

Town of Franklin

355 East Central Street
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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: August 12, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 230 East Central St
Special Permit & Site Plan

Planning Board closed the Public Hearing on July 25, 2022, and voted on August 8, 2022. Under CH40A, Section 9 of the MGL, the Special Permit passes under Simple Majority vote of 3-2.

Following are the special conditions to be voted on, and added to the decision:

Special Conditions:

- The Applicant must meet the requirements under MGL Chapter 184, Affordable Housing Guidance, providing a deed restriction on the property for the 10% affordable units, in perpetuity. This must be completed prior to commencement of construction and pre-construction meeting. If this condition is not met, then the Special Permit fails to comply with Chapter 40A, Section 9 and the project would require a Super Majority vote for approval.
- Bollards will be added to each parking space along the east side of the property, in front of the fence on the 230 East Central Street property.
- A Limited Site Plan is required prior to occupancy of the two Commercial spaces within the building.
- The Applicant will contribute \$5,000 towards a future “traffic signal study” for the intersection at West Central Street and King Street, funds are to be submitted to the Town prior to the Building permit.
- Test holes should be conducted directly in the area of the proposed infiltration structure, prior to commencement of construction.
- Commercial space will not be used as a leasing office.
- There will be no disturbance Hill Ave.
- Prior to issuance of a Building Permit and start of any site work, property lines shall be staked and reviewed by DPW and Building Commissioner.

Waiver:

1. §185-21.C.(4) – No screening will be provided along the Hill Ave right-of-way

Prior to endorsement, the following should be completed:

1. Soil logs and test pit locations be shown on the revised plans from M.F. Engineering & Design to verify results.
2. The Appendix is not specifically noted in the O&M plan. The long-term Operation and Maintenance plan should be a stand-alone document. Therefore, Appendix 11 should be directly incorporated into the plan and reference. Along with the sample Inspection for and a plan of the BMPs.
3. The manifold invert be raised to Elevation 278.95. This would provide an additional 12” of sediment storage in the separator row and further protect the long-term viability of the system.
4. An existing trees and stumps plan be submitted in the area around the wall to see if any trees and/or stumps are on the property line and will be impacted or need removal to install the sheet piling.