DESIGN REVIEW COMMISSION
AGENDA

February 27, 2024

7:00 PM

Virtual Meeting

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission 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 https://zoom.us/j/94304923267 or call on your phone at 1-929-205-6099, meeting ID is 94304923267**.**

7:00 PM **Elliot Auto Supply dba FMP Motorparts – 40 Kenwood Circle**
Install signs for Factory Motorparts

7:01 PM **Hunter Douglas by Blinds & Design – 456 West Central Street**
Replace sign face of existing building sign cabinet and sign face of existing pylon

7:02 PM **Aubuchon Hardware – 255 East Central Street**
Replace Existing LED Channel letter sign, replace Pylon Sign Faces

7:03 PM **7 Eleven – 20 West Central Street**
Replace existing face on existing pylon sign with new polycarb face

7:04 PM **Autumn Hill Senior Village – 496 & 488 Summer Street**
Newly constructed attached condominiums consisting of buildings of 2 units 3 units for 42 units

General Matters:

Approval of Minutes: 2/13/2024

Old Business:
New Business:
Adjourn

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. This agenda is subject to change. Next meeting is 3/12/2024

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) **General Information**

Name of Business or Project: Elliot Auto Supply dba FMP Motor Parts

Property Address 40 Kenwood Circle

Assessors' Map # 295 Parcel # 009

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: Heather Hopkins Dusko (National Sign Corp)

Address: 27 Old Meetinghouse Road
Auburn, MA 01501

Telephone Number: 508.612.6954

Contact Person: Heather Hopkins Dusko

C) **Owner Information (Business Owner & Property Owner if different)**

Business Owner: Elliot Auto Supply
Address: 40 Kenwood Circle
Franklin, MA 02038

Property Owner: Boston Infill LLC | Investcorp.
280 Park Avenue
New York, NY 10017.

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of _____ 20

Heather Hopkins Dusko
Signature of Applicant

(See Signed Drawings) Investcorp.
Signature of Owner

Heather Hopkins Dusko
Print name of Applicant

Investcorp
Print name of Owner

*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 – 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) **Architect/Engineer/Sign Company Information (if not the applicant)**

a. **Sign Company**

Business Name: NATIONAL SIGN CORPORATION

Contact Person: CHRIS JOYAL

Address 21 GARSEN WAY N. ATTLEBORO, MA 02763

Telephone Number: (508) 809-4638

b. **Architect/Engineer (when applicable)**

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) **Work Summary** INSTALL SIGNS FOR FACTORY MOTOR PARTS.

Summary of work to be done: SIGN 1 - NON ILLUM. WALL SIGN - 25 ϕ - SIDE ENTRANCE SIGN 2 - DOOR VINYLS SIGN 3 - NON ILLUM WALL SIGN - 25 ϕ FRONT ELEVATION SIGN 4 - NON ILLUM. WALL SIGN 6 ϕ REAR ELEVATION.

F) **Information & Materials to be Submitted with Application**

a) **FOR SIGN SUBMISSIONS ONLY:**

THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO Mkinhart@franklinma.gov

1. Drawing of Proposed Sign which must also include
   - type of sign (wall, pylon etc.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) **FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

SIGN 1
25 ft

SIDE ENTRANCE

120.25"c.s.

30.25"c.s.

FACTORYMOTORPARTS

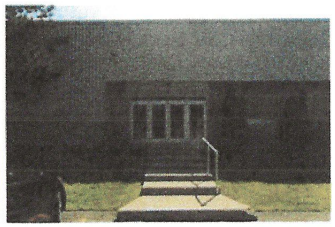
DIBOND PANEL
- QTY. 1
- 3mm SINGLE SIDED DIBOND PANEL
- ALL GRAPHICS TO BE DIGITALLY PRINTED WITH MATTE LAMINATE
- RED TO MATCH PANTONE 485
- INSTALL AS SHOWN

160"

262"

124.5"

SIDE ELEVATION - PROPOSED



SIDE ELEVATION - EXISTING

*INSTALLER TO PROVIDE ALL MOUNTING HARDWARE **

SEE ART2 FOR
DOOR VINYL DETAIL.

LANDLORD OR AGENT SIGNATURE HERE

Please sign & return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

X _____ DATE 2/15/24

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

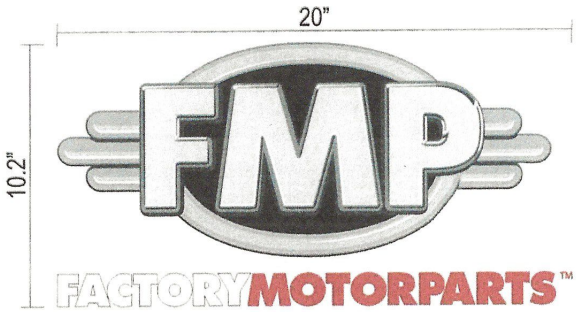
FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

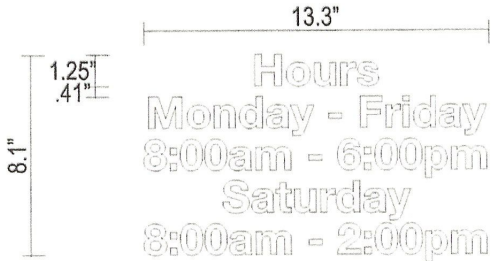
FASTSIGNS NATIONAL ACCOUNTS

ACCOUNT: FACTORY MOTOR PARTS
FILE: 244916-ART1
REPRESENTATIVE: Dawn Giles
ADDRESS: 40 Kenwood Cir Franklin MA 02038
ORIGINAL DRAWING DATE: 11/20/23
SCALE: NTS
REV. #1 BY: REV. DATE
REVISION NOTES:
REV. #2 BY: REV. DATE
REVISION NOTES:
REV. #3 BY: REV. DATE
REVISION NOTES:
DRAWN BY: E.Vazquez
REVISED BY:

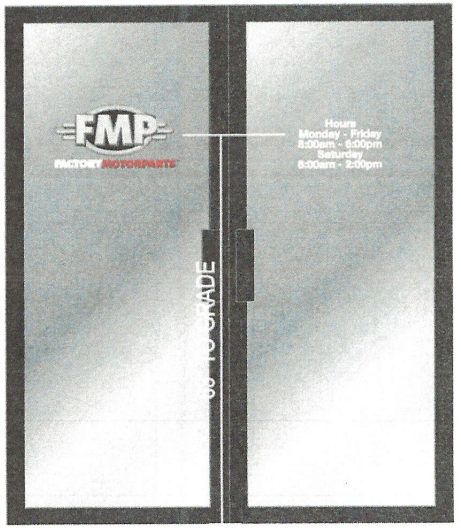
THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT

Sign #2.





RTA VINYL
- QTY. 1 OF EACH
- LOGO TO BE DIGITALLY PRINTED ON OPAQUE VINYL WITH MATTE LAMINATE
- RED TO MATCH PANTONE 485
- COPY TO BE CUT FROM PREMIUM WHITE VINYL
- FIRST SURFACE APPLICATION



TYPICAL DOOR DRAWING

FASTSIGNS. NATIONAL ACCOUNTS

ACCOUNT: FACTORY MOTOR PARTS

FILE: 244916-ART2

REPRESENTATIVE: Dawn Giles

ADDRESS: 40 Kenwood Cir Franklin MA 02038

ORIGINAL DRAWING DATE: 11/20/23

SCALE: NTS

REV. #1 BY: | REV. DATE

REVISION NOTES:

REV. #2 BY: | REV. DATE

REVISION NOTES:

REV. #3 BY: | REV. DATE

REVISION NOTES:

DRAWN BY: E.Vazquez

REVISED BY:

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LANDLORD OR AGENT SIGNATURE HERE

Please sign & return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

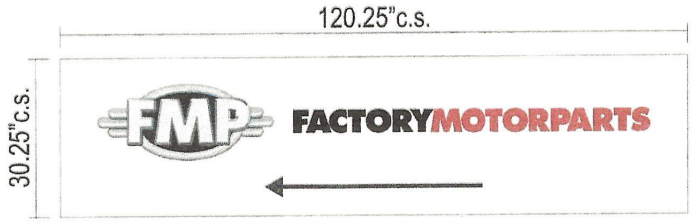
X _____ DATE 2/5/24

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

SIGN 3
25A

FRONT OF BUILDING.



DIBOND PANEL
- QTY. 1
- 3mm SINGLE SIDED DIBOND PANEL
- ALL GRAPHICS TO BE DIGITALLY PRINTED WITH MATTE LAMINATE
- RED TO MATCH PANTONE 485
- TO BE INSTALLED USING EXISTING PAN FRAME
- INSTALL AS SHOWN

*INSTALLER TO PROVIDE ALL MOUNTING HARDWARE **

FRONT ELEVATION - PROPOSED

FRONT ELEVATION - EXISTING

LANDLORD OR AGENT SIGNATURE HERE

Please sign & return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

X _____ DATE 2/5/24

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

FASTSIGNS NATIONAL ACCOUNTS

ACCOUNT: FACTORY MOTOR PARTS
FILE: 244916-ART3
REPRESENTATIVE: Dawn Giles
ADDRESS: 40 Kenwood Cir Franklin MA 02038
ORIGINAL DRAWING DATE: 11/20/23
SCALE: NTS
REV. #1 BY: REV. DATE
REVISION NOTES:
REV. #2 BY: REV. DATE
REVISION NOTES:
REV. #3 BY: REV. DATE
REVISION NOTES:
DRAWN BY: E.Vazquez
REVISED BY:

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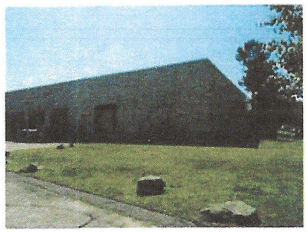
SIGN 4

6b.

– ON REAR ELEVATION –

EXTERIOR ELEVATION - PROPOSED



EXTERIOR ELEVATION - EXISTING

DIBOND PANEL
- 3mm DIBOND PANEL
- ALL GREAPHICS TO BE DIGITALLY PRINTED ON OPAQUE VINYL WITH MATTE LAMINATE
- RED TO MATCH PANTONE 485
- BACKGROUND IS WHITE
- TO BE AFFIXED TO BUILDING USING VHB TAPE AND SILICONE

LANDLORD OR AGENT SIGNATURE HERE

Please sign & return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

X Kathleen Summers DATE 2/5/24

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

FASTSIGNS. NATIONAL ACCOUNTS

ACCOUNT: FACTORY MOTOR PARTS

FILE: 244916-ART4

REPRESENTATIVE: Dawn Giles

ADDRESS: 40 Kenwood Cir Franklin MA 02038

ORIGINAL DRAWING DATE: 11/20/23

SCALE: NTS

REV. #1 BY: | REV. DATE

REVISION NOTES:

REV. #2 BY: | REV. DATE

REVISION NOTES:

REV. #3 BY: | REV. DATE

REVISION NOTES:

DRAWN BY: E.Vazquez

REVISED BY:

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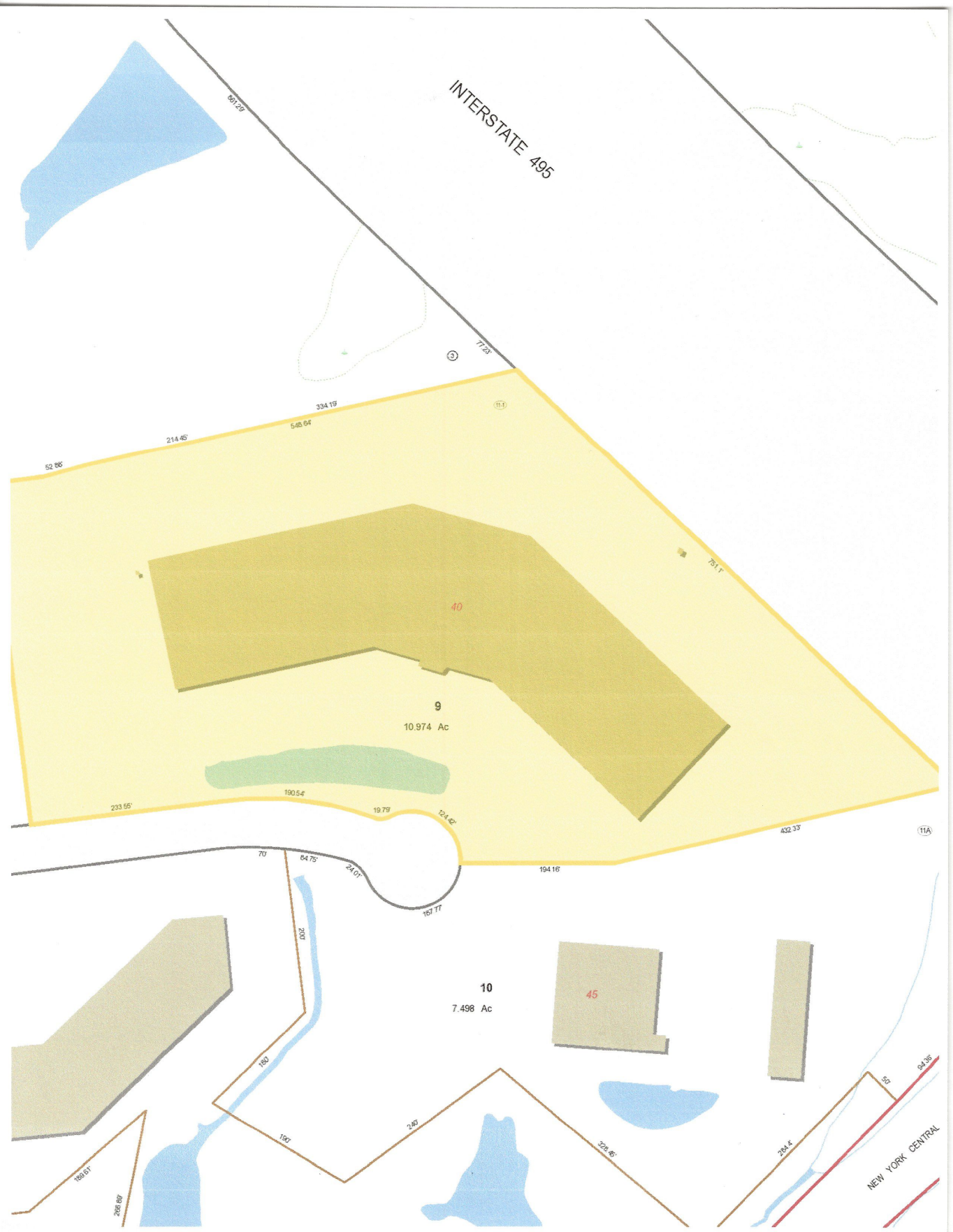
Google Maps 40 Kenwood Cir

Imagery ©2024 Google, Imagery ©2024 Airbus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, Map data ©2024 50 ft


INTERSTATE 495
861.29'
77.23'
334.19'
548.64'
214.45'
52.86'
751.1'
40
9
10.974 Ac
190.54'
233.55'
19.79'
124.42'
432.33'
70'
84.75'
24.01'
194.16'
167.77'
200'
10
7.498 Ac
45
180'
190'
240'
328.45'
284.4'
50'
94.36'
NEW YORK CENTRAL
189.61'
266.89'

3FPW53
3YWJ81

AutoPlus
AutoPlus
AutoPlus
AutoPlus
THE RIGHT PLACE
FOR ALL YOUR
CAR CARE NEEDS

1

1

ELLIOTT

cap
Consumer Auto Parts

to Plus

Auto

A. DuiePYLE

HOSHIZAKI
HOSHIZAKI
HOSHIZAKI AMERICA, INC.
3

40
Delta
NEXT9UP

Delta
5

NEXT 9 UP
BASEBALL & SOFTBALL ACADEMY OF FRANKLIN
BASEBALL
SOFTBALL
NEXT 9 UP

EXIT

FOR
LEASE
508-655-5626

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) **General Information**

Name of Business or Project: HUNTER DOUGLAS BY BLINDS & DESIGN

Property Address 456 WEST CENTRAL ST. UNIT B

Assessors' Map # 270 Parcel # 270-004-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: SIGNATURE SIGNS - ADAM ABELHA

Address: 833 AMERICAN LEGION HIGHWAY
WESTPORT MA. 02790

Telephone Number: 774.309.3357 MYSIGNS@MSN.COM

Contact Person: Adam Abelha

C) **Owner Information (Business Owner & Property Owner if different)**

Business Owner: STEPHEN MURPHY Property Owner: Michael Tavalone
Address: C/O BLINDS & DESIGNS 7 Country Side Road
154 FAUNCE CORNER RD. Bellingham MA 02019
DARTMOUTH, MA. 02747

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this day of 20

Adam F Abelha
Signature of Applicant

SEE ATTACHED AUTHORIZATION
Signature of Owner

ADAM F. ABELHA
Print name of Applicant

SEE ATTACHED AUTHORIZATION
Print name of Owner

*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 – 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____

Contact Person: APPLICANT

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: N/A

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: REPLACE SIGN FACE OF EXISTING BUILDING SIGN CABINET. REPLACE SIGN FACE OF EXISTING PYLON SIGN. NEW TENANT AS SHOWN IN RENDERINGS ATTACHED HERE.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO Mkinhart@franklinma.gov

1. Drawing of Proposed Sign which must also include
   - type of sign (wall, pylon etc.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

cabinet is 36 1/4 x 288

HunterDouglas by Blinds & Design

current

change lexan face only
36 1/4 x 288 = 72.5 sq ft

vinyl black & orange
applied to lexan
internal illuminated
by existing fluorescent
lamps - existing sign cabinet

proposed

Current Date: 2/16/2024

Signature SIGNS
Visual Communication

833 American Legion Hwy.
Westport, MA 02790
mysigns@msn.com | 774-309-3307

building sign cabinet is 36 1/4 x 288

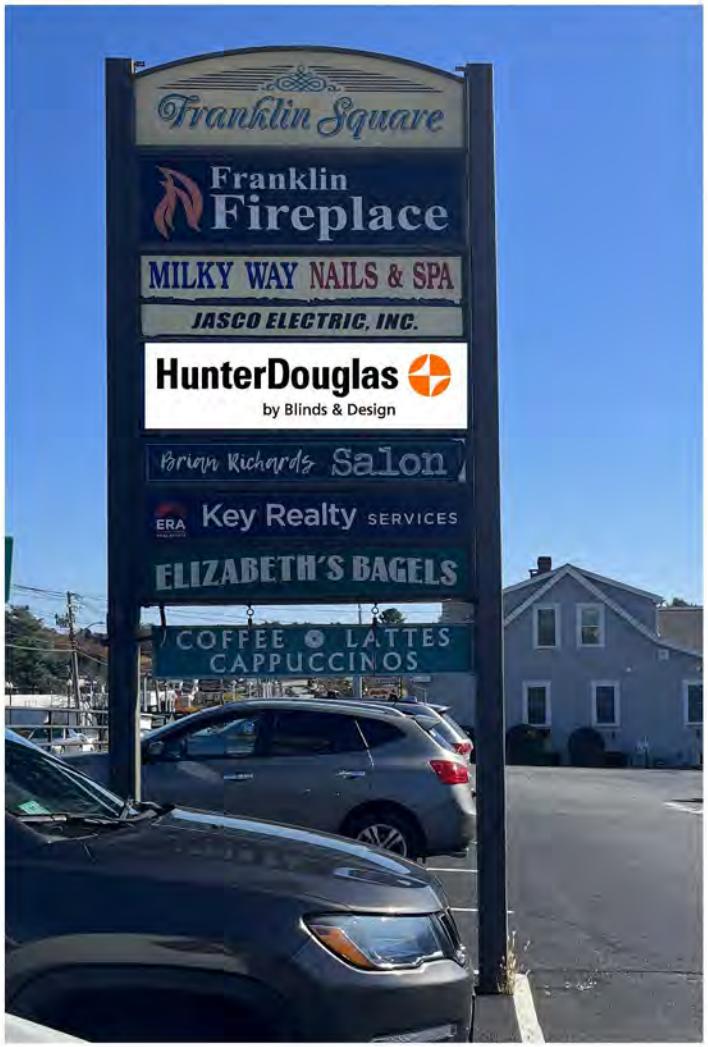
Current Date: 2/16/2024

Signature SIGNS
Visual Communication

833 American Legion Hwy.
Westport, MA 02790
mysigns@msn.com | 774-309-3307

current

proposed



change lexan faces
19" x 71" 9.36 sq ft

vinyl black & orange
applied to lexan
internal illuminated
by existing fluorescent
lamps

HunterDouglas
by Blinds & Design

Just change panels in existing pylon

Current Date: 2/13/2024

Signature SIGNS
Visual Communication

833 American Legion Hwy.
Westport, MA 02790
mysigns@msn.com | 774-309-3307

19 x 71 pylon street sign

HunterDouglas
by Blinds & Design

Current Date: 2/16/2024

Signature SIGNS
Visual Communication

833 American Legion Hwy.
Westport, MA 02790
mysigns@msn.com | 774-309-3307

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) **General Information**

Name of Business or Project: Aubuchon Hardware

Property Address 255 East Central Street

Assessors' Map # 285 Parcel # 107-000-000

Zoning District (select applicable zone): Commercial II

Zoning History: Use Variance _____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: ADD-A-SIGN LLC

Address: 136 Pond Street, Leominster, MA 01453

Telephone Number: 978-466-9000

Contact Person: Timothy Grautski

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: W.E. Aubuchon Co
Address: 95 Aubuchon Drive
Westminster, MA 01473

Property Owner: Franklin Shoppers Fair Inc.
396 Washington Street #325
WELLESLEY, MA 02481

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this day of 20

Timothy Grautski
Signature of Applicant

see attached
Signature of Owner

Timothy Grautski (Add-A-Sign LLC)
Print name of Applicant

see attached
Print name of Owner

*__FOR SIGNS COMPLETE PAGES 1 & 2 ONLY__.
__FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 – 4__

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: ADD-A-SIGN LLC

Contact Person: Timothy Grautski

Address 136 Pond Street, Leominster, MA 01453

Telephone Number: 978-466-9000

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: Replace existing LED Channel letter sign with new (Slightly smaller as requested by inspector) Replace Pylon Sign Faces to Match new Building Sign

_____

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO Mkinhart@franklinma.gov

1. Drawing of Proposed Sign which must also include

type of sign (wall, pylon etc.)	colors
size/dimensions	materials
style of lettering	lighting-illuminated, non-illuminated and style

2. Drawing and/or pictures indicating location of new sign.

3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements._____

_____

_____

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

_____

_____

3. **Relations of Building Masses and Spaces –** The relationship of a structure to the open space between it and adjoining structures shall be compatible._____

_____

_____

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____

_____

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _____

_____

_____

6. **Façade, Line, Shape & Profile –** Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____

_____

_____

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. _____

_____

_____

_____

8. **Advertising Features –** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties._____

_____

_____

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable._____

_____

_____

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements._____

_____

_____

11. **Landscape -** The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

_____

_____

_____

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

ADDENDA

INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION

A. General Information
- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address

- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ www.franklin.ma.us/Town/Assessors/PropertyTax or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.

- Zoning District and Zoning History information may be obtained at the Building Department, 1st floor, Municipal Building

B. Applicant Information – complete and include name of contact person w/ phone number

C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

Page 2 –

D. Architect/Engineer or Sign Company Information:
- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

E. Work Summary: Include brief summation of work to be done

Pages 3 & 4

F. Information & Materials to be Submitted via email (Mkinhart@franklinma.gov) w/Application
a) SIGNS ONLY –
- sign drawings and photos, which include information listed on Page 2 of the application

b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.
- all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

DESIGN STANDARDS – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

ALL APPLICATIONS WITH SUPPLEMENTARY INFORMATION MUST BE FILED BY 4:00 PM ON THE WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2ND & 4TH TUESDAY OF THE MONTH.

FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.

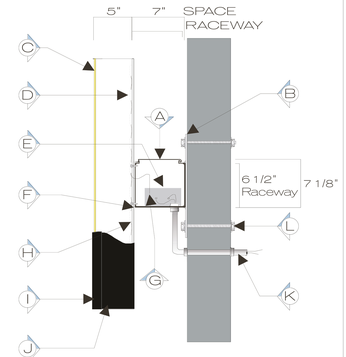
AUBUCHON HARDWARE

255 E. Central Street
FRANKLIN, MA

WALL MOUNTED SIGNAGE
INTERNALLY ILLUMINATED CHANNEL LETTERS

PMS 349c Green	PMS 021c Orange	PMS 186c Red

- A ALUMINUM EXTRUDED RACEWAY W/ WATERTIGHT SERVICE DOOR
- B 1/4" X 2" ALUMINUM FLAT STOCK WELDED TO BACK OF RACEWAY FOR FASTENING TO WALL
- C 3/16" ACRYLIC FACES
- D LED ILLUMINATION
- E TRANSFORMERS LOCATED INSIDE RACEWAY.
- F 10mm ECONOLITE LETTER BACKS TECH SCREWED TO FACE OF RACEWAY
- G 12V OUTPUT TO LETTERS
- H 3M VHB ADHESIVE TAPE MOUNTING LED MODULES
- I TRIM CAP
- J ALUMINUM WALLS
- K 1/2" ELECTRICAL CONDUIT FROM RACEWAY THRU WALL TO POWER SOURCE. FINAL CONNECTION BY OTHERS
- L METHOD OF ATTACHMENT T.B.D. SHOWN THRU BOLTED W/ 3/8" THREADED ROD AS REQ'D.



D CHANNEL LETTERS MOUNTED ON A RACEWAY
NOT TO SCALE

Authorized Signature: _____ Print Name: _____ Date: _____

ADD-A-SIGN LLC
136 Pond Street
Leominster, MA 01453
978.466.9000 Fax: 978.537.0095
www.addasign.com

Scope of Work:

Install a set of raceway mounted, LED backlit Channel Letters and LED Channel Box to building. Electrical by others.

Artwork Disclaimer: Due to the nature of the printing process, the colors represented in this proof are approximate and should be used solely for proofing purposes only. If actual colors or PMS colors are listed, it is recommended that you refer to a Pantone color guide for actual colors. All scales are approximate unless measurements are specifically shown. By signing this proof indicates that you approve of the colors and sizes and have verified such.

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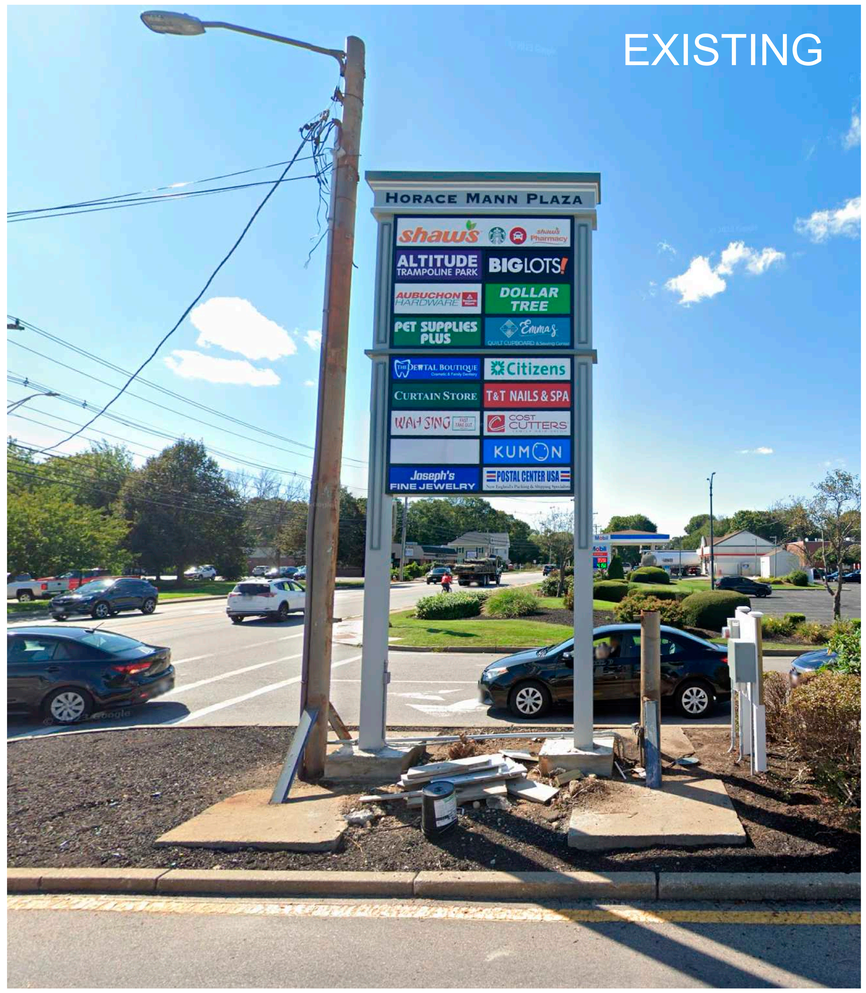
AUBUCHON HARDWARE

255 E. Central Street
FRANKLIN, MA

FREESTANDING SIGNAGE
REPLACE SIGN FACES ON PYLON SIGN

PROPOSED

EXISTING



PMS 349c Green	PMS 021c Orange	PMS 200c Red

Authorized Signature: _____ Print Name: _____ Date: _____

ADD-A-SIGN SIGNS 1·978·466·9000

ADD-A-SIGN LLC
136 Pond Street
Leominster, MA 01453
978.466.9000 Fax: 978.537.0095
www.addasign.com

Scope of Work:

Replace the sign faces on the existing pylon sign.

Artwork Disclaimer: Due to the nature of the printing process, the colors represented in this proof are approximate and should be used solely for proofing purposes only. If actual colors or PMS colors are listed, it is recommended that you refer to a Pantone color guide for actual colors. All scales are approximate unless measurements are specifically shown. By signing this proof indicates that you approve of the colors and sizes and have verified such.

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Property Owner Authorization

The purpose of this form is to give ADD-A-SIGN Company the authorization to act as an agent in applying for sign permits for a specific property. Please have your landlord complete and sign this form to expedite the permitting process. If you are receiving this form, then the underlying city/town required landlord approval.

PROPERTY /OWNER INFORMATION: ***(Please have landlord/owner complete info/sign where the red X's are)***

ADDRESS OF PROPERTY: X 255 East Central St, Franklin, MA 02038

OWNER/LANDLORD OF RECORD: X Franklin Shoppers Fair, Inc

MAILING ADDRESS: X 396 Washington St #325 Wellesley MA 02481

PHONE NUMBER: X 617 877 5895

BUSINESS/TENANT INFORMATION:

BUSINESS NAME: Aubuchon Hardware

BUSINESS OWNER NAME: Aubuchon Hardware ACE

ADDRESS: 255 East Central St, Franklin MA 02038 PHONE: 978.874.0521 x1119

FAX: _____ E-MAIL: Mattson, Mike <mmattson@aubuchon.com>

OWNER AUTHORIZATION:

I, X Marcia Alexiou, as owner of the above property hereby authorize the ADD-A-SIGN Company to act on my behalf in all matters relative to work authorized by a building permit application.

OWNER SIGNATURE: X Marcia Alexiou DATE: X 2/21/24

AUTHORIZED AGENT DECLARATION: *(To be signed by an authorized ADD-A-SIGN agent)*

I, ADD-A-SIGN Company, acting as the authorized agent agree to abide by the rules and regulations of the city/town ordinances and declare that the information above is true and accurate, to the best of my knowledge and belief. Signed under the pains and penalties of perjury.

NAME: Timothy Grautski (Add-A-Sign LLC) SIGNATURE: Timothy Grautski DATE: 2/22/24

AUBUCHON HARDWARE

255 E. Central Street
FRANKLIN, MA

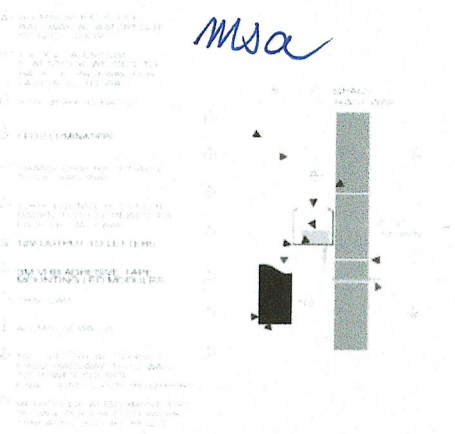
2/21/24 approved Marcia Lewis, Franklin Shoppers Fair Inc

WALL MOUNTED SIGNAGE
INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGNS on Raceway — Mandatory

PMS 349c Green	PMS 021c Orange	PMS 186c Red

✓ MSA



D CHANNEL LETTERS MOUNTED ON A RACEWAY NOT TO SCALE

Authorized Signature: _____ Print Name: _____ Date: _____

ADD-A-SIGN LLC
136 Pond Street
Leominster, MA 01453
978.466.9000 Fax: 978.537.0095
www.addasign.com

Scope of Work:

Install a set of raceway mounted, LED backlit Channel Letters and LED Channel Box to building. Electrical by others.

Artwork Disclaimer: Due to the nature of the printing process, the colors represented in this proof are approximate and should be used solely for proofing purposes only. If actual colors or PMS colors are listed, it is recommended that you refer to a Pantone color guide for actual colors. All scales are approximate unless measurements are specifically shown. By signing this proof indicates that you approve of the colors and sizes and have verified such.

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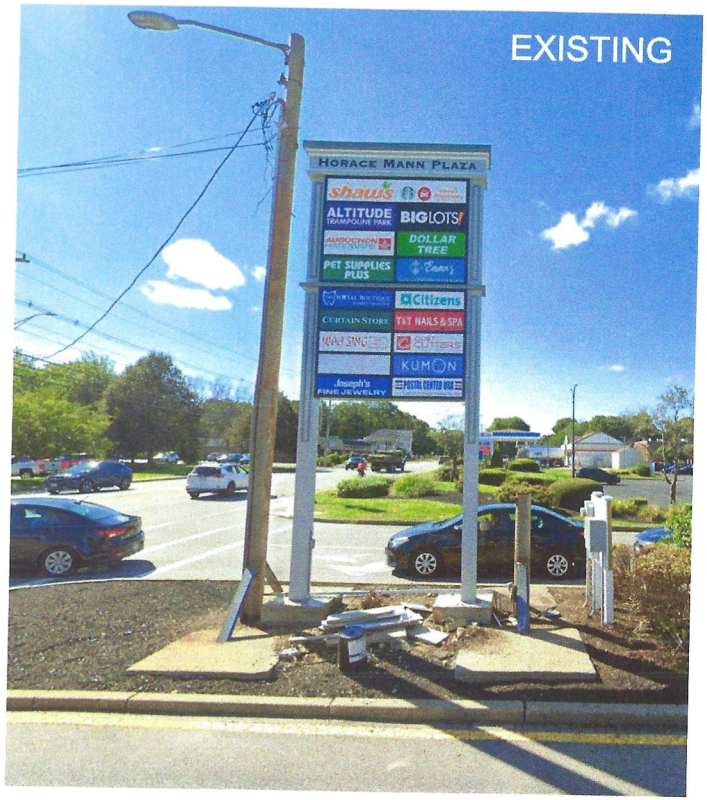
AUBUCHON HARDWARE

255 E. Central Street
FRANKLIN, MA

2/21/24
Marcia Alvarez,
Franklin Shoppers Fair INC

FREESTANDING SIGNAGE
REPLACE SIGN FACES ON PYLON SIGN



PMS 349c Green	PMS 021c Orange	PMS 200c Red

Authorized Signature: _____ Print Name: _____ Date: _____

ADD-A-SIGN SIGNS 1·978·466·9000

ADD-A-SIGN LLC
136 Pond Street
Leominster, MA 01453
978.466.9000 Fax: 978.537.0095
www.addasign.com

Scope of Work:
Replace the sign faces on the existing pylon sign.

Artwork Disclaimer: Due to the nature of the printing process, the colors represented in this proof are approximate and should be used solely for proofing purposes only. If actual colors or PMS colors are listed, it is recommended that you refer to a Pantone color guide for actual colors. All scales are approximate unless measurements are specifically shown. By signing this proof indicates that you approve of the colors and sizes and have verified such.

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FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) **General Information**

Name of Business or Project: 7-Eleven

Property Address 20 West Central St.

Assessors' Map # 279 Parcel # 015

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: Sign Design

Address: 120 Liberty St.
Brockton MA 02301

Telephone Number: 508-245-7781

Contact Person: Nicole

C) **Owner Information (Business Owner & Property Owner if different)**

Business Owner: 7-Eleven
Address: 20 W. Central St.
Franklin MA

Property Owner: Ferrara Family Realty Trust
139 Washington St.
Franklin MA 02038

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this day of 20

Nicole Handricken
Signature of Applicant

_____
Signature of Owner

Nicole Handricken
Print name of Applicant

_____
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 – 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: We'd like to replace the existing face of the existing pylon sign with a new polycarb face

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO Mkinhart@franklinma.gov

1. Drawing of Proposed Sign which must also include
   - type of sign (wall, pylon etc.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

November 10, 2023

Franklin Town Hall
Building Dept
355 E. Central St
Franklin, MA 02038

To Whom It May Concern:

I authorize Sign Design, Inc. to act as our agent for the enclosed sign permit application.

Business Name: 7-Eleven
Property Location: Ferrara Plaza, 20 W. Central St.
Building Owner: Ferrara Family Realty Trust
Building Owner Address: 139 Washington St. Franklin, MA 02038
Phone: 508-254-4007

Sincerely,

Anna Clark (Jan 26, 2024 15:59 EST)

Authorized Signature	Trustee	Jan 26, 2024
	Title	Date

Print Name
Anna Clark

Address if different from above

7-Eleven
#34401
Franklin, MA
October 26, 2023

Allen Industries

YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com

Customer Approval / Signature

Signature:_____ **Date:**_____

SCOPE OF WORK:

84" X 85.5" PAN/EMB 7E LOGO, WHITE BACKGROUND (x2)

EXISTING RETAINER 2-1/4"

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Client: **7-Eleven #3441**

Address: **20 W Central St Franklin, MA**

Date: **10/26/23**

Page #: **2 of 3**

File Name: **7-11-E9985_Franklin, MA_300**

Sales: **House**

Design: **NM**

PM: **JP**

#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

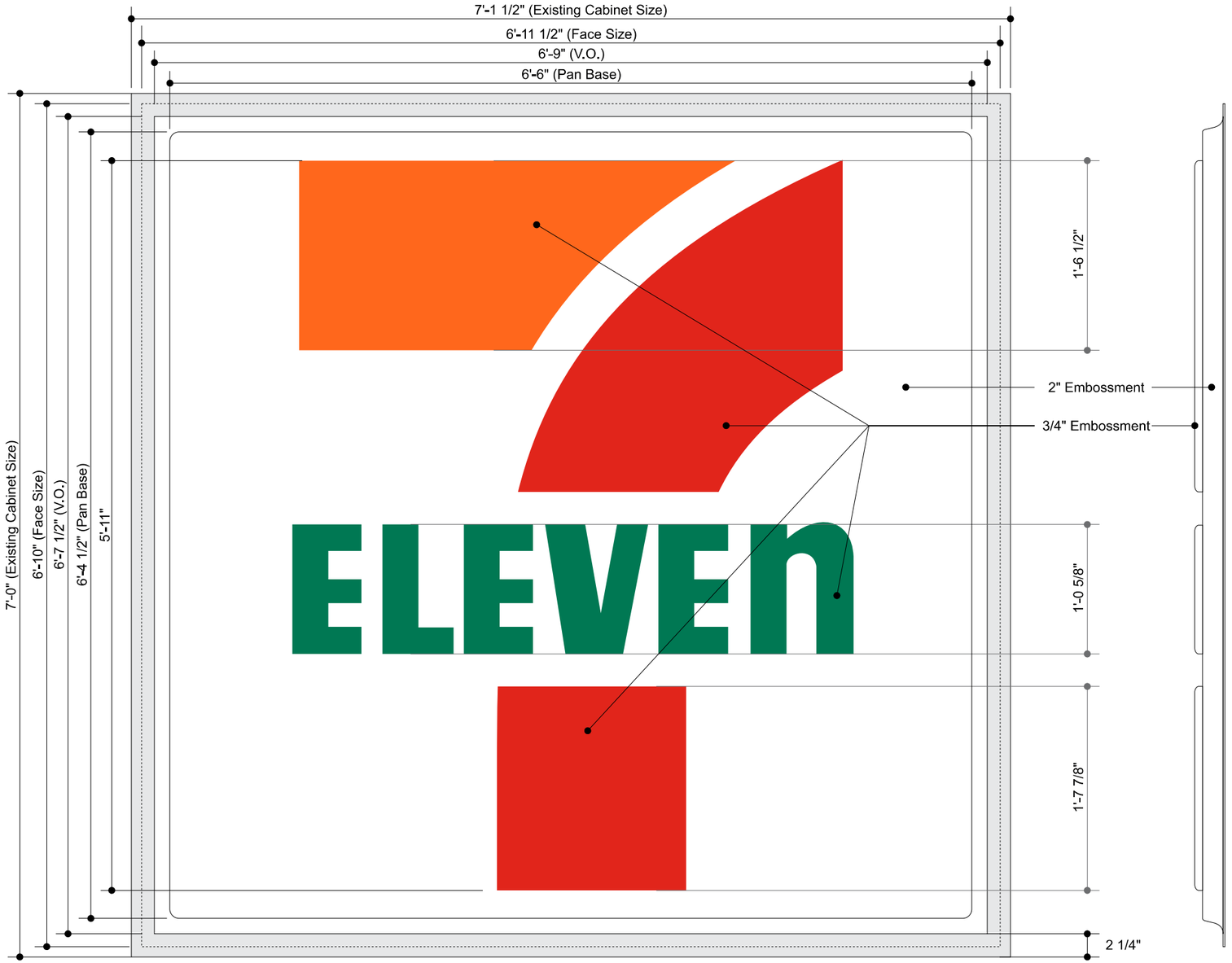
Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

Pan Formed Embossed

Replacement Faces



Front View
Scale: 1”=1’-0"

Vinyl Specifications

- 3M 3630-33 Translucent Red
- 3M 3630-44 Translucent Orange
- 3M 3630-26 Translucent Green

General Specifications:

Faces: **7-Eleven:** White pan-formed .187 polycarbonate with embossed copy. 1st surface applied vinyl graphics.

Quantity: (2) TWO

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

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Client: **7-Eleven #3441**

Address: **20 W Central St Franklin, MA**

Date: **10/26/23**

Page #: **3 of 3**

File Name: **7-11-E9985_Franklin, MA_300**

Sales: **House** Design: **NM** PM: **JP**

#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) **General Information**

Name of Business or Project: Autumn Hill ~~Condominiums~~ Senior Village

Property Address 496 & 488 Summer Street

Assessors' Map # 302 Parcel # 6 & 8

Zoning District (select applicable zone): Rural Residential 1

Zoning History: Use Variance N/A
Non-Conforming Use N/A

B) **Applicant Information:**

Applicant Name: Suejo Corp.

Address: PO Box 934
Wrentham, MA 02093

Telephone Number: 774-571-1972

Contact Person: Timothy Jones

C) **Owner Information (Business Owner & Property Owner if different)**

~~Business~~ Property Owner: Timothy Jones
Address: 488 Summer Street
Franklin, MA 02038

Property Owner: Bruce Hunchard
496 Summer Street
Franklin, MA 02038

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 31st day of Jan. 2024

Signature of Applicant

Signature of Owner 1 Signature of Owner 2

Suejo Corp. - Timothy Jones
Print name of Applicant

Timothy Jones & Bruce Hunchard
Print names of Owners

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 – 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: Brian J. Frigon

Contact Person: Brian Frigon

Address 221 Peck Street Franklin, MA 02038

Telephone Number: (617) 839-2749

E) Work Summary

Summary of work to be done: _____

Work consist of newly constructed attached condominiums consisting of buildings of 2 units, 3 units, and 4 units. Total development consist of 42 units.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO Mkinhart@franklinma.gov

1. Drawing of Proposed Sign which must also include
   - type of sign (wall, pylon etc.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements.

All proposed units and unit buildings have been designed as 2 floors with attic space and basement level. Proposed heights for all buildings and units is an average of 30'-0" above average grade.

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

All proposed doors will be in the architectural style depicted in the attached plans & exterior elevations. All proposed windows will be required size double hung, casement, and awning to match the surrounding architectural styles.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible.

All Building Architectural Masses will be sized appropriately to be compatible with their surrounding structures and open spaces. Building Masses are comprised in a contemporary colonial style with varying depths as to not create a box-like appearance.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings.

All of the buildings roofs will be a variation of gable, hip, and gable or shed dormers in a contemporary colonial style with varying depths as to not create a box-like appearance and to minimize the roof lines.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings.

All proposed units and unit buildings proportions have been designed in a contemporary colonial style to blend and enhance the adjacent architectural context.

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context:

The building facades have been designed with multiple architectural aspects to minimize a box-like appearance and have been proportioned to fit into the surrounding architectural landscape.

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area.

All of the building details will be designed in a sensitive manner as to blend with their local community. Materials and colors will be chosen from a colonial pallet with a mixture of vinyl shaker shingle, clapboard siding, and a accent of traditional vertical board and batten siding. Colors will range in the grey, blue, & white scales.

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. None

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable.
There will be no disruption of historical, traditional or significant structures or architectural elements.

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements.
All architectural designs will meet the latest Energy Codes.

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

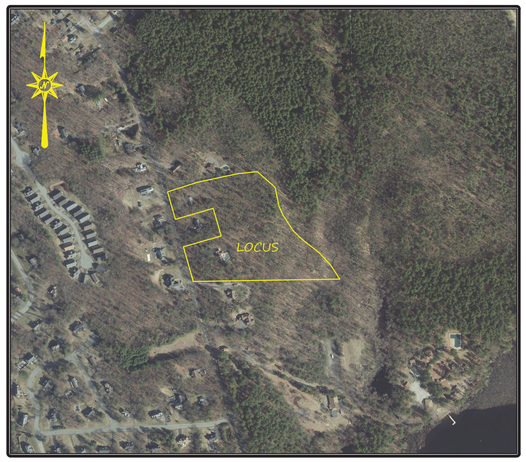
SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

AUTUMN HILL
SENIOR VILLAGE

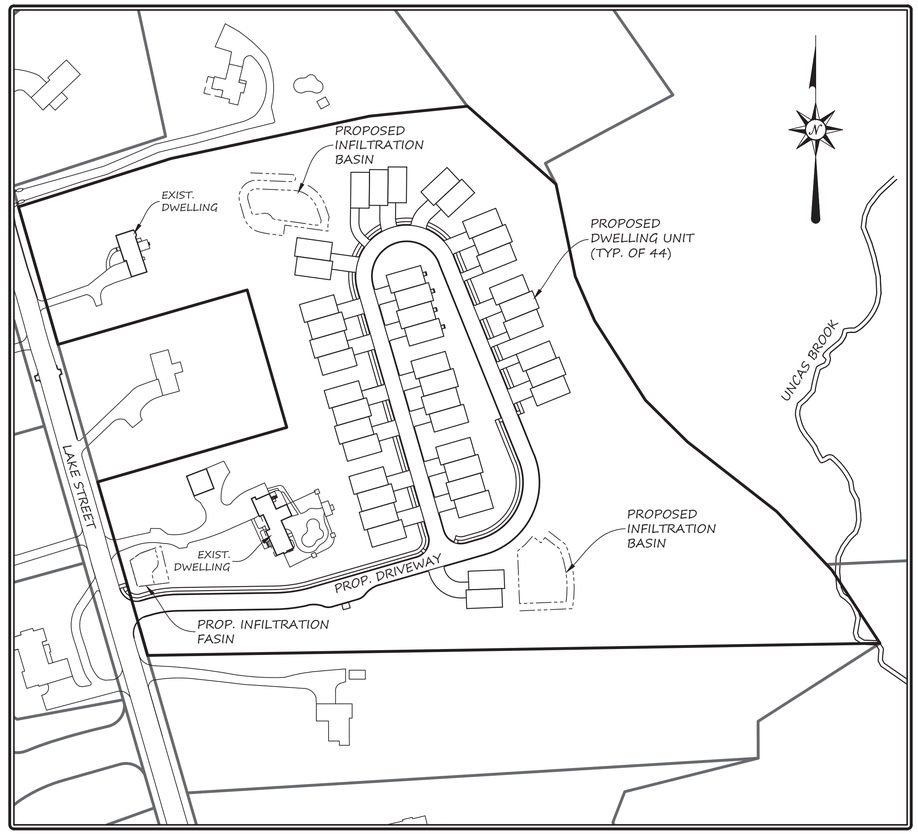
FRANKLIN, MA
SITE PLAN

JANUARY 26, 2024

PREPARED BY:
LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

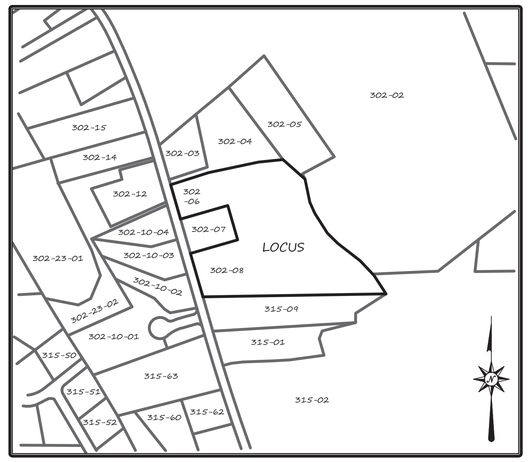


2021 MASSGIS AERIAL LOCUS
SCALE: 1" = 500'



LOCUS
SCALE: 1" = 50'

PREPARED FOR:
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093



FRANKLIN ASSESSORS LOCUS
SCALE: 1" = 400'

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

_____
_____
_____
_____
_____
TOWN OF FRANKLIN PLANNING BOARD

SHEET LEGEND

C-0: COVER SHEET
C-1: KEY SHEET
C-2: EXISTING CONDITIONS PLAN
C-3: LAYOUT PLAN
C-4: GRADING & UTILITIES PLAN
C-5: UTILITY PLAN
C-6: PROFILE PLAN
C-7: PROFILE PLAN
C-8: PROFILE PLAN
C-9: LIGHTING PLAN
C-10: EROSION CONTROL PLAN
C-11: DETAILS
C-12: DETAILS
C-13: DETAILS
C-14: DETAILS

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:29:34 -05'00'

PLAN SCALE: AS NOTED

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY

AUTUMN HILL
SENIOR VILLAGE
COVER
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-0

LEGACY ENGINEERING

GENERAL NOTES:

1. SURVEY & PLAN REFERENCES:
   A. PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
   B. PLAN REFERENCES AS FOLLOWS:
      LC PLAN 41284-A
   C. DEED REFERENCES:
      CTF. NO. 209710
      CTF. NO. 161598
2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS FROM THE TOWN OF FRANKLIN AND OTHER SOURCES AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
3. DATUM: NAVD88

CONSERVATION NOTES:

1. WETLANDS BOUNDARIES WERE DELINEATED BY APPLIED ECOLOGICAL SCIENCES IN 2022 AND 2023.
2. NO PROPOSED ACTIVITIES ARE PROPOSED TO BE DONE WITHIN CONSERVATION JURISDICTIONAL AREAS.

CONSTRUCTION NOTES:

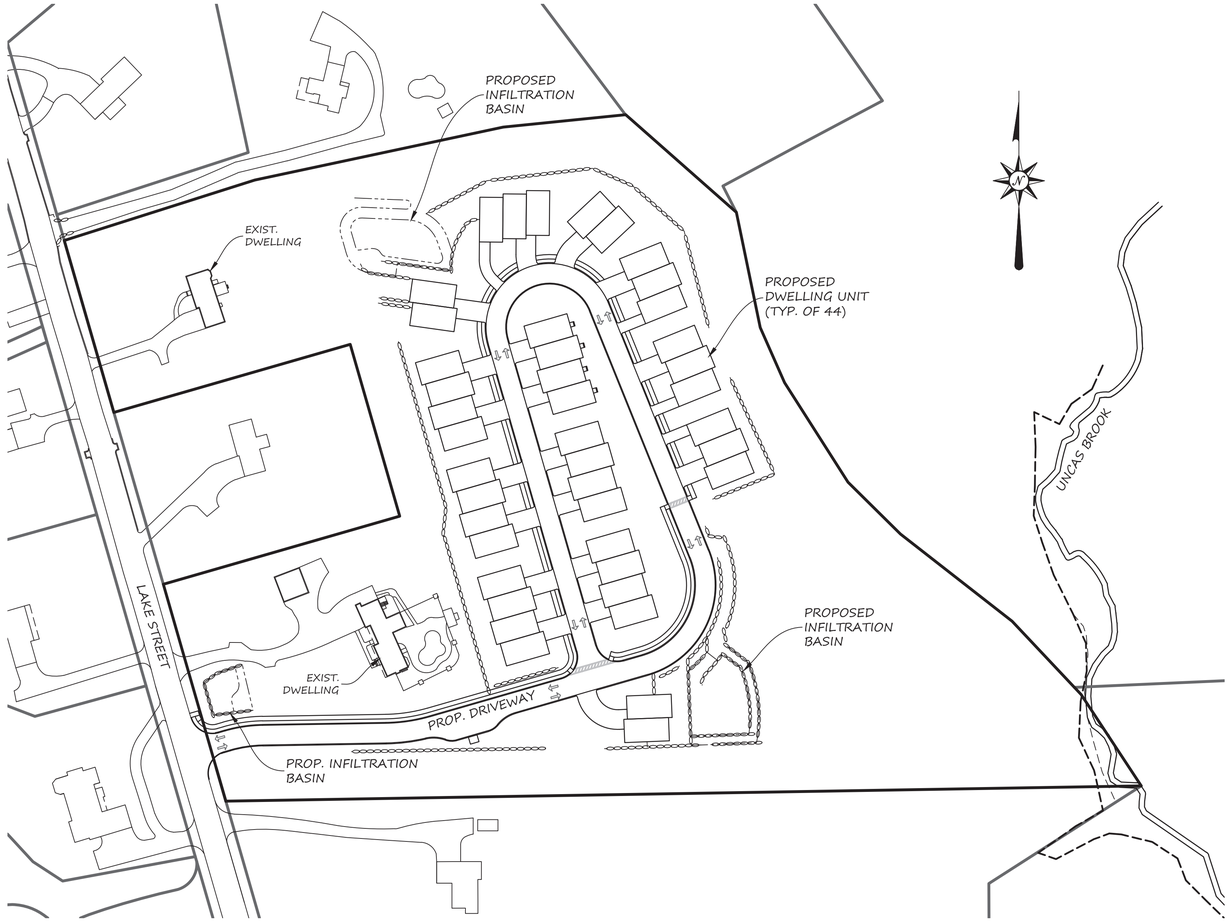
1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. HOURS OF OPERATION FOR SITEWORK, CONSTRUCTION OUTSIDE OF BUILDINGS, AND DELIVERY OR PICKUP OF HEAVY CONSTRUCTION EQUIPMENT SHALL BE MONDAY THROUGH SATURDAY, 7:00 AM - 9:00 PM. SHOULD THE CONTRACTOR DESIRE TO WORK ON ANY NORFOLK COUNTY STATE-RECOGNIZED HOLIDAY, IT SHALL SUBMIT A REQUEST IN WRITING TO THE BUILDING INSPECTOR AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HOLIDAY IN QUESTION. THE BUILDING INSPECTOR HAS THE DISCRETION TO ALLOW OR DENY THE REQUEST.
3. TRENCHES ARE NOT TO BE LEFT OPEN OVERNIGHT. EXCAVATED AREAS ARE TO BE PROVIDED WITH ADEQUATE FENCING AND "KEEP OUT"/"DANGER" SIGNAGE AS NECESSARY TO THE SATISFACTION OF THE BOARD OF HEALTH.

UTILITY NOTES:

1. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
2. LOW-PRESSURE SEWER PIPE SHALL BE SDR21 EXCEPT AS NOTED.
3. DRAINAGE PIPING SHALL BE HDPE RATED FOR H20 LOADING. (ADS N12 OR EQUAL)
4. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.
5. MONITORING WELLS IN PROPOSED STORMWATER BASINS SHALL BE 10 FEET DEEP.

EROSION CONTROL NOTES:

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION.
2. ALL SOIL STOCKPILES SHALL BE PROTECTED WITH COMPOST SOCK PERIMETER CONTROLS AND SEEDING/STABILIZATION PROTOCOL.
3. ALL EXISTING CATCH BASINS NEAR THE SITE AND ALL PROPOSED CATCH BASINS ARE TO BE PROTECTED WITH A SILTSAC UNTIL ALL UPSTREAM AREAS ARE STABILIZED. CLEAN AS NEEDED THROUGHOUT CONSTRUCTION.
4. AFTER ROUGH-GRADING, PROTECT INFILTRATION BASIN BOTTOM FROM COMPACTION FROM EQUIPMENT. SHOULD SUCH COMPACTION OCCUR, TILL THE UPPER 12-INCHES PRIOR TO INSTALLING LOAM.
5. PROTECT STORMWATER INFILTRATION BASIN FROM SEDIMENT WITH CHECKDAMS UNTIL THE UPSTREAM DRIVEWAY IS PAVED.
6. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION AS DESCRIBED HEREIN. SEDIMENT WILL BE REMOVED ALONG HAYBALES, SILT FENCE, OR COMPOST SOCKS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE OPERATOR MUST:
   - INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE;
   - FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.
7. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR MORE REQUIREMENTS AND PROVISIONS.



OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

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ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

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TOWN OF FRANKLIN PLANNING BOARD

LEGEND & ABBREVIATIONS

- CB: SINGLE-GRATE CATCH BASIN
- CB: DOUBLE-GRATE CATCH BASIN
- PTU xxx: PROPRIETARY STORMWATER UNIT
- DMH: DRAIN MANHOLE
- TR. DR.: TRENCH DRAIN
- INFIL. TR.: INFILTRATION TRENCH
- ——X" D —— DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- ——X" S —— SEWER PIPELINE
- S.C.O.: SEWER SERVICE CLEANOUT
- ——X" W —— WATER MAIN
- HYD: HYDRANT
- G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- ——G —— GAS PIPELINE
- ——E —— ELECTRIC CONDUIT
- L.P.: LIGHT POLE
- U.P.: UTILITY POLE
- G.Y.: GUY WIRE
- S.P.: TRAFFIC SIGNAL POLE
- 252 EXISTING CONTOUR
- 252 PROPOSED CONTOUR
- E.O.P. EDGE OF PAVEMENT
- C.C.B. INTEGRAL SLOPED BIT. BERM
- V.B.B. VERTICAL BITUMINOUS BERM
- S.G.C. SLOPED GRANITE CURB
- V.G.C. VERTICAL GRANITE CURB
- V.C.C. VERTICAL CONCRETE CURB
- E.C.S. EDGE CONCRETE SLAB
- G.V. GATE VALVE
- C.L.F. CHAIN LINK FENCE
- W.S.F. WOOD STOCKADE FENCE
- P.P.F. PVC PICKET FENCE
- G.R. GUARD RAIL
- C.C. HANDICAP CURB CUT

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:29:11 -05'00'

PLAN SCALE: 1"=80'
0' 80' 160' 320'

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY

AUTUMN HILL
SENIOR VILLAGE
KEY SHEET
PLAN OF LAND IN FRANKLIN, MA

SEDIMENT & EROSION CONTROL NOTES

GENERAL

1. IF APPLICABLE (I.E. >1 ACRE OF DISTURBANCE), FOR COMPLETE EROSION CONTROL AND CONSTRUCTION ACTIVITY GUIDANCE, REFER TO THE SWPPP. OTHERWISE FOLLOW THE SITE PLAN.
2. FOR SWPPP PROJECTS, A NOTICE SHALL BE POSTED VISIBLE FROM A PUBLIC RIGHT-OF-WAY WITH CONTACT INFORMATION AND INSTRUCTIONS TO FIND A COPY OF THE SWPPP.

PHASING AND CONSTRUCTION SEQUENCE

1. PHASE 1 - INFRASTRUCTURE CONSTRUCTION SEQUENCE
   1.1. STAKEOUT AND INSTALL EROSION AND PERIMETER CONTROLS (WHICH WILL DELINEATE THE LIMIT OF WORK FOR THE PROJECT);
   1.2. DEMARCATE THE LOCATION OF EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA;
   1.3. CLEAR THE PROPOSED ENTRY AREAS AND INSTALL THE CONSTRUCTION ENTRANCE APRON(S);
   1.4. CLEAR AND GRUB THE REMAINING PORTIONS OF THE PHASE'S DEVELOPMENT AREA;
   1.5. STRIP AND STOCKPILE TOPSOIL;
   1.6. COMMENCE ROUGH GRADING TO SUB-GRADE ELEVATIONS;
   1.7. INSTALL NEW SITE UTILITIES, INCLUDING THE STORMWATER MANAGEMENT SYSTEM.
   1.8. PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE) TO BINDER COURSE;
   1.9. LOAM, SEED, AND STABILIZE DISTURBED AREAS;
   1.10. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPS IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.
2. PHASE 2 - BUILDING CONSTRUCTION SEQUENCE
   2.1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS AROUND EACH BUILDING CONSTRUCTION AREA;
   2.2. GRUB THE BUILDING DEVELOPMENT AREA.
   2.3. GRADE DEVELPMENT AREA TO SUB-GRADE;
   2.4. INSTALL BUILDING FOUNDATION(S) AND BEGIN BUILDING CONSTRUCTION;
   2.5. INSTALL UTILITIES TO NEW BUILDING;
   2.6. COMPLETE CONSTRUCTION OF NEW BUILDING(S) AND COMPLETE LANDSCAPING;
   2.7. TOP COURSE PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE);
   2.8. TEMPORARY EROSION CONTROLS WILL BE INSTALLED AS NEEDED AND AS REQUIRED BY THIS PLAN;
   2.9. CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPS IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.

PERIMETER EROSION CONTROL AND SEDIMENT CONTROLS

1. PERIMETER EROSION AND SEDIMENT CONTROL BARRIERS WILL BE PROVIDED, INSTALLED, AND MAINTAINED DOWNSTREAM OF ALL PROPOSED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SWPPP (IF APPLICABLE), THE SITE PLAN, AND ALL PERMITS ISSUED FOR THE SITE DEVELOPMENT. SUCH CONTROLS MUST BE INSTALLED BEFORE ANY EARTH-DISTURBING ACTIVITIES OCCUR ON THE SITE IN QUESTION. EROSION AND SEDIMENT CONTROLS MAY BE INSTALLED IN PHASES SO LONG AS IT PRECEDES ANY EARTH-DISTURBING ACTIVITIES WITHIN THE CONTROLS' UPSTREAM WATERSHED.
2. SEDIMENT SHALL BE REMOVED ALONG SUCH CONTROLS ON A REGULAR BASIS. IN NO CASE, SHALL SEDIMENT BE ALLOWED TO REACH A DEPTH EQUAL TO ONE HALF OF THE ABOVE GROUND HEIGHT OF THE EROSION CONTROL DEVICE.

SITE ACCESS CONTROLS

1. CONSTRUCTION VEHICLES WILL USE DESIGNATED ENTRY POINTS FOR EACH SITE. CRUSHED STONE OR RIP-RAP ENTRY APRON(S) WILL BE INSTALLED AND PROPERLY MAINTAINED DURING CONSTRUCTION UNTIL THE SITE IS PAVED. ALL CONSTRUCTION ACCESS WILL BE VIA THE FRONTAGE PUBLIC ROAD STREET, WHICH WILL BE KEPT CLEAN AND SWEPT AS NEEDED TO MINIMIZE THE TRACKING OF SOILS AND DUST FROM THE SITE.

STOCKPILED SOILS

1. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 24 HOURS SHALL BE SURROUNDED WITH A LINE OF SILT FENCE OR COMPOST SOCK TO PREVENT THE PILES FROM ERODING INTO THE SITE AND TO DISCOURAGE ON-SITE RUNOFF FROM ERODING THE STOCKPILES. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 14 DAYS SHALL BE STABILIZED TEMPORARILY. DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT WIND EROSION OF THE STOCKPILES.

DUST CONTROL

1. DUST CONTROL MEASURES WILL BE IMPLEMENTED REGULARLY TO PREVENT THE OFF-SITE DEPOSITION OF WIND-ERODED SOILS. THE PRINCIPAL FORM OF DUST CONTROL WILL BE WATER APPLICATION.

DISTURBANCE OF STEEP SLOPES

1. CONTRACTORS MUST PAY CAREFUL ATTENTION TO STEEP SLOPES AND MUST IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING WORK ON STEEP SLOPES TO PREVENT EROSION. INSTALL EROSION CONTROL BLANKETS IF NEEDED.

SOIL COMPACTION

1. AREAS DESIGNATED FOR FINAL VEGETATIVE SURFACES OR CONSTRUCTION-STAGE OR FINAL STORMWATER INFILTRATION PRACTICES SHALL BE PROTECTED FROM EXCESSIVE COMPACTION BY RESTRICTING VEHICLE ACCESS AND THE TYPES OF EQUIPMENT THAT MAY BE USED IN SUCH AREAS. PRIOR TO SEEDING/PLANTING OF SUCH AREAS, EXPOSED SOIL THAT HAS BEEN COMPACTED SHALL BE LOOSENED BY TILLING OR OTHER SIMILAR METHODS. CONDITIONING SHALL CONSIST OF DEEP TILLING WITH A ROTARY TILLER, DISC HARROWING, OR MANUAL LOOSENING AND RE-GRADING WITH AN EXCAVATOR BUCKET. CONDITIONING SHALL EXTEND TO A DEPTH OF AT LEAST 12-INCHES.

PROTECTION OF STORM DRAIN INLETS

1. ALL STORM DRAIN SYSTEM INLETS INSIDE OF PERIMETER CONTROLS SHALL BE PROTECTED WITH SEDIMENT CONTROL MEASURES DESIGNED TO REMOVE SEDIMENT FROM STORMWATER PRIOR TO ENTERING THE INLET. CATCH BASINS ALONG THE STREET FRONTAGE SHALL ALSO BE PROTECTED. SUCH MEASURES SHALL BE PERIODICALLY MAINTAINED AND REPLACED AS NEEDED TO ENSURE THEIR PROPER FUNCTIONALITY. SEDIMENT SHALL BE REMOVED DAILY WHERE FOUND.

TEMPORARY STABILIZATION

1. FOR PERMANENTLY OR TEMPORARILY (14 DAYS) CEASED CONSTRUCTION ACTIVITIES, TEMPORARY SOIL STABILIZATION MEASURES WILL BE EMPLOYED AS SOON AS PRACTICABLE BUT NO LONGER THAN 14 CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED. WHERE APPLICABLE, SEE THE SWPPP FOR ADDITIONAL REQUIREMENTS.

MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION. SEDIMENT WILL BE REMOVED ALONG PERIMETER EROSION CONTROLS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE CONTRACTOR MUST:
   1.1. INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE;
   1.2. FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.

POLLUTION PREVENTION

1. CONSTRUCTION STAGING AREAS WILL BE LIMITED IN QUANTITY AND WILL BE MAINTAINED IN A NEAT AND ORDERLY FASHION. REFER TO THE SITE PLAN FOR STAGING AREA LOCATION(S).
2. VEHICLES SHALL BE STORED IN FUELED IN DESIGNATED AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPLICABLE, REFER TO THE SWPPP FOR ADDITIONAL VEHICLE STORAGE AREA REQUIREMENTS.
3. VEHICLE OR EQUIPMENT WASHING IS NOT ALLOWED ON-SITE.
4. MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND ORDERLY.
5. WHERE APPLICABLE, REFER TO THE SWPPP FOR
   5.1. FURTHER INSTRUCTIONS ON PROPER MATERIAL AND EQUIPMENT STORAGE.
   5.2. REFER TO THE SWPPP FOR DISPOSAL OF WASTE, INCLUDING HAZARDOUS WASTE.
   5.3. REFER TO THE SWPPP FOR SPILL PREVENTION AND RESPONSE PROCEDURES.

DEWATERING PRACTICES

1. THIS SITE IS NOT EXPECTED TO ENCOUNTER SIGNIFICANT QUANTITIES OF GROUNDWATER DURING CONSTRUCTION ACTIVITIES BUT IF IT DOES, THE FOLLOWING PRACTICES WILL BE IMPLEMENTED:
   1.1. DO NOT DISCHARGE ANY FLOATING SOLIDS OR FOAM;
   1.2. IF DEWATERING WATER IS FOUND TO CONTAIN OIL, GREASE, ETC... IT MUST BE FILTERED OR PASSED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE;
   1.3. WHEREVER POSSIBLE, DISCHARGE DEWATERING WATER TO VEGETATED UPLAND AREAS FOR INFILTRATION. WHERE THIS IS NOT POSSIBLE, DISCHARGE DEWATERING WATER INTO A FILTERING PIT CONSISTING OF A PERIMETER OF DOUBLE ROWS OF HAYBALES LINED WITH THREE LAYERS OF FILTER FABRIC. DO NOT DIRECT DEWATERING WATER INTO WETLANDS WITHOUT PRIOR TREATMENT;
   1.4. VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (RIP-RAP OR CRUSHED STONE APRON).

INSPECTIONS

1. WHERE APPLICABLE, REFER TO SWPPP FOR INSPECTION & REPORTING REQUIREMENTS IN ADDITION TO THE FOLLOWING:
   1.1. THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER. INSPECTIONS MAY BE REDUCED DURING THE WINTER AND IN STABILIZED AREAS.
   1.2. ANY DEFICIENCIES SHALL BE REMEDIED IMMEDIATELY AND NO LATER THAN 7 DAYS AFTER DISCOVERY OF THE DEFICIENCY, AND IF POSSIBLE, PRIOR TO THE NEXT RAINFALL EVENT.

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-1

LEGACY ENGINEERING

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: ____________

DATE ENDORSED: ____________

TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:28:47 -05'00'

PLAN SCALE: 1"=40'

PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY

AUTUMN HILL
SENIOR VILLAGE
EXISTING CONDITIONS
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-2

LEGACY ENGINEERING

SENIOR VILLAGE NOTES:

LOT AREA: 12.39 ACRES
- BASE UNITS: 1.5 UNITS PER ACRE = 19 UNITS (INCLUDING 3 AFFORDABLE UNITS)
- MAX. NO. UNITS: 95 UNITS

MIN. OPEN SPACE:
- REQUIRED: 3.72 ACRES (30%)
- PROVIDED: 4.34 ACRES (35.0%)

TYPE: PLANNED UNIT DEVELOPMENT

AFFORDABLE HOUSING BONUS (1):
- 7 ADDITIONAL AFFORDABLE UNITS
- 18 ADDITIONAL MARKET RATE UNITS (FRANKLIN RESIDENT'S FIRST RIGHT OF REFUSAL)

TOTAL PROPOSED:
- BASE: 16 MARKET RATE + 3 AFFORDABLE
- BONUS 1: 18 MARKET RATE + 7 AFFORDABLE
- TOTAL: 34 MARKET RATE + 10 AFFORDABLE
- TOTAL: 44 UNITS

ZONING NOTES:

ZONE:
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
USE:
SENIOR VILLAGE
MIN. LOT AREA:
REQUIRED: 40,000 S.F.
(5 ACRES FOR SENIOR VILLAGE)
PROVIDED: 539,818 S.F.±
MIN. FRONTAGE:
REQUIRED: 200'
PROVIDED: 252.28'
FITS A CIRCLE 180' DIA.:
PROVIDED: YES
MIN. LOT DEPTH:
REQUIRED: 200'
PROVIDED: 642.1'
MIN. FRONT SETBACK:
REQUIRED: 40'
PROVIDED: 119.3'±
MIN. SIDE SETBACK:
REQUIRED: 40'
PROVIDED: 58.1'±
MIN. REAR SETBACK:
REQUIRED: 40'
PROVIDED: 63.3'±
MAX. BLDG. COVERAGE:
MAXIMUM: 20%
PROVIDED: 11.1%±
MAX.IMP. COVERAGE:
MAXIMUM: 25%
PROVIDED: 24.1%±
MAX. BLDG. HEIGHT:
REQUIRED: 35', 3 STORIES
PROVIDED: <35'
PARKING:
REQUIRED: 88 SPACES (2 PER 2+ BR UNIT)
PROVIDED: 88 SPACES (1 GARAGE & 1 DRIVEWAY SPACE PER UNIT)

OWNERS

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TOWN OF FRANKLIN PLANNING BOARD

SNOW STORAGE NOTES

1. SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
2. SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
3. SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
4. AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS AND REGULATIONS.

LANDSCAPE LEGEND

2" MIN. CALIPER DECIDUOUS TREE (RED OAK OR SIMILAR)

6-8' MIN. THUJA PLICATA (GREEN GIANT ARBORVITAE OR SIMILAR

NOTES:

1. PLANT LOCATIONS MAY VARY.
2. TREE SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY BUT SHALL BE NATIVE TO MASSACHUSETTS.
3. INVASIVE SPECIES SHALL NOT BE USED.
4. ALL LANDSCAPE AREAS THAT ARE NOT FINISHED AS MULCHED PLANTING BEDS SHALL BE SURFACED WITH A MINIMUM OF 6-INCHES OF LOAM AND SEEDED.
5. ALL PLANTING SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK.

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:28:25 -05'00'

PLAN SCALE: 1"=40'

0' 40' 80' 160'

PLAN DATE: JANUARY 26, 2024

BY	DATE	REVISION

AUTUMN HILL SENIOR VILLAGE LAYOUT PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-3

LEGACY ENGINEERING

GRADING NOTES:

1. IT IS ESTIMATED THAT THE TOTAL CUT VOLUME FOR THE SITE WILL BE APPROXIMATELY 25,700 CUBIC YARDS. THE ESTIMATED TOTAL FILL VOLUME FOR THE SITE WILL BE APPROXIMATELY 29,100 CUBIC YARDS. THE REQUIRED TOTAL VOLUME OF FILL IS APPROXIMATELY 3,400 CUBIC YARDS.
2. RETAINING WALLS TALLER THAN 18" SHALL HAVE A PEDESTRIAN FENCE OR DENSE PLANTING ABOVE THE TOP OF WALL.
3. SIDEWALKS, INCLUDING WHERE CROSSING A DRIVEWAY, SHALL HAVE A CROSS SLOPE OF 1.5%.

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ZONING DISTRICT
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ZONE II (PARTIAL)

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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
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Date: 2024.01.30 14:27:56 -05'00'

PLAN SCALE: 1"=40'
0' 40' 80' 160'

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REVISION	DATE	BY

AUTUMN HILL
SENIOR VILLAGE
GRADING & UTILITIES
PLAN OF LAND IN FRANKLIN, MA

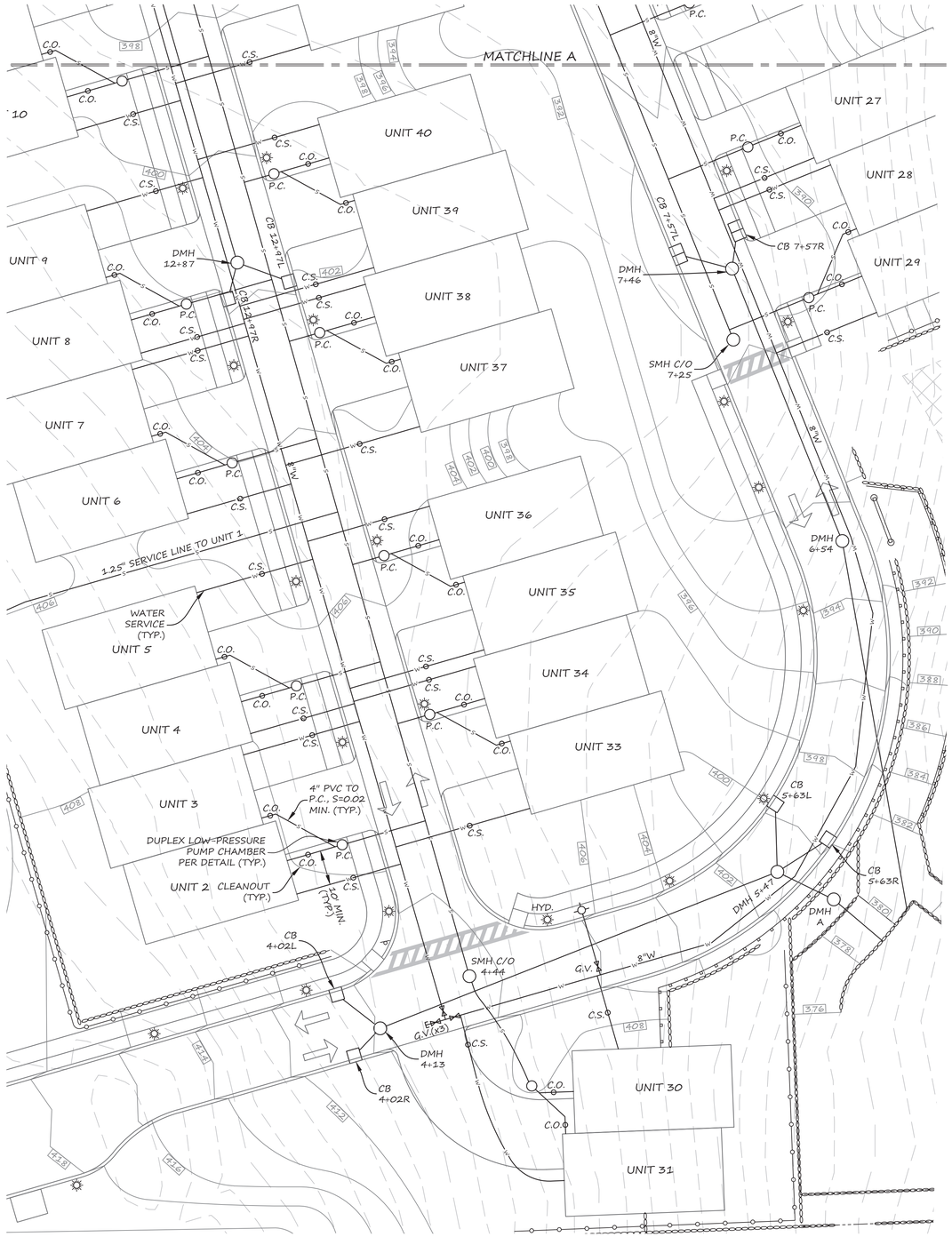
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

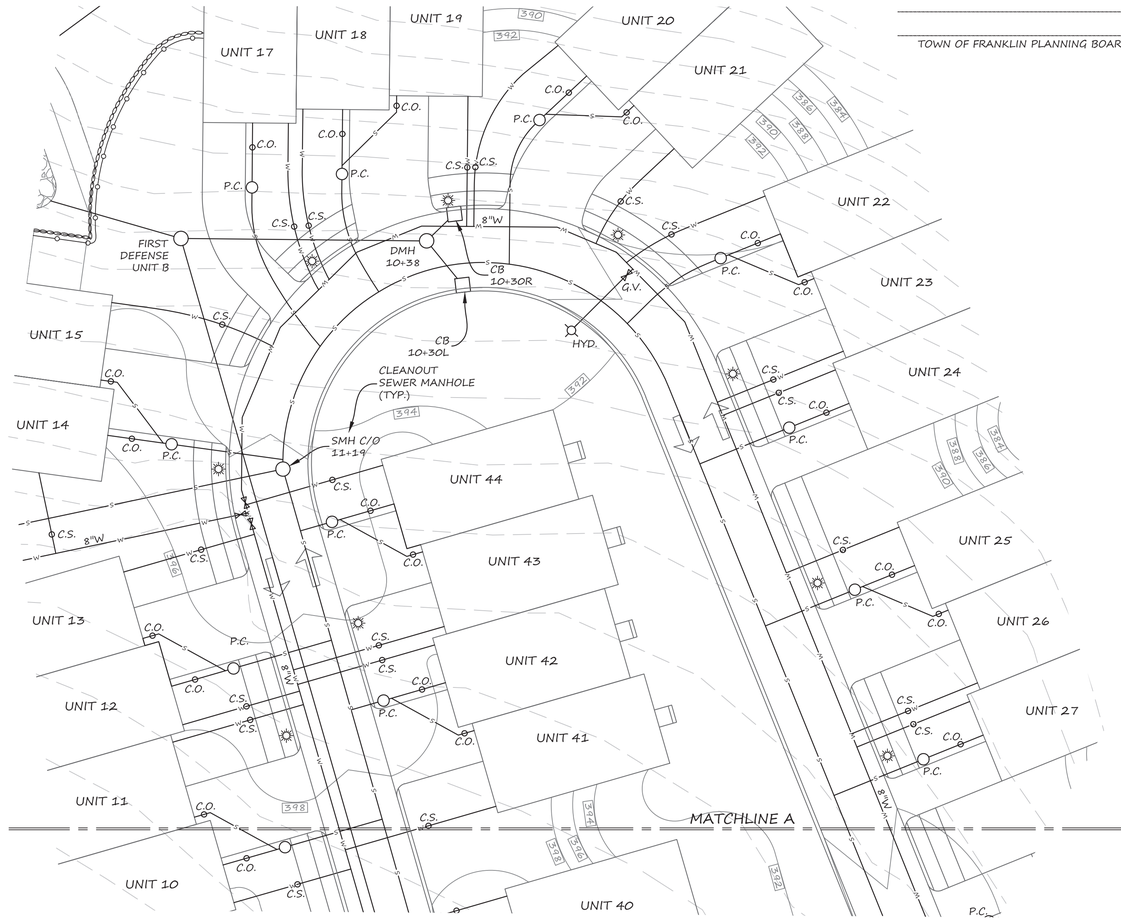
C-4

LEGACY ENGINEERING

UTILITY NOTES:

1. WATER MAINS SHALL BE THICKNESS CLASS 52 DUCTILE IRON PIPE.
2. WATER SERVICE SHALL BE HIGH DENSITY POLYURETHANE TUBING RATED FOR 200 PSI MINIMUM. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC AND IRRIGATION WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
3. SEWER MAINS SHALL BE 2-INCH SDR21 PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FRANKLIN SEWER AND WATER DEPARTMENT. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
4. DRAINAGE PIPING SHALL BE HDPE RATED FOR H20 LOADING. (ADS N12 OR EQUAL)
5. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER. CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.
6. WATER DEMAND FOR THIS DEVELOPMENT WILL BE APPROXIMATELY 120 GPD PER BEDROOM FOR A TOTAL MAXIMUM FLOW OF 11,280 GPD AND A FLOW OF 5,640 GPD FOR THE AVERAGE DAY.
7. SEWER DEMAND FOR THIS DEVELOPMENT WILL BE APPROXIMATELY 110 GPD PER BEDROOM FOR A TOTAL MAXIMUM FLOW OF 10,340 GPD AND A FLOW OF 5,170 GPD FOR THE AVERAGE DAY.





OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:27:27 -05'00'

PLAN SCALE: 1"=40'

0' 40' 80' 160'

PLAN DATE: JANUARY 26, 2024

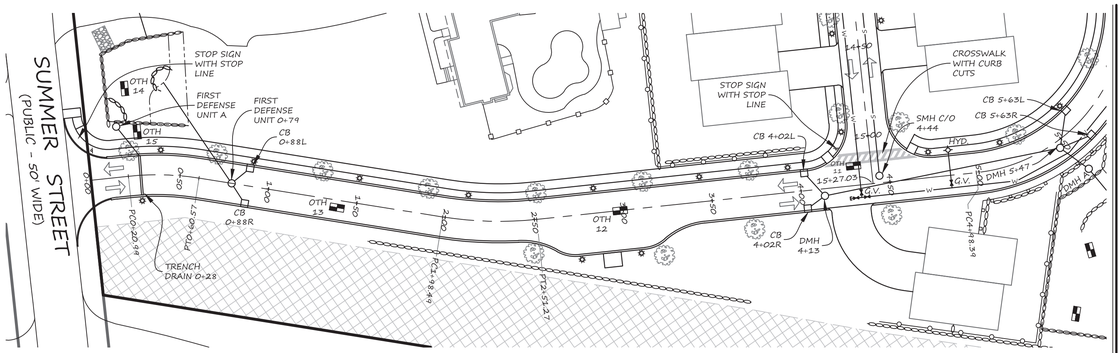
REVISION	DATE	BY

AUTUMN HILL SENIOR VILLAGE UTILITY PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

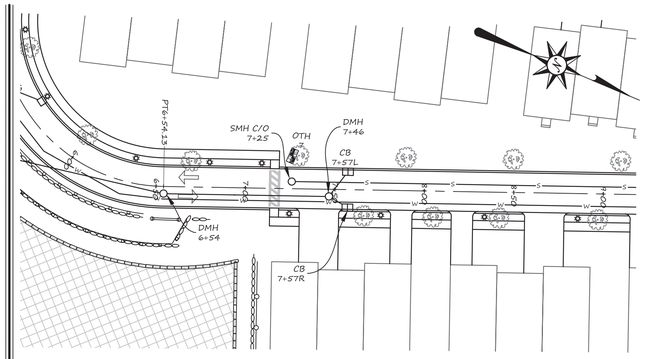
C-5

LEGACY ENGINEERING



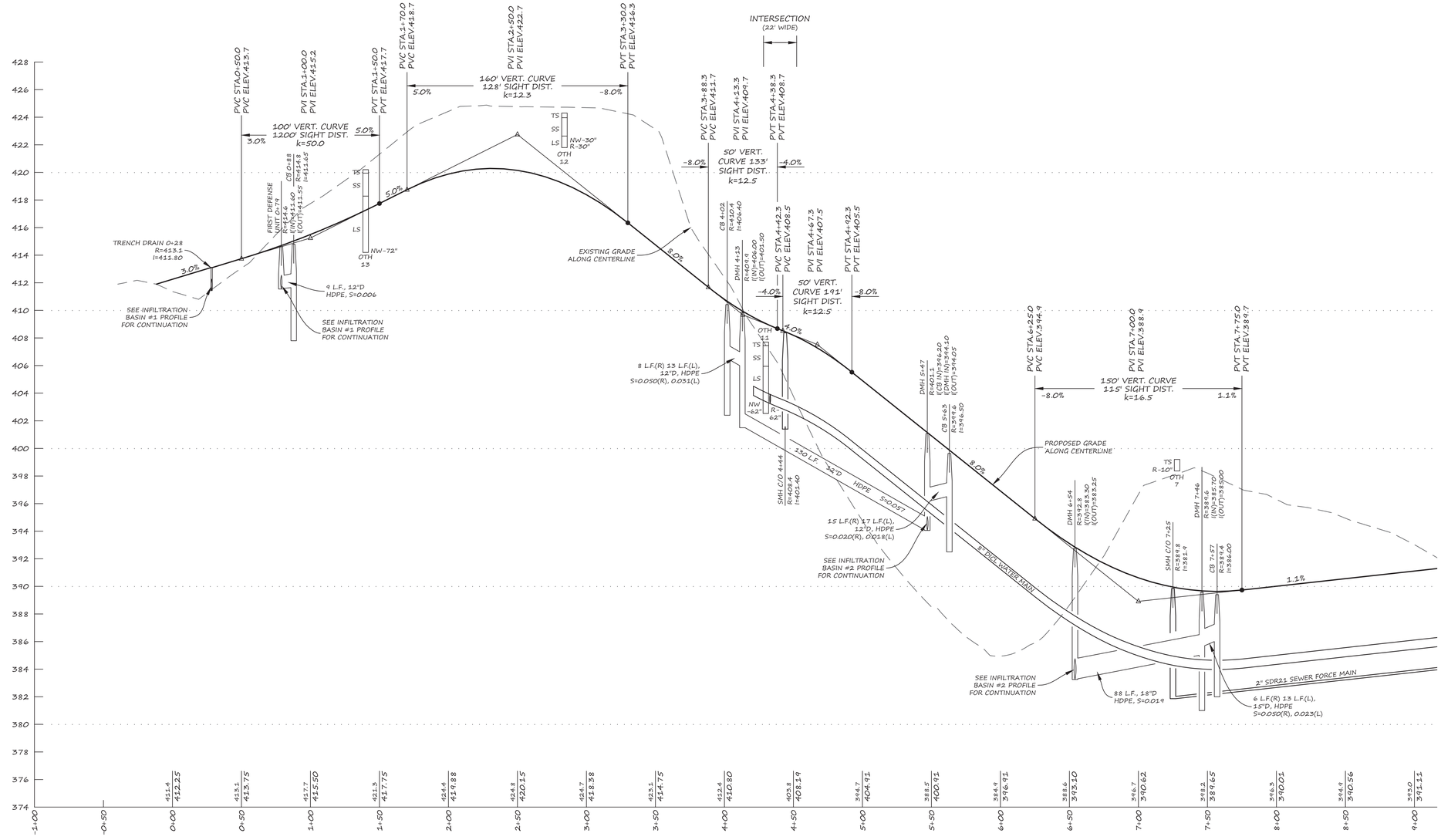
DRIVEWAY PLAN VIEW

SCALE : 1" = 40'



DRIVEWAY PLAN VIEW

SCALE : 1" = 40'



PROFILE - DRIVEWAY

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
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SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND

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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:27:05 -05'00'

PLAN SCALE: 1"=40'

160' 80' 40' 0'

PLAN DATE: JANUARY 26, 2024

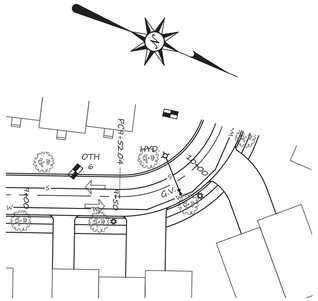
REVISION	DATE	BY

AUTUMN HILL
SENIOR VILLAGE
PROFILE
PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

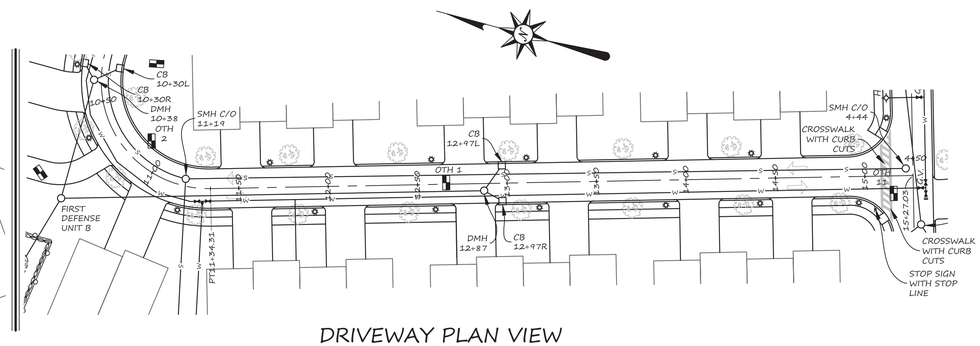
C-6

LEGACY ENGINEERING



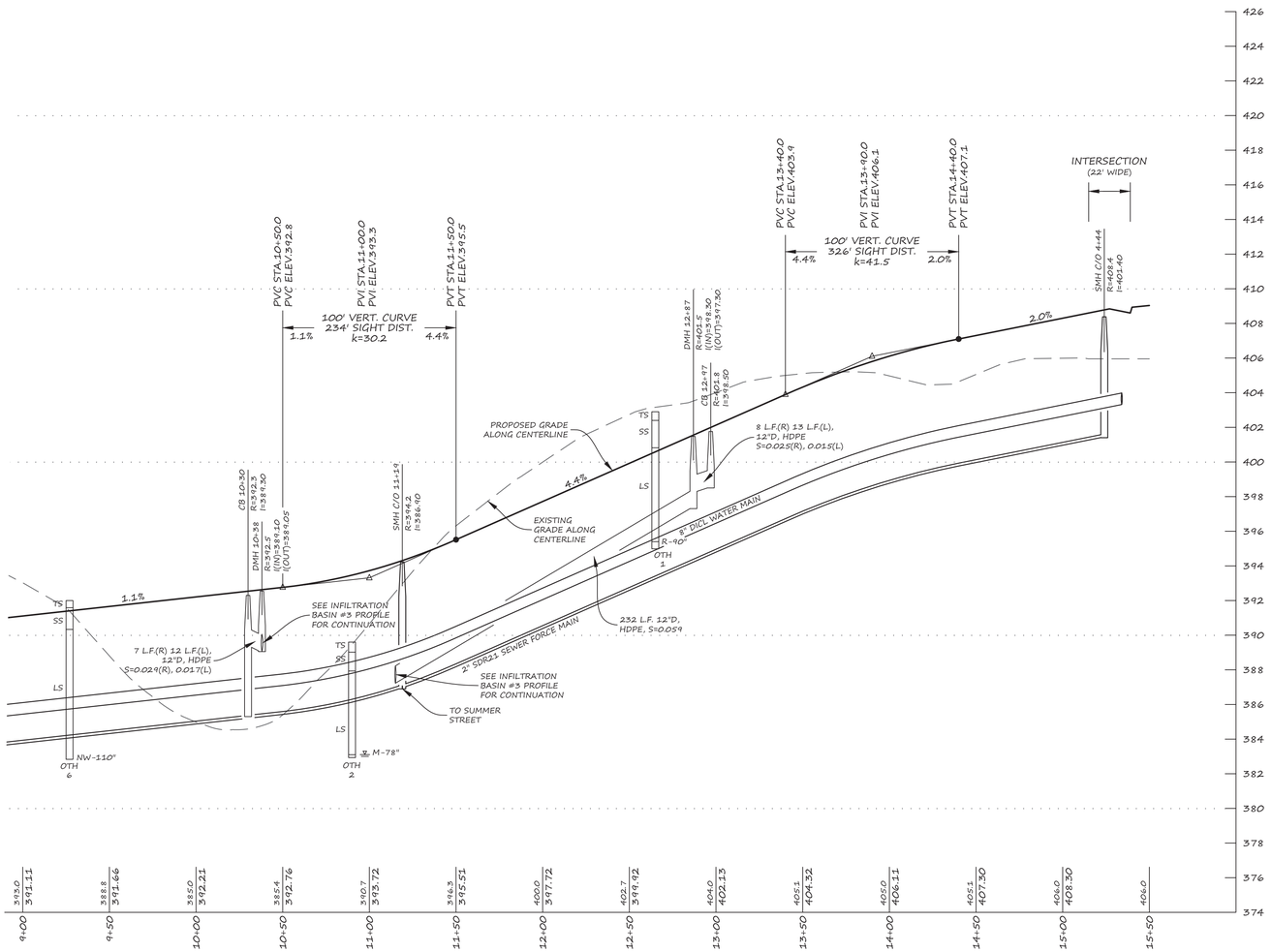
DRIVEWAY PLAN VIEW

SCALE : 1" = 40'



DRIVEWAY PLAN VIEW

SCALE : 1" = 40'



PROFILE - DRIVEWAY

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND

ABBREV.	DESCRIPTION
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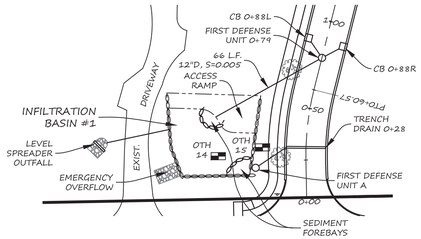
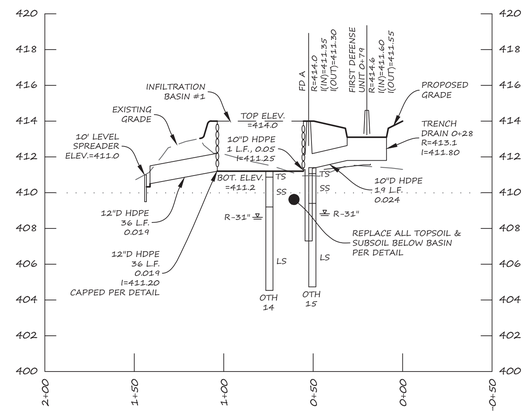


INFILTRATION BASIN #1 PLAN VIEW

SCALE : 1" = 40'



PROFILE - INFILTRATION BASIN #1

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

OWNERS
BRUCE J. HUNCHARD
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APPLICANT
SUEJO CORP.
P.O. BOX 934
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ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
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ASSESSORS PARCEL
302-006-000
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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:26:43 05'00'

PLAN SCALE: 1"=40'

160'
80'
40'
0'

PLAN DATE: JANUARY 26, 2024

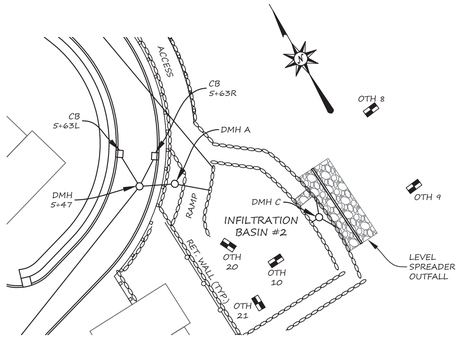
REVISION	DATE	BY

AUTUMN HILL
SENIOR VILLAGE
PROFILE
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

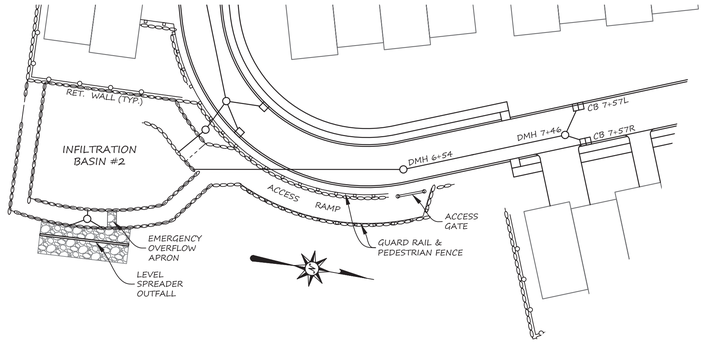
C-7

LEGACY ENGINEERING



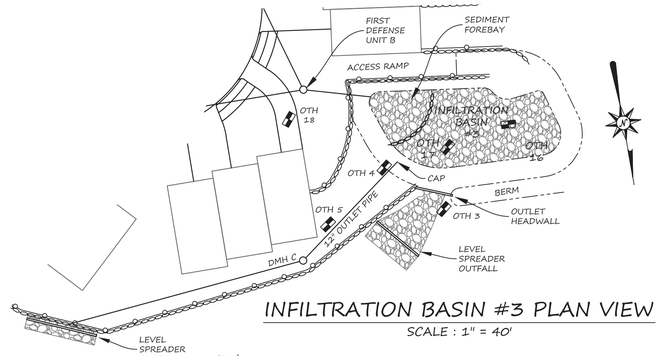
INFILTRATION BASIN #2 PLAN VIEW

SCALE : 1" = 40'



INFILTRATION BASIN #2 PLAN VIEW

SCALE : 1" = 40'



INFILTRATION BASIN #3 PLAN VIEW

SCALE : 1" = 40'

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

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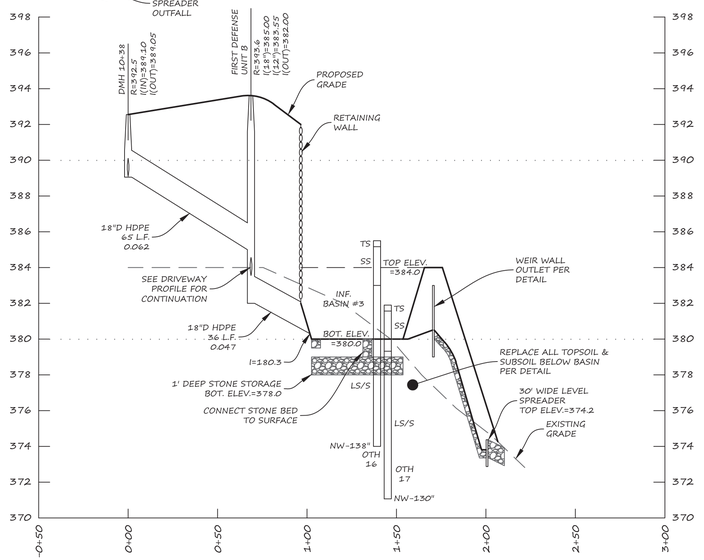
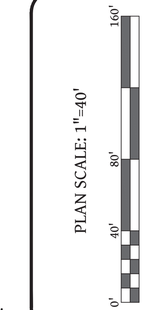
TOWN OF FRANKLIN PLANNING BOARD

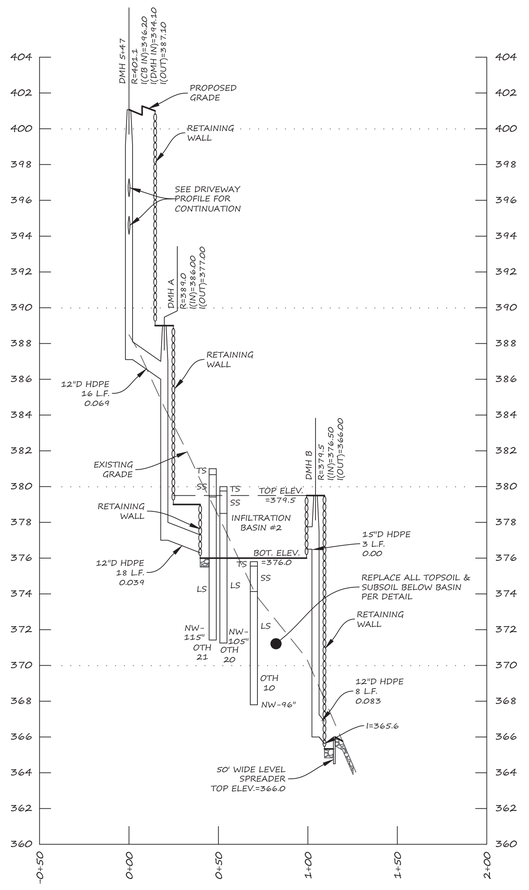


PROFILE - INFILTRATION BASIN #3

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

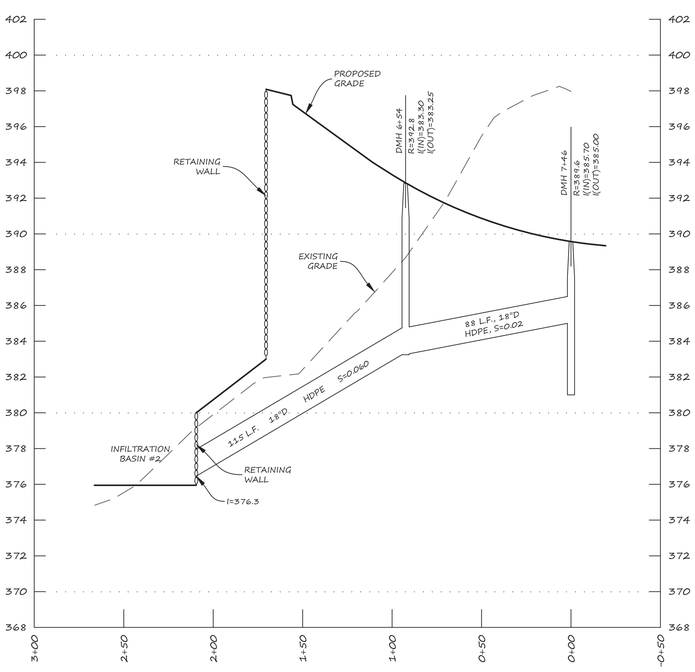
PLAN SCALE: 1"=40'





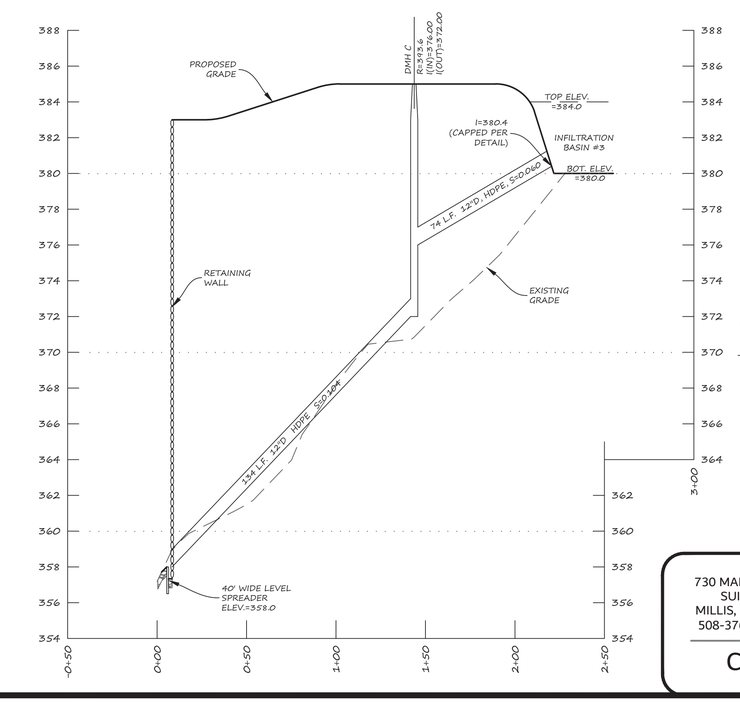
PROFILE - INFILTRATION BASIN #2

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE - INFILTRATION BASIN #2

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE - INFILTRATION BASIN #3 OUTLET

SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
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S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:26:18 -05'00'

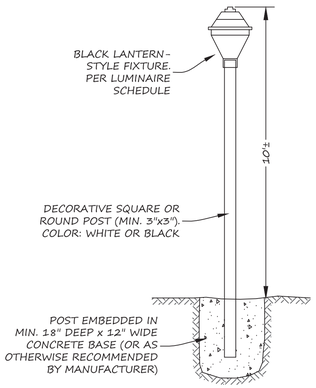
REVISION	DATE	BY
PLAN DATE: JANUARY 26, 2024		

AUTUMN HILL
SENIOR VILLAGE
PROFILE
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-8

LEGACY ENGINEERING



LIGHTING NOTES

1. ADDITIONAL BUILDING MOUNTED LIGHTING WILL BE PROVIDED AT BUILDING ENTRANCES. SUCH LIGHTING SHALL FACE THE GROUND AND NOT ADJACENT PROPERTIES.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	36	LED	POST	10'	AMERILUX D623-FDR FULL-CUTOFF FIXTURE

OWNERS
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SUEJO CORP.
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ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
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302-006-000
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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
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Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:22:12 -05'00'

PLAN SCALE: 1"=40'

0' 40' 80' 160'

REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

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LIGHTING
PLAN OF LAND IN FRANKLIN, MA

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508-376-8883(o)

C-9

LEGACY ENGINEERING

EROSION CONTROL NOTES

1. THE TOTAL EXPECTED AREA OF DISTURBANCE IS 6.2± ACRES.
   1.1. 4.3± ACRES WILL BE DISTURBED IN PHASE 1
   1.2. 1.9± ACRES WILL BE DISTURBED IN PHASE 2
2. IMPLEMENT MULCH BERMS THROUGHOUT TO CONTROL SEDIMENT AND EROSION IN SPECIFIC WORK AREAS.
3. IMPLEMENT TEMPORARY SEDIMENT BASINS WITH LEVEL SPREADER OUTFALLS WHERE NECESSARY DURING CONSTRUCTION

OWNERS
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Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:21:51 -05'00'

PLAN SCALE: 1"=40'
0' 40' 80' 160'

PLAN DATE: JANUARY 26, 2024

BY	DATE	REVISION

AUTUMN HILL
SENIOR VILLAGE
EROSION CONTROL
PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-10

LEGACY ENGINEERING

EROSION CONTROL & LIMIT OF WORK PHASES 1 & 2

LIMIT OF WORK PHASES 1 & 2

MULCH BERM UNTIL WALLS CONSTRUCTED

MULCH BERM UNTIL DOWNSLOPE UNIT CONSTRUCTION COMMENCES

STOCKPILE, STAGING, REFUELING, ETC.

LOTS 2 & 4
539,818 S.F.±
12.39 ACRES±

SUMMER STREET
(PUBLIC - 50' WIDE)

OUTER RIPARIAN

100' WETLAND BUFFER

INNER RIPARIAN

50' WETLAND BUFFER

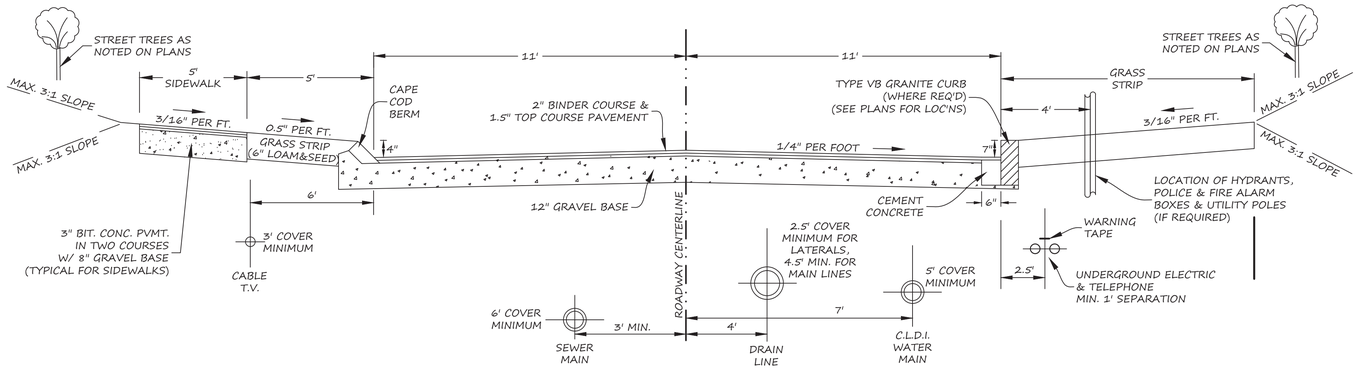
BORDERING VEGETATED WETLANDS

UNCAS BROOK

LIMIT OF BVW

APPROX. LIMIT OF BVW

ZONE II

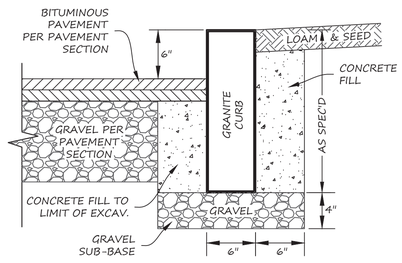


NOTES:

1. UTILITY LOCATIONS WILL VARY ACCORDING TO LAYOUT. THIS DETAIL PRESENTS STANDARD DEPTHS AND SEPARATIONS.
2. SIDESLOPE SPECIFICATIONS ARE TYPICAL AND WILL VARY IF OTHERWISE NOTED ON THESE PLANS.
3. COMPACTION REQUIREMENTS OF THE SUBDIVISION REGULATIONS MUST BE ADHERED TO.
4. NOTE: ONLY ONE SIDEWALK MAY BE PROVIDED WHERE NOTED AND IF WAIVED BY THE PLANNING BOARD.

TYPICAL MAIN DRIVEWAY CROSS SECTION

(NO SCALE)

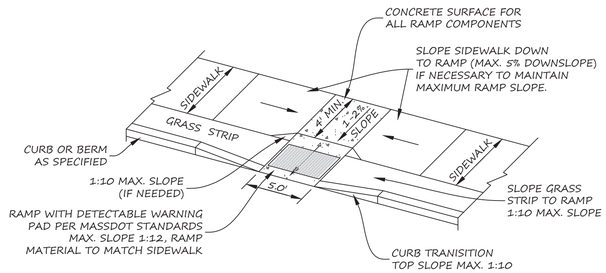


NOTES:

1. CONCRETE TO BE 4,000 PSI.
2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

VERTICAL GRANITE CURB DETAIL

(NO SCALE)

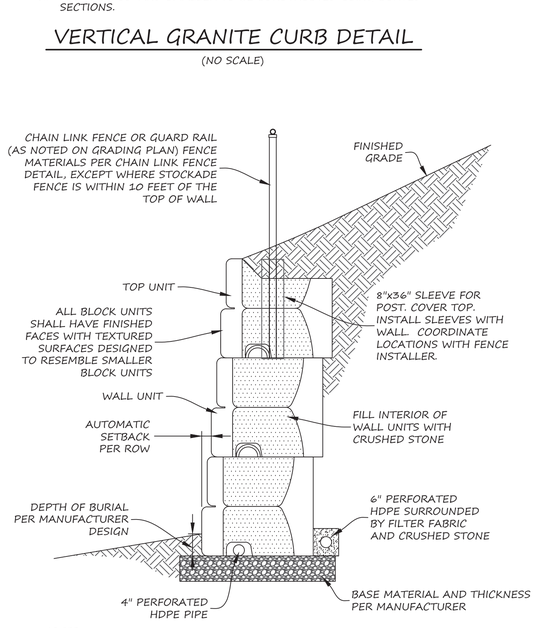


NOTES:

1. RAMP AND SIDEWALK SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH ADA REGULATIONS.
2. THIS DETAIL DOES NOT SPECIFY CURBING OR SIDEWALK REQUIREMENTS, BUT ONLY ACCESSIBLE (HANDICAP) RAMP SPECIFICATIONS. REFER TO APPLICABLE DETAILS FOR ROADWAY, CURBING, SIDEWALK SPECIFICATIONS.

ACCESSIBLE RAMP DETAIL

NOT TO SCALE

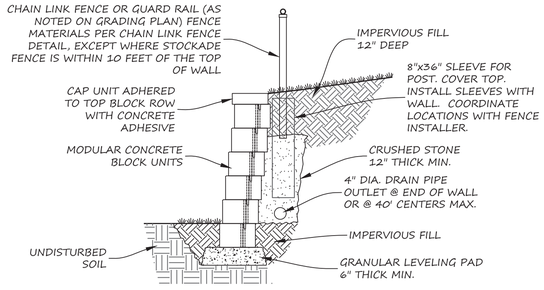


NOTES:

1. RETAINING WALL SHALL BE OF THE SO-CALLED "BIG-BLOCK" GRAVITY WALL SYSTEMS. THE SYSTEM DEPICTED ON THIS PLAN IS THE "STONE STRONG" SYSTEM MANUFACTURED BY STONE STRONG, LLC. ALTERNATIVE SYSTEMS MAY BE ALLOWED BY THE OWNER.
2. ANY SUBSTITUTIONS REQUIRE A NEW, MANUFACTURER SPECIFIC WALL DESIGN STAMPED BY A REGISTERED PROFESSIONAL ENGINEER, WITH A COPY SUBMITTED TO THE PLANNING BOARD AND BUILDING INSPECTOR.
3. DAYLIGHT DRAIN PIPES AT EITHER END OF THE WALL.

"BIG BLOCK" WALL STANDARD DETAIL

NOT TO SCALE

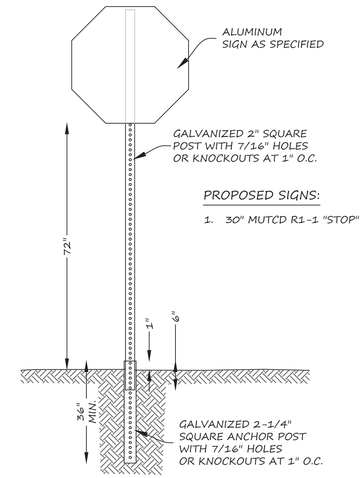


NOTES:

1. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
2. WALL HEIGHTS OVER FOUR FEET, INCLUDING FOOTING, MAY REQUIRE A BUILDING PERMIT AND/OR STRUCTURAL DESIGN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY BUILDING PERMITS AND FOR PROVIDING STRUCTURAL WALL DESIGN MEETING THE REQUIREMENTS OF THE MASSACHUSETTS BUILDING CODE, AS DEEMED APPLICABLE BY THE BUILDING INSPECTOR.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

TYPICAL "SMALL BLOCK" RETAINING WALL

NOT TO SCALE



PROPOSED SIGNS:

1. 30" MUTCD R1-1 "STOP"

TYPICAL SIGN POST DETAIL

NOT TO SCALE

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
WRENTHAM, MA 02093

ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
302-008-000

PLAN & DEED REFERENCE
CTF. NO. 209710
CTF. NO. 161598
L.C. PLAN 41284A

DATE APPROVED: _____

DATE ENDORSED: _____

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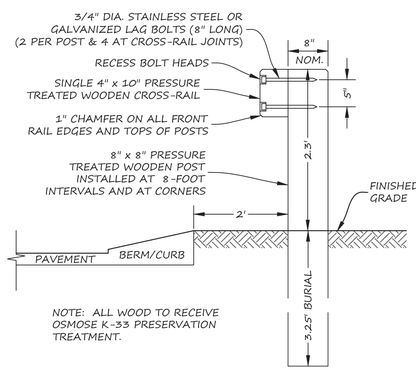
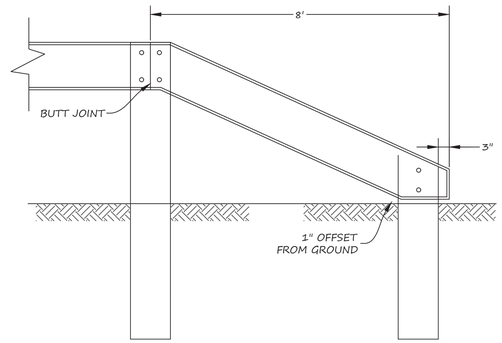
TOWN OF FRANKLIN PLANNING BOARD



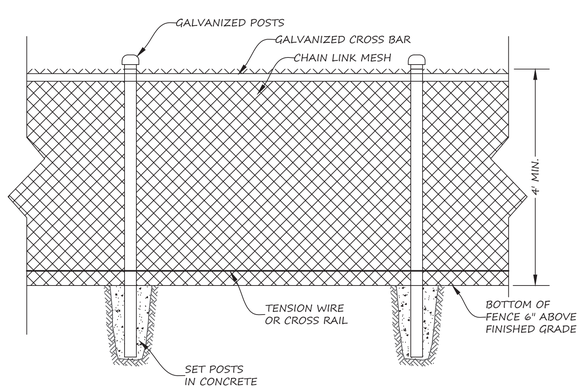
SIDE SECTIONAL VIEW



FRONT VIEW - TYPICAL END SECTION

WOOD GUARD RAIL DETAIL

NOT TO SCALE

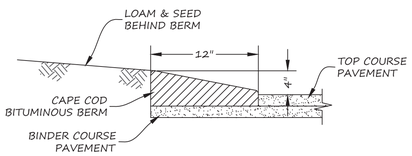


NOTES:

1. ALL METAL COMPONENTS TO BE GALVANIZED OR VINYL COATED
2. FENCE TO BE INSTALLED WITH FINISHED SIDE FACING ABUTTING PROPERTIES.

CHAIN LINK FENCE DETAIL

NOT TO SCALE



CAPE COD BERM DETAIL

(NO SCALE)

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:21:33 -05'00'

PLAN SCALE: NOT TO SCALE

BY	DATE	REVISION

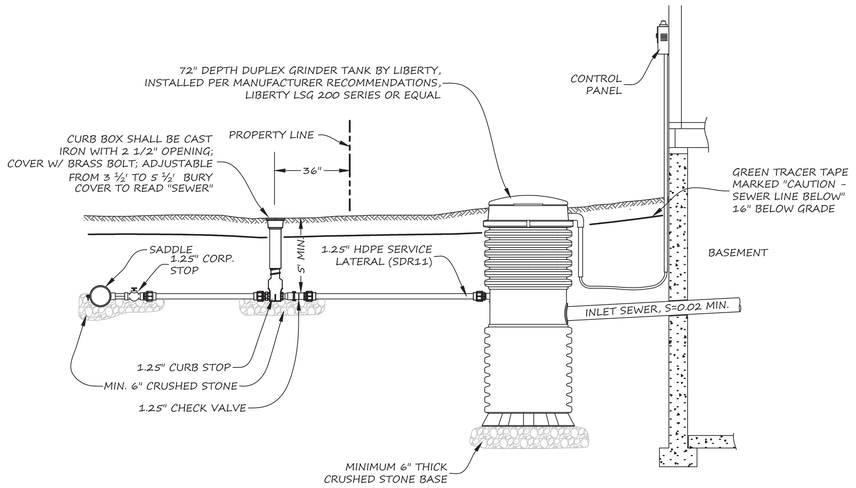
PLAN DATE: JANUARY 26, 2024

AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-11

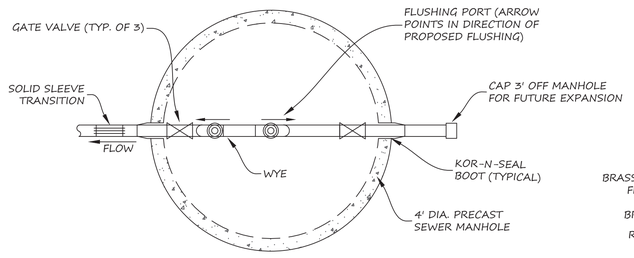
LEGACY ENGINEERING



NOTES:
1. ALL INSTALLATION IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. SLOPE THE LOW-PRESSURE SEWER LATERAL CONTINUOUSLY UPHILL TO SEWER MAIN WHERE POSSIBLE.

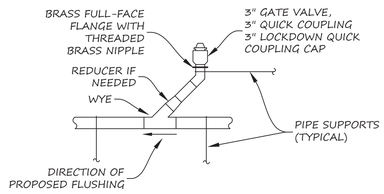
LOW-PRESSURE SEWER PUMP SYSTEM DETAIL

NOT TO SCALE



PLAN VIEW

NOTES:
1. ALL PIPING AND FITTINGS INSIDE MANHOLE TO BE PVC. PIPING TO BE SDR21 PVC. FITTINGS TO MEET SDR17 250 PSI.
2. VALVES TO BE BRASS AND RATED FOR 200 PSI.
3. ALL PIPES, VALVES AND FITTINGS TO BE FULLY SUPPORTED WITH PIPE SUPPORTS, BRACKETS AND/OR HANGERS.



FLUSHING PORT PROFILE VIEW

LOW-PRESSURE SEWER MANHOLE CLEANOUT

NOT TO SCALE

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

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APPLICANT
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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
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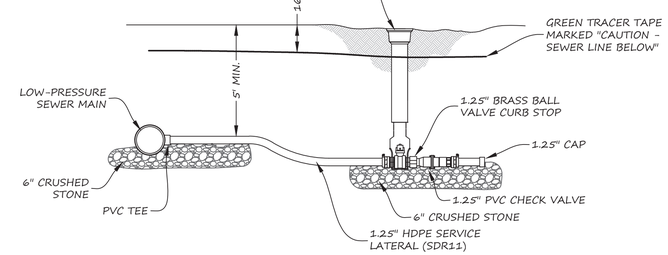
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:21:11 -05'00'

PLAN SCALE: NOT TO SCALE

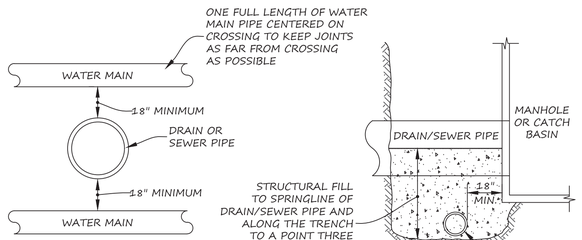
PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY



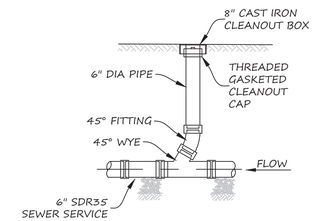
LOW PRESSURE SEWER SERVICE LATERAL DETAIL

NOT TO SCALE



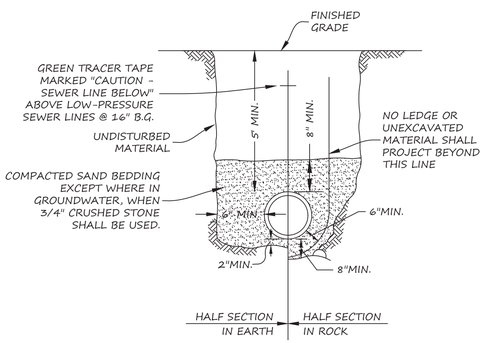
WATER MAIN CROSSING DETAIL

NOT TO SCALE



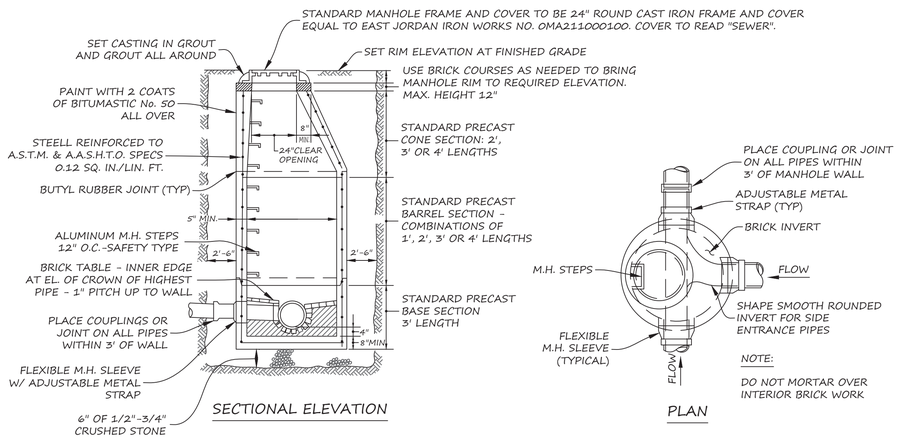
SEWER CLEANOUT DETAIL

NOT TO SCALE



LOW-PRESSURE SEWER TRENCH DETAIL

NOT TO SCALE



TYPICAL PRECAST CONCRETE MANHOLE DETAILS

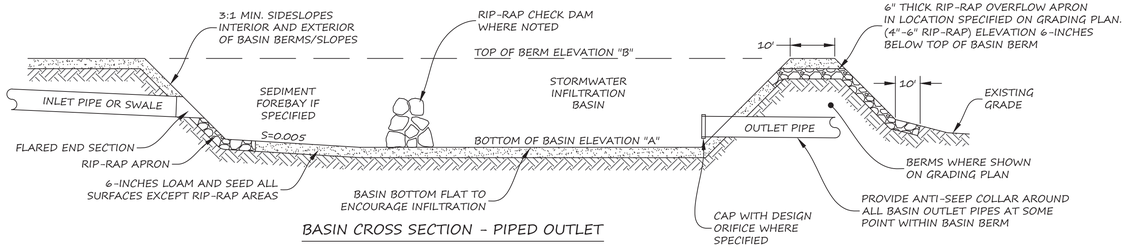
NOT TO SCALE

AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA

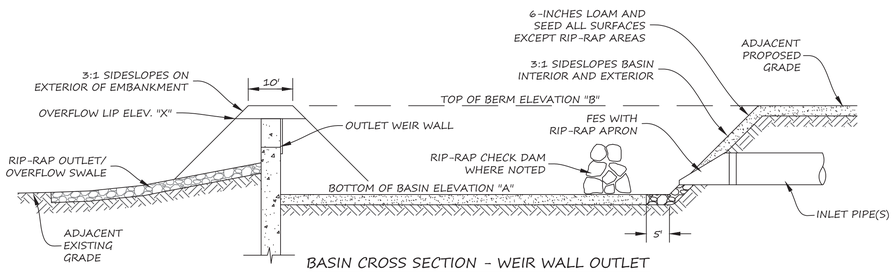
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-12

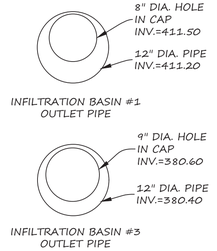
LEGACY ENGINEERING



BASIN CROSS SECTION - PIPED OUTLET



BASIN CROSS SECTION - WEIR WALL OUTLET



NOTE: JOINT AND CAP ARE TO BE WATERTIGHT.

OUTLET PIPE CAP DETAILS

BASIN #3 WEIR WALL

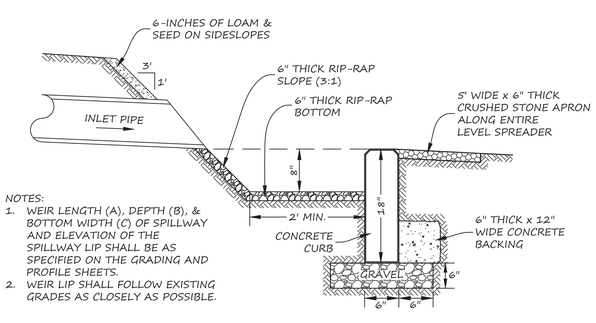
SCHEDULE OF DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2	BASIN #3
BOTTOM OF BASIN ELEVATION "A"	411.2	376.0	380.0
TOP OF BERM ELEVATION "B"	414.0	379.5	384.0
OUTLET WEIR WALL LENGTH "W"	N/A	N/A	26'
OVERFLOW ELEVATION "X"	413.7	379.2	383.5
OUTLET PIPE DIA.	12"(CAPPED)	15"	12"(CAPPED)
OUTLET PIPE ELEV.	411.20	376.50	380.4

NOTES:
1. SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
2. ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL OR SEPTIC SAND MEETING DESIGN ENGINEER'S APPROVAL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
3. BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.

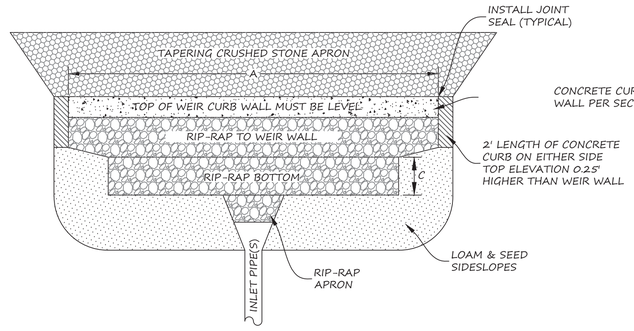
TYPICAL INFILTRATION BASIN DETAILS

NOT TO SCALE



NOTES:
1. WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
2. WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

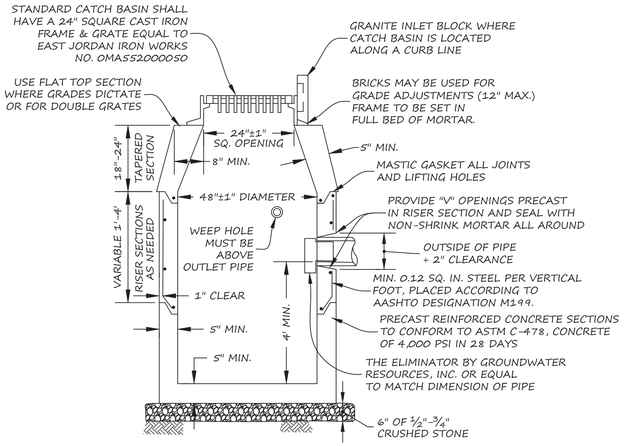
TYPICAL SECTIONAL VIEW



PLAN VIEW

LEVEL SPREADER DETAIL

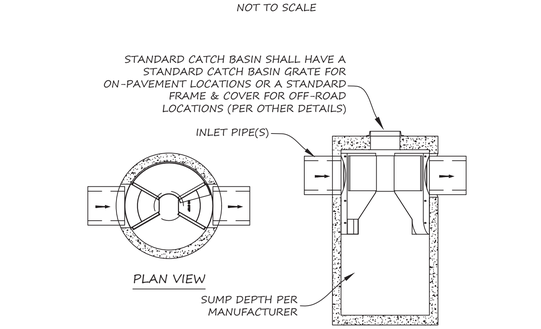
NOT TO SCALE



NOTES:
1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
2. SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
3. PROVIDE 5' DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.

PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



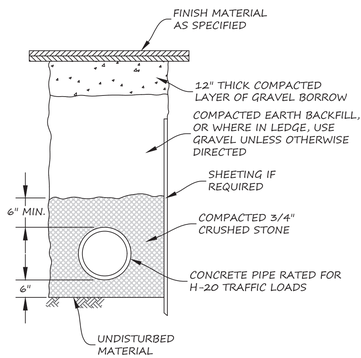
NOTES:
1. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
2. SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

PRECAST CONCRETE MANHOLE

NOT TO SCALE

FIRST DEFENSE TREATMENT UNIT

NOT TO SCALE



TYPICAL DRAIN TRENCH

(NO SCALE)

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
FRANKLIN, MA 02038

APPLICANT
SUEJO CORP.
P.O. BOX 934
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ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY ZONE II (PARTIAL)

ASSESSORS PARCEL
302-006-000
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PLAN & DEED REFERENCE
CTF. NO. 209710
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L.C. PLAN 41284A

DATE APPROVED: _____

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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:20:44 -05'00'

PLAN SCALE: NOT TO SCALE

PLAN DATE: JANUARY 26, 2024

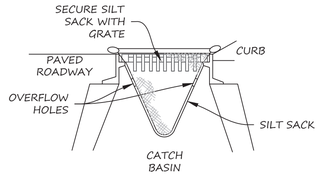
REVISION	DATE	BY

AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

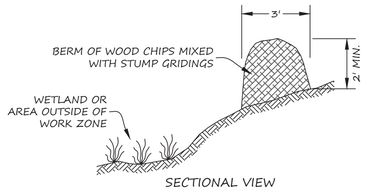
C-13

LEGACY ENGINEERING



CATCH BASIN SILT SACK DETAIL

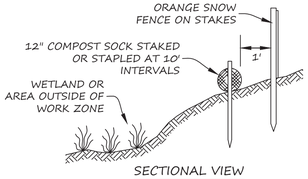
NOT TO SCALE



SECTIONAL VIEW

EROSION CONTROL DETAIL (MULCH BERM)

NOT TO SCALE

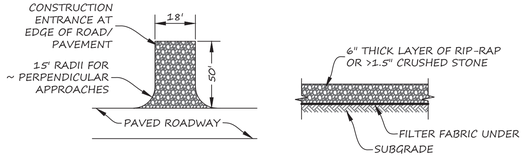


SECTIONAL VIEW

NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

EROSION CONTROL DETAIL (COMPOST SOCK)

NOT TO SCALE

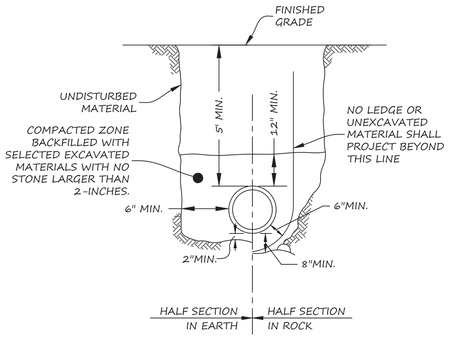


PLAN VIEW SECTIONAL VIEW

NOTES:
1. ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
2. ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

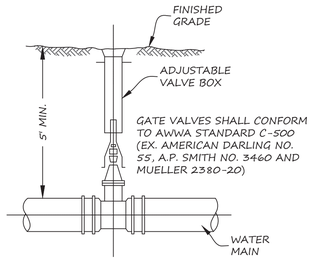
CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



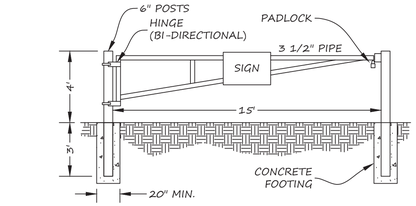
WATER MAIN TRENCH DETAIL

NOT TO SCALE



TYPICAL GATE VALVE

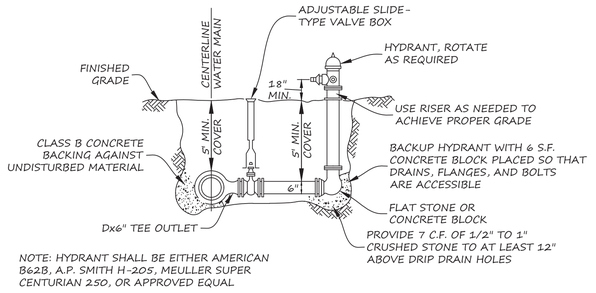
NOT TO SCALE



NOTES:
1. PIPES TO BE SCHEDULE 40 GALVANIZED STEEL.
2. SIGN TO READ "AUTHORIZED ACCESS ONLY"
3. PADLOCK TO MEET TOWN REQUIREMENTS.

ACCESS GATE

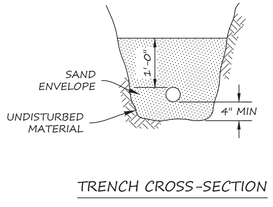
NOT TO SCALE



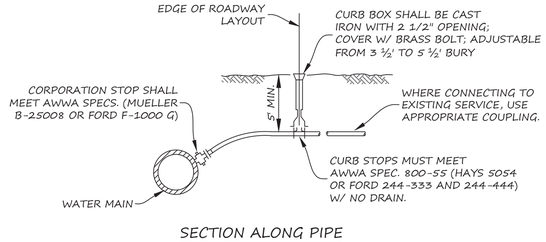
NOTE: HYDRANT SHALL BE EITHER AMERICAN B62B, A.P. SMITH H-205, MEULLER SUPER CENTURIAN 250, OR APPROVED EQUAL

TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



TRENCH CROSS-SECTION



SECTION ALONG PIPE

NOTES:
1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

OWNERS
BRUCE J. HUNCHARD
496 SUMMER STREET
FRANKLIN, MA 02038

TIMOTHY JONES
488 SUMMER STREET
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DATE ENDORSED: _____

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TOWN OF FRANKLIN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2024.01.30 14:20:26 -05'00'

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

AUTUMN HILL
SENIOR VILLAGE
DETAILS
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

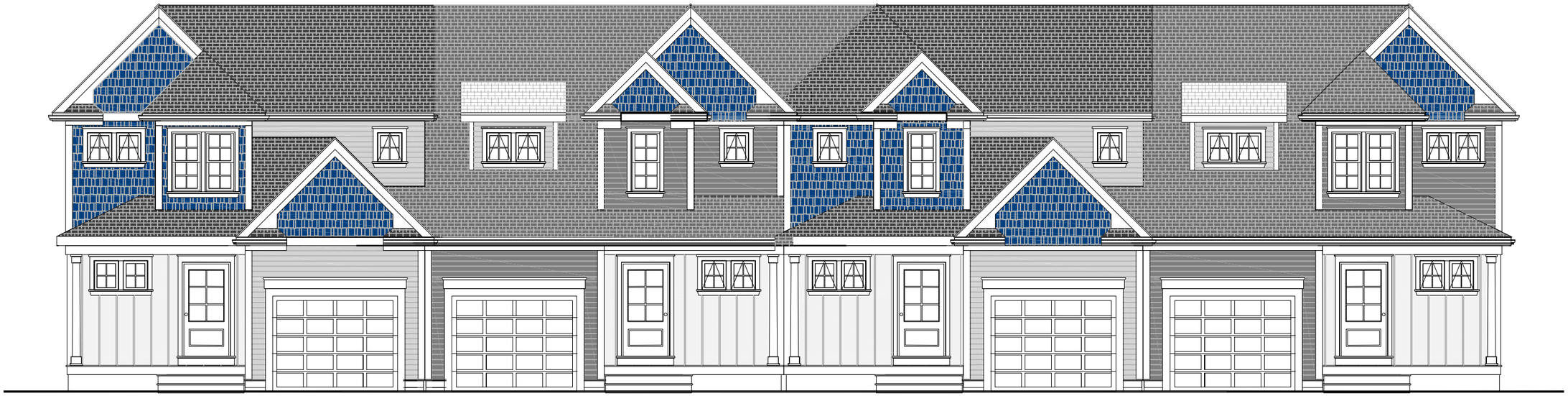
C-14

LEGACY ENGINEERING

AUTUMN HILL CONDOS

FRANKLIN, MA

4 UNIT FRONT ELEVATION

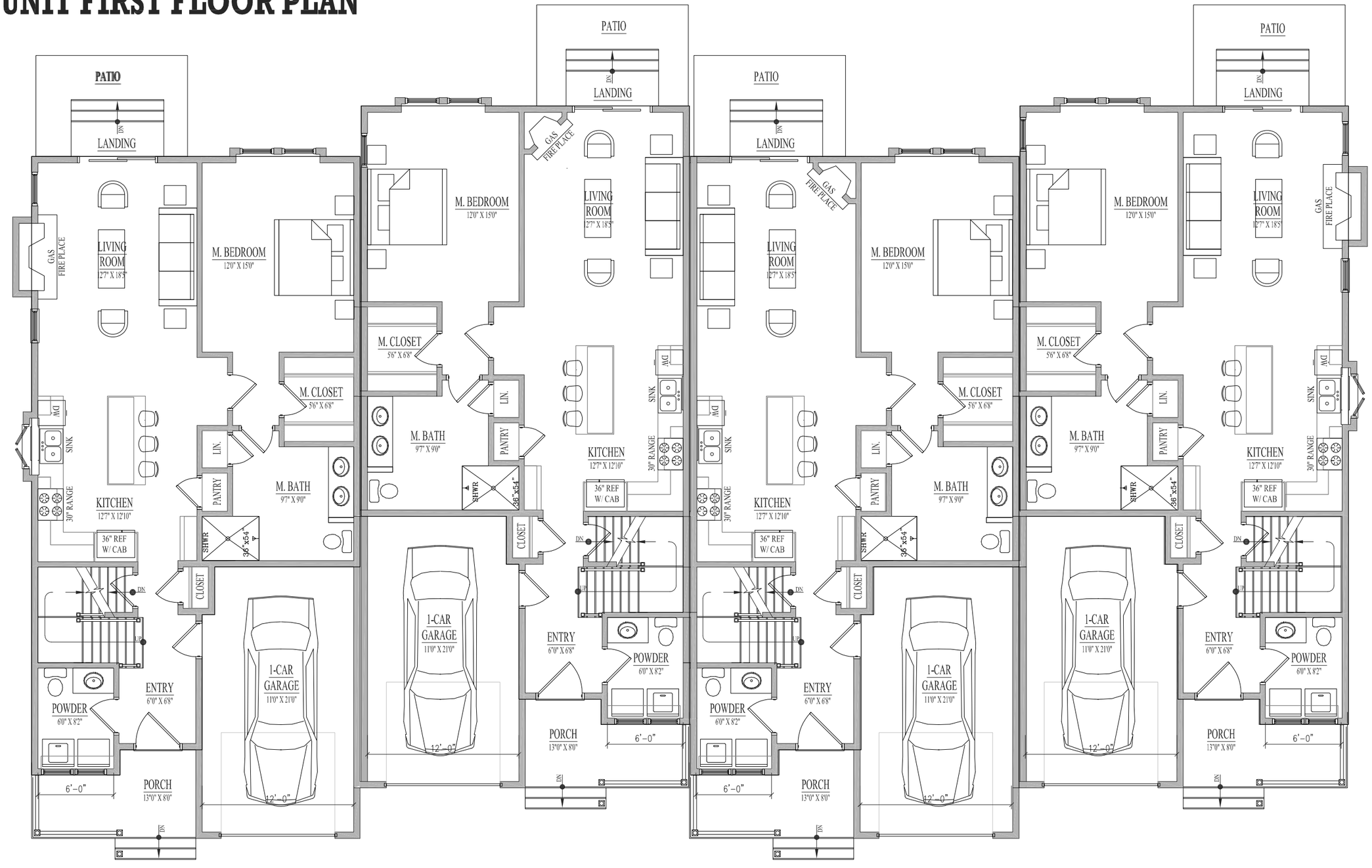


TYPICAL SIDE ELEVATION

AUTUMN HILL CONDOS

FRANKLIN, MA

4 UNIT FIRST FLOOR PLAN



AUTUMN HILL CONDOS

FRANKLIN, MA

4 UNIT SECOND FLOOR PLAN

Tel: (508) 520-4907 Fax: (508) 520-4906

Town of Franklin

Design Review Commission

Tuesday, February 13, 2024
Meeting Minutes

Chair Sam Williams called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Chair Sam Williams, Vice Chair Paul Lopez, Cassandra Bethoney, Andrew Pratt, Amy Adams. Members absent: None. Associate James Bartro. Also present: Maxine Kinhart, Administrative Staff.

As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, this meeting will be conducted as a remote/virtual Design Review Commission 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, or citizens can participate by using the Zoom link provided on the agenda. This meeting was recorded.

1. **Active Recovery – 391 East Central Street – Install new sign faces.**

   Mr. Cam Afonso of Signs by Cam, Inc. said they are replacing the face on the existing white box and two street sign faces as well. He said both signs are lit; he confirmed the background is gray. He explained the gray and the A and the V will light up; the black will not light up. Chair Williams said they have had signs like this before; the stipulation is that it cannot be white as it shines very brightly.

   Motion: To **Approve** the sign package as submitted. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-ABSTAIN. Voted 4-0-1.

2. **Coastal Glow – 9 Summer Street – Replace signage.**

   Mr. Cam Afonso of Signs by Cam, Inc. said the signs are pretty much the same; they are belt signs with 3-dimensional letters. He said there is also a directory on the side of the building for parking and one on the corner of the streets. They are just replacing the signs. He said nothing is lit.

   Motion: To **Approve** the sign package as submitted. Motioned by A. Pratt. Seconded by P. Lopez. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

3. **Eastern Acoustic Works – 19 National Drive – Update directories, install building sign.**

   Mr. Cam Afonso of Signs by Cam, Inc. said this is an industrial property in Forge Park. He said they are redoing the current monument signs and an aluminum belt sign on the building. He said they are allowed 60 sq. ft. and this is under; there is no lighting.

Motion: To **Approve** the sign package as submitted. Motioned by C. Bethoney. Seconded by A. Pratt. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

4. Fiori & Fern – 138 East Central Street – Install new signs.

Mr. Cam Afonso of Signs by Cam, Inc. said on the building they are doing a 3-dimensional letter and are installing lights as shown in the drawing which are stud mounted to the building. He said they are doing a free-standing sign well under the allowed 50 sq. ft. It is an internally lit cabinet with an aluminum header. He said this is the last property on Rt. 140 that can have lighted signs. He explained the proposed sign package for the pylon sign.

Motion: To **Approve** the sign package as submitted. Motioned by A. Adams. Seconded by P. Lopez. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

5. Grove Street Auto – 79 Grove Street – Replace existing sign.

Mr. Cam Afonso of Signs by Cam, Inc. said this business has been there a long time. He said they have a monument sign like is there now. He said they are going to internally light this one. It is all aluminum. He said there are two lines of reader board, and they are allowed up to three. He said they are just updating what is there now. He confirmed the current sign is 12 years old; it is very hard to read. He said that the header is 6 x 6 which is 36 sq. ft. with 10 ft. high to the top. Mr. Lopez confirmed the reader board is illuminated. Mr. Afonso explained that reader board letters only come in certain colors. He said around town, they have allowed the reader boards with the white background. Chair Williams reviewed some of the current reader boards around town which have white backgrounds. He noted the bylaw that discusses reader boards and that they are allowed.

Motion: To **Approve** the sign package with the dimensions as discussed in the meeting which is a 6 x 6 sign with 10 ft. high to the top. Motioned by A. Pratt. Seconded by A. Pratt. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

6. Well Minded Healthcare – 111 East Central Street – Replace existing sign.

Mr. Cam Afonso of Signs by Cam, Inc. said this is an existing sign that they are making new and will be using the existing poles with all new double-sided panels; there is no lighting on the sign.

Motion: To **Approve** the sign package as submitted. Motioned by P. Lopez. Seconded by A. Adams. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

7. BLP – 130 Constitution Boulevard – Install a non-illuminated pan sign on upper exterior façade, building numbers.

Ms. Carol Fournier of Boston Sign Installation, LLC said this is non-illuminated signage to be installed in the upper façade. It is mainly just a building number and a very small advertisement for the company name. She said they got permission from the landlord for this. Chair Williams said that for the purposes of the Commission, it is only the sign and not the address numbers that they take a look at. He confirmed the location of the sign.

Motion: To **Approve** the sign package as submitted. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

8. CubeSmart – 14 Grove Street – Replace monument face, remove 2 existing blank panels and installing 2 new white polycarbonate panels with black vinyl applied.

Mr. Sean McGlone of Serrato Signs explained they are swapping out the faces. He said it will be a black vinyl background with knocked out text showing the white Lexan. Chair Williams confirmed it was only the section indicating climate controlled that is changing.

Motion: To **Approve** the sign package as submitted. Motioned by A. Pratt. Seconded by A. Adams. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

GENERAL MATTERS

Mr. Pratt said when he was reviewing the Fiori & Fern sign beforehand, he was not sure where the specific precedent was for the angle that the lights should be at so they do not cause any glare onto the street. Chair Williams said they are sort of trusting them; they are trying to the illuminate the signs and shining into the building makes the most sense. He said they already went through a site plan review for this property and would have looked at a photometric at that time. He said he is not sure if the lights would have been on that photometric. He said that is an interesting case of lighting a building sign with an external light. He said it seems like they should be submitting an updated photometric. He said he thinks this does not really arise that often, but this is a good point. He noted the Commission had done a review of the bylaws, and those notes were passed to the town planner. He said this is a note that could be given to the town planner also. Ms. Bethoney said she would be more concerned about street lighting on industrial light poles.

Approval of Minutes: January 9, 2024

Motion: To **Approve** the January 9, 2024 Meeting Minutes. Motioned by P. Lopez. Seconded by A. Pratt. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-ABSTAIN; Williams-YES. Voted 4-0-1.

9. Autumn Hill Senior Village – 496 & 488 Summer Street – Newly constructed attached condominiums consisting of buildings of 2 units 3 units, and units for 42 units.

Chair Williams stated this item is not on the agenda until 7:40 PM. He explained that for a site plan review, the Commission is looking at the site, lighting, landscaping, and facades of the building which the Commission will discuss and make recommendations on. He said that the applicant does not seem like they submitted any signage at this time. Ms. Kinhart said she did not hear from the applicant today.

Ms. Bethoney said that if this will be going to the next meeting, can we let them know items we would like to see. She said there is significant grading/earthwork that they are going to be doing, and a series of walls that are terraced as a result of this plan. She said she would like to understand better what the big block walls and small block walls are going to look like aesthetically as they will be a significant feature within the site. She said she would like more information. She said she does not think she saw planting in the plan set. She said she would like a planting plan and plant list. She asked if there were colors and samples for the siding. She asked if this needs to go before Conservation Commission. Ms. Kinhart said there was an approximately 400-page stormwater report which was not included in this meeting packet.

Chair Williams said that he thinks this is a 55-plus type community. Ms. Bethoney commented on the street lighting and said the locations of the poles are not consistent, and there will be some dim or dark spots. She said there should be some consistent lighting on the road.

Mr. Lopez confirmed that at 7:42 PM the applicant was not in attendance at the meeting.

GENERAL MATTERS *(continued)*

Old Business

Chair Williams said that he mentioned the Big Y sign to Building Commissioner Gus Brown. He said he is not sure if anything happened; he will follow up with him. He said he has not talked to Director of Planning

and Community Development about changes to the regulations; he will have a discussion with him about that.

New Business

Chair Williams said the Episcopal Church on Pleasant Street has an LED reader board under their sign that they did not get approved, and it would not have been approved. He said he will make a note to Mr. Brown to tell them to not have that. He said the rules are the rules.

Motion: To **Adjourn** by P. Lopez. Seconded by A. Adams. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

Meeting adjourned at 7:45 PM.

Respectfully submitted,

_____

Judith Lizardi
Recording Secretary