)(b)). *KEG: Response: Map and parcel IDs have been added to Sheet 2.* **BETA2: Information provided – issue resolved.**
- S2. Indicate zoning boundaries and land uses on locus map (§185-31.C.(3)(d)). *KEG: Abutting land uses and zoning information has been provided on Sheet 2.* **BETA2: Information provided issue resolved.**
- S3. Identify areas of the Site within the Water Resource District (§185-31.C.(3)(h)). *KEG: The Water Resource District Boundary has been added to the revised plans.* **BETA2: Information provided – issue resolved.**
- S4. Provide landscaping plan identifying proposed vegetation and existing vegetation to be retained (§185-31.C.(3)(j)). *KEG: A landscaping plan was prepared by Hawk Design and is included with this submittal.* **BETA2: Landscaping plan and proposed tree line provided issue resolved.**
- S5. At the discretion of the Board, provide quantification of proposed traffic circulation and vehicle trips generated (§185-31.C.(3)(s)). *KEG: A Transportation Impact Assessment was prepared by VAI and submitted with the application. The Assessment describes existing and proposed traffic volumes and circulation.* **BETA2: Information provided. Refer to traffic review provided under separate cover.**
- S6. Identify limit of work and proposed tree line (§185-31.C.(3)(u)). *KEG: The proposed tree line has been added to Sheet 5. The limit of work is within the proposed tree line and sawcut lines.* **BETA2:** Information provided issue resolved.
- S7. Revise lighting plan to eliminate spillage onto adjacent residential parcels (§185-31.C.(4)(e)). Provide typical details for proposed light poles and luminaires. *KEG: A revised photometric has been provided. Details for the proposed light poles and luminaires have been provided.* BETA2: Lighting revised to eliminate spillage onto adjacent residential property. As discussed at the previous public hearing, the proposed luminaires adjacent to residential properties to be identified as having full cutoffs to mitigate any nuisance glare. *KEG2: Based on this comment the Applicant investigated the lighting on 176 Grove and although the lighting is modern LED fixtures they were not properly installed many of the lights are pointing upward. The applicant is in the process of fixing the mounting angle of these lights so that they point downward and will have the process of fixing the lights completed within the next two weeks BETA3: The Board may wish to consider a condition of approval that requires the existing lighting to be repaired.*

SCREENING (§185-35)

The project proposes outdoor parking for 10 or more cars, which must be screened from adjacent residential uses located to the north. No formal screening is proposed; however, parking areas are proposed to be located between 1 and 10 feet below the existing grade and existing vegetation to remain may provide additional mitigation.



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L1. The Retaining Wall Detail indicates a safety fence at the top of wall. Recommend to provide a fence that will also serve to screen the parking area, such as a chain-link fence with vinyl slats. KEG: The area between the retaining wall and the property line will be landscaped as shown on the landscaping plans. The nearby residence (located in the industrial zoning district) is approx. x'from the parking lot and there is heavy vegetation between the parking lot and that residence. BETA2: A limited number of plantings (8 arborvitaes) have been provided at the top of wall. Although there is existing vegetation between the proposed building/parking area and the residences, the vegetation is entirely on the residential properties. In consideration that at least one abutter expressed screening concerns, the proponent should evaluate additional plantings or a fence at the top of the wall. KEG2: The landscape plans call for Green Giant Arborvitae in this location. These are one of the fastest growing trees and typical mature size is 12-18' wide by 40-60' tall. The proposed trees have been spaced appropriately to allow for the trees to properly grow and fill in. A detailed exhibit of this area has been provided with this submission showing the proposed screening and existing buffer. The applicant is agreeable to review this screening in detail with the Board. BETA3: BETA concurs that the proposed type of plantings is appropriate; however, the proposed parking area abuts approximately 500 feet of residential property line with only a small percentage that has proposed screening. BETA recommends for the Board to discuss this issue.

WATER RESOURCES DISTRICT (§185-40)

The Site is located mostly within the Water Resources District due to the presence of a Zone II Wellhead Protection Area.

- WR1. Depict the boundary of the Water Resource District on the plans. *KEG: Water Resource District Boundary has been added to the revised plans.* **BETA2: Boundary depicted issue resolved.**
- WR2. Section §185-40.D.(1)(I)(ii)) requires that the proposed groundwater recharge efforts must be approved by a hydrogeologist; however, provided that the stormwater management system is revised to fully comply with the Massachusetts Stormwater Management Standards no adverse impacts to groundwater are anticipated as a result of the project. BETA defers to the preference of the Board to require approval by a hydrogeologist. *KEG: The design has been revised to comply with the peer review comments and Stormwater Standards.* BETA2: At the previous public hearing the Board indicated that separate review by a hydrogeologist was not required issue dismissed.
- WR3. Clarify if the project proposes the storage of, or will generate any hazardous materials, except as permitted in accordance with §185-40.D.(1)(d). KEG: A tenant for the building is not known at this time. The proposed building will be used for warehouse and distribution. It is not expected that the use will include the storage of hazardous materials. All materials will be stored pursuant to local and state regulations. BETA2: Information provided issue resolved.
- WR4. Note that any fill placed in quantity greater than 15 yards must be certified in accordance with §185-40.E.(5). *KEG: The applicable note has been added to Sheet 5*. **BETA2: Note provided issue resolved.**

UTILITIES

Proposed utilities include gravity and sewer force main, electric, gas, and domestic and fire water services that will be supplied by connecting to existing water services on the Site. Gas traps are proposed for



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interior floor drains at drive in doors. Detailed review of utilities is anticipated to be provided by the DPW and Fire Chief, as applicable.

- U1. Provide a note that all water and sewer utility installations shall be done in accordance with the Town of Franklin Department of Public Works Standards for Sewer and Water Materials and Installation (Town Standards). Also note that where utility installation details conflict with the Town Standards that the Town Standards shall govern. *KEG: This note has been provided on Sheets 6 & 7.* **BETA2: Note provided issue resolved.**
- U2. Confirm size and material of existing sewer line on Grove Street and existing water lines on the Site. *KEG: The existing sewer within Grove Street has been shown using field verification and record plans provided by the Town of Franklin. The existing line at the proposed sewer connection point in Grove Street is a 12" PVC line. There are 2 water mains within Grove Street a 16" main and an 8" main. These have been shown on the revised plans.* **BETA2: Information provided issue resolved.**
- U3. Indicate the proposed material for the 2" force main. *KEG: The proposed material, SDR 21 PVC has been added to the Sheet 7.* **BETA2: Information provided issue resolved.**
- U4. Revise Schedule 40 PVC on Ejector Station Manhole Section detail to SDR 21 PVC, ductile iron, or HDPE, in accordance with the Town Standards. Also, indicate the size of the proposed ductile iron pipe and transition coupling. *KEG: See U3. The sizes have been added to Sheet 9.* **BETA2: Detail revised issue resolved.**

STORMWATER MANAGEMENT

The project proposes to direct runoff from impervious areas into new closed drainage systems comprised of roof leaders, deep sump catch basins with hoods, and stormwater quality units (Contech). The majority of runoff from impervious surfaces will be directed to one of two new subsurface infiltration systems. Overflows from the proposed stormwater systems will be directed to an existing drainage system on the 176 Grove Street site.

GENERAL

- SW1. Revise the Runoff Summary and Hydraflow model to clearly define and route flows to design points. Subwatersheds "To Existing 24" RCP," "Woods A," "Woods B," and "To Wetland B" all appear to be directed to "DP#4 Wetland B." Clarify if subwatersheds "To Offsite" should be its own design point or combined with "To Exist. 12" RCP" and directed to "DP #2." Recommend for the Runoff Summary to only include design point information for the 2, 10, and 100-year storm events. *KEG: "To Existing 24" RCP", "Woods A", and "Woods B", all flow to DP #1 "Existing 24" RCP. The DP is within the Wetland B watershed as that is the manhole where the site drainage pipes converge and therefore this is the appropriate design point. The existing drain manholes, catch basins and site drain lines have been added to the exhibit to clarify. "To Offsite" is a separate DP. DP#3 has been added to the exhibit. The revised Stormwater Report has been revised to only model the 2, 10 and 100 year storm events. BETA2: Information provided and tables revised issue resolved.*
- SW2. Revise proposed HDPE pipe within areas subject to traffic loads to be RCP. Where cover is less than 42" provide Class V RCP (§300-11.B.(2)(a)). *KEG: This development is a private site and does not involve a Definitive Subdivision Plan. The pipe material and cover over pipes on the design*



plans is consistent with industry design standards and manufacturer's recommendations. All site drainage maintenance will be performed by the property owner. To the extent a waiver is required from the Board from this requirement in Section 300-11then a waiver is respectfully requested. BETA2: At the previous public hearing the Board clarified that HDPE will not be permitted. Issue remains outstanding. *KEG2: The pipe material has been changed to RCP pipe on the revised plans.* BETA3: Pipe material revised. Provide Class V RCP where cover is less than 42".

- SW3. Revise details (e.g. Contech) so that all notes are legible. *KEG: The details have been revised.* **BETA2: Details revised issue resolved.**
- SW4. Consider providing double grates at proposed CBC2A, CBA1A, CBA1B, and CBE2A, where calculated flows (3+ cfs) will exceed grate capacities. The designer could also consider a double grate at the sag CBC2B instead of CBC2A. *KEG: Double grates have been added at CBC2A, CBA1A, CBA1B, CBE2A, and CBC2B.* **BETA2: Additional catchment provided issue resolved.**
- SW5. Revise structure labels to identify CBC2A. CBC1A is labeled twice. *KEG: The labels have been revised*. **BETA2: Label revised issue resolved.**
- SW6. Confirm the existing drainage systems are adequately sized to accommodate the new closed drainage system flows. *KEG: There is only 0.3 CFS discharging from subsurface 1 and 1.3 CFS discharging from subsurface 2 during the 25 year storm event, which is the design event used for pipe sizing. The proposed development will decrease peak flow rates and volumes to the existing drainage system on site. To our knowledge there are no issues with the existing drainage system on site today.* **BETA2: Information provided issue resolved.**
- SW7. Revise the Typical H20 Inspection Port detail to depict the required connection to the perforated CMP that is proposed as part of the project. *KEG: The detail has been removed and the standard Contech Access port detail has been added to the revised plan. Prior to construction full construction shop drawings for these systems will be provided by the manufacturer.* **BETA2: Detail revised issue resolved.**

MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:

The proposed development will disturb greater than one acre and is located in proximity to wetland resources; therefore, the project is subject to Chapter 153: Stormwater Management of the Town of Franklin Bylaws and MassDEP Stormwater Management Standards.

No untreated stormwater (Standard Number 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project does not propose any new untreated stormwater discharges to wetlands – **complies with standard.**

Post-development peak discharge rates (Standard Number 2): Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

The project proposes an increase in impervious area and will use two subsurface infiltration systems to mitigate increases in post-development peak discharge rates and total runoff volumes.

SW8. Provide summary table comparing pre-development and post-development runoff volumes. Runoff volumes may not increase per §300-11.A.(3) and the Best Development Practices



Guidebook. *KEG: Volumes have been balanced in the revised stormwater report.* **BETA2: Information provided – issue resolved.**

- SW9. A portion of Subwatershed "To Wetland B" is comprised of Gravel. BETA notes that as part of a previously approved Site Plan at 176 Grove Street this area was proposed to be restored with a wildflower mix. In consideration that the previous stormwater design took credit for this restoration, it should be modeled as meadow in the current design. *KEG: The gravel in this area has been changed to meadow. See revised Stormwater Report.* **BETA2: Cover type revised issue resolved.**
- SW10. Revise the elevation of the concrete baffle in Control Structure Manhole #1 to 247.95, or include the baffle in the Hydraflow model. *KEG: The elevations of the baffles have been revised to the hundredth.* **BETA2: Baffles revised issue resolved.**
- SW11. Review existing time of concentration calculations. Several flow path lengths do not appear to match those depicted on the plans. *KEG: The time of concentration calculations have been reviewed. Labels have been added to the flow paths to clarify the lengths.* **BETA2: Information provided issue resolved.**

Recharge to groundwater (Standard Number 3): Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.

NRCS soil maps indicate the presence of Hinkley Loamy Sand with a Hydrologic Soil Group (HSG) rating of A (high infiltration potential) and Urban Land, with no associated HSG rating. Test pit logs indicate the presence of sand and loamy sand in proximity to Subsurface Systems 1 and 2 respectively. No mottles were observed in any of the test pits; however, weeping was observed in several test pits, approximately 4 feet below the bottom of the systems. The infiltration systems have been designed to provide a recharge volume in excess of that required and will drain within 72 hrs.

- SW12. Provide a section detail for the proposed subsurface infiltration systems, including pipe and stone (top and bottom) elevations. *KEG: A section has been provided on the revised plans. Prior to construction full construction shop drawings for these systems will be provided by the manufacturer.* **BETA2: Sections provided issue resolved.**
- SW13. Clarify the encasement widths for each barrel in the Subsurface Systems. The number of barrels times the encasement width exceeds the total proposed width shown on the details. *KEG: The encasement widths have been clarified in the section view and are consistent with the widths within the model.* **BETA2: Widths revised issue resolved.**
- SW14. BETA notes the designer proposes to use corrugated metal pipe for the subsurface infiltration systems. The Board should confirm they find the proposed material acceptable. *KEG: Corrugated metal pipe is a common stormwater management product used throughout the industry. We use these systems when groundwater depth and pipe cover allows for a larger diameter system. The systems are designed for traffic loading and because of their size are easier to maintain than the smaller low profile systems.* BETA2: Information provided no further comment.
- SW15. Provide a correction, such as a Frimpter analysis, for the observed groundwater elevations in proximity to the proposed infiltration systems. If seasonal high groundwater is determined to be within 4 feet of the bottom of the system, and exfiltration is required to mitigate peak flow rates, a mounding analysis is required. *KEG: Frimpter analysis has been run to verify separation. The frimpter analysis is included in the stormwater report. The frimpter was run on the test pit that*



extended to the deepest elevation. Other test pits performed on site were limited by depth of excavation limitations of the machine and pit safety due to the coarse material. Test pits on site showed no high groundwater mottling and weeping elevations were consistent with the Frimpter adjustment. The high groundwater assumptions are consistent with other site markers including the elevation of the wetlands on the property and then observed water level in those wetlands. BETA2: A Frimpter analysis has been provided; however, the results indicate the ESHGW is below the observed groundwater elevation in the test pit. BETA recommends for the designer to run the stormwater analysis without the exfiltration component to confirm that peak flow rates can be attenuated without the need for a mounding analysis. KEG2: A revised drainage design and frimpter analysis has been submitted to BETA for review. The revised design as reflected on the attached plans ensures 4' separation to estimated high groundwater. BETA3: Based on the revised analysis and stormwater design BETA anticipates that adequate separation to groundwater will be provided for Subsurface System 1. In consideration that seasonal high groundwater elevations may be within 4 feet of Subsurface System 2, BETA recommends a condition that soil conditions are sufficiently evaluated during construction to confirm adequate groundwater separation.

- SW16. Provide an additional test pit within the limits of Subsurface System 2 to confirm soil textures and groundwater elevations. BETA notes that Test Pit #1, in proximity to the system, encountered refusal between approximate elevations 255 and 251.5. The bottom of the proposed system is at elevation 242.5. *KEG: Extensive test pits throughout the site have been performed and are all consistent with large excavation depths, sandy soils, and deep groundwater elevations. TP-2 performed the end of the system towards TP-1 extended to elevation 237 which is 5.5' below the bottom of the system. All test pits throughout the site heading southeasterly away from TP1 are consistent showing no restrictive layers and sandy soils. Additionally System 2 has been reconfigured to shift further away from TP-1 and towards an area of the site where less restrictive and sandier material was found. At the start of construction we are agreeable to verifying textures and groundwater throughout the system. BETA2: Based on the revised limits of the subsurface system BETA is in agreement that additional test pits are not required at this time and soil conditions can be verified during construction issue resolved.*
- SW17. Subsurface System 1 is proposed at elevation 240.0, approximately 3 feet below the bottom of the test pits conducted in proximity to the system. Provide additional subsurface information to confirm soils are suitable and there is adequate separation to groundwater or consider raising the system. If additional soils information cannot be provided due to required depth of excavation, BETA recommends the Board include a condition of approval requiring the additional information to be provided at the start of construction. *KEG: TP-4 which was performed in the same vicinity as the proposed system extended to elevation 233.5 which is 6 feet below the bottom of the system. This pit also shows weeping at 235.5 which is approximately the same elevation of the wetland (236). However no mottling was present. ESHGW was established in this area at 236 based on this information. TP7 within the proposed system was limited by depth of exaction due to limitations of the machine and safety of the hole within well drained soils. A Frimpter adjustment was run on the adjacent TP-4 and the adjustment is consistent with the ESHGW of 236. We are agreeable to a condition of verifying soil conditions within the system at the start of construction. BETA2: Information provided. BETA notes that soil conditions will be verified during construction issue dismissed.*



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- SW18. Review the calculated recharge volume, based on an impervious increase of 167,000 sq. ft. Review of the proposed plans as well as the Hydraflow analysis indicates a significantly higher impervious increase, estimated at approximately 227,000 sq. ft. The confirmed impervious increase should be updated throughout the Stormwater Report. *KEG: The recharge volume has been revised to exclude the existing gravel areas as existing impervious coverage.* **BETA2: Calculation revised issue resolved.**
- SW19. Confirm the provided recharge volume of Subsurface System 1 indicated in the Recharge System Calculations. *KEG: Provided recharge volumes have been revised and are consistent with the storage volumes in the model.* **BETA2: Calculation revised issue resolved.**

80% TSS Removal (Standard Number 4): For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.

The project proposes to direct runoff from roofs and the majority of new parking areas to new subsurface infiltration systems. Pretreatment for new pavement areas directed to the infiltration systems is proposed in the form of four proprietary stormwater quality units (Contech). The remainder of the parking areas are directed to the existing drainage system on the 176 Grove Street site. A long-term pollution prevention plan was included as part of the Drainage Analysis.

- SW20. Approximately 29,000 sq. ft. of new impervious parking area (located near the southeast corner of the building and part of "To Exist 24" RCP" subwatershed) will be directed to the existing drainage system at 176 Grove Street, which exceeds the amount of existing impervious area replaced (~17,000 sq. ft.) at the northeast corner of the building. Provide the required 80% TSS removal (and 44% pretreatment, if directed to an infiltration system) for the new pavement area. Although a proprietary stormwater unit was installed as part of the previous 176 Grove Street Site Plan construction, the redevelopment portion of the project is required to improve the existing conditions. *KEG: Currently there is 132,783 s.f. of untreated paved area within the analysis area reaching the existing WQD. The proposed condition will send 125,073 s.f. of untreated pavement area to the existing device. This is an improvement to the existing condition. BETA2: Information provided issue resolved.*
- SW21. Given the strict requirements to receive a TSS removal credit for street sweeping, recommend removing this component from the calculations. *KEG: Street Sweeping has been removed in the revised report.* **BETA2: Calculation revised issue resolved.**
- SW22. The TSS removal efficiencies for proprietary treatment devices should be limited to values documented as part of third-party testing (MassSTEP, NJCAT, etc.) *KEG: TSS removal rates have been revised for the documented removal rates. The testing results are included in the revised report.* **BETA2: Calculation revised issue resolved.**
- SW23. The designer has demonstrated that 44% TSS will be removed for discharges to infiltration structures in soils with rapid infiltration rates. Include the infiltration structures in the treatment train to demonstrate the total TSS removal. *KEG: The infiltration structures have been added to the treatment train in the revised report.* **BETA2: Calculation revised issue resolved.**
- SW24. If the TSS removal rates are calculated to be below 80% prior to infiltration, demonstrate that the infiltration structures can retain the required 1" water quality volume. *KEG: See revised dedicated recharge calculations.* 1" water quality volume has been provided over the paved area and the additional 0.6" recharge volume has been provided over the roof areas. **BETA2: Information provided issue resolved.**



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Higher Potential Pollutant Loads (Standard Number 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project narrative indicates the project qualifies as a Land Use with Higher Potential Pollutant Load (LUHPPL).

- SW25. Revise the narrative to clarify how the project qualifies as a LUHPPL. *KEG: At the time of the preparation of the narrative it was assumed that the project as a whole (all 3 buildings on site) would generate 1,000 ADT. However information has since been received from the traffic consultant which generates less than 1,000 ADT. The LUHPPL reference has been removed from the narrative.* **BETA2: Information provided issue resolved.**
- SW26. Revise discrepancy between stormwater narrative and checklist regarding NPDES Multi-Sector Permit. *KEG: The discrepancy has been revised in the narrative and checklist. The NPDES Multi Sector general Permit does not cover the land use and the use is not a LUHPPL.* **BETA2: Information provided issue resolved.**

Critical Areas (Standard Number 6): Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.

The project proposes the use of deep sump catch basins and proprietary stormwater treatment units (Contech) as pretreatment devices and the use of subsurface infiltration systems. The proposed treatment trains are consistent with the recommendations of MassDEP for discharges to Zone II wellhead protection areas.

SW27. Revise the stormwater narrative to indicate the project is within an active public water supply (Zone II). *KEG: The narrative has been revised*. **BETA2: Narrative revised – issue resolved**.

Redevelopment (Standard Number 7): Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.

The project is considered a mixture of new development and redevelopment. Provided that comments are addressed; new development areas will fully comply with the Stormwater Management Standards and redevelopment areas will improve the existing conditions.

Construction Period Erosion and Sediment Controls (Standard Number 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will disturb in excess of one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are required. The project proposes the use of erosion control barrier (silt sock), catch basin inlet protection (silt sack), and a stabilized construction entrance. The Stormwater Management Report indicates that a SWPPP and construction sequencing plan will be provided when a site contractor is consulted.

- SW28. Depending on the contractor's schedule, the existing catch basin located east of the proposed building may remain in place after the start of land disturbance. Provide a silt sack at this location. *KEG: A silt sack has been added to this basin.* **BETA2: Silt sack provided issue resolved.**
- SW29. Indicate proposed locations for construction tracking pads on the plans. A construction tracking pad location has been provided on Sheet 5. BETA2: Location provided issue resolved. BETA notes the location of the pad may require adjustment during construction, dependent on contractor's schedule of operations. *KEG2: Acknowledged, the contractor will ensure a tracking pad is provided in the appropriate location throughout construction.* BETA3: No further comment.



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- SW30. Revise construction tracking pad to a minimum width of 20 feet. *KEG: Construction tracking pad width has been revised to 20'*. **BETA2: Width revised issue resolved.**
- SW31. Consider supplemental silt socks at the limits of existing pavement adjacent to proposed grading areas to minimize sediment transport. *KEG: Silt Socks have been added along these edges.* **BETA2:** Adequate erosion controls provided issue resolved.

Operations/maintenance plan (Standard Number 9): A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.

- A Long-Term Operation and Maintenance (O&M) Plan has been provided.
- SW32. The project proposes to combine two sites with separate stormwater systems and install new stormwater systems for new development. Revise the O&M Plan to cover the entirety of the site, including designating snow storage areas throughout. *KEG: O & M has been provided for the entire site.* **BETA2: O&M Plan revised issue resolved.**
- SW33. Remove O&M reference to septic systems. *KEG: The O&M has been revised in the revised Stormwater Report.* BETA2: Reference removed issue resolved.
- SW34. Provide an estimated O&M budget. *KEG: A budget will be provided once received from the maintenance company.* **BETA2: Issue remains outstanding.** *KEG2: A budget for the maintenance of the catch basins and water quality devices is included with this submittal. Marcus Partners property managers will perform the routine inspections of the BMPs.* **BETA3: Budget provided issue resolved.**
- SW35. Based on the proposed use of the site and anticipated frequent truck traffic, a spill kit should be kept on site at all times. *KEG: A requirement for a spill kit to be on site has been added to the O&M in the revised report.* **BETA2: Spill kit provision included issue resolved.**

Illicit Discharges (Standard Number 10): All illicit discharges to the stormwater management systems are prohibited.

An Illicit Discharge Compliance Statement was included in the Stormwater Management Report.

SW36. Provide a signature on the Illicit Discharge Compliance Statement. *KEG: The illicit discharge statement has been signed in the revised Stormwater Report.* **BETA2: Signature provided – issue resolved.**

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

Very truly yours, BETA Group, Inc.

Matthew J. Crowley, PE Project Manager

cc: Amy Love, Planner

- Styphen Borgan

Stephen Borgatti Staff Engineer



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT



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

MEMORANDUM

DATE:	June 3, 2020
TO:	Franklin Planning Board
FROM:	Department of Planning and Community Development
RE:	176-210 Grove St Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, June 8, 2020 Planning Board meeting and offers the following commentary:

General:

- 1. The site is located at 176-210 Grove Street in the Industrial Zoning District (Assessors Map 311 Lots 001 & 002).
- 2. The applicant is proposing to construct 150,000 sq/ft building with parking spaces, drainage and landscaping.
- 3. The following letters have been received from other Town Departments and outside Peer Review;
 - Letter dated March 10, 2020 from J.S. Barbieri, Deputy Fire Chief
 - Letter dated March 20, 2020 from Mike Maglio, Town Engineer
 - Letter dated March 27, 2020 from Matt Crowley, BETA
 - Applicant is in front of the Conservation Commission

Comments from May 4 Meeting:

- 1. The Board expressed concern about the truck traffic. A traffic analysis has been reviewed and submitted.
- 2. The Board requested an explanation of the use of the building and hours of operation.
- 3. Applicant should show the structures on the abutting properties, along with driveway entrances.
- 4. The Applicant has requested that part of the site be constructed with Bituminous cape cod berm and some parts with reinforced concrete. A sketch has been provided.

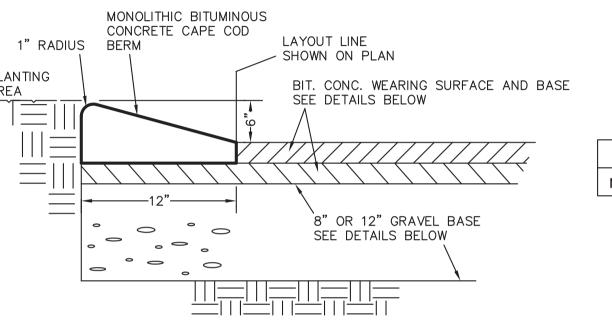
- 5. The Applicant requested 2 waivers:
 - Reduce the number of required parking spaces
 - Allow certain parking spaces to be more than 300 feet from the entrance.
- 6. The Board had requested that only cars, no trucks use the new entrance on Grove Street. *Applicant has provided signage on the plans allowing only cars to enter the new driveway.*
- 7. Per Zoning By-Law §185-31 C (3)(k), the applicant has not provided a Landscaping Plan. *Applicant has provided a landscaping plan*.
- 8. If there will be a dumpster located on the property, it should be shown, located on a concrete pad and enclosed with a fence.
- 9. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues.

Applicant submitted the following Information:

- Revised Site Development Plans
- Stormwater Addendum
- Response to Comments Letter
- Landscape Buffer Sketch
- O&M Budge by John's Sewer and Drain

Recommendation:

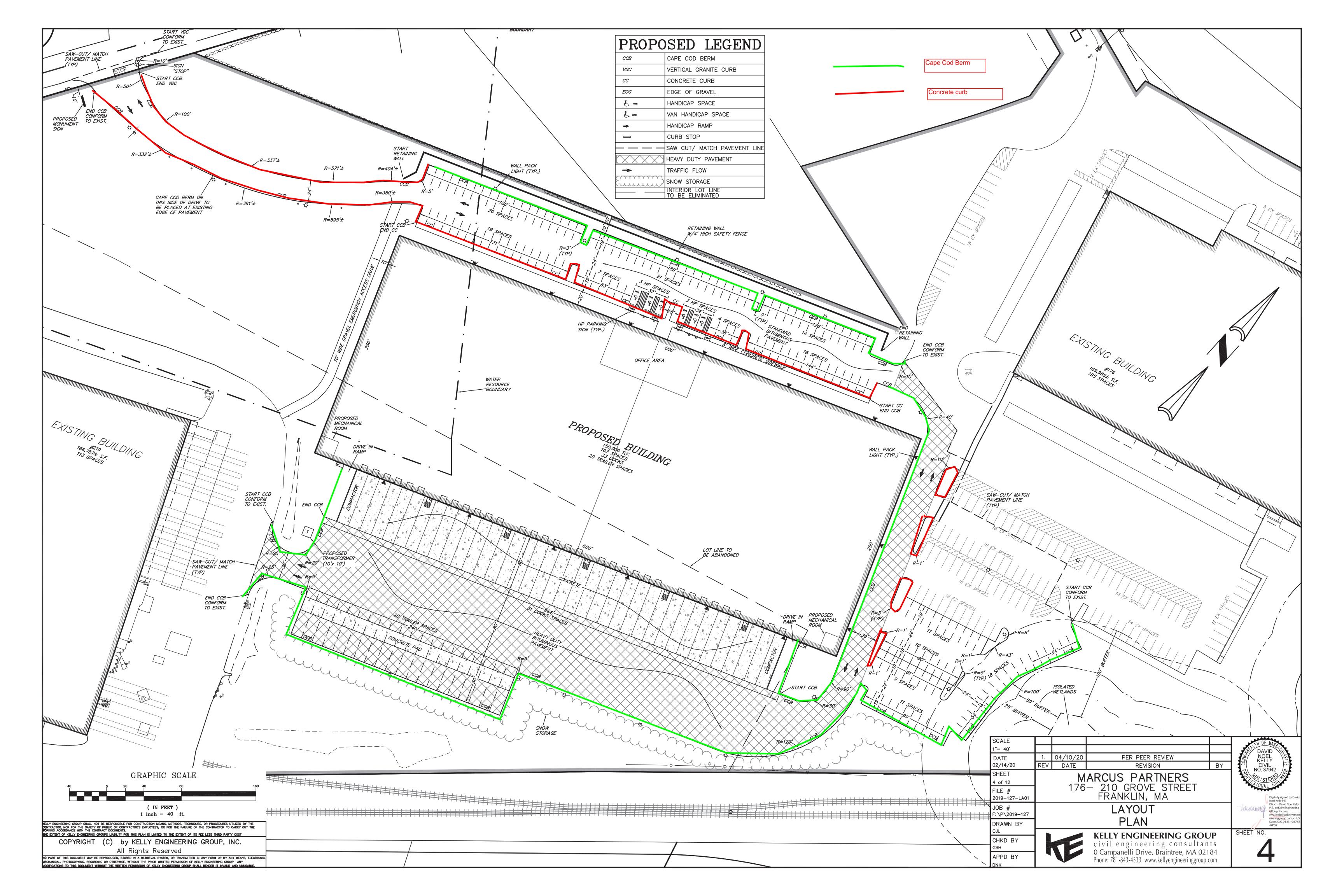
DPCD has no further comments.





LAYOUT LINE AS

BIT.





<u>Proposal</u>

Submitted To	Marcus Partners, Inc. 260 Franklin Street, Suite 620 Boston, MA 02110	Job Address	176 & 210 Grove Street Franklin, MA
Contact Name	Levi Reilly		
Phone Number	617 556-5204	Email	LReilly@MarcusPartners.com

Estimate to:

Six Month Preventive Maintenance

Clean and dispose of twenty-two (22) catch basin utilizing the clam shell truck: \$880

Vactor and dispose of five (5) Water Quality Units: \$2,210*

Cost PER Cleaning: \$3090*

Annual Cost: \$6180*

*Includes up to three yards of solid debris and 1000 gallons of liquids from water quality units per visit. Additional disposal will be charged at \$150 per yard and \$0.20 per gallon

Authorized By: Shanna Fournier, VP of Operations Date: June 2, 2020

Acceptance Signature: _____ Date: _____

4 Breed Ave, Woburn, MA 01801 - Phone 781-569-6695 - Fax 781-569-6694



Ref: 8515

May 28, 2020

Mr. Levi Reilly Marcus Partners, Inc. 260 Franklin Street, Suite 620 Boston, MA 02110

Re: 176-210 Grove Street Response to Comments Franklin, Massachusetts

Dear Levi;

Vanasse & Associates, Inc. (VAI) is pleased to submit responses to comments contained in a May 11, 2020 letter from BETA with respect to our Transportation Impact Assessment dated February 2020 prepared for the above-referenced development. For ease of review, we have listed the comments followed by our responses:

Table 1 (Revised) EXISTING ROADWAY TRAFFIC-VOLUME SUMMARY

		Weekday Morning Peak Hour (7:00 – 8:00 AM)		Weel	xday Afternoon P (4:15 – 5:15 PM		
Location	Daily Volume (vpd) ^a	Volume (vph) ^b	Percent of Daily Traffic ^c	Predominant Flow	Volume (vph)	Percent of Daily Traffic	Predominant Flow
Grove Street north of Old Grove Street	6,866	748	10.9	80% NB	777	11.3	68% SB

^aTwo-way daily traffic expressed in vehicles per day; from ATR Counts January 2020.

^b Manual turning movement counts conducted in January 2020.

"The percent of daily traffic that occurs during the peak hour.

NB= northbound, SB= southbound

Comment: "Verify that the 40-mph regulatory speed is based on the official MassDOT speed regulations or clarify the source of the noted 40-mph regulation speed."

Response: The posted speed limit on Grove Street is 40 mph.

Comment: "Revise Table 1 – Existing Roadway Traffic-Volume Summary to reflect the Tuesday, February 11th 24-hour daily volume, the non-seasonally adjusted raw TMC volumes, and recalculate the peak hour percentages of daily traffic to reflect more accurate existing conditions."

Response: Table 1 has been updated to reflect the Grove Street daily volume of 6,866 vehicles per day (vpd).

Mr. Levi Reilly May 28, 2020 Page 2

Comment: *"Elaborate on how the existing truck trips are related to determining the proposed truck trips for the proposed 33 dock facility."*

Response: As shown in Figures 3 and 4 of the traffic study, the existing 336,725 sf buildings total between 9 and 14 truck trips or 0.027 and 0.042 truck trips per 1,000 sf. This equates to between 4 and 6 peak-hour truck trips for the new 150,000 sf building. The truck trips will depend upon the actual tenant but VAI has provided a reasonable estimate.

Comment: "Clarify how the trip distribution percentages were determined beyond the existing site driveways onto/from Washington Street and West Central Street."

- Response: Grove Street is a heavy cut-through roadway to and from the I-495 and West Central Street interchange. As such, existing travel patterns are not a good indication of the site trip distribution. It is reasonable to assume that most traffic will travel to the I-495 interchanges with less traffic on the local streets. The actual percentages were estimated based upon our knowledge of the area.
- **Comment:** "BETA concurs with this recommendation. Vegetation clearing should be noted on the plans."
- Response: No response necessary.
- **Comment:** *"Provide a signal warrant analysis for the intersection of Grove Street and Washington Street."*
- Response: A full eight-hour traffic signal warrant analysis is not possible at this time due to the low traffic volumes as a result of the COVID virus. Located in the Appendix to this letter are the four-hour and one-hour warrants. As shown, the intersection meets the peak-hour and four-hour warrants. Given the fact that this project adds between 11 and 12 peak-hour vehicles to the intersection there is minimal impact on the traffic signal warrants.
- **Comment:** "Consideration should be given to adding an exclusive right-turn lane on the Grove Street approach to Washington Street to improve traffic operations and safety issues at the intersection."
- Response: The project is expected to add 2 right-turning vehicles to this intersection during the weekday evening peak hour and does not justify the construction of a right-turn lane.
- **Comment:** *"Clarify driveway restrictions and the truck operations/directional circulation throughout the site."*
- Response: The following summarizes the expected driveway uses form south to north:

Southern Most Driveway: This driveway primarily accommodates buildings 210 and 200 employee and truck entering traffic. Some exiting traffic will accommodate here.

Southern Middle Driveway: This driveway will primarily accommodate building 210 and 200 employee and truck exiting traffic. Some entering traffic will be accommodated here.



Northern Middle Driveway: This driveway will be for employee traffic only for building 200.

North Driveway: This driveway will accommodate employee and truck traffic for building 176.

If you should have any questions or require additional information, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.

F. Giles Ham, P.E. Managing Partner

Enclosures

cc: File



APPENDIX

TRAFFIC SIGNAL WARRANTS

TRAFFIC SIGNAL WARRANTS

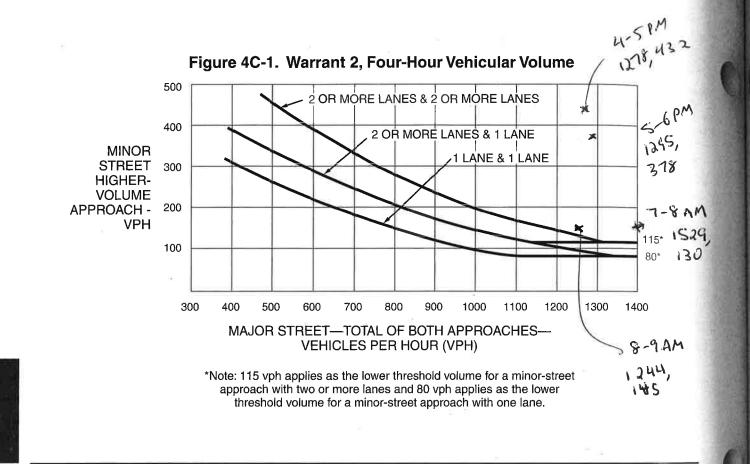
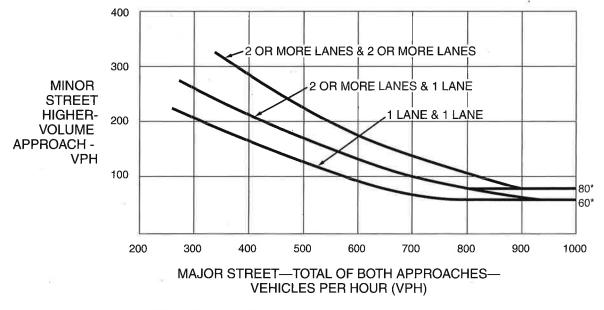
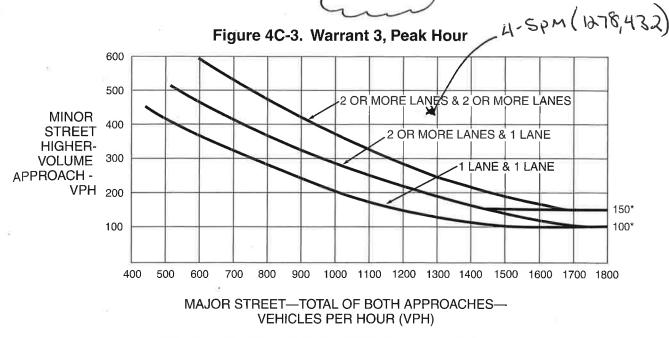


Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



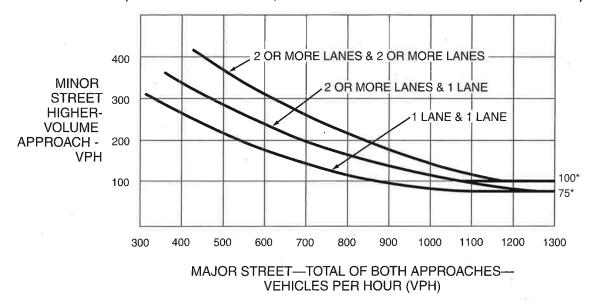
*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.



*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

United Consultants, Inc.

850 Franklin Street Suite 11D Wrentham, MA 02093 508-384-6560 FAX 508-384-6566

June 3, 2020

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

Re: 70, 72, 88 and 94 East Central Street Site Plan and Special Permit Application Peer Review

Mr. Chairman and Board Members,

On behalf of the applicant 70 East Central Street, LLC we have provided a summary of the following comments that discussed at the May 11, 2020 hearing. We have also completed the revisions as requested by the Design Review Commission.

Comments from Planning Board Hearing

- 1. Added the building footprint square footage. Sheets 3-6.
- 2. Emergency vehicle access has been added to the rear of the building. The grading of this area has also been revised. Sheet 4. An emergency vehicle access lane detail was added to sheet 9.
- 3. Added the air condition units and a four foot high with vinyl fence enclosure.
- 4. The property dimensions for 70, 72, 88 and 94 East Central Street have been added to sheet 2.
- 5. A walkway and ramp were added to provide pedestrian access from the building to the sidewalk on East Central Street. Sheet 4.
- 6. Added future connections for water and sewer to the 88 East Central Street portion of the site.

Comments from the Design Review Commission.

- 1. Revise deciduous tree caliper to 3". Sheet 5.
- 2. Added a four foot high white vinyl fence surround for the air conditioning units. Sheets 3-6.

We are looking forward to meeting with the Planning Board to discuss this project further.

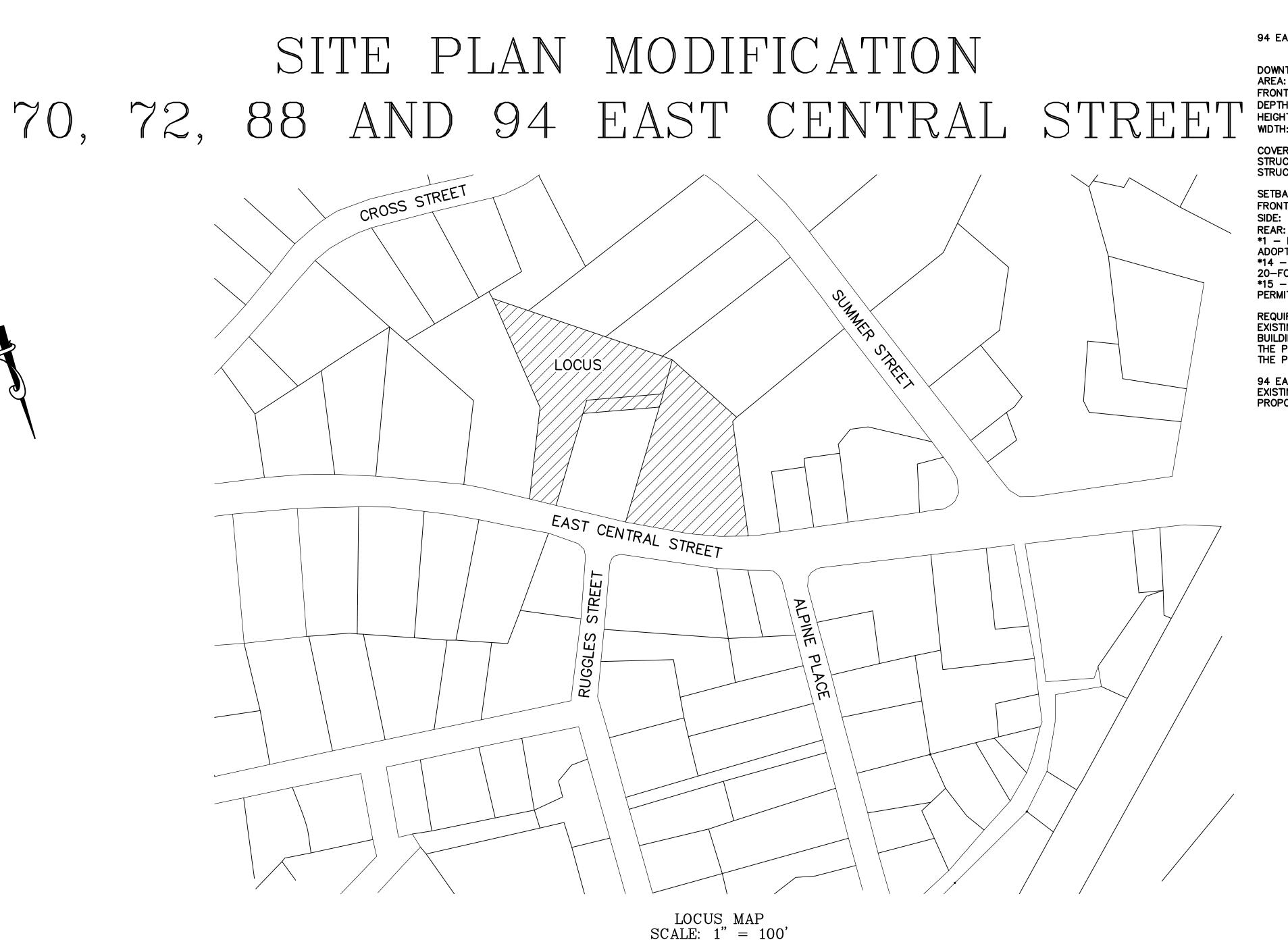
Very truly yours Richard Goodreau

Project Manager

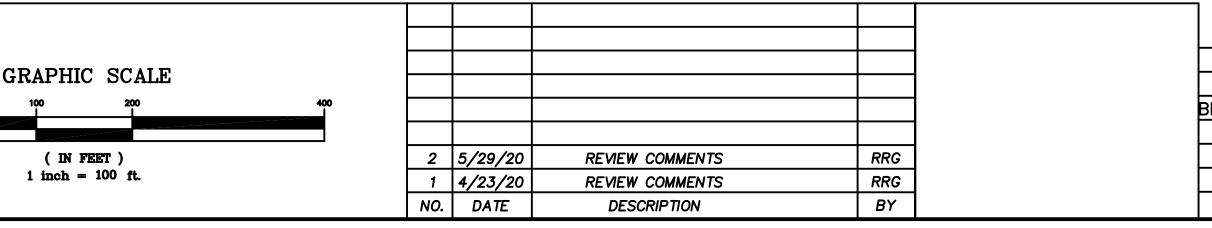


SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD

DATE



WAIVER REQUESTS: 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 FROM CATCH BASIN 92 TO THE POND, FROM THE POND TO DRAIN MANHOLE 93, FROM THE TRENCH DRAIN TO DRAIN MANHOLE 91 AND THE ROOF LEADER COLLECTION SYSTEM TO THE POND.



94 EAST CENTRAL STREET PROPERTY IS LOCATED WITHIN A COMMERCIAL I ZONE.

REQUIREM	MENTS:	EXISTING	PROPOSED
WNTOWN COM.			
EA: 5,000	S.F.	66,535± S.F.	66,535± S.F.
ONTAGE: 50'	•	186.07' & 49.02'	186.07' & 49.02'
PTH: 50'		268'	268'
IGHT: 3 STORIES	S – 40' *15	2 STORIES	4 STORIES - 49.5'
DTH: 45'		>45'	>45'
VERAGE -			
RUCTURES: 80	%	9.1%	25.2%
RUC. & PAVING: 909	7	42.7%	6 4 .8 %
TBACKS-			
ONT: 20'	*1	161.2'	148.8'
DE: 10'	*14	24.6'	14' & 14.5'
AD. 15'		75 5'	16'

REAR: 15' 35.5' 16' *1 – BUT NO NEW STRUCTURE SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN EXISTED ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT. *14 – THE 10-FOOT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF THE LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT, A 20-FOOT SETBACK IS REQUIRED ON THE ABUTTING SIDE. *15 – BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

REQUIREMENTS FOR 94 EAST CENTRAL STREET ZONE COMMERCIAL 1 EXISTING AND PROPOSED LOT AREA, FRONTAGE, DEPTH, WIDTH AND COVERAGE BASED ON THE LOTS BEING COMBINED. BUILDING HEIGHT, AND SETBACKS BASED ON PROPOSED BUILDING LOCATED ON 94 EAST CENTRAL STREET. THE PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT. THE PROPERTY IS LOCATED IN A ZONE C BASED ON FEMA FIRM MAP 25021C0309E DATED JULY 17. 2012.

94 EAST CENTRAL STREET:

EXISTING BUILDING USE RESIDENTIAL. PROPOSED BUILDING USE MIXED WITH RESIDENTIAL.

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. CONSTRUCTION DETAILS SITE LIGHTING-LIGHTING PLAN, PHOTOMETRICS AND SCHEDULES BY SK & ASSOCIATES

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED. MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.

REFERENCES: ASSESSORS MAP 286 PARCEL 32 DEED BOOK 36860 PAGE 516 DEED BOOK 35983 PAGE 116 DEED BOOK 24648 PAGE 492 PLAN 108 OF 1908 PLAN 576 OF 1900 OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC DATED OCTOBER 22, 2018 PLAN 3334 OF 1913 PLAN 853 OF 1928

> OWNER: MAP 286 PARCELS 32 AND 34 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33 JOHN AND CARMEL SHERRY 88 EAST CENTRAL STREET

APPLICANT: 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

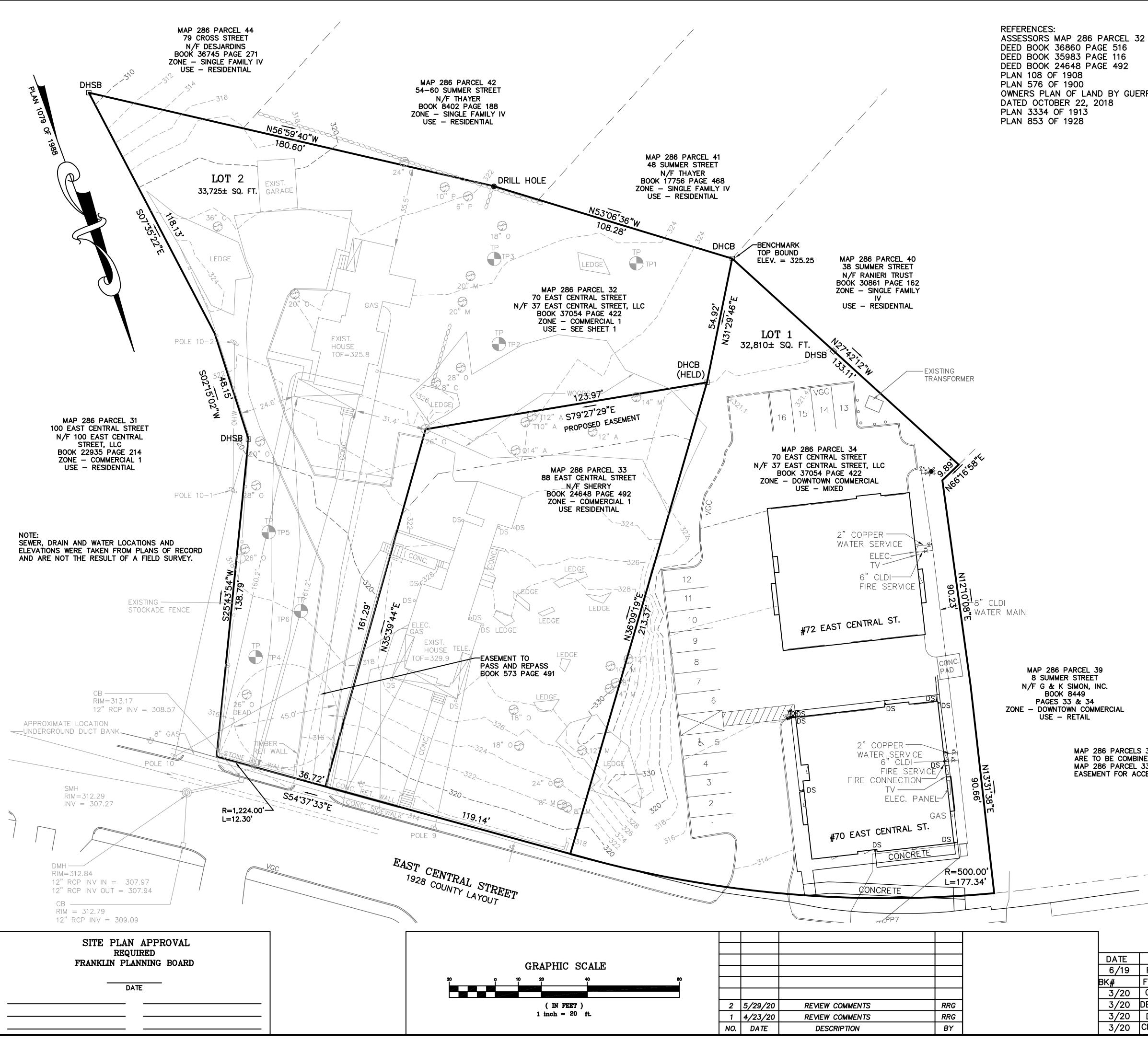
SITE PLAN MODIFICATION COVER SHEET 70, 72, 88 AND 94 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS PREPARED FOR 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS MARCH 4, 2020

SCALE: 1'' = 100'

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UCONSULTANTS	scale 1" = 100'
850 FRANKLIN STREET SUITE 11D	PROJECT UC1334
WRENTHAM, MASSACHUSETTS 02093 508-384-6560 FAX 508-384-6566	sheet 1 of 9



OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC

1. ELEVATIONS DATUM NGVD 1929. 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN JUNE 12, 2019 AND JANUARY 6, 2020. 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

LEGEND:

NOTES:

297 <u>297</u> x274.3 x274.3EX.	DRILL HOLE STONE BOUND EXISTING COUNTOUR PROPOSED COUNTOUR SPOT GRADE – PROPOSED SPOT GRADE – EXISTING
-4-a	EXIST. TREE - DIAMETER - SPECIES UTILITY POLE
01111	OVERHEAD WIRES
GV	GAS GATE
-	WATER CURB STOP
\bowtie	WATER GATE
Ķ	FIRE HYDRANT
\bigcirc	DRAIN MANHOLE
	CATCH BASIN
S	SEWER MANHOLE
D	DUMPSTER
VCC	VERTICAL CONCRETE CURBING
VGC	VERTICAL GRANITE CURBING
CCB	CAPE COD BERM
E.	HANDICAP PARKING SPACE
-	BUILDING MOUNTED LIGHT
	POLE MOUNTED LIGHT

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED. MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.

APPLICANT: 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS SITE PLAN MODIFICATION EXISTING CONDITIONS PLAN 70, 72, 88 AND 94 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS PREPARED FOR 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS MARCH 4, 2020 SCALE: 1'' = 20'

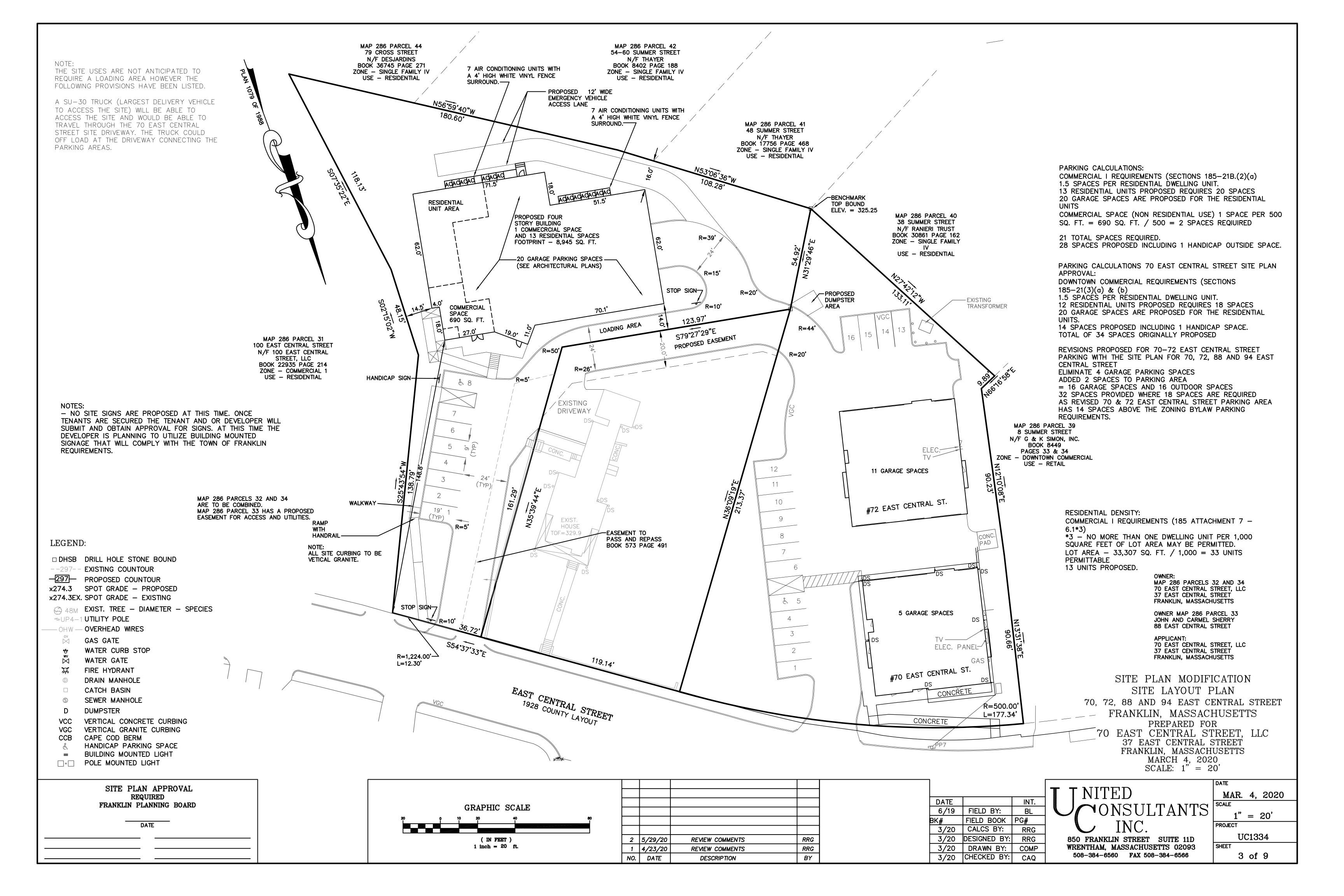
OWNER: MAP 286 PARCELS 32 AND 34 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33

JOHN AND CARMEL SHERRY 88 EAST CENTRAL STREET

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LEGEND:

DRILL HOLE STONE BOUND
EXISTING COUNTOUR
PROPOSED COUNTOUR
SPOT GRADE – PROPOSED
SPOT GRADE - EXISTING
EXIST. TREE - DIAMETER - SPECIE
UTILITY POLE
OVERHEAD WIRES
GAS GATE
WATER CURB STOP
WATER GATE
FIRE HYDRANT
DRAIN MANHOLE
CATCH BASIN
SEWER MANHOLE
DUMPSTER
VERTICAL CONCRETE CURBING
VERTICAL GRANITE CURBING
CAPE COD BERM
HANDICAP PARKING SPACE
BUILDING MOUNTED LIGHT
POLE MOUNTED LIGHT

MARCH 13, 2019

PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

TP 2 ELEV. = 324.75 0 - 8" A 10YR 3/3 SANDY LOAM 8" - 24" B 10YR 6/6 SANDY LOAM 24" - 60" C 2.5Y 5/6 SNDY LOAM

TP 1 ELEV. = 324.24 - ABANDONED

TP 3 ELEV. = 323.85 0 - 8 A 10YR 3/3 SANDY LOAM8" - 24" B 10YR 6/6 SANDY LOAM 24" - 64" C 2.5Y 5/6 SANDY LOAM

TP 4 ELEV. = 317.520 - 12" A 10YR 3/3 SANDY LOAM 12" - 36" B 10YR 6/6 SANDY LOAM 36" - 90" C 2.5Y 4/3 GRAVELLY SANDY LOAM NO GROUNDWATER NO MOTLES AT 90" ELEV. = 310.02

TP 5 ELEV. = 318.53 0 - 18" A 10YR 3/3 SANDY LOAM 18" - 42" B 10YR 6/6 SANDY LOAM 42" - 109" C 2.5Y 5/6 SANDY LOAM GROUNDWATER AT 100" ELEV. = 310.20 NO MOTTLES OBSERVED

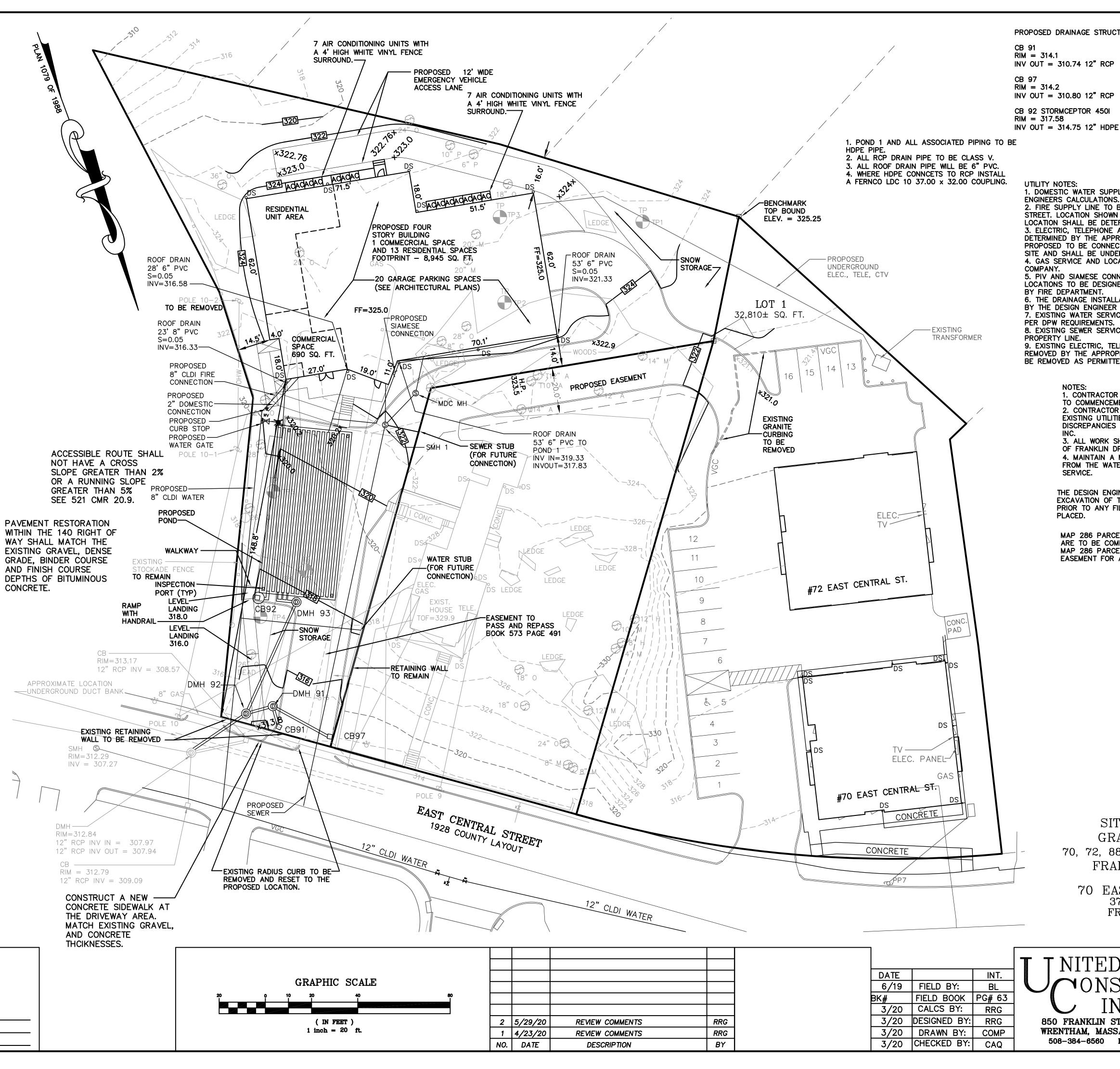
TP 6 ELEV. = 318.03 0 - 10" A 10YR 3/3 SANDY LOAM 10" - 42" B 10YR 6/6 SANDY LOAM 42" - 97" 2.5Y 5/6 SANDY LOAM NO GROUNDWATER OBSERVED NO MOTTLES OBSERVED AT 97" ELEV. = 309.94 ALL TEST PITS WERE DUG TO REFUSAL

> SIGHT DISTANCE BASED ON POSTED SPEED OF 25 MPH AT THE INTERSECTION OF EAST CENTRAL STREET AND ALPINE PLACE. PER MASDOT STOPPING SIGHT DISTANCE FOR 25 MPH AT 0% GRADE - 155 FEET. SIGHT DISTANCE WAS MEASURED 14.5 FEET FROM EDGE LINE. **EXITING THE SITE:** LOOKING WEST 200 + FEET. LOOKING EAST 300 + FEET.

REFERENCE MASS HIGHWAY EXHIBIT 3.8 200 FOOT SIGHT DISTANCE AT ZERO GRADE HAD A DESIGN SPEED OF 30 MPH.

> SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD

> > DATE



PROPOSED DRAINAGE STRUCTURE SCHEDULE:

DMH 91 - CDS WQU RIM = 315.0INV IN = 310.68 12" RCP - CB 91 & 97INV OUT = 310.58 12" RCPDMH 92 RIM 314.5 INV IN = 310.5 12" RCP - DMH 91INV IN = 310.5 12" RCP - DMH 93INV OUT = 308.5 12" RCP

1. DOMESTIC WATER SUPPLY SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS. 2. FIRE SUPPLY LINE TO BE CONNECTED TO EXISTING WATER MAIN IN STREET. LOCATION SHOWN APPROXIMATELY. FINAL SIZING AND LOCATION SHALL BE DETERMINED BY THE PLUMBING ENGINEER. 3. ELECTRIC, TELEPHONE AND CABLE TV LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES. SERVCIES ARE PROPOSED TO BE CONNECTED TO THE 70-72 EAST CENTRAL STREET SITE AND SHALL BE UNDERGROUND. 4. GAS SERVICE AND LOCATIONS TO BE DETERMINED BY THE GAS COMPANY. 5. PIV AND SIAMESE CONNECTIONS SHOWN APPROXIMATE. FINAL LOCATIONS TO BE DESIGNED BY PLUMING ENGINEER AND APPROVED BY FIRE DEPARTMENT. 6. THE DRAINAGE INSTALLATION SHALL BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO BACKFILLING. 7. EXISTING WATER SERVICE TO BE CUT AND CAPPED AT THE MAIN PER DPW REQUIREMENTS. 8. EXISTING SEWER SERVICE TO BE CUT AND CAPPED AT THE PROPERTY LINE.

DMH 93

RIM=317.9

INV IN = 315.0 12" HDPE

INV OUT = 312.46 12" RCP

9. EXISTING ELECTRIC, TELEPHONE AND CTV SERVICES TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANIES. POLE 10-2 TO BE REMOVED AS PERMITTED BY THE APPROPRIATE UTILITY COMPANY.

NOTES:

1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION. 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS,

3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS. 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL OR STONE MATERIAL BEING PLACED.

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED. MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.

> OWNER: MAP 286 PARCELS 32 AND 34 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

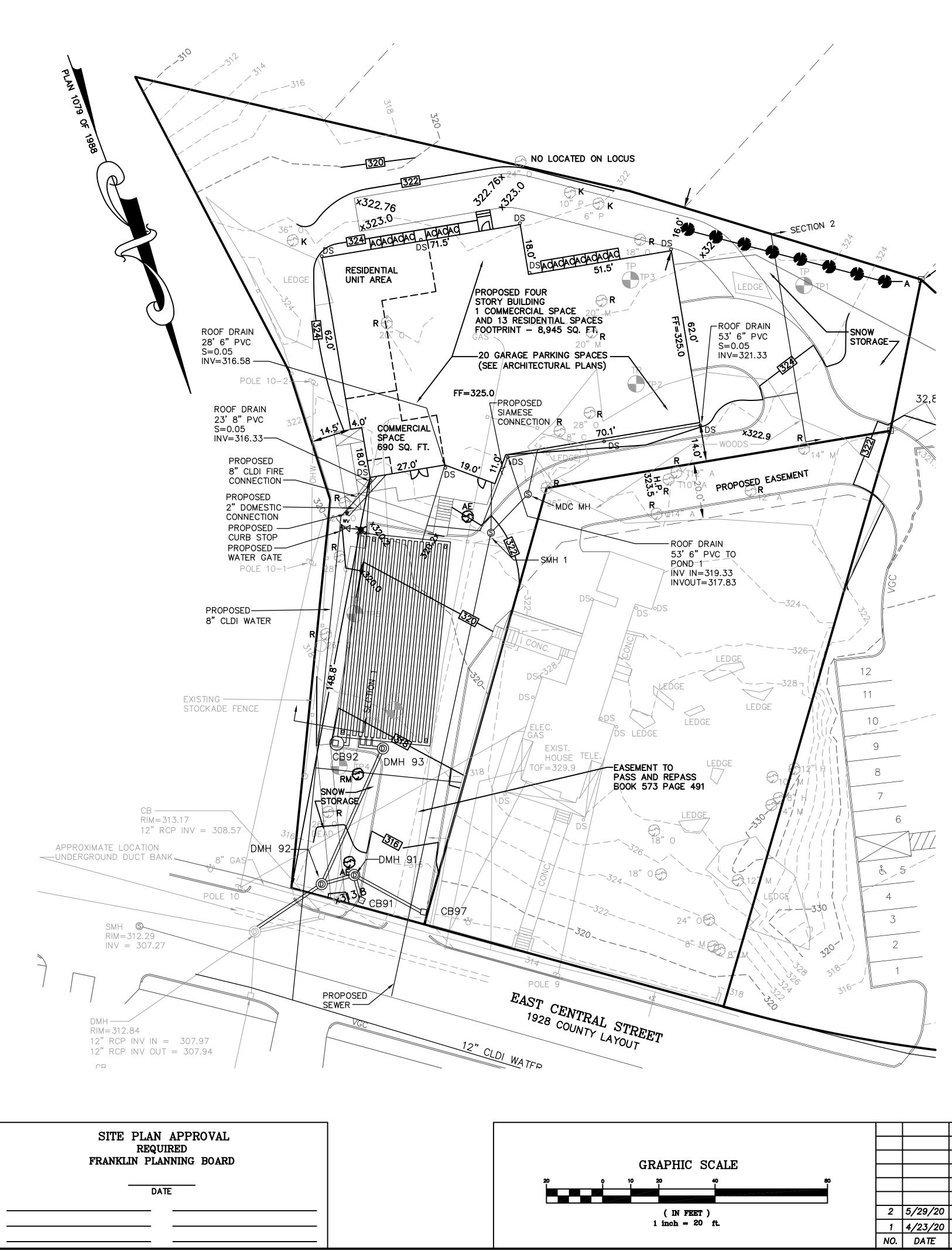
OWNER MAP 286 PARCEL 33 JOHN AND CARMEL SHERRY 88 EAST CENTRAL STREET

APPLICANT: 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION GRADING & UTILITY PLAN 70, 72, 88 AND 94 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS PREPARED FOR 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS MARCH 4, 2020 SCALE: 1'' = 20'

DATE		INT.
6/19	FIELD BY:	BL
3K#	FIELD BOOK	PG# 63
3/20	CALCS BY:	RRG
3/20	DESIGNED BY:	RRG
3/20	DRAWN BY:	COMP
3/20	CHECKED BY:	CAQ

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UMONSULTANTS	scale $1^{"} = 20^{'}$
INC	PROJECT
850 FRANKLIN STREET SUITE 11D	UC1334
WRENTHAM, MASSACHUSETTS 02093	SHEET
508-384-6560 FAX 508-384-6566	4 of 9



- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 8 PARKING SPACES OUTSIDE OF BUIDLING AND 28 SPACES TOTAL = 3 TREES 3 TREES PROVIDED.

- ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

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

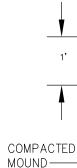
PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.

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 **RECOMENDATIONS.**

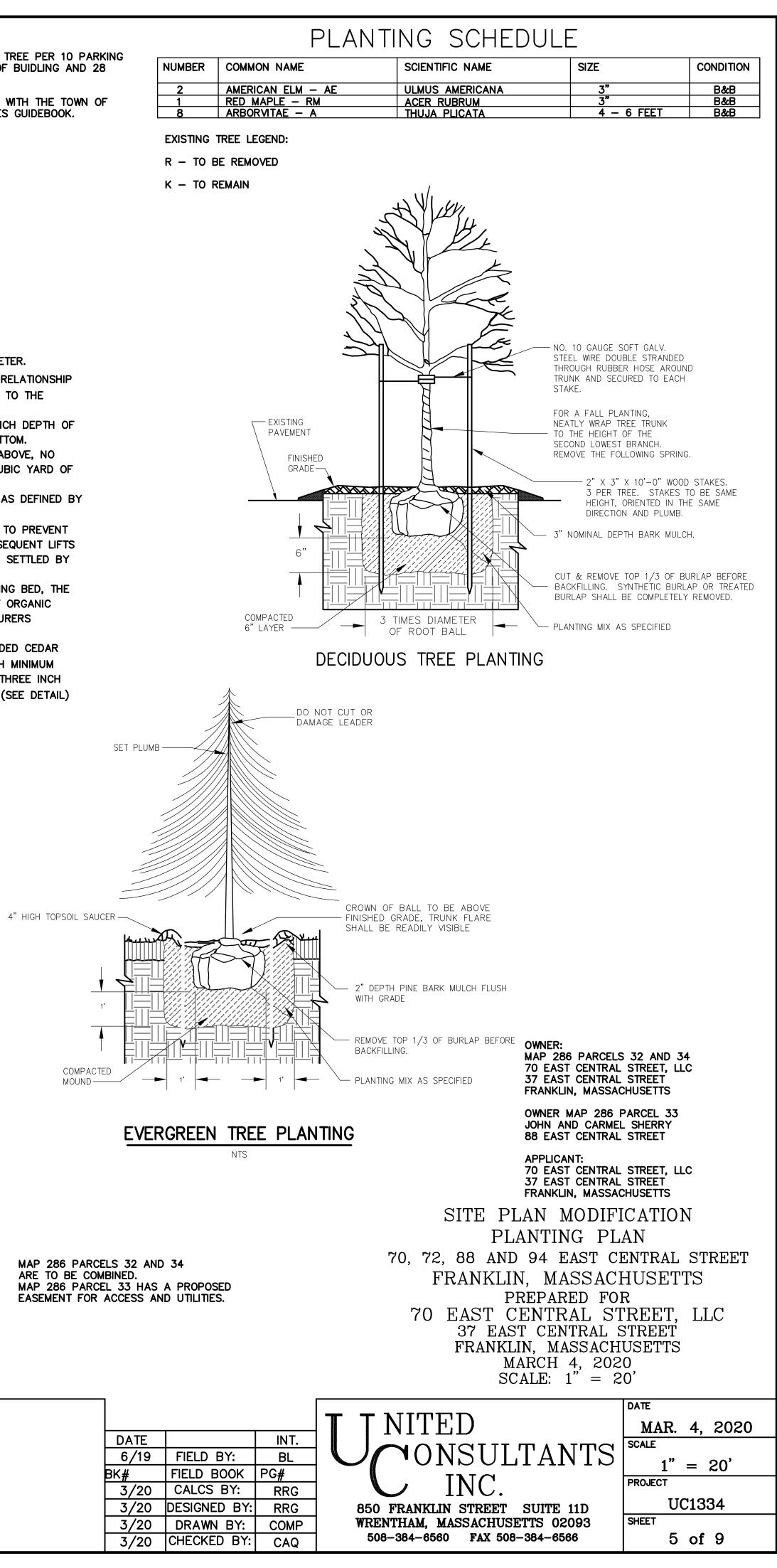
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)

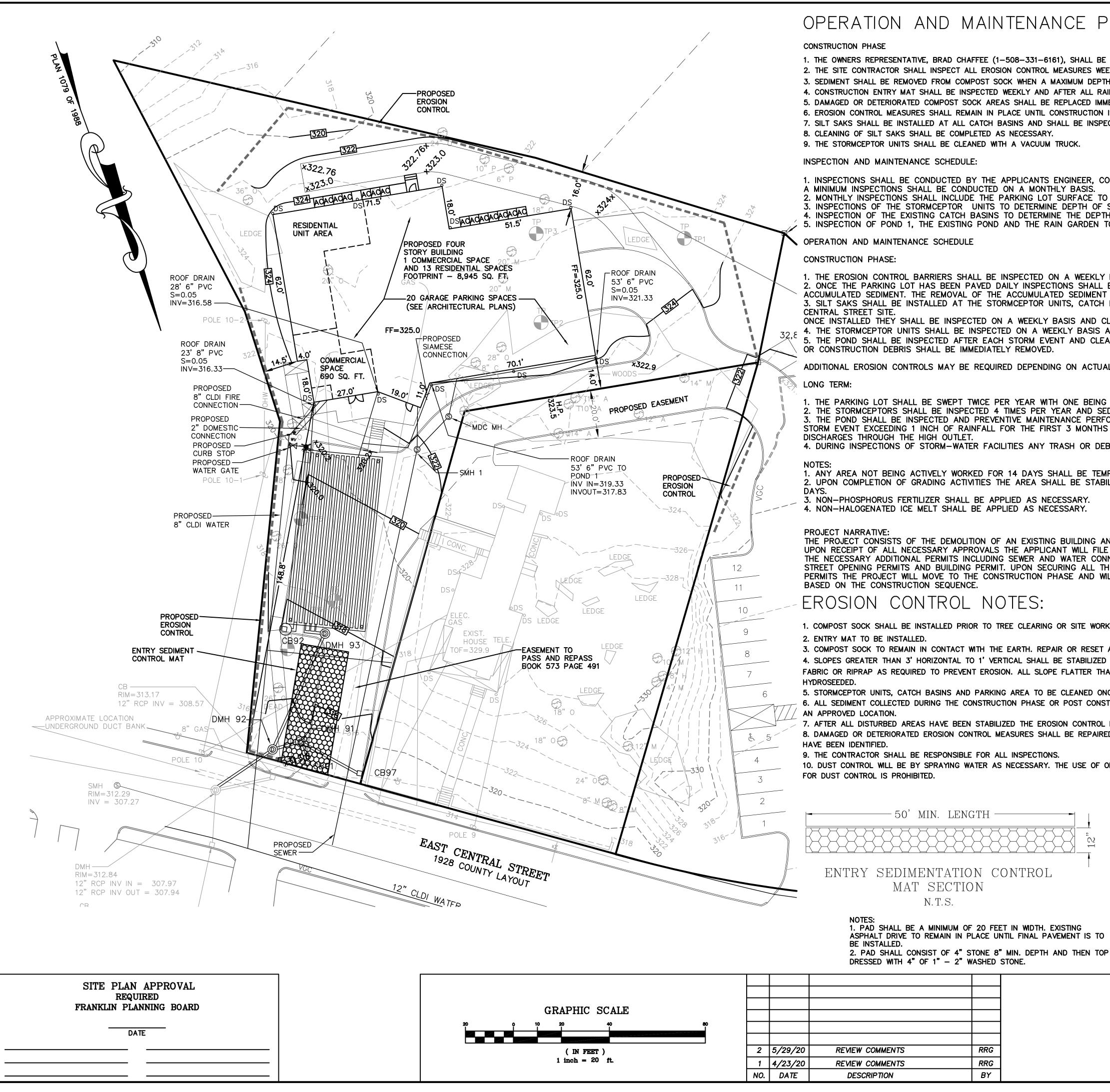
LEGEND:

		т III
297 297 x274.3	DRILL HOLE STONE BOUND EXISTING COUNTOUR PROPOSED COUNTOUR SPOT GRADE – PROPOSED SPOT GRADE – EXISTING	
 ∞UP4-1	EXIST. TREE – DIAMETER – SPECIES UTILITY POLE OVERHEAD WIRES	
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	CATCH BASIN	
S	SEWER MANHOLE	
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VCC	VERTICAL CONCRETE CURBING	
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CCB த	CAPE COD BERM HANDICAP PARKING SPACE	AF
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REVIEW COMMENTS RRG RRG **REVIEW COMMENTS** BY DESCRIPTION



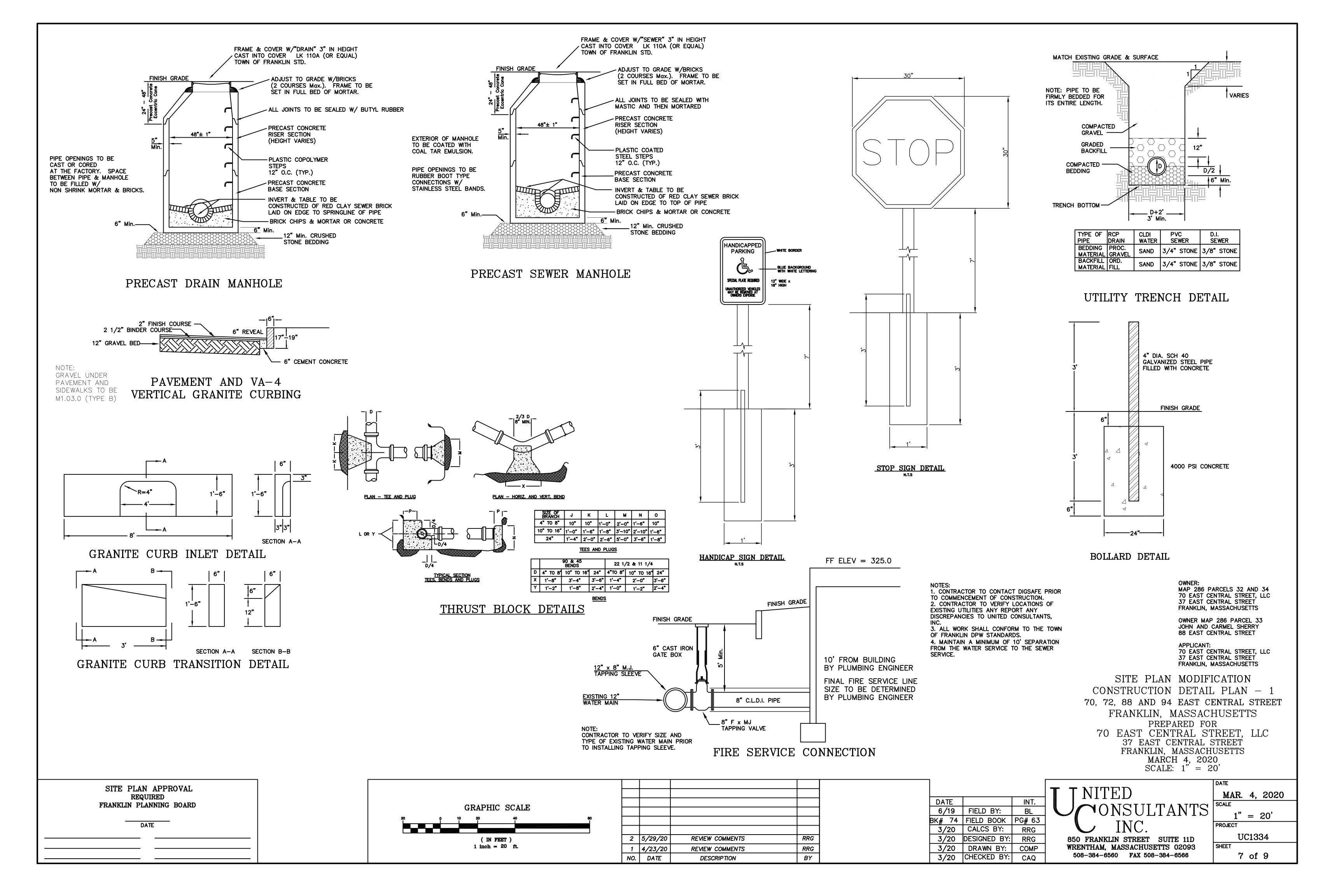


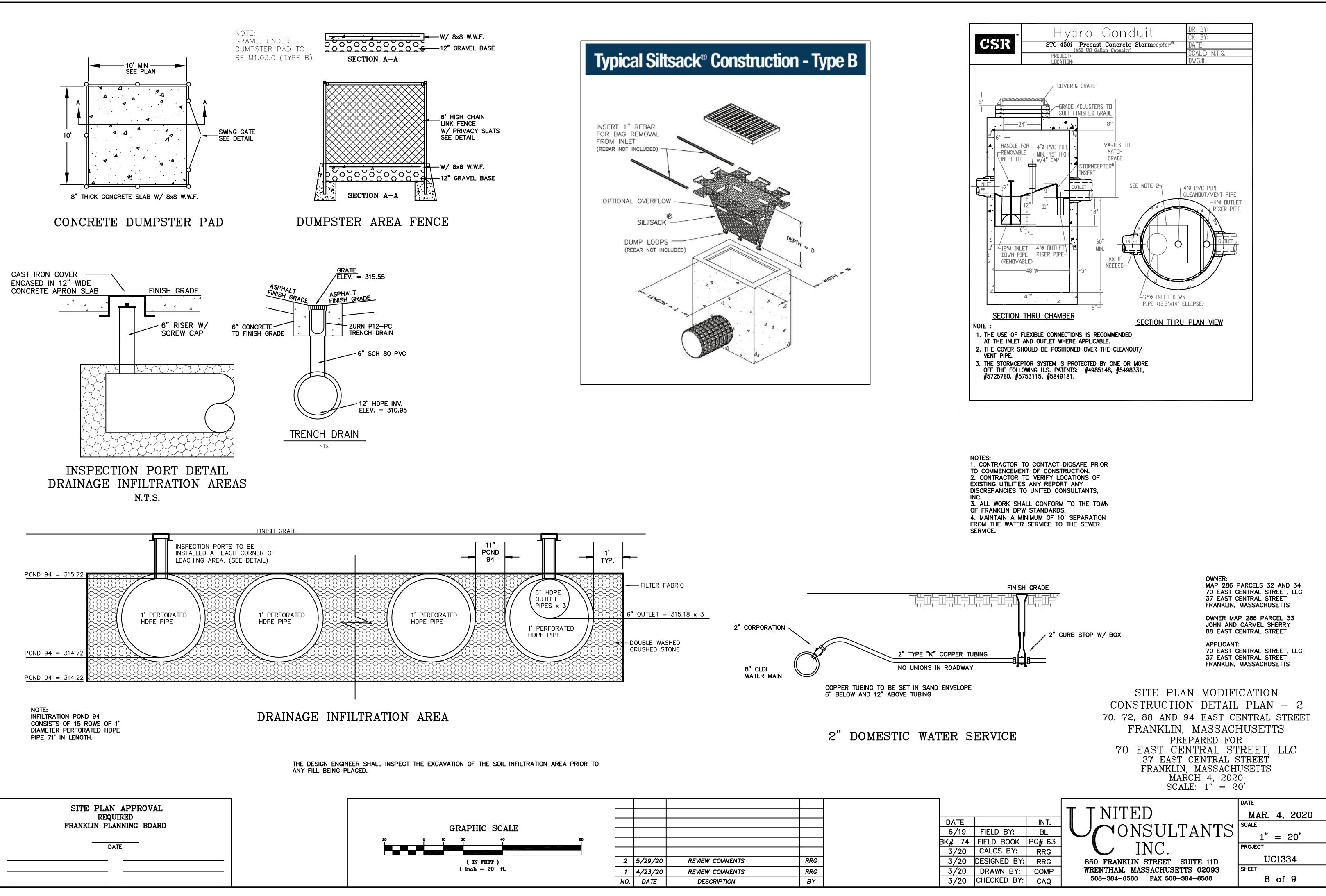
OPERATION AND MAINTENANCE PLAN

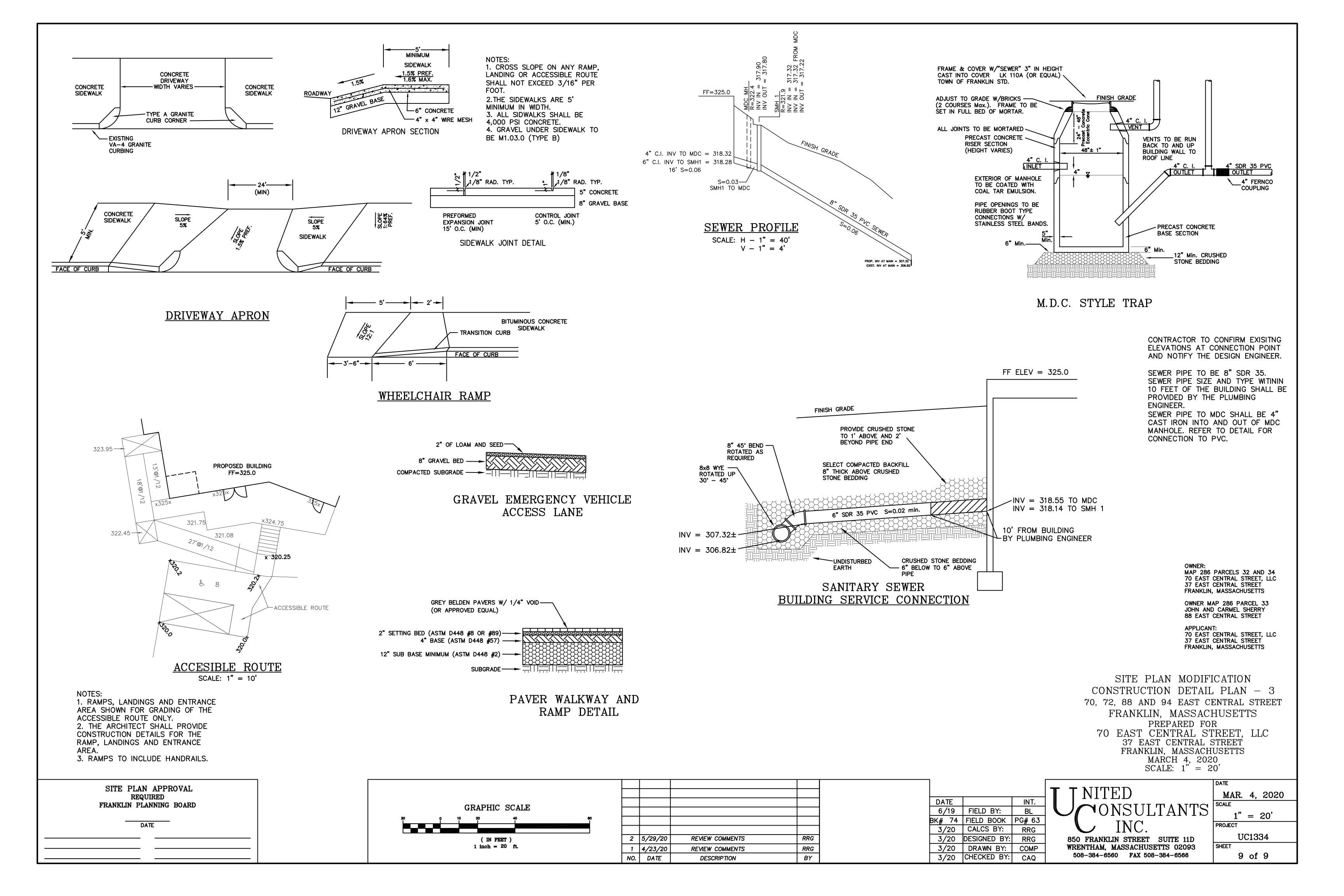
2. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENT ARE TO BE REMOVED. 4. INSPECTION OF THE EXISTING CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING. 5. INSPECTION OF POND 1, THE EXISTING POND AND THE RAIN GARDEN TO DETERMINE IF CLEANING IS NECESSARY. . 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. 5. THE POND SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION. 1. THE PARKING LOT SHALL BE SWEPT TWICE PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING. STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE CONSTRUCTION SEQUENCE: 1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED. 1. INSTALL COMPOST SOCK, SILT SAKS AND ENTRY MAT. 2. DEMOLISH EXISTING BUILDING 3. LEDGE REMOVAL TO SUBGRADE 4. EXCAVATE FOR BUILDING FOUNDATION. 5. FORM AND POUR BUILDING FOOTINGS AND FOUNDATION. 6. UPON ADEQUATE CURING OF THE FOUNDATION CONCRETE THE FOUNDATION SHALL BE BACKFILLED TO SUBGRADE. THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING BUILDING AND IMPROVEMENTS. 7. CONSTRUCT BUILDING SIMULTANEOUSLY WITH THE FOLLOWING SITE UPON RECEIPT OF ALL NECESSARY APPROVALS THE APPLICANT WILL FILE FOR AND OBTAIN WORK THE NECESSARY ADDITIONAL PERMITS INCLUDING SEWER AND WATER CONNECTION PERMITS. 8. BRING THE REMAINDER OF THE SITE TO SUBGRADE. STREET OPENING PERMITS AND BUILDING PERMIT. UPON SECURING ALL THE NECESSARY 9. INSTALL THE UNDERGROUND UTILITIES - WATER, SEWER, ELECTRIC PERMITS THE PROJECT WILL MOVE TO THE CONSTRUCTION PHASE AND WILL BE COMPLETED AND DRAINAGE. 10. UPON COMPLETION OF THE UNDERGROUND UTILITIES, BRING THE PARKING AREAS TO PROPER GRADES WITH GRAVEL. 11. PAVE THE PARKING AREAS WITH THE BINDER COURSE. 12. INSTALL THE CURBING, THE DUMPSTER PAD AND THE FENCE. 13. LOAM ALL DISTURBED AREAS. 14. PLANT SITE TREES. 15. PAVE THE PARKING AREA WITH THE TOP COURSE. 16. IF NECESSARY COMPLETE AN AS-BUILT PLAN AND SUBMIT A FORM H. OWNER: MAP 286 PARCELS 32 AND 34 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS OWNER MAP 286 PARCEL 33 JOHN AND CARMEL SHERRY 88 EAST CENTRAL STREET BIODEGRADABLE APPLICANT: SOCK - 12" DIAMETER 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS 100% ORGANIC COMPOST SITE PLAN MODIFICATION TRAPPED SEDIMENT EROSION CONTROL PLAN 70, 72, 88 AND 94 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS PREPARED FOR COMPOST SOCK DETAIL 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS MARCH 4, 2020 2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP SCALE: 1'' = 20'DATE ' NITED MAR. 4, 2020 DATE INT. NONSULTANTS SCALE 6/19 | FIELD BY: BL 1" = 20'FIELD BOOK PG# BK# INC. PROJECT 3/20 | CALCS BY: RRG UC1334 3/20 DESIGNED BY: RRG 850 FRANKLIN STREET SUITE 11D SHEET WRENTHAM, MASSACHUSETTS 02093 3/20 | DRAWN BY: COMP 508-384-6560 FAX 508-384-6566 6 of 9 CHECKED BY: CAQ 3/20

1. THE OWNERS REPRESENTATIVE, BRAD CHAFFEE (1-508-331-6161), SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN. 2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS. 3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED. 4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS. 5. DAMAGED OR DETERIORATED COMPOST SOCK AREAS SHALL BE REPLACED IMMEDIATELY. 6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED. 7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. 1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT 3. INSPECTIONS OF THE STORMCEPTOR UNITS TO DETERMINE DEPTH OF SEDIMENT AND REQUIRED CLEANING. 3. SILT SAKS SHALL BE INSTALLED AT THE STORMCEPTOR UNITS. CATCH BASIN 91 AND CB97AND THE TWO CATCH BASINS ON 70 - 72 EAST 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" 2. THE STORMCEPTORS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES 3. THE POND SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY 4. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED. 2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING. 3. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY. 4. SLOPES GREATER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE STABILIZED WITH HYDROSEED, SECURED GEOTEXTILE FABRIC OR RIPRAP AS REQUIRED TO PREVENT EROSION. ALL SLOPE FLATTER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE 5. STORMCEPTOR UNITS, CATCH BASINS AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED. 6. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO 7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED. 8. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY 10. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS

RAPHIC SCALE				
(IN FEET)	2	5/29/20	REVIEW COMMENTS	RRG
1 inch = 20 ft.	1	4/23/20	REVIEW COMMENTS	RRG
	NO.	DATE	DESCRIPTION	BY









May 7, 2020

Mr. Anthony Padula, Chairman 355 East Central Street Franklin, MA 02038

Re: 70, 72, and 94 East Central Street Site Plan Peer Review Update

Dear Mr. Padula:

BETA Group, Inc. has reviewed revised documents for the proposed Site Plan Approval application entitled "70, 72, and 94 East Central Street" located in Franklin, Massachusetts. This letter is provided to update findings, comments, and recommendations.

BASIS OF REVIEW

The following documents were received by BETA and formed the basis of the review:

- Plans (10 Sheets) entitled **70**, **72**, and **94** East Central Street, revised March 4, 2020 and April 23, 2020, prepared by United Consultants, Inc. of Wrentham, MA
- Drainage Analysis, revised March 4, 2020, prepared by United Consultants, Inc.
- Operation and Maintenance Plan, revised March 4, 2020, prepared by United Consultants, Inc.

Review by BETA included the above items along with the following, as applicable:

- Site Visit
- Zoning Chapter 185 From the Code of the Town of Franklin, current through October 2019.
- Zoning Map of the Town of Franklin, Massachusetts, attested to April 30, 2019
- Stormwater Management Chapter 153 From the Code of the Town of Franklin, Adopted May 2, 2007
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin,** current through January 1, 2016.
- Wetlands Protection Chapter 181 From the Code of the Town of Franklin, dated August 20, 1997.
- Town of Franklin Best Development Practices Guidebook, dated September 2016.

COMPILED REVIEW LETTER KEY

BETA reviewed this project previously and provided review comments in letters to the Board dated February 5, 2020 and March 27, 2020 (original comments in standard text), United Consultants Inc. (UCI) provided responses (responses in *italic* text), and BETA has provided comments on the status of each (status in **standard bold text**).

Mr. Anthony Padula, Chairman May 7, 2020 Page 2 of 11

INTRODUCTION

The project area includes three parcels located along East Central Street in the Town of Franklin. Parcel 286-34 includes #70 and #72 East Central Street and is located within the Downtown Commercial District. Parcels 286-33 and 286-32 include #88 and #94 East Central Street, respectively, and are located within the Commercial I zoning district. Surrounding zoning districts include the Downtown Commercial district to the west, the Commercial I district to the east and north, and the Single-Family IV district to the south. Except as noted otherwise, comments and descriptions in this report reference the parcel located at #94 East Central Street (the "Site").

Plans indicate the existing lots are developed with several structures. Numbers 70 and 72 East Central Street are mixed use buildings, with associated site improvements including parking areas, driveways, water, fire-service, electric, and telecommunications utilities, and landscaping. Numbers 88 and 94 East Central Street are each developed with a single-family residence with associated driveways and walkways.

Topography at the Site is moderate, sloping away from an elevated area within #88 East Central Street. Most of the Site is graded either towards East Central Street or off-site to the southeast. The project is not located within or in proximity to a DEP mapped wetland resource area, an estimated habitat of rare or endangered species, or any other critical area. The site is not located within the Water Resources District or a FEMA-Mapped 100-year flood zone. NRCS soil maps indicate the presence of Hollis-Rock outcrop-Charlton complex with a Hydrologic Soil Group (HSG) rating of D (very low infiltration potential) or Urban Land with no listed HSG rating.

The project proposes to remove the existing residential structure at #94 East Central Street to construct a four story, 8,940 +/- SF structure with mixed residential and commercial use. Access to the building will be provided through a reconstructed access driveway from East Central Street that is proposed to connect to the rear of the #72 East Central Street parking area. An access and utility easement is proposed to allow the driveway to be constructed partially within the #88 East Central Street lot. Associated site developments include new paved parking areas, grading, and lighting. Proposed utilities include domestic water, fire service, and sanitary sewer. Stormwater management is proposed through catch basin and roof leader conveyance to a subsurface infiltration system. No substantial alterations are proposed to the #88 East Central Street lot beyond a limited section of the proposed driveway.

FINDINGS, COMMENTS AND RECOMMENDATIONS

GENERAL COMMENTS

G1. The existing easement to pass and repass (Book 573, Page 491) appears inadequate to provide vehicular access to the #88 East Central Street parcel due to the limits of existing pavement. Recommend revising the easement to coincide with the new driveway layout and installing curbing on the westerly side of the driveway. UCI: The owners of 88 East Central Street have a deeded easement as referenced above. They currently utilize the existing driveway located on 94 East Central Street. The applicant will be revising the driveway and access to the properties which will continue to be utilized by the 94 East Central Street properties. Curbing has been proposed. BETA2: Curbing provided at the existing limits of pavement, which will allow continued access



as it currently exists. Reconfiguration of the existing easement is considered a private property matter – no further comment.

- G2. With the understanding that the lots associated with #94 East Central Street and #70/#72 East Central Street are to be combined, rights of passage and an easement to access the proposed dumpster are not required. If the lots are not combined, easements would be required. *UCI: The applicant agrees that the lots will be combine.* **BETA2: Information provided issue dismissed.**
- G3. Clarify the disposition of existing site features, including but not limited to, trees, stone retaining walls, utility pole 10-2, and stockade fence. UCI: The disposition of the stone retaining wall, existing utility services and pole 10-2 have been added to sheet 4. The existing fence along the 94 100 East Central Street property boundary is proposed to remain. The disposition of the existing site trees has been added to sheet 5. BETA2: Information provided issue resolved.
- G4. Evaluate if the proposed development will result in an adverse shading impact to the #88 East Central Street residence. UCI: The applicant will address this comment separately. BETA2: Information not provided issue remains outstanding. UCI2: The applicant's architect will address the shading issue with the Planning Board. BETA2: BETA defers to the Board on this issue.

ZONING

The site is located within the Commercial I (CI) District. The proposed use of the Site is multi-family residential (13 units) and commercial (1 unit). Multi-family use is permitted by Special Permit from the Planning Board, provided that no more than 1 unit per 1,000 sq. ft. of lot area is proposed. Based upon the proposed number of units and area of the lot, this threshold is not exceeded. Some commercial uses are permitted by right within the district, while others require Special Permits or are prohibited. No information has been provided for the specific use of the commercial space.

Z1. Clarify the intended use of the commercial space, if known. UCI: The commercial space use is not known. The applicant will address this issue with the Planning Board. BETA2: Information provided. BETA notes that depending on the proposed commercial use, a Special Permit may be required. UCI2: The applicant acknowledges that based on the future proposed use a special permit may be needed. BETA3: No further comment.

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)

The Zoning Legend notes that the parcels associated with #94 and #70/#72 East Central Street are to be combined. Based upon the information provided on the Zoning Legend the Site's proposed lot and building will comply with minimum lot area, depth, width, front, side, and rear yard dimensions, and maximum impervious coverage for structures and structures plus paving. The project will not comply with the maximum stories (3 permitted, 4 proposed) and maximum height (40 feet permitted, 49.5 feet proposed) permitted by right. Within the Commercial I District, buildings up to 50 feet in height, regardless of stories, are permitted by a Special Permit from the Planning Board. BETA notes the aforementioned parcels must be combined to comply the requirements for continuous frontage, as the parcel associated with #94 East Central Street does not meet subsections A.(1)(a) and (2) of Section §185-10 Nonconforming Lots.

SCH1. Clarify the existing lot lines and lot areas for the parcels associated with #94 and #88 East Central Street, which differ from available online records. *UCI: Refer to deed 36860 page 516 for property description.* BETA2: Information provided. BETA defers to the real estate attorneys for final



verification. UCI2: The applicant anticipates input from the Planning Board on this comment. **BETA3: BETA recommends for the Board to discuss this issue.**

- SCH2. The parcels associated with #94 and #70/#72 East Central Street will need to be formerly combined (e.g ANR, etc.). Recommend providing a draft ANR plan as part of the proposed development package. UCI: The applicant agrees that the lots will be combine and a draft ANR plan will be provided. BETA2: BETA defers to the preference of the Board to include the submission of a draft ANR as a condition of approval. UCI2: The applicant anticipates input from the Planning Board on this comment. BETA3: BETA recommends for the Board to discuss this issue.
- SCH3. Provide BETA with a copy of architectural plans referenced the civil plan set. UCI: The applicant will provide the architectural plan separately. **BETA2:** Plans not provided issue remains outstanding. UCI2: The applicant's architect has prepared revised plans. The revised architectural document are being provided with this response letter. **BETA3:** Plans provided issue resolved.
- SCH4. Recommend removing the redundant Zoning Legend on Sheet 3. UCI: Zoning legend has been removed. BETA2: Plan revised issue resolved.

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

Access to the Site will be provided through a 24' (minimum) wide paved driveway from a revised curb cut along East Central Street, which will continue across the rear of #88 East Central Street, partially within a proposed easement, and will connect to the rear of the existing parking area associated with the #70/#72 East Central Street property. Eight surface spaces are proposed along the eastern side of the reconstructed driveway and plans note that an additional 20 spaces will be provided in a garage within the footprint of the proposed building. Proposed surface parking spaces are 9' wide by 19' long. One surface parking space has been designed as accessible, with associated signing and striping, and is also van accessible.

Section §185-21.B.(2) describes the number of parking spaces required for uses in the Commercial I District. For residential buildings 1.5 spaces must be provided per each dwelling unit and 1 space must be provided for every 500 sq. ft. of commercial space. As 13 dwelling units and 640 sq. ft. of commercial space are proposed, a minimum of 21 parking spaces are required.

The project generally complies with Section §185-21.C.(5), providing three trees for the proposed 28 total spaces. Revising the location of the trees to be within five feet of the parking area is impracticable due to site/utility constraints.

P1. Provide the proposed layout for the 20 garage spaces. UCI: The applicant will provide the requested parking space layout within the building separately. BETA2: Layout provided. BETA notes that at least four of the proposed garage spaces do not meet the width required by the Bylaw. Also, access to the proposed accessible space and two spaces near the garage entrances will be restricted by the structural columns. Provide turning movements showing that spaces can be adequately accessed and eliminate any spaces that cannot. UCI2: The parking calculations on Sheet 3 outline the parking demand for the site which is 21 spaces. Eight spaces have been provided on the exterior of the building. A re-configuration of the interior parking spaces as suggested above would allow for the required additional 13 spaces. The four 8'-6" spaces located to the left of the garage entrance could be revised into 3 nine foot spaces with a 7 foot space adjacent to the door. The two spaces located to the rear of the garage could be revised into a nine foot space and an off loading area. The existing handicap space could be changed to a



conventional space with the excess area be used to assist with turning movements. This will result in two to three spaces being eliminated which will still provide excess parking when comparing to the requirements. The applicant will finalize a building design which will provide column locations as well as wall locations so the final layout with dimensions and turning movements would be preliminary and subject to changes based on architectural and structural final design. BETA3: BETA recommends the Board consider a condition of approval that requires final interior parking layout to be reviewed for number, dimensions, and conformance with applicable Architectural Access Board requirements and good engineering practices.

- P2. Revise the proposed easement across the #88 East Central Street property to maintain at least 24 feet continuously from the proposed southerly/easterly curb line. *UCI: The proposed easement has been revised on sheet 3.* **BETA2: Easement revised issue resolved.**
- P3. Confirm an additional accessible parking space will be provided within the garage or provide an additional accessible parking space on the surface. The common use parking areas require two accessible spaces (521 CMR 10.1 and 23.2.1) one of which that must also be van accessible. Also, clarify if any of the dwelling units will be accessible. Per 521 CMR 10.3, parking spaces for dwelling unit occupants must be capable of complying with 521 CMR 23.2 through 521 CMR 23.8. Demonstrate that additional accessible spaces can be provided for occupants, if necessary. *UCI: Refer to building parking layout in the Architectural plan set.* **BETA2: Additional accessible parking space provided. Refer to Comment P1.**
- P4. Confirm the number of parking spaces at the existing adjacent parcel to the east. If found to serve 20 or more spaces, a Special Permit is required in accordance with Section §185-21.C.(7)(b). UCI: The adjacent property to the east (100 East Central Street) has 14 marked parking spaces. **BETA2**: Information provided issue resolved.
- P5. The development proposes 8 outdoor parking spaces; however, if the #94 East Central Street and #70/#72 East Central Street lots are combined as anticipated, the total number of outdoor parking spaces will be greater than 10 and will be subject to the Screening requirements of §185-35.B. BETA also notes the existing stockade fence along the easterly property line appears to belong to the adjacent property and is not of sufficient height to block headlight glare. UCI: Section 185-35.B provides screening requirement to include fences 12" or greater in height. The existing fence is to remain. BETA2: Site plan and Special Permit approval criteria include language indicating that abutting properties shall not be subjected to adverse impacts from excessive light or glare. BETA defers to the Board to determine if the existing 4-foot fence on the easterly property line and proposed plantings (arborvitae spaced approx. 10 on center) along the southerly property line are sufficient to mitigate headlight glare. Recommend providing sections for screening as requested by the Board at the initial public hearing. UCI2: A Parking Section Illustration Plan was prepared to depict the two areas suggested for sections of the parking area and fence and access driveway and plantings. Section 1 and Section 2 are provided on the plan. BETA3: Sections have been provided and depict the existing fence and proposed plantings in general alignment with anticipated headlight glare. BETA recommends for the Board to discuss this issue.
- P6. Note that handrails will be required along the accessible ramps. *UCI: A note has been added to the Accessible route detail on sheet 9.* **BETA2: Note provided issue resolved.**
- P7. Confirm the proposed grade at the westerly door, shown as 226.0 on the accessible route detail. *UCI: The spot grade has been revised.* **BETA2: Grade revised issue resolved.**



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- P8. Provide sight distance (required and provided) on plans §185-21.C.(7)(c). Based upon the initial site visit, BETA anticipates the existing retaining wall and vegetation on the #88 East Central Street property will significantly restrict sight distance to the west. UCI: Sight distances have been added to sheet 4. BETA2: Confirm sight distance to the east is correctly noted at 30 feet. Also, recommend indicating the design speed the sight distance is adequate for as the 25 MPH posted speed is likely less than the 85th percentile speed of the roadway. UCI2: The sight distance to the east was revised to 300 + feet. PER MASS Highway Exhibit 3-8 a stopping sight distance for 200 feet at a level grade has a design speed of 30 MPH. BETA3: Information provided issue resolved.
- P9. The proposed development will result in the loss of two parking spaces on the adjacent #70/#72 East Central Street property. The designer should confirm the proposed number of spaces will comply with the current Bylaw. *UCI:* Refer to parking schedule on sheet 3. **BETA2: Information provided – issue resolved.**

SIDEWALKS (§185-28)

The project is located within the Commercial I Zoning District and is required to provide concrete sidewalks along the street frontage unless the Board determines that site conditions preclude their usefulness. An existing sidewalk is located along the street frontage and is proposed to remain, except to accommodate the reconstructed driveway.

SI1. New sidewalks are located from the downtown area to approximately halfway (UP 9) through the #88 East Central Street property. Recommend reconstructing the existing sidewalk from the limits of new sidewalk through the #94 East Central property line (~100 feet total). UCI: Refer to Town Engineer comment 5 as well as UCI's response. BETA2: BETA defers to the DPW on this issue – no further comment.

CURBING (§185-29)

Vertical granite curbing is proposed throughout the project, except for the westerly side of the proposed driveway.

C1. Refer to Comment G1 regarding the existing easement and limits of curbing. UCI: Refer to response to comment G1. BETA2: No further comment.

SITE PLAN REVIEW (§185-31)

The proposed development is subject to Site Plan Review and must comply with the requirements of this section.

- S1. Provide general sound information for proposed HVAC equipment (§185-31.C.(3)(r)). UCI: The applicant is proposing to utilize residential type HVAC equipment that is similar to the 70 and 72 East Central Street buildings. **BETA2: Information provided. BETA does not anticipate adverse sound impacts to abutters issue dismissed.**
- S2. Provide sight line information at the proposed driveway (§185-31.C.(3)(t)). UCI: Sight distances have been added to sheet 4. BETA2: Information provided issue resolved.

UTILITIES

The proposed development is shown to be serviced by water, sewer, gas and electric utilities. Detailed review of utilities is anticipated to be provided by the DPW.



Mr. Anthony Padula, Chairman May 7, 2020 Page 7 of 11

- U1. Clarify the sewer and roof leader connections at the front of the building. Currently, it appears the roof drain may tie into the sewer line. *UCI: The building sewer connection has been revised*. **BETA2: Plan revised issue resolved.**
- U2. Revise Utility Note 1 to be consistent with Existing Utility Note 1, as necessary. Recommend having a single compilation of utility notes. *UCI: Note has been revised. Existing utility notes were added to utility note section.* BETA2: Revise Note 7 to indicate the existing water service will be cut and capped at the main per DPW requirements. *UCI2: Note 7 has been revised on Sheet 4 of 9.* BETA3: Note revised issue resolved.
- U3. Clarify if the existing overhead electric line servicing #88 East Central Street is to remain and if there is an easement in place for crossing the subject property. *UCI: The utility line is to remain. There is not an easement referenced in the property deed.* **BETA2: Information provided. BETA notes this is a private property matter – issue resolved.**
- U4. In contrast to Utility Note 5, confirm that a gas trap and floor drains are required for the 20-space parking garage in accordance with 248 CMR 10.09(1)(b). Clarify how the proposed MDC MH will be vented in accordance with the provided detail. *UCI: Refer to 248 CMR 10.09((1).(b)1.i Parking and Storage areas. MDC trap venting will be located at the building and will be designed by the plumbing engineer.* **BETA2: Information provided and note removed issue resolved.**
- U5. Revise the lighting plan to eliminate the depiction of the infiltration system, which currently obscures illuminance information. BETA notes the proposed lighting, consisting of 4 pole-mounted luminaires (15' height), and five luminaires mounted to the building generally comply with the recommended Illuminance levels of the Illuminating Engineering Society. *UCI: The lighting plan has been revised*. **BETA2: Plan revised issue resolved.**

STORMWATER MANAGEMENT

The project proposes to direct runoff from impervious areas into a closed drainage system comprised of roof leaders, a trench drain, and stormwater quality units (Stormceptor 450i). The majority of runoff from impervious surfaces will be directed to a new subsurface infiltration system. Overflows from the proposed stormwater system will be directed to East Central Street through a direct connection to the Town drainage system.

GENERAL

- SW1. Stormwater from a significant portion of the driveway and parking area will be directed to the proposed trench drain, which is more susceptible to clogging than a catch basin. Recommend minimizing the impervious area directed to the trench drain and to consider supplementing or replacing it with an additional catch basin(s). UCI: The trench drain has been replaced with two catch basins. BETA2: Deep sump catch basins provided in place of trench drain issue resolved.
- SW2. Revise the rim and outlet elevation of CB 92, which are inconsistent with the proposed grading and depth of infiltration basin. UCI: The rim and invert elevation have been revised. BETA2: Elevations revised issue resolved.
- SW3. Depict location of ponds and catchment structures associated with #70/#72 East Central Street on the post-development watershed plan. *UCI: The catchment structures and ponds have been provided on the post development watershed sheet.* **BETA2: Plans revised issue resolved.**



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MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:

The project is not located in proximity to wetland resources and will not disturb greater than one acre; however, under Section §185-31C.(3)(m), the Board may require the project to comply with all federal and state requirements, including the Massachusetts Stormwater Management Standards, Town of Franklin's Subdivision of Land Stormwater Management Regulations, §300-11 as applicable, Chapter 153, Stormwater Management, of Franklin's Town Code, and the Town of Franklin Best Development Practices Guidebook.

No untreated stormwater (Standard Number 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project does not propose any new untreated stormwater discharges to wetlands – **complies with standard.**

Post-development peak discharge rates (Standard Number 2): Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

The project proposes an increase in impervious area and will use a subsurface infiltration system to mitigate increases in post-development peak discharge rates and total runoff volumes.

- SW4. Based upon the site visit, the pervious ground cover within the site is primarily grass, as indicated in the HydroCAD analysis; however, there is an area of brush/mature trees located to the rear of #88 East Central Street, which should be accounted for in the analysis. UCI: The pre-development and post-development drainage analysis has been revised to include the woods area. BETA2: HydroCAD revised – issue resolved.
- SW5. Clarify how sheet flow lengths were determined in time of concentration calculations. Typically, a length of 50 feet is utilized. UCI: Sheet flow lengths for some drainage areas were as shown on the previously approved 70 and 72 Site Plan. The sheet flow lengths for the 94 East Central Street property were prepared using the same methodology which was to start the shallow concentrated flow at the locations where the flows to collect. Sheet flow lengths typically do not exceed 50 feet. BETA2: Information provided issue dismissed.
- SW6. Revise exfiltration elevation of subsurface infiltration systems within HydroCAD models to be the bottom of each basin. UCI: The elevation of the infiltration systems was added. The Hydrocad program would not allow exfiltration to occur when the pond bottom elevation was set at the exfiltration invert. To allow for the exfiltration to be recognized the exfiltration elevation was set at elevations slightly below the actual pond bottoms. **BETA2: HydroCAD revised issue resolved.**
- SW7. Although minor in area, a comparison between subwatershed 5S (predevelopment) and 8S (postdevelopment) should be provided for runoff rates and volumes. *UCI: The comparison has been added to Appendix B.* **BETA2: Information not provided – issue remains outstanding.** *UCI2: The information has been added to Appendix B.* **BETA3: Information provided – issue resolved.**
- SW8. Revise Pond 3 to reflect original design details. Currently, it appears to be a copy of Pond 1. UCI: Pond 3 label was revised. The data was reflective of pond 3. BETA2: Information provided – issue resolved.
- SW9a. Clarify revisions to subwatersheds 91S and 93S. There is a loss in overall and impervious area from the previous HydroCAD model. UCl2: January 2020 report listed Sub-catchments 91, 93 and



Mr. Anthony Padula, Chairman May 7, 2020 Page 9 of 11

96 which were revised when the stormwater collection system at the driveway entrance was changed from a trench drain to catch basins 91 and catch basin 97. Catch basin 97 was created with areas from the original Sub-catchments 91S and 93S. The areas were also revised due to the crowning of the driveway to accommodate the catch basins with some bypass that was originally proposed to be captured in the trench drain. **BETA3: Information provided – issue resolved.**

Recharge to groundwater (Standard Number 3): Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.

NRCS soil maps indicate the presence of Hollis-Rock outcrop-Charlton complex with a Hydrologic Soil Group (HSG) rating of D (very low infiltration potential) or Urban Land with no listed HSG rating. Test pit logs indicate the presence of sandy loam in the vicinity of the proposed subsurface infiltration system and saturated hydraulic conductivity testing at these locates indicates exfiltration rates between 0.648 in/hr and 0.786 in/hr. The proponent proposes a subsurface infiltration system to provide groundwater recharge and has used an exfiltration rate of 0.324 in/hr (50% of the lowest measured value). The infiltration system has been designed to provide a recharge volume in excess of that required and will drain within 72 hrs.

- SW9. Clarify if TP-4 (90") or TP-5 (102") were terminated due to the presence of ledge. Due to the presence of ledge outcroppings on the adjacent #88 East Central Street property, and assumed encounters in Test Pits 1-3, additional soil investigations should be conducted on the westerly side of the proposed infiltration basin. UCI: Test pit 6 information was added and a note indicating the test pits were excavated to refusal were added to sheet 4. BETA2: Information provided indicating a minimum of 4 feet of separation from proposed infiltration system to ledge issue resolved. BETA notes that an agent of the Town will confirm the subsurface soil conditions during construction.
- SW10. Revise notes on Drainage Infiltration Area detail to reference dimensions and quantities associated with Pond 94. UCI: The notes for the drainage Infiltration Area have been revised on sheet 8. BETA2: Note revised issue resolved.
- SW11. Provide a detail or relevant notes on the plan to identify the invert elevations of the infiltration basin outlet manifold. *UCI: The outlet pipes were added to the drainage infiltration area detail on sheet 8.* **BETA2: Detail revised issue resolved.**

80% TSS Removal (Standard Number 4): For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.

The project proposes to direct runoff from roofs and a portion of the parking area to a new subsurface infiltration system. Pretreatment for pavement area is proposed in the form of a proprietary stormwater quality unit (Stormceptor 450i). The remainder of the parking/driveway areas are either directed to a trench drain and Stormceptor unit or to the existing stormwater system at the #70/#72 East Central Street site. A long-term pollution prevention plan was included as part of the Drainage Analysis.

SW12. A portion of the parking area is treated solely by the Stormceptor 450i (DMH 91). Previous documented removal rates through the MassSTEP program and NJCAT indicate removal rates of approximately 60% (SSC) and 75% TSS, respectively; therefore, this treatment train is not anticipated to meet the 80% TSS removal requirement. In conjunction with Comment SW1, consider providing a deep sump catch basin(s) in place of the trench drain to increase TSS removal to minimum requirements. Also, although the project is being designed as new development, the reconstruction of the existing impervious driveway can be considered a redevelopment. If the



Mr. Anthony Padula, Chairman May 7, 2020 Page 10 of 11

designer can reduce the impervious area directed to DMH 92 to be equal to or below the area of the existing driveway, this will be considered an improvement to the existing conditions for the purposes of redevelopment and no additional TSS removal is required. *UCI: The trench drain has been removed. See revised TSS Removal calculations.* **BETA2: Deep sump catch basins provided – issue resolved.**

Higher Potential Pollutant Loads (Standard Number 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project does not propose any Land Uses with Higher Potential Pollutant Loads – not applicable.

Critical Areas (Standard Number 6): Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.

The project does not propose any discharges to a critical area – **not applicable**.

Redevelopment (Standard Number 7): *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The project is being designed as a new development – **not applicable.**

Construction Period Erosion and Sediment Controls (Standard Number 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will not disturb in excess of one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are not required. The project proposes the use of erosion control barrier (compost sock) and a stabilized construction entrance. An Erosion Control Plan with notes, construction sequence, and details are included in the Plan Set.

- SW14. If permitted by the Town of Franklin, provide catch basin inlet protection for the catch basin located immediately east of the site on East Central Street. *UCI: The applicant will provide inlet protection as necessary and as directed by the Department of Public Works at the time of obtaining a public way access permit.* **BETA2: BETA defers to the preference of the DPW on this issue.**
- SW15. Provide erosion and sedimentation controls near the westerly property line and/or at the #70/#72 East Central Street property. UCI: Additional erosion control barriers have been added to sheet 6. BETA2: Additional controls provided – issue resolved.
- SW16. Revise construction period stabilized construction entrance to a minimum width of 20 feet. UCI: The stabilized construction entrance has been revised. **BETA2: Width revised – issue resolved.**

Operations/maintenance plan (Standard Number 9): A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.

A Long-Term Operation and Maintenance (O&M) Plan has been provided as part of the Erosion Control Plan and within the Drainage Analysis.

SW17. Revise the O&M log to indicate that parking lot sweeping is required twice per year. UCI: The O&M Log has been revised. BETA2: O&M revised – issue resolved.

Illicit Discharges (Standard Number 10): All illicit discharges to the stormwater management systems are prohibited.

An Illicit Discharge Compliance Statement was included in the Drainage Analysis.



Mr. Anthony Padula, Chairman May 7, 2020 Page 11 of 11

SW18. Provide a signature on the Illicit Discharge Compliance Statement. UCI: A signed illicit discharge statement has been included. To Appendix K. BETA2: Signature provided – issue resolved.

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

Very truly yours, BETA Group, Inc.

m

Matthew J. Crowley, PE Project Manager

cc: Amy Love, Planner

Stephen Borgan

Stephen Borgatti Staff Engineer



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT



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

DATE:	June 4, 2020
то:	Planning Board
FROM:	Department of Planning and Community Development
RE:	70, 72 88 & 94 East Central Street Special Permit and Site Plan – Mixed Use

The DPCD has reviewed the above reference Special Permit and Site Plan Application for a Mixed-Use development for the Monday, June 8, 2020 Planning Board meeting and offers the following commentary:

General

- 1. The project is located at 70 East Central Street in the Commercial I Zoning District (Assessor's Map 286, Lot 032).
- 2. The applicant is proposing to construct a four (4) story, mixed used building with, Thirteen (13) residential apartments and, with retail/office on the first floor with drainage, grading, parking and other associated infrastructure. There is an existing single-family residential house which will be demolished.
- 3. Two Special Permits have been filed
 - Zoning By-Law §185 Attachment 9: Maximum Height of Building: (Note 9) requires applicant to file a Special Permit for Stories and/or feet of the structure. The Applicant is proposing a four story, 49.5 foot building.
 - Zoning By-Law §185 Attachment 7: Multifamily authorized under Special Permit Planning Board for Commercial I zoning District.
- 5. The applicant has requested the following waivers:
 - 1. To allow less than 42" of cover over the RCP drain pipe
 - 2. To allow the use of HPDE pipe from catch basin 92 to the pond, from the pond to drain manhole 93, from the trench drain to drain manhole 91 and the roof leader collection system to the pond.

Comments from the February 10, 2020 meeting:

- 1. The Board expressed concerns about Fire access. *Deputy Fire Chief has submitted a letter and is satisfied with the fire access. See attached letter*
- 2. The Board expressed concerns about the height of the building. *The Applicant has provided color renderings showing the building height to be the same as the adjacent buildings previously approved by the Planning Board.*
- 3. The lot itself will need to be combined with 70 & 72 East Central Street to be a conforming lot. *The Applicant has revised the application as a modification to include* 70, 72 & 94 East Central St.
- 4. There was a question about the Certificate of Ownership. DPCD can confirm a notarized copy of the Certificate of Ownership is on file. Due the office being closed, it is not included in this packet.

Comments from the May 6, 2020 meeting:

- 1. Add square footage of the frontage of the property. *Applicant has provided square footage on the plans.*
- 2. Planning Board indicated they were satisfied with the height of the building.
- 3. Applicant received Design Review Recommendation on June 2, 2020.
- 4. BETA has no further comments other than what was noted at the last hearing.

Suggested Special Conditions:

- 1. Applicant must file a Limited Site Plan for each tenant use in the commercial space.
- 2. Applicant must file an 81-P ANR to combine lots 70, 72 & 94 East Central Street prior to the start of construction.

DPCD has no further comments.

Special Permit findings are included in the Application and on record.

Special Permit VOTE:

This determination shall be in addition to the following specific findings:

If you vote NO on any of the following, please state reason why you are voting NO:

(1) Special Permits:

a. To allow the Building height of 49.5 feet and/or 4 stories in the Downtown Commercial (DC) Zoning District as shown on the Plan.

b. Allow Multifamily in Commercial I Zoning District

ROLE CALL VOTE:

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

Joseph Halligan, Jr. William David	YES YES	NO NO	Gregory Rondeau Rick Power	YES YES	NO NO
(b) Vehicular traffic flow, acce	ess and p	arking a	nd pedestrian safety are	properly	addressed.
Joseph Halligan, Jr.	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO	Rick Power	YES	NO
(c) Public roadways, drainage, accommodate development.	utilities	and othe	er infrastructure are adeq	uate or v	will be upgraded to
Joseph Halligan, Jr.	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO	Rick Power	YES	NO
(d) Neighborhood character an	d social	structure	e will not be negatively i	mpacted	
Joseph Halligan, Jr.	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO	Rick Power	YES	NO
(e) Project will not destroy or or resource, habitat, or feature or, measures are adequate.			e	•	•
Joseph Halligan, Jr.	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO	Rick Power	YES	NO
(f) Number, height, bulk, locati		•			6

(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.

Joseph Halligan, Jr.	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO	Rick Power	YES	NO

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

Joseph Halligan, Jr.	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO	Rick Power	YES	NO

B. VOTE:

READ the Following to the Audience ROLE CALL VOTE:

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Joseph Halligan, Jr.	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO	Rick Power	YES	NO

C. WAIVERS:

The Planning Board should vote on the following requested waivers:

- 1. To allow less than 42" of cover over the RCP drain pipe
- 2. To allow the use of HPDE pipe from catch basin 92 to the pond, from the pond to drain manhole 93, from the trench drain to drain manhole 91 and the roof leader collection system to the pond.

D. SPECIAL CONDITIONS:

The Planning Board should determine if the following Special Conditions will be added to the Certificate of Vote:

- 3. Applicant must file a Limited Site Plan for each tenant use in the commercial space.
- 4. Applicant must file an 81-P ANR to combine lots 70, 72 & 94 East Central Street prior to the start of construction.

Suggested Standard Conditions of Approval:

- 1. 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.
- 2. 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. 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.
- 3. 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.

- 4. 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.
- 5. 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 H). Said inspection is further outlined in condition #4.
- 6. No alteration of the Special Permit and the plans associated with it shall be made or affected other that by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.

94 EAST CENTRAL ST PROPOSED DEVELOPMENT OWNER: 70 E. CENTRAL STREET, LLC

PLANNING BOARD REVIEW JUNE 8, 2020





Franklin







PLANNING BOARD REVIEW OWNER: 70 E. CENTRAL STREET LLC JUNE 8, 2020

PROPOSED DEVELOPMENT 94 EAST CENTRAL ST

SITE PLAN 1/32" = 1'





VIEW OF PROPOSED DEVELOPMENT: FROM STREETSIDE









PREVIOUS DESIGN



VIEW OF PROPOSED DEVELOPMENT: APPROACHING FROM HORACE MANN PLAZA



VIEW OF PROPOSED DEVELOPMENT: FROM STREETSIDE

PLANNING BOARD REVIEW OWNER: 70 E. CENTRAL STREET LLC JUNE 8, 2020



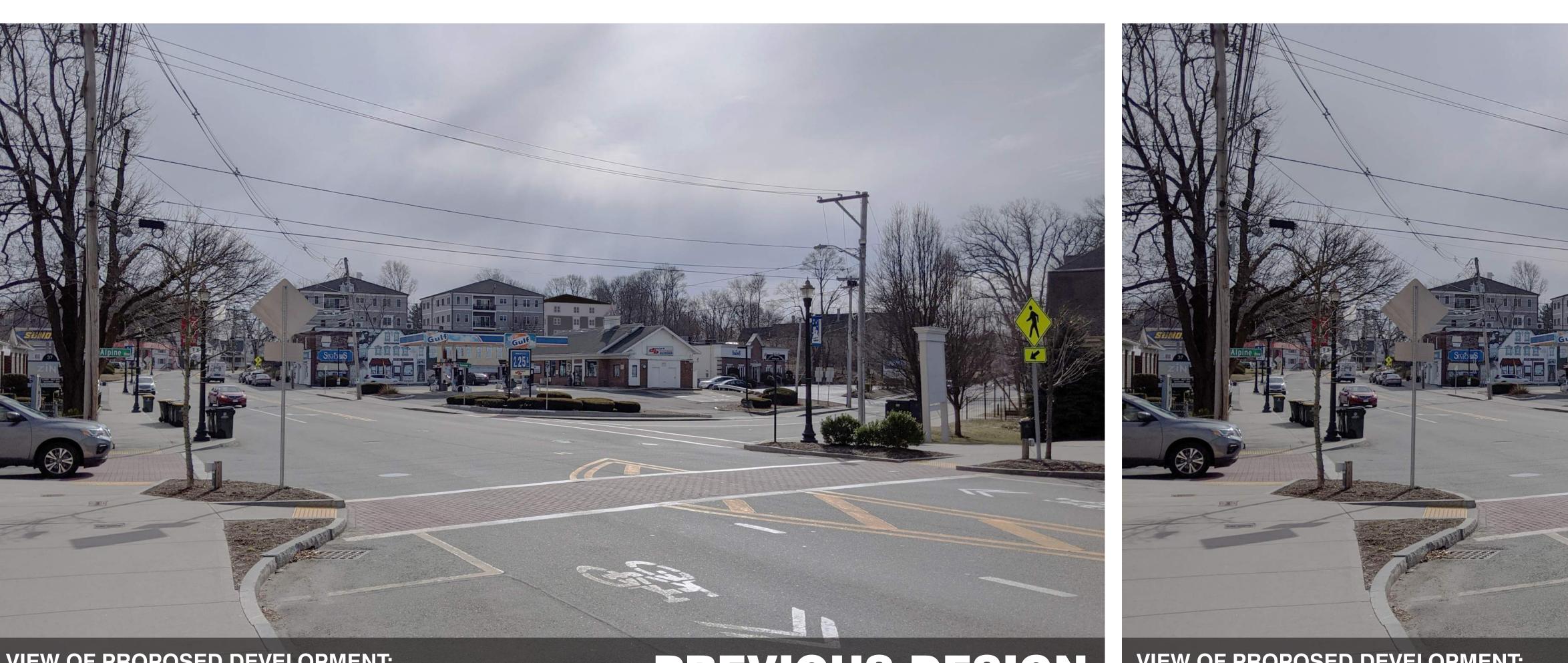
NEW DESIGN PROPOSED DEVELOPMENT 94 EAST CENTRAL ST



VIEW OF PROPOSED DEVELOPMENT: ENTRY TO 70 EAST CENTRAL



VIEW OF PROPOSED DEVELOPMENT: CENTER OF TOWN





VIEW OF PROPOSED DEVELOPMENT: ENTRY TO 70 EAST CENTRAL

VIEW OF PROPOSED DEVELOPMENT: **CENTER OF TOWN**

NEW DESIGN

NEW DESIGN

PLANNING BOARD REVIEW OWNER: 70 E. CENTRAL STREET LLC JUNE 8, 2020

PROPOSED DEVELOPMENT 94 EAST CENTRAL ST



RELOCATE BALCONIES TO BREAK UP THE CONTINUOUS VERTICAL CORNERS









A VERTICALLY ORIENTED CORE MAKES THE REST OF THE BUILDING FEEL SHORTER

PLANNING BOARD REVIEW OWNER: 70 E. CENTRAL STREET LLC JUNE 8, 2020

PROPOSED DEVELOPMENT 94 EAST CENTRAL ST





COTTAGE RESTORATION: CONCEPT IMAGES



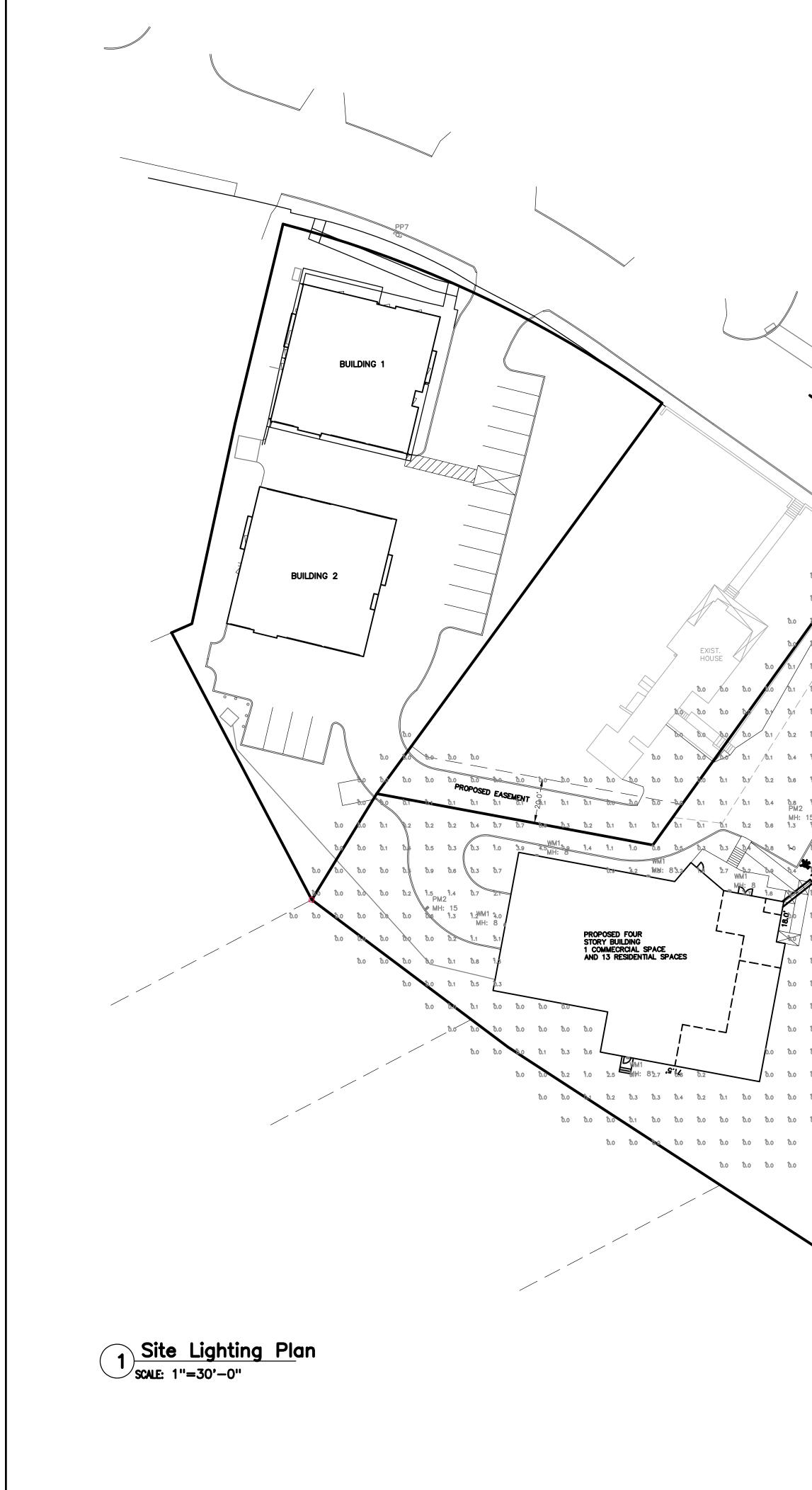




PLANNING BOARD REVIEW OWNER: 70 E. CENTRAL STREET LLC JUNE 8, 2020



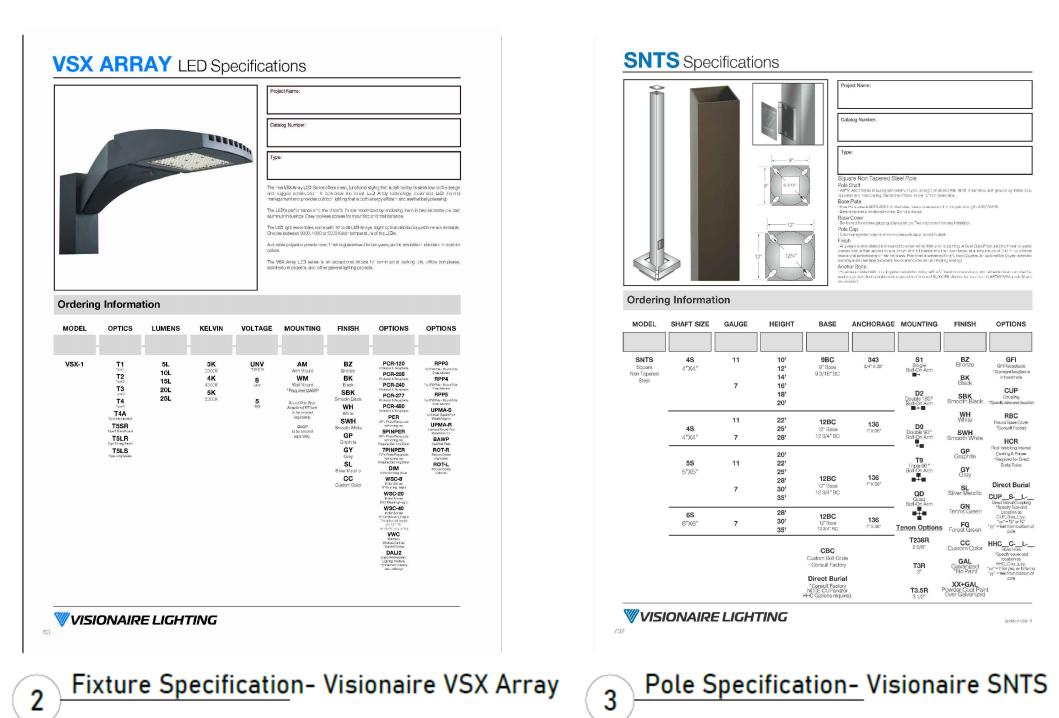
PROPOSED DEVELOPMENT 94 EAST CENTRAL ST



Luminaire Schedule

Luminaire Sc	nequie					
Symbol	Label	Qty	Description	LLF	Lum. Watts	Lum. Lumens
	PM1	1	Visionaire # VSX-1-T2-16AR-5L-4K-HS	0.900	34	1636
	PM2	3	Visionaire # VSX-1-T2-16AR-5L-4K-HS	0.900	34	1599
	WM1	5	Visionaire # PGAS-1-T2-16LC-3-4K-UNV-WM	0.900	17	2235

Calculation Summary							
Label	СаІсТуре	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Points	Illuminance	Fc	0.14	5.1	0.0	N.A.	N.A.



PGAS-1 LED Specifications

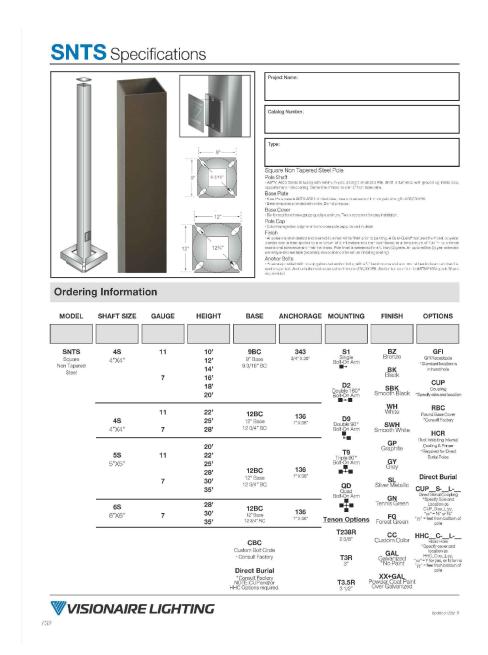
					Proje	o: Nama			
					Gelu	log Number:			
					Тура	¢			
	450				with perfo It is a yeste	PGAS-1 LED lum new LED technolog rmance and Life at n ideal replacement arday.	gy while maintainin e maximized by the t for the high-main	g a traditional fixtu e unique integral al tenance fluorescer	re image. The LÉ uminum heat sin it or HID fixtures (
					dissi the c	LED housing is ca pation with 16 or 3 Iriver to operate co	2 LEDs. The cast a oler for long life.	aluminum driver oc	mpartment allow
					ar 50	e optical distributio 100 Kelvin tempera Irable polyester po	ture of the LED's.		
					avail: The l	able in standard or PGAS-1 LED seri	oustom oolors. es is an exception		
Ordering	g Informa	tion			and	other wall mount as	oplications.		
MODEL	OPTICS	SOURCE	CURRENT	KEL	VIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
PGAS-1	T2 Type 2	16LC *WSC for 16LC Only	3 350mA	3 300	K DOK	UNV 120-277V	WM Wall Mount	BZ Bronze	PC-120 Button Type Photocell
	T3 Type 3	32LC	5 530mA	4 400	K DOK	8 347V		BK Black	PC-208 Button Type Photocell
	13,500	3210	7 700mA					SBK Smooth Black	PC-240 Button Type Photocell
	T4 Type 4			5 00	K DOK	5 480V		WH White SWH	PC-277 Button Type Photocell
								Smooth White GP	WSC-8 Motion Sensor 8' Mounting Height
									Height
								Graphite GY Grey	WSC-20 Motion Sensor 9-20' Mounting Height
								GY Grey SL Silver Metallic	Motion Sensor 9-20' Mounting Height WSC-40 Motion Sensor 21-40' Mountin
								GY Grey	Motion Sensor 9-20' Mounting Height WSC-40 Motion Sensor 21-40' Mountin Height
								GY Grey SL Silver Metallic CC	Motion Sensor 9-20' Mounting Height WSC-40 Motion Sensor 21-40' Mountin Height WSC options will require (1) FSIH 100 remote for

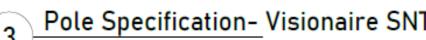
VISIONAIRE LIGHTING

b.o ^{0.7} ^{1.6} РМ2 b.o b.o MH: b.o b.o b.o ზ.ი ზ.ი ზ.ი 5.0 5.0 5.0 5.0 ხ.ი ხ.ი ხ.ი ხ.ი ზ.ი ზ.ი ზ.ი ზ.ი ზ.ი b.o b.o b.o ზ.0 ზ.0 ზ.0 ზ.0 ზ.ი ზ.ი

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3 Fixture Specification - Visionaire PGAS





ABBREVIATIONS: Avg= Average AFG= Above Finished Grade CF = Compact Fluorescent CV= Coefficient of variation fc = Footcandles 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: A. 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. B. REFER TO PLAN FOR FIXTURE MOUNTING
- HEIGHTS.
- C. CALCULATION POINTS TAKEN AT GRADE.

