

DESIGN REVIEW COMMISSION

AGENDA

November 22, 2022

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://us02web.zoom.us/j/86729477427> or call on your phone at 1-929-205-6099, meeting ID is 86729477427

7:00 PM **Hickey & Luciano – 4 West Street**
Remove existing hanging panel – apply new lettering

7:05 PM **704 Washington Street – 704 Washington Street**
Create 2 new 5 bedroom group homes for adults in Amego program

General Matters:

New Business: **Proposed 2023 Meeting Dates**

Old Business:

Approval of Minutes: **None**

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. Last updated: 11-17-2022
Next meeting is 12/13/2022

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: Hickey & Luciano

Property Address 4 West Street

Assessors' Map # 279 Parcel # 004

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: CAVALLARO SIGNS

Address: 305 Union Street Franklin, MA

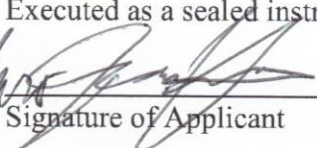
Telephone Number: 508-528-6545

Contact Person: Rocco Cavallaro

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

Business Owner: Hickey & Luciano Property Owner: 4 West St. LLC,
Address: 4 West St Richard Corretto
Franklin, MA

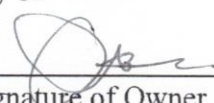
All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of _____ 20____



Signature of Applicant

John Hickey

Print name of Applicant



Signature of Owner

Richard Corretto

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: CAVALLARO SIGNS
Contact Person: Rocco Cavallaro
Address: 305 Union Street
Telephone Number: 508-528-6545

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: Remove existing hanging Panel
Apply new lettering to Panel
Re-Install Panel

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



Cavallaro Signs

305 Union St., Franklin, Ma phone/fax 508-528-6545

Date.....11/16/22.....

Company; Hickey & Luciano Lawyers
Contact: John Hickey

Subject: New letters for the Boston Common sign @ 4 West Street

Sign has existing ground lighting

The existing panel is 44" x 32"

Double sided



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: 704 Washington Street

Property Address 704 Washington Street

Assessors' Map # 322 Parcel # 030

Zoning District (select applicable zone): Rural Residential

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Amego Inc.

Address: 33 Perry Street
Attleboro, MA 02703

Telephone Number: 508-455-6200

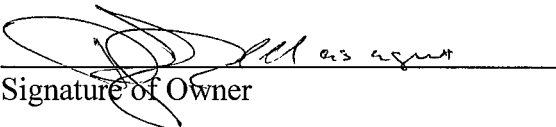
Contact Person: Kellie Ward

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

Business Owner: Amego Inc. Property Owner: Lawrence P. Benedetto
Address: 33 Perry Street 181 Poponessett Road
Attleboro, MA 02703 Cotuit, MA 02635

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 31st day of October 2022


Signature of Applicant


Signature of Owner

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: Level Design Group

Contact Person: Adam Hunt

Address 249 South Street

Telephone Number: Plainville, MA 02762

b. Architect/Engineer (when applicable)

Business Name: William J. Masiello Architect Inc.

Contact Person: William Masiello

Address PO Box 503

Telephone Number: Pocasset, Ma 02559

E) Work Summary

Summary of work to be done: _____

Develop property or create 2 new 5 bedroom group homes for adults in the Amego program. Houses are located adjacent to the Amego property line with backyards along the property line.

F) Information & Materials to be Submitted with Application

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Mkinhart@franklinma.gov**

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

Two new wood framed 5 bedroom houses approximately 3,500 s.f., Houses are of similar to construction to Sangree Way Spaces are compatible at exterior to adjacent buildings recently constructed by Amego Inc.

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.

Meets or exceeds design of surrounding area aesthetics.

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

Spaces are compatible at exterior to adjacent buildings in neighborhoods.

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

Pitches at 8:12 slope are compatible with houses in the area. The roof height is approximately 22'-6" from grade.

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

The scale of elements is compatible to adjacent 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: _____

The scale of elements is compatible to adjacent buildings.

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. _____

Details and siding is vinyl clapboard and simple window trim. Materials similar to project next door. No signs will be installed except a street sign saying private way.

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._____

NA

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

NA

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 systems and equipment will meet or exceed the standards for the 2018 IECC and Massachusetts stretch code if required. The owner will achieve rebate status for systems integrated with the building.

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 landscape plan. A buffer of slow growing Japanese Black Pines will create a salt resistant planting hedge along roadway to give the house privacy. Trees that are exceptional in fall for color will help give the project seasonal interest. Plantings are typical of hardy specimens that will survive in zone 4.

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.



Note: Artists view of Building exterior may not depict actual landscaping and other elements.

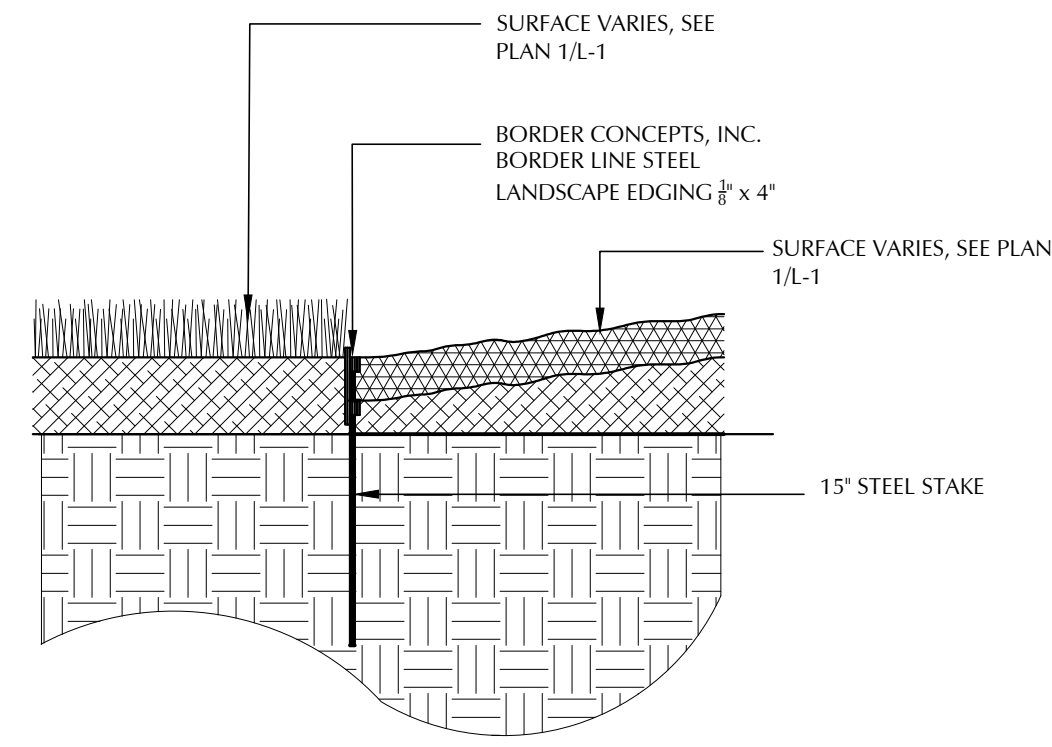


NEW RESIDENTIAL HOUSES:
**704 WASHINGTON STREET
FRANKLIN, MA.**

WILLIAM J.
MASIELLO
ARCHITECT INC.
POCASSET • WORCESTER
508.254.0299

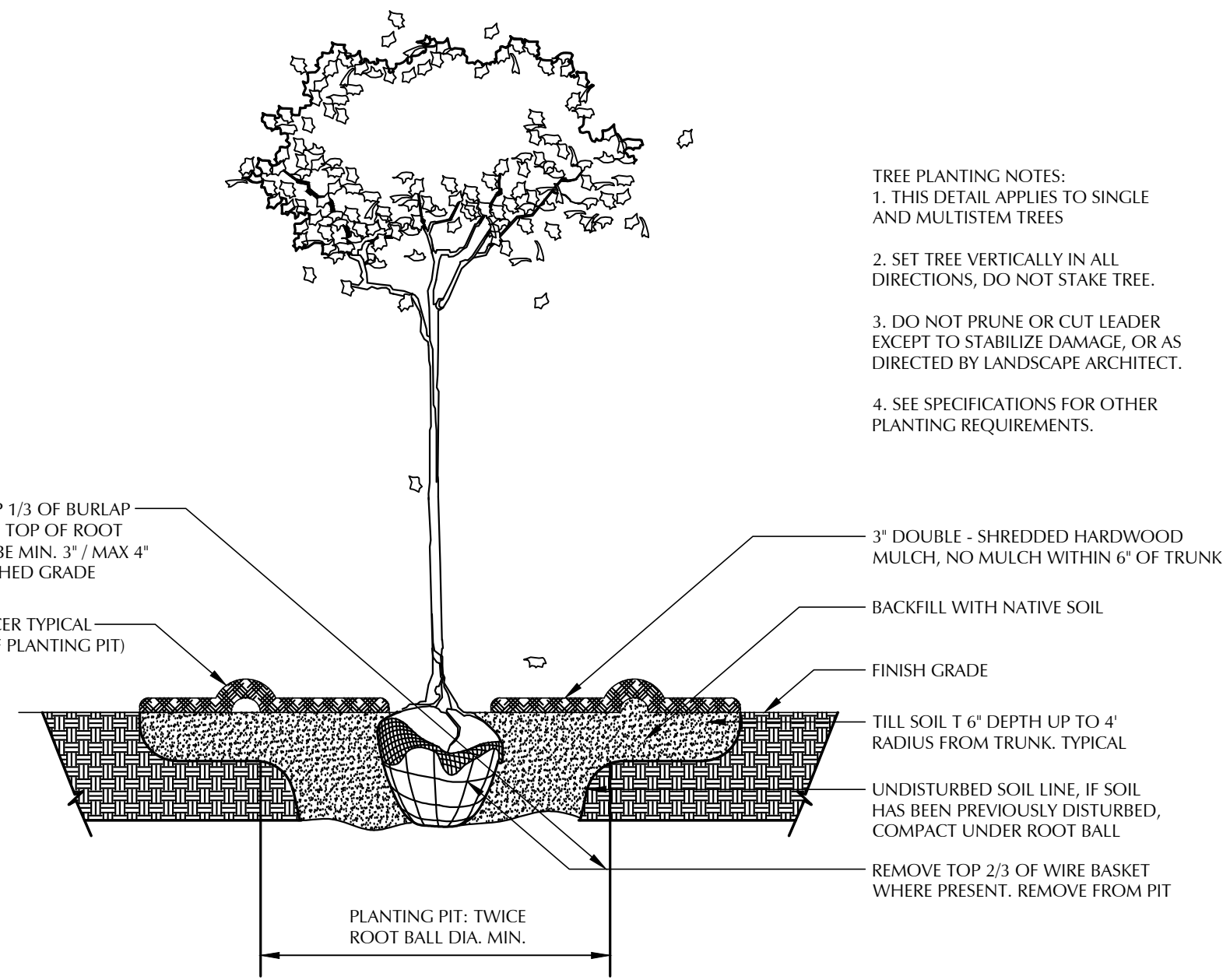


masielloarchitect.com



STEEL EDGING
NOT TO SCALE

2
L.1

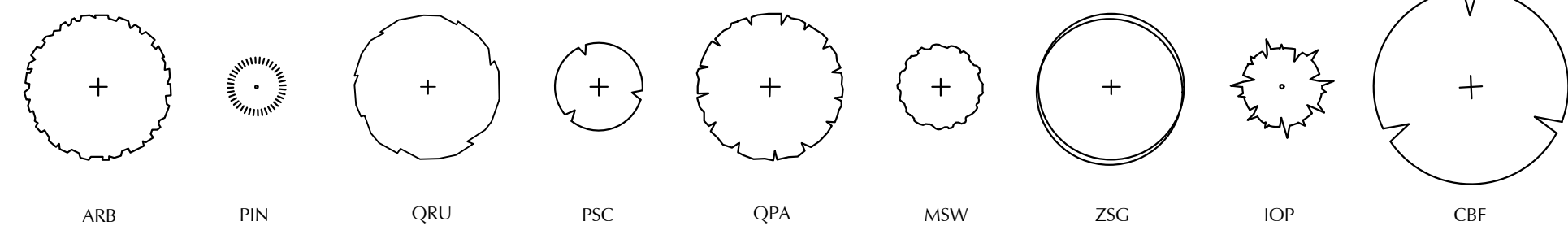


- TREE PLANTING NOTES:
1. THIS DETAIL APPLIES TO SINGLE AND MULTISTEM TREES
 2. SET TREE VERTICALLY IN ALL DIRECTIONS, DO NOT STAKE TREE.
 3. DO NOT PRUNE OR CUT LEADER EXCEPT TO STABILIZE DAMAGE, OR AS DIRECTED BY LANDSCAPE ARCHITECT.
 4. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.

TREE PLANTING
NOT TO SCALE

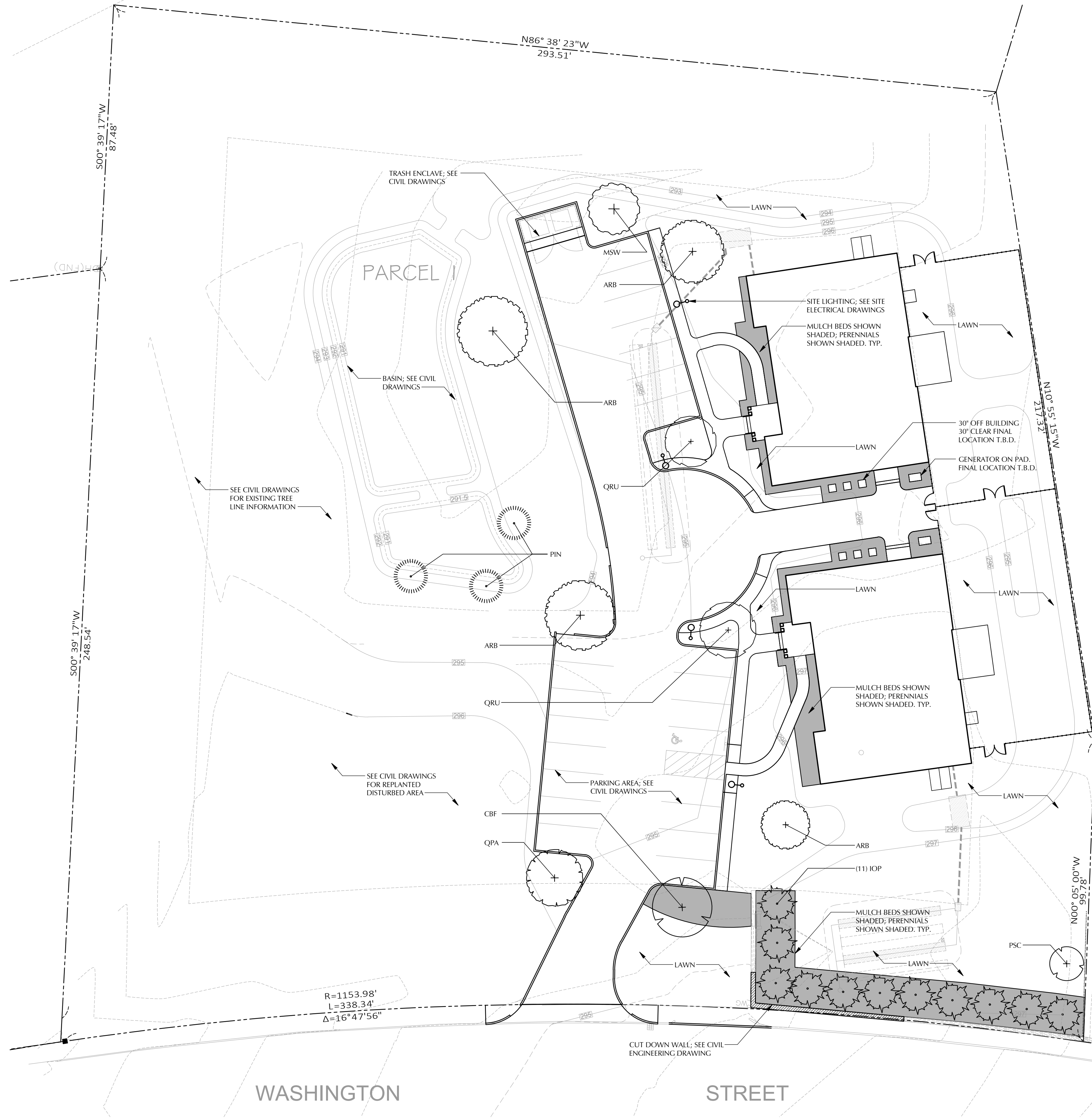
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PLANT SYMBOLS (NTS)



PLANTING LEGEND

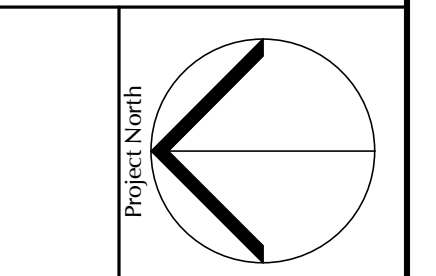
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	PLANT SPACING & NOTES
LARGE DECIDUOUS TREES & EVERGREENS FOR SCREENING:					
ARB	3	ACER RUBRUM	RED SUNSET RED SUNSET MAPLE	3" TO 3.5" CAL.	B&B, PLANT 25' ON CENTER WHERE IN GROUPS
CBF	1	CARPINUS BETULUS FASTIGIATA	PYRAMIDAL EUROPEAN HORNBEAM	3" TO 3.5" CAL.	B&B, PLANT 10' ON CENTER
IOP	11	ILEX OPACA	AMERICAN HOLLY	8" TO 10" HEIGHT	B&B, PLANT 10' ON CENTER
PIN	3	PINUS STROBUS FASTIGIATA	UPRIGHT WHITE PINE	6" TO 8" HEIGHT	B&B, PLANT 10' ON CENTER
QPA	1	QUERCUS PALUSTRIS	PIN OAK	3" TO 3.5" CAL.	B&B, PLANT WHERE SHOWN
QRU	2	QUERCUS RUBRA	RED OAK	3" TO 3.5" CAL.	B&B, PLANT WHERE SHOWN
SMALL ORNAMENTAL TREES:					
MSW	1	MAGNOLIA STELLATA WATERLILY	WATERLILY STAR MAGNOLIA	2" TO 2.5" CAL.	B&B, PLANT 15' ON CENTER WHERE IN GROUPS
PSC	1	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2" TO 2.5" CAL.	B&B, PLANT WHERE SHOWN



PLANTING PLAN
SCALE: 1"=20'-0"

1
L.1

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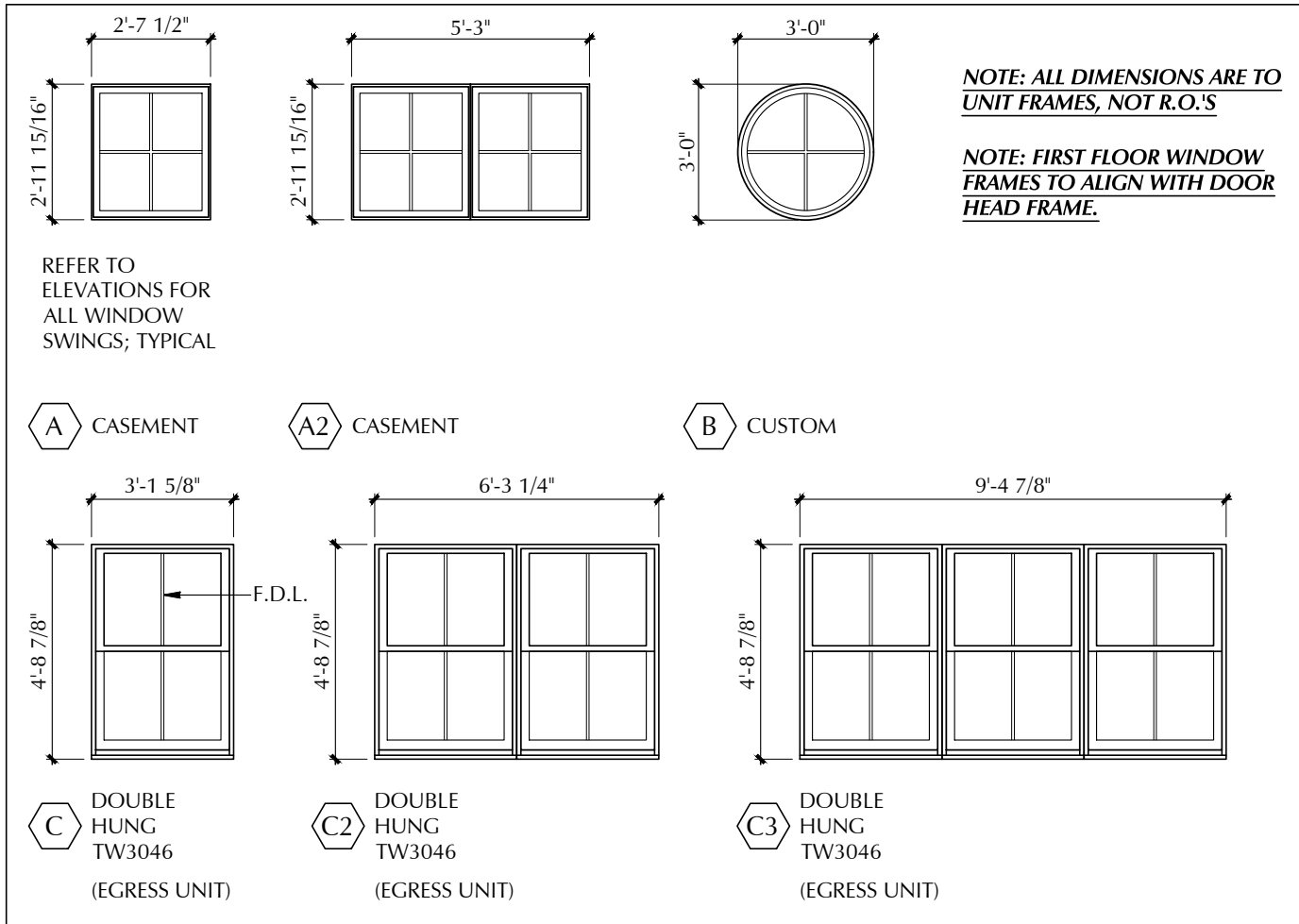
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DATE	DESCRIPTION

PROJECT: NEW PROJECT FOR
AMEGO ADULT HOMES
704 WASHINGTON STREET
FRANKLIN, MA.
PLANTING PLAN

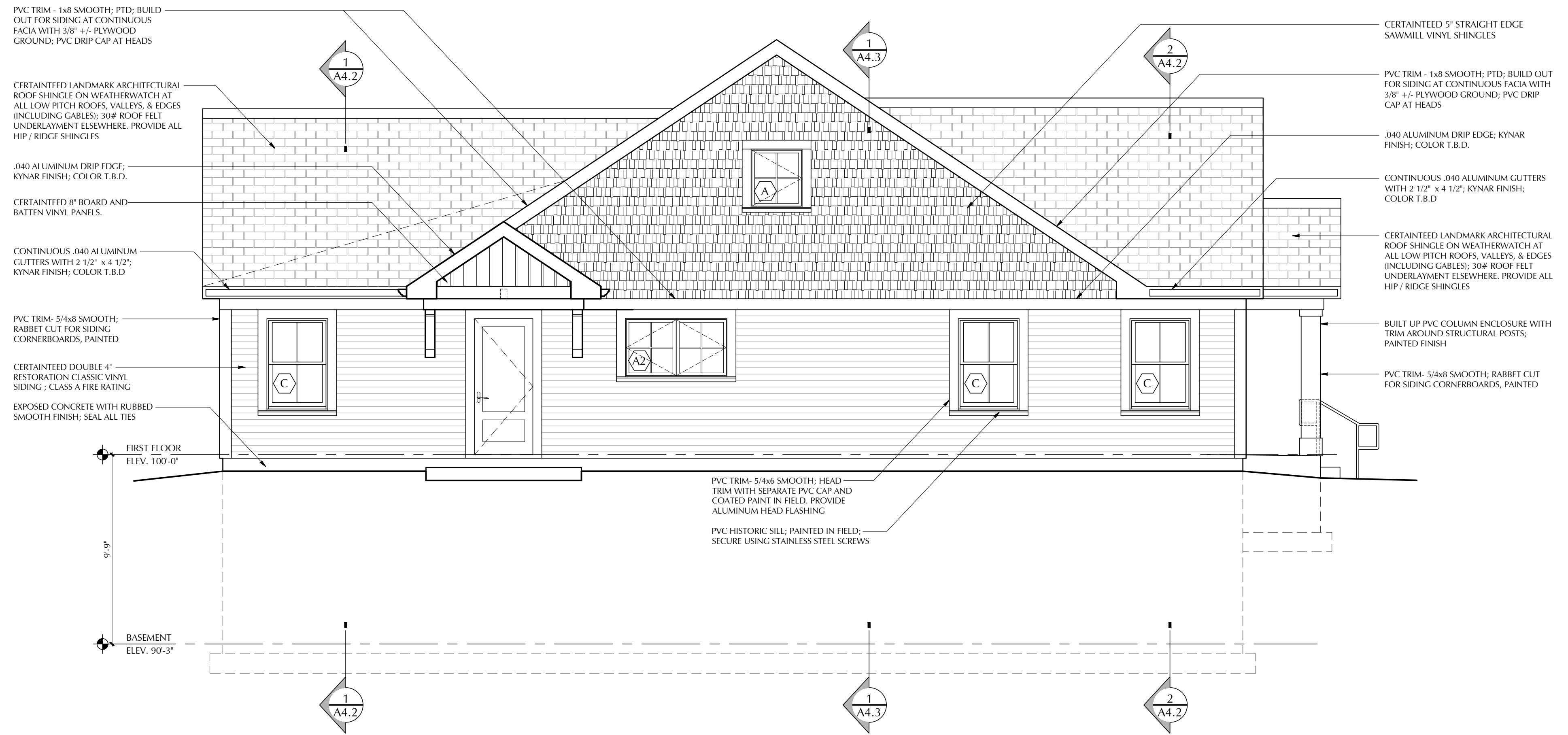
Progress Print Nov 16, 2022

WINDOW SCHEDULE



GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE. ALL INSTALLED UNITS SHALL COMPLY WITH THE STATE OF MASSACHUSETTS DEPT. BUILDING CODE. EGRESS UNITS BASED ON NATIONAL BUILDING CODE.
- SUBMIT WINDOW SHOP DRAWINGS TO ARCHITECT FOR APPROVAL. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AS SOON AS POSSIBLE.
- DRAWINGS ARE PREPARED AS A GUIDE TO THE CONTRACTOR. SOME CONDITIONS MAY NOT BE REPRESENTED ON THE DRAWINGS AND MAY REQUIRE FIELD CONFIRMATION AND MODIFICATION.
- CONTRACTOR TO PROVIDE SHOP DRAWING SUBMITTAL FOR REVIEW BY ARCHITECT PRIOR TO ORDERING ANY UNITS. G.C. RESPONSIBLE FOR MODIFYING TRIM DIMENSIONS DUE TO ANY DIMENSIONAL CHANGES OF WINDOW UNITS, AND REVIEW THOSE WITH THE ARCHITECT.
- PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE ADJACENT TO DOOR UNITS, TRANSOMS, IN STAIRWAYS AND WITHIN 18" OF FINISHED FLOOR.
- REFER TO DOOR SCHEDULE FOR ALL DOOR SIZES**
- REFER TO ELEVATIONS FOR ALL CASEMENT & AWNING SWINGS AND FIXED UNITS.
- ALL DOORS TO BE INSTALLED BY G.C. WITH STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- GENERAL CONTRACTOR (G.C.) TO ENSURE ALL OPENINGS ARE FLASHED, SEALED, & ALLOW WATER TO ESCAPE IN ORDER TO CREATE A WEATHERTIGHT OPENING AT EACH UNIT. CONDITIONS VARY.
- ALL UNITS AND SIZES ARE BASED ON ANDERSON WINDOWS 400 SERIES, UNLESS NOTED OTHERWISE. G.C. RESPONSIBLE FOR COORDINATION OF SIZE CHANGES IF ARCHITECT APPROVES ALTERNATE BRAND SUBMISSION
- "F.D.L." MEANS FULL DIVIDED LITE, WHICH INCLUDES APPLIED MUNTIN BARRS AT INTERIOR
- DIMENSIONS ARE FRAME UNIT SIZES PROVIDED BY MANUFACTURER. REFER TO SHOP DRAWINGS AND INSTALLATION REQUIREMENTS FOR ROUGH OPENING DIMENSIONS
- GANCED WINDOWS MAY REQUIRE JAMB SUPPORT, INCREASING OVERALL ROUGH OPENINGS. REFER TO MANUFACTURER'S SHOP DRAWINGS AND INSTALLATION REQUIREMENTS PRIOR TO FRAMING



EXTERIOR ELEVATION - SOUTH

SCALE 1/4" = 1'-0"

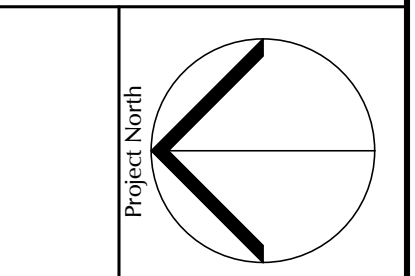


EXTERIOR ELEVATION - WEST

SCALE 1/4" = 1'-0"

WILLIAM J. MASIELLO ARCHITECT INC.
 508-869-0597
 15 HARVARD STREET, STE. 215
 WASHINGTON, MASSACHUSETTS 01984
 masielloarchitect.com

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DATE	

PROJECT: NEW PROJECT FOR
AMEGO ADULT HOMES
 704 WASHINGTON STREET
 FRANKLIN, MA.
EXTERIOR ELEVATIONS

A
3.2

DRAWN BY:
 CHECKED BY:
 SCALE:

Progress Print Nov 11, 2022

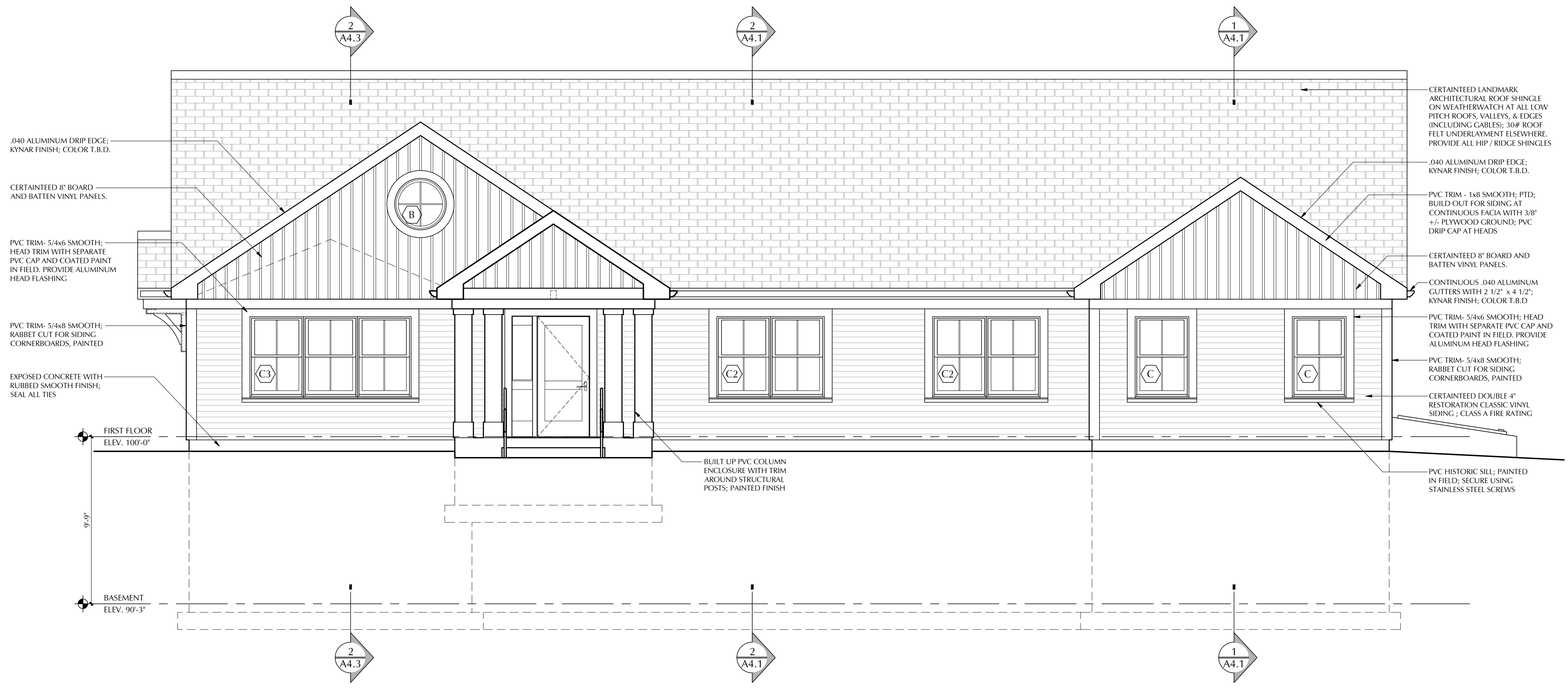
WINDOW SCHEDULE

REFER TO ELEVATIONS FOR ALL WINDOW SWINGS; TYPICAL

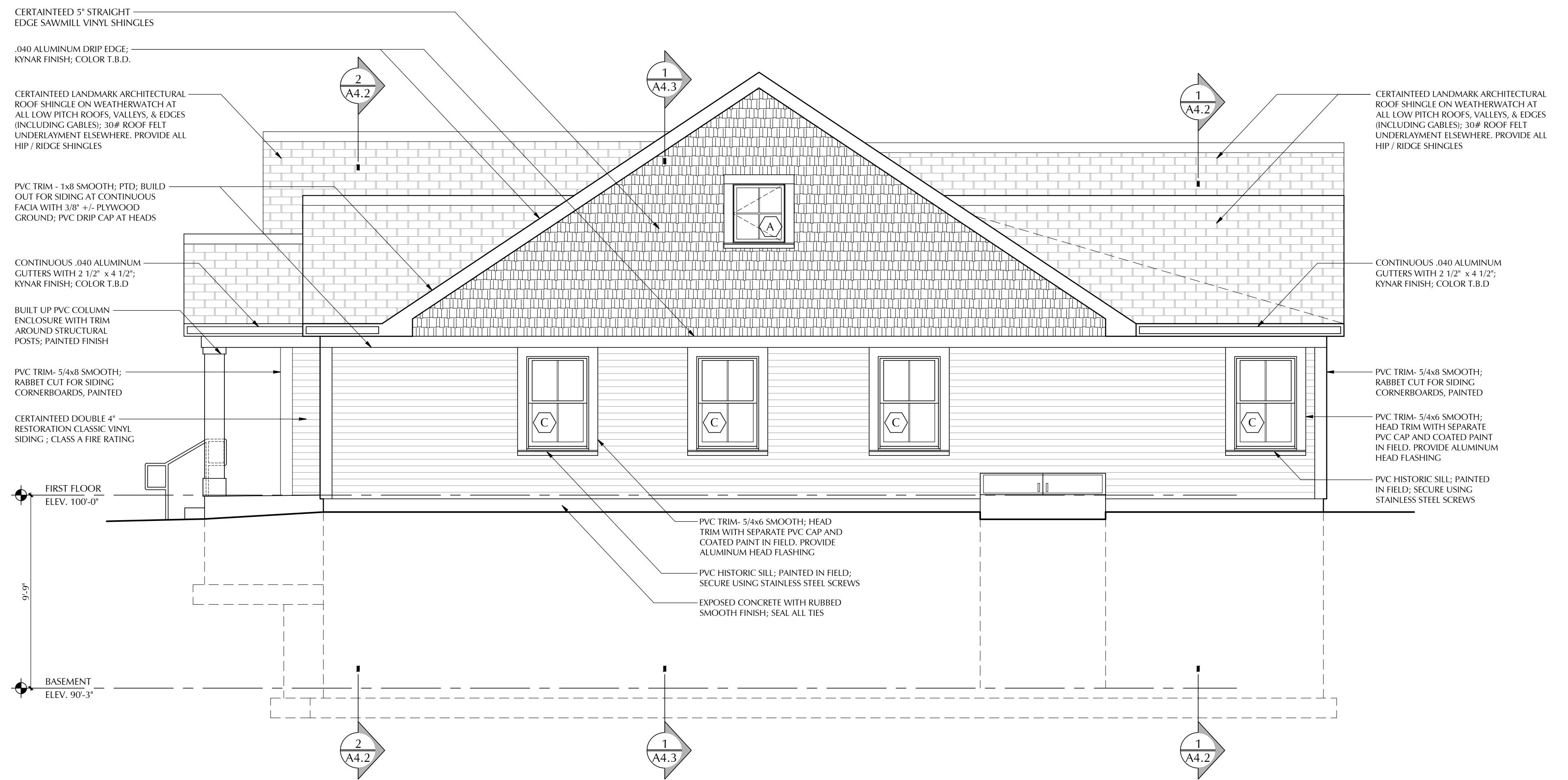
A CASEMENT **A2** CASEMENT **B** CUSTOM

C DOUBLE HUNG TW3046 (EGRESS UNIT) **C2** DOUBLE HUNG TW3046 (EGRESS UNIT) **C3** DOUBLE HUNG TW3046 (EGRESS UNIT)

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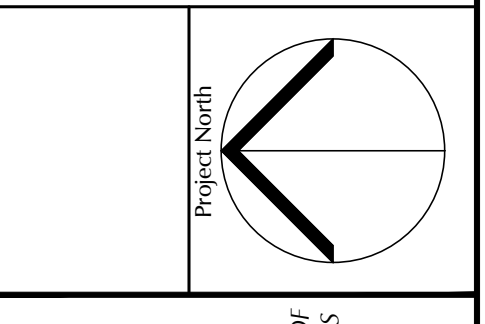


EXTERIOR ELEVATION - EAST
SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION - NORTH
SCALE 1/4" = 1'-0"

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DATE	

PROJECT: NEW PROJECT FOR
AMEGO ADULT HOMES
704 WASHINGTON STREET
FRANKLIN, MA.
EXTERIOR ELEVATIONS

Progress Print Nov 11, 2022



PRODUCTS AVAILABLE NEAR ZIP CODE:

02536



MONOGRAM[®]

VISUALIZE YOUR HOME

ARCHITECT BINDER

GET AN ESTIMATE

Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or



PRODUCTS AVAILABLE NEAR ZIP CODE:

02536



**BOARD & BATTEN
- SINGLE 7" & 8"**

VISUALIZE YOUR
HOME

ARCHITECT BINDER

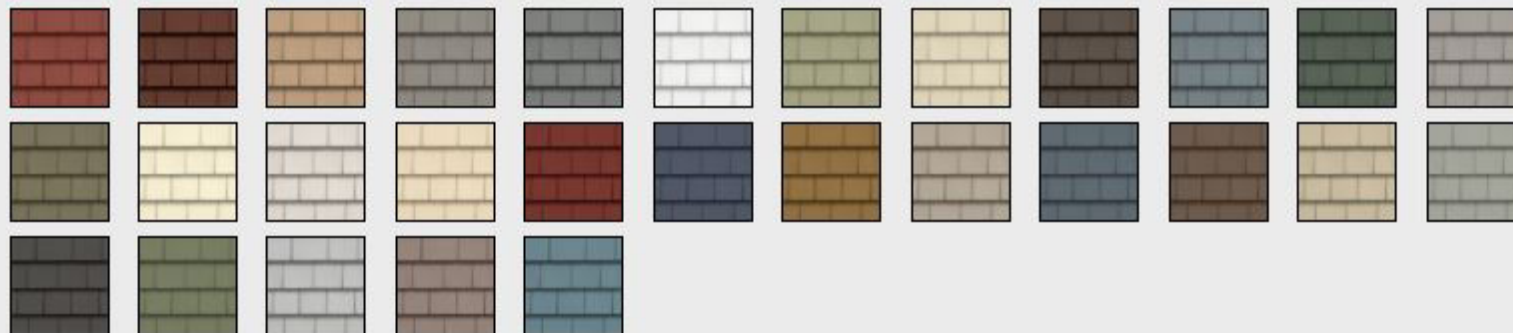
GET AN ESTIMATE



CEDAR
IMPRESSIONS®
TRIPLE 5"
STRAIGHT EDGE
SAWMILL
SHINGLES

PRODUCTS AVAILABLE NEAR ZIP CODE:

02532



VISUALIZE YOUR
HOME

ARCHITECT BINDER

GET AN ESTIMATE

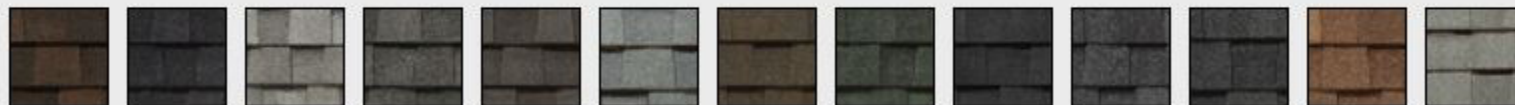


LANDMARK®

PRODUCTS AVAILABLE NEAR ZIP CODE:

02536

Some colors unavailable due to COVID-19 disruption, check with a local contractor for current options.



Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.

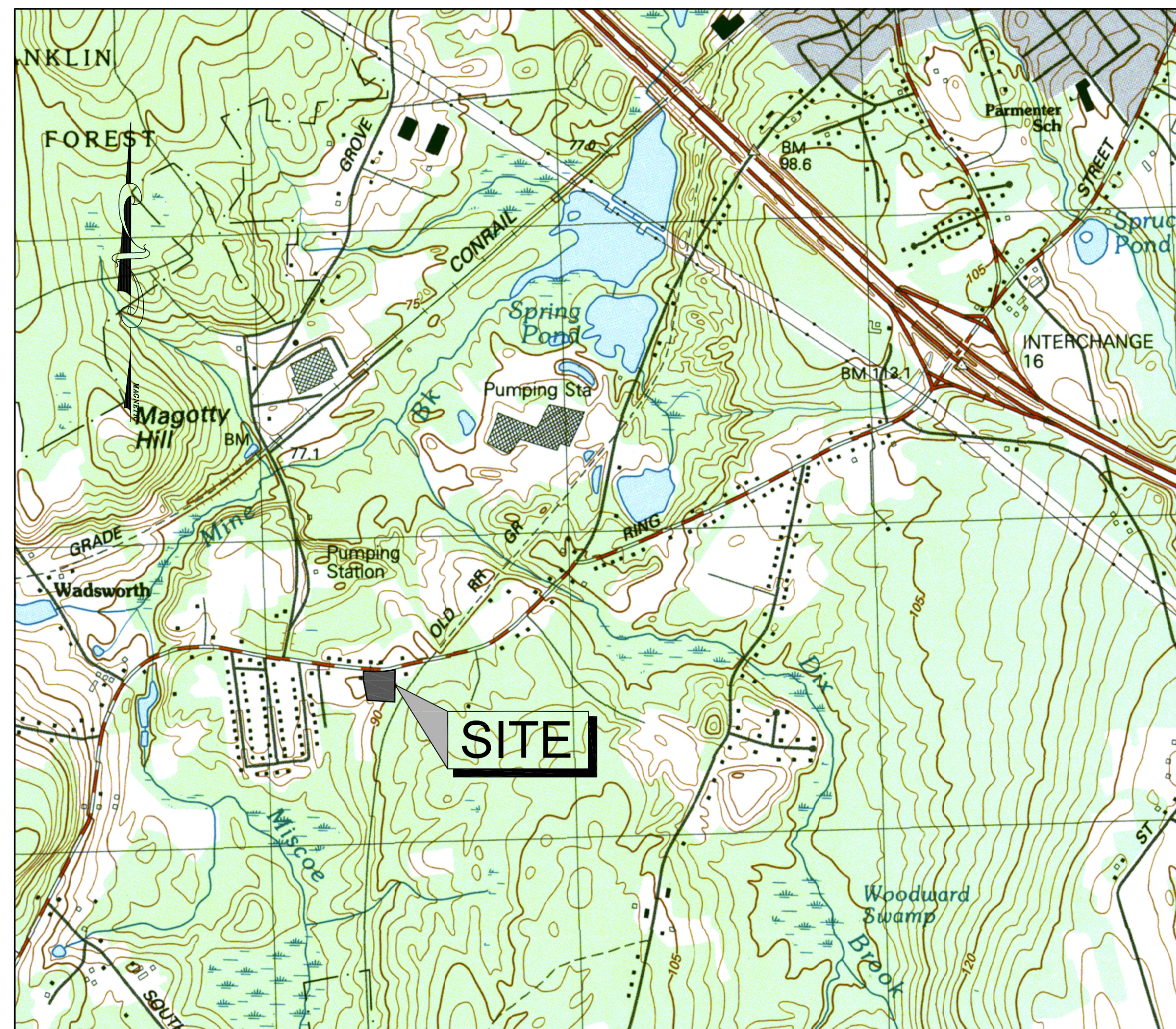
VISUALIZE YOUR HOME

GET AN ESTIMATE

VIEW GALLERY

SITE PLAN
AMEGO INC.
704 WASHINGTON STREET
FRANKLIN, MASSACHUSETTS
 DATE: JULY 19, 2022
 REVISED: OCTOBER 31, 2022

NO	DATE	REVISIONS
1	7-11-22	COMMENT RESPONSE
2	9-6-22	REVISED LAYOUT
3	10-4-22	REVISED LAYOUT



USGS MAP
 SCALE: 1" = 1,000' ±

APPLICANT:

AMEGO INC.
 33 PERRY STREET
 ATTLEBORO, MA 02703

CIVIL ENGINEER:



CIVIL ENGINEERING / LAND SURVEYING
 249 SOUTH STREET
 UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

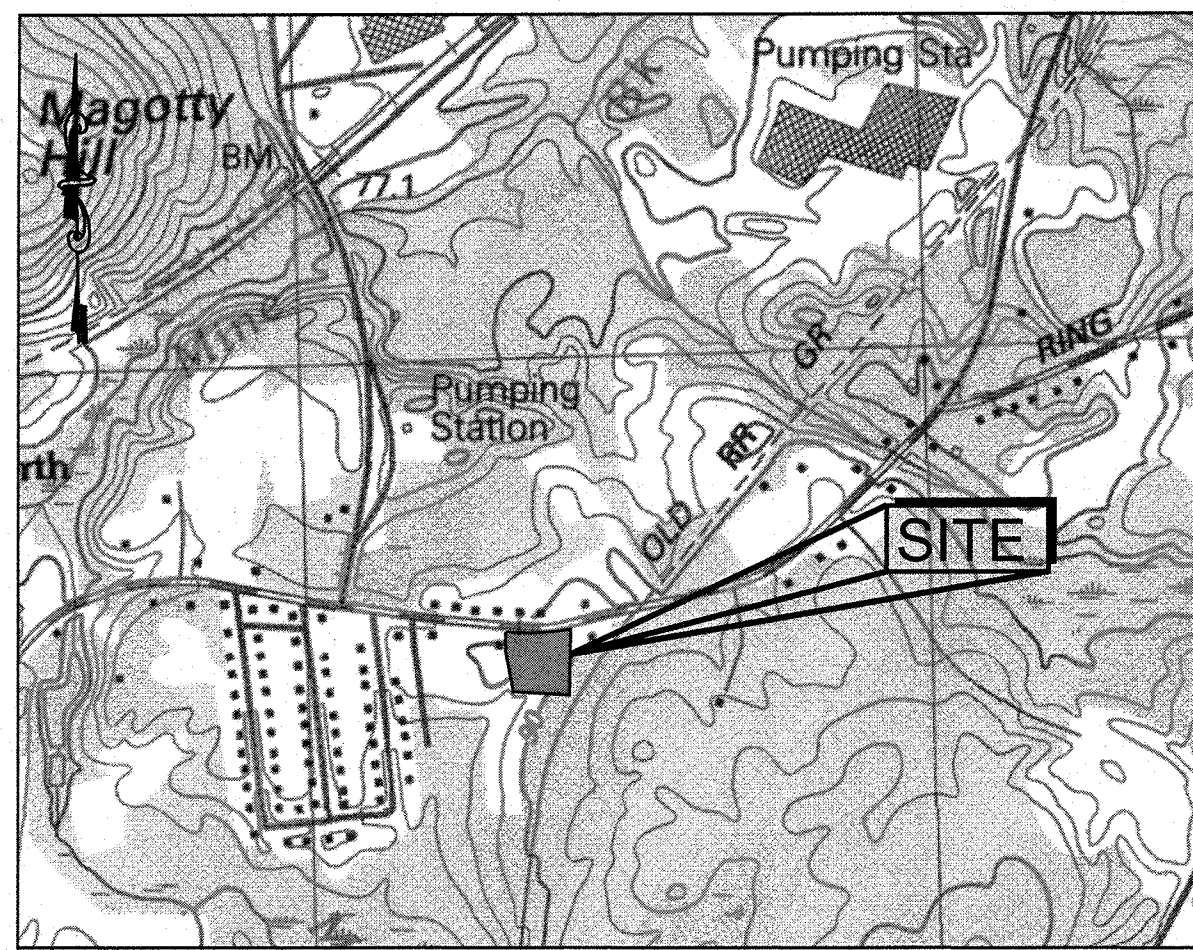
PROPERTY ADDRESS:
 704 WASHINGTON STREET
 FRANKLIN, MASSACHUSETTS

ASSESSORS MAP/PARCEL:
 MAP 322 , PARCEL 030

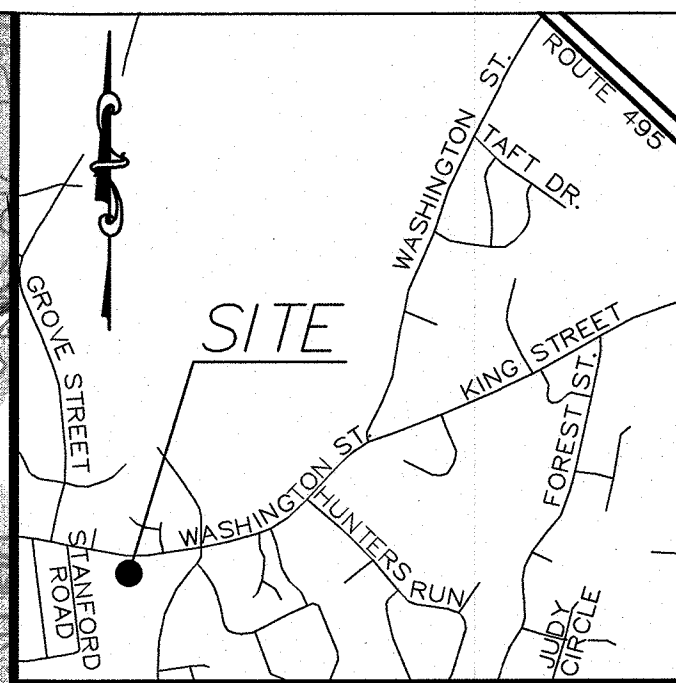
ZONING DISTRICT:
 RURAL RESIDENTIAL

DRAWING LIST:

- C-0.0 COVER
- C-1.0 EROSION CONROL PLAN
- C-2.0 LAYOUT & MATERIALS
- C-3.0 GRADING & DRAINAGE
- C-4.0 UTILITIES
- C-5.0 TYPICAL DETAILS



USGS LOCUS MAP
SCALE: 1" = 1,000'



STREET LOCUS MAP
NOT TO SCALE

ZONING DISTRICT
ZONED: RURAL RESIDENTIAL

MINIMUM BUILDING SETBACKS
FRONT=40 FEET
SIDE=40 FEET
REAR=40 FEET

DEED REFERENCES
LAWRENCE P. BENEDETTO
DEED BOOK 39747 PAGE 107

PLAN REFERENCES
PLAN BOOK 105 PAGE 679
PLAN BOOK 342 PAGE 1309

PLAN NOTES:

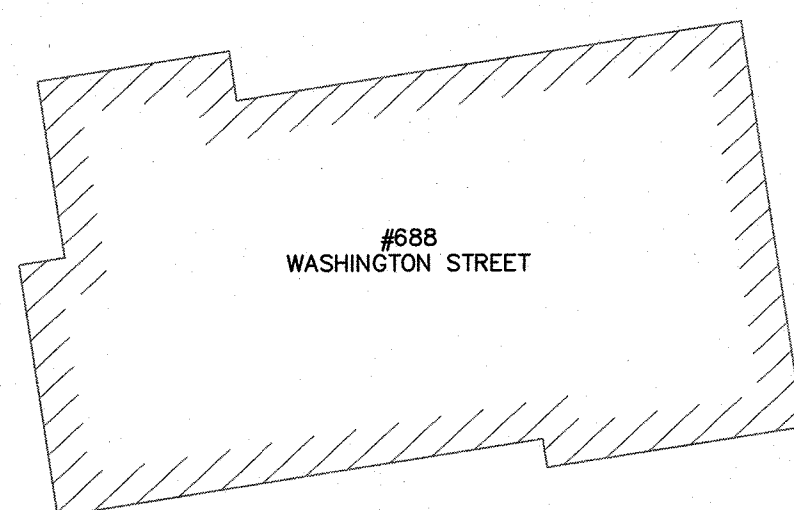
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- THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

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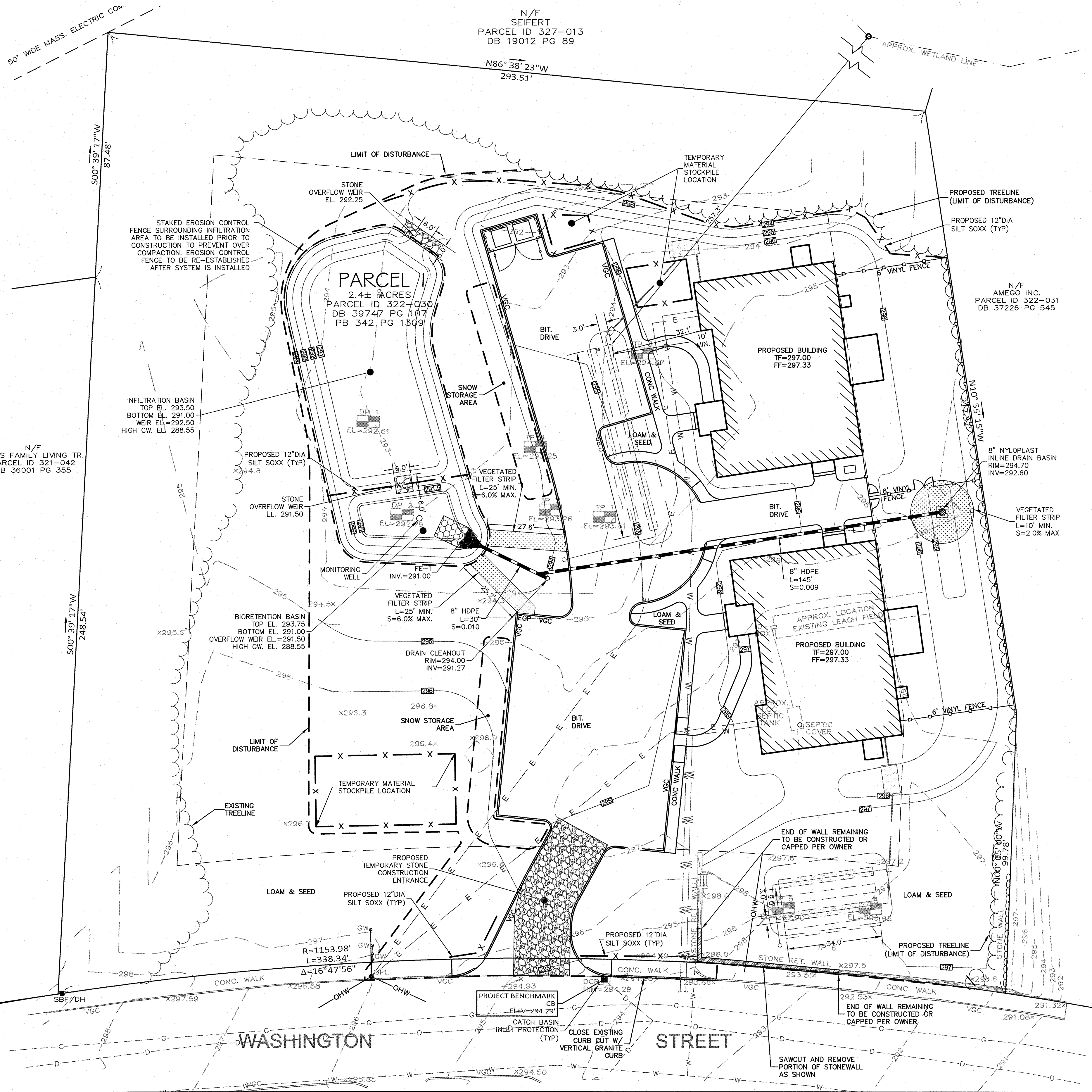
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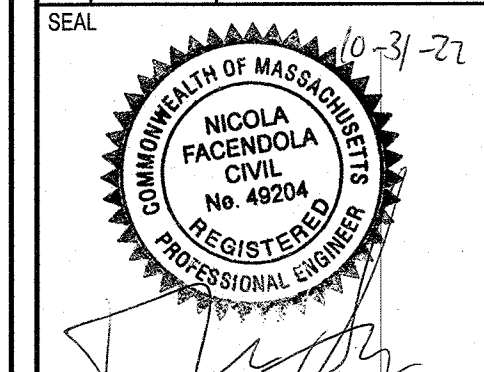
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1925 NORFOLK COUNTY LAYOUT



NO	DATE	REVISIONS
1	7-11-22	COMMENT RESPONSE
2	9-6-22	REVISED LAYOUT
3	10-31-22	REVISED LAYOUT



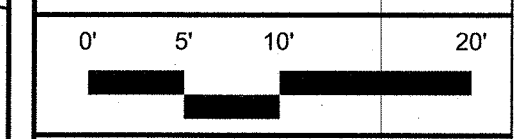
DATE: JUNE 21, 2022
DRAWN: APH / DRC
SCALE: H-1"=20', V-1"=4'

AMEGO
SITE PLAN
MAP SHEET 322, PARCEL 030
704 WASHINGTON STREET
FRANKLIN, MASSACHUSETTS

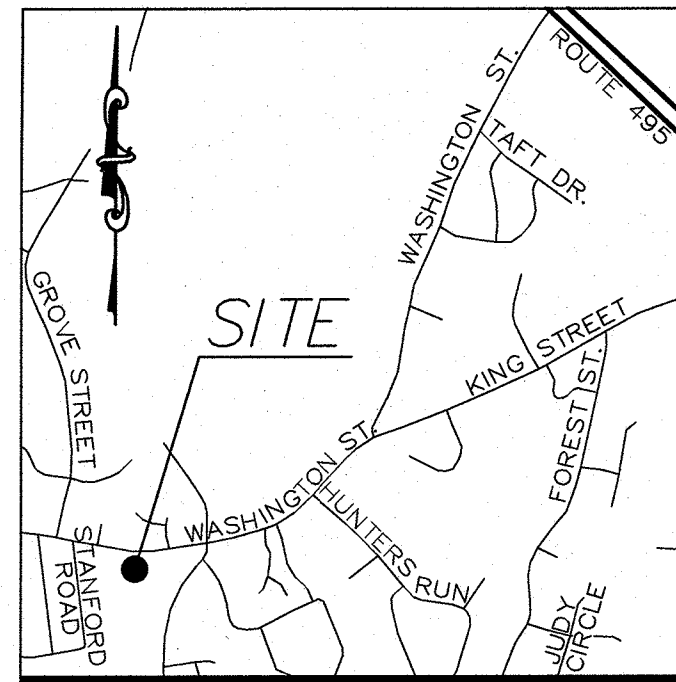
LEVEL
DESIGN GROUP
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL (508) 695-2221 FAX (508) 695-2219

EROSION CONTROL

C-1.0



2013.00



STREET LOCUS MAP
NOT TO SCALE

ZONING DISTRICT
 ZONED: RURAL RESIDENTIAL
MINIMUM BUILDING SETBACKS
 FRONT=40 FEET
 SIDE=40 FEET
 REAR=40 FEET
DEED REFERENCES
 LAWRENCE P. BENEDETTO
 DEED BOOK 39747 PAGE 107
PLAN REFERENCES
 PLAN BOOK 105 PAGE 679
 PLAN BOOK 342 PAGE 1309

ZONING REQUIREMENTS		
ZONING DISTRICT: RURAL RESIDENTIAL 1		
	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	102,856 S.F.
FRONTAGE	200'	338.34'
FRONT YARD SETBACK	40'	75.59'
SIDE YARD SETBACK	40'	40.50'
REAR YARD SETBACK	40'	56.37'
MAX. BUILDING HEIGHT	3 STORY/35'	1 STORY/18'
PARKING REQUIREMENTS		
USE: GROUP HOME - GUEST HOUSES, LODGING HOUSES AND OTHER GROUP ACCOMMODATIONS: ONE SPACE PER GUEST UNIT.	20 GUESTS X (1 SPACE/ GUEST) =20 SPACES	23

PLAN NOTES:

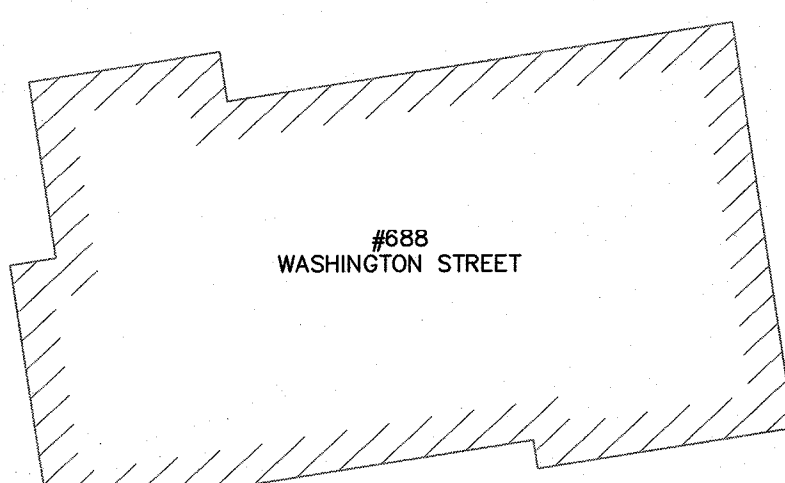
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1925 NORFOLK COUNTY LAYOUT

N/F LEWIS FAMILY LIVING TR.
 PARCEL ID 321-042
 DB 36001 PG 355

1/8" COMPANY EASEMENT

S00° 39' 17" W
 87.48'

S00° 39' 17" W
 248.54'

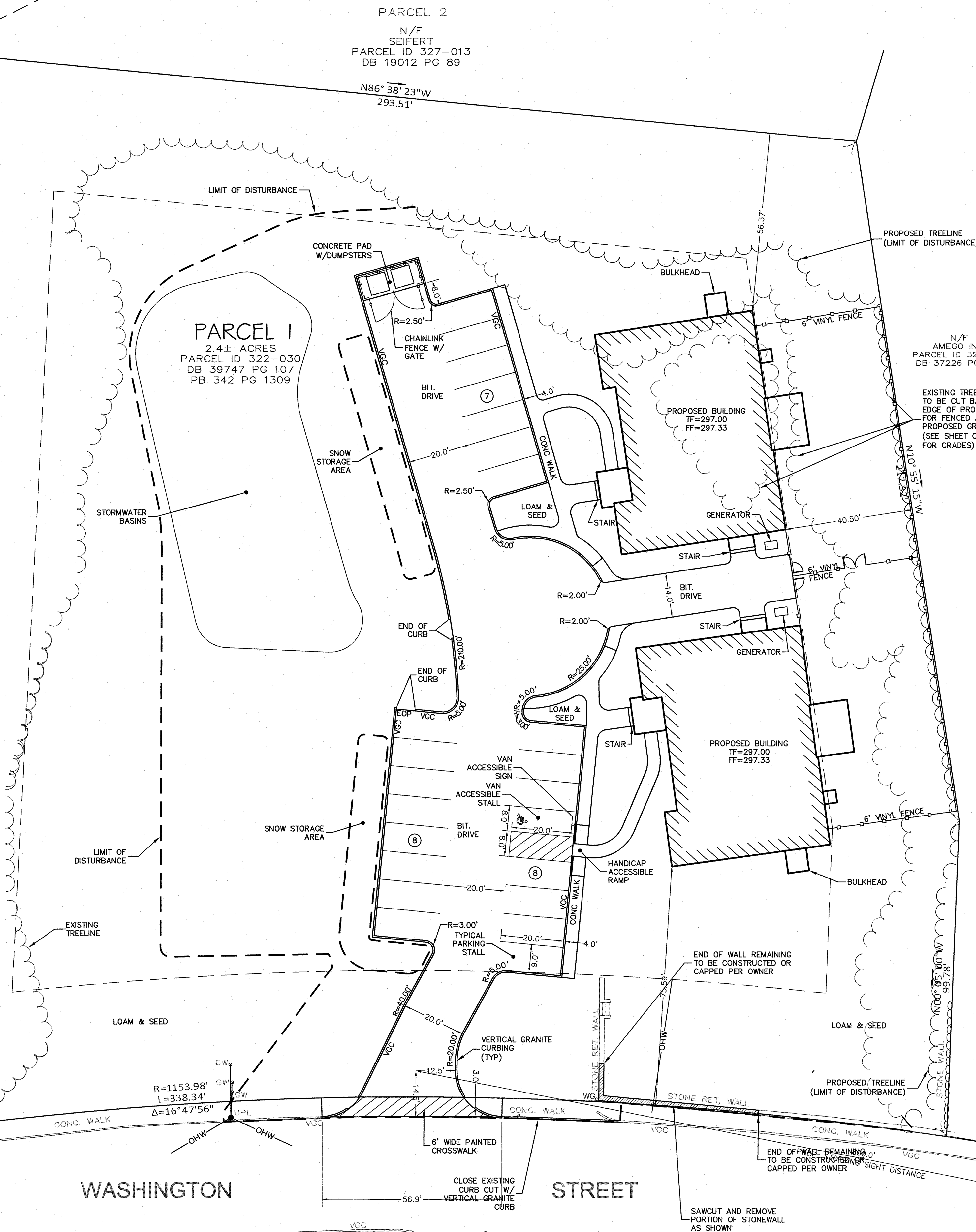
S00° 39' 17" W
 7.76'

N79° 22' 15" E
 1.42'

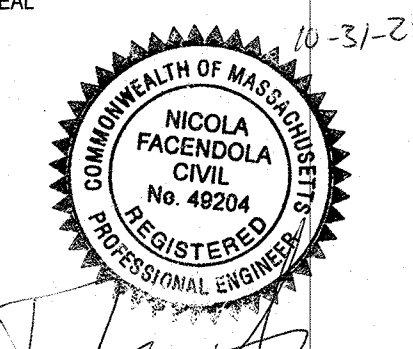
R=1153.98'
 L=338.34'
 Δ=16° 47' 56"

WASHINGTON STREET

STREET



NO	DATE	REVISIONS
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2	9-6-22	REVISED LAYOUT
3	10-31-22	REVISED LAYOUT



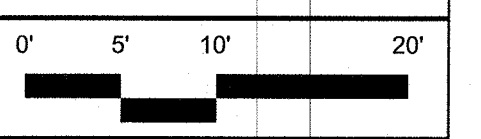
DATE: JUNE 21, 2022
 DRAWN: APH / DRC
 SCALE: H-1"=20', V-1"=4'

AMEGO
 SITE PLAN
 MAP SHEET 322, PARCEL 030
 704 WASHINGTON STREET
 FRANKLIN, MASSACHUSETTS

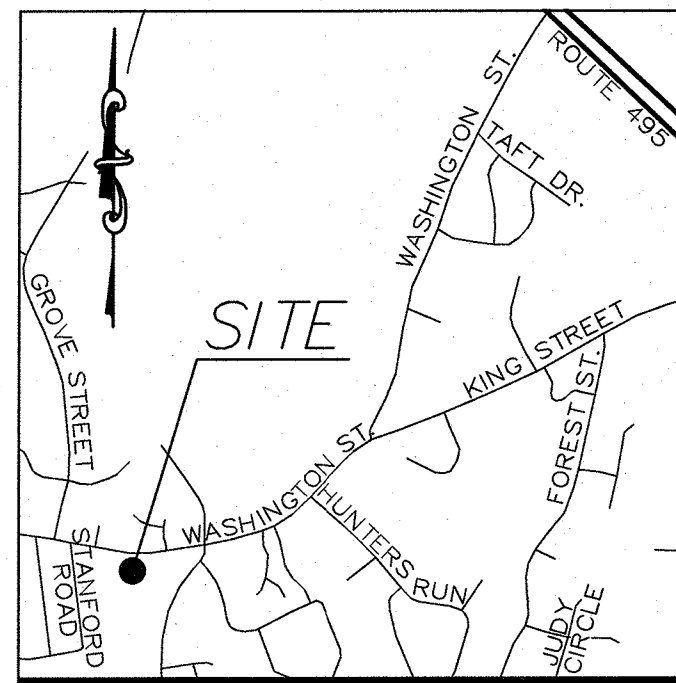
LEVEL
 DESIGN GROUP
 CIVIL ENGINEERING / LAND SURVEYING
 249 SOUTH STREET
 UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

LAYOUT & MATERIALS

C-2.0



2013.00



STREET LOCUS MAP
NOT TO SCALE

ZONING DISTRICT
ZONED: RURAL RESIDENTIAL

MINIMUM BUILDING SETBACKS
FRONT=40 FEET
SIDE=40 FEET
REAR=40 FEET

DEED REFERENCES
LAWRENCE P. BENEDETTO
DEED BOOK 39747 PAGE 107

PLAN REFERENCES
PLAN BOOK 105 PAGE 679
PLAN BOOK 342 PAGE 1309

DEEP OBSERVATION HOLE LOG

DEEP HOLE NO.: DP-1 DATE: APRIL 26, 2022 GRD EL.: 292.60' PERFORMED BY: SEAN M. BARRY, SE#14412

DEPTH FROM SURFACE (IN.)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL REDOX	OTHER (STRUCTURE, CONSISTENCY, SOIL CATEGORY)
0-32	O / A	SANDY LOAM	-	-	-
32-43	B _w	SANDY LOAM	-	-	-
43-87	C1	LOAMY SAND	-	64"	-
87-118	C2	LOAMY SAND	2.5Y 4/3	-	5-10% COBBLES, 10-20% GRAVEL

MEAN ANNUAL HIGH GROUND WATER ESTIMATED TO BE AT EL = 287.27'

DEEP OBSERVATION HOLE LOG

DEEP HOLE NO.: DP-2 DATE: APRIL 26, 2022 GRD EL.: 292.80' PERFORMED BY: SEAN M. BARRY, SE#14412

DEPTH FROM SURFACE (IN.)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL REDOX	OTHER (STRUCTURE, CONSISTENCY, SOIL CATEGORY)
0-22	O / A	SANDY LOAM	10YR 3/2	-	-
22-38	B _w	SANDY LOAM	10YR 5/4	-	-
38-58	C1	GRAVELLY SAND	10YR 5/6	51"	-
58-85	C2	M-C. SAND	10YR 5/6	-	-
85-121	C3	FINE SAND	2.5Y 6/2	-	VERY FINE COMPACT SAND

MEAN ANNUAL HIGH GROUND WATER ESTIMATED TO BE AT EL = 288.55'

PLAN NOTES:

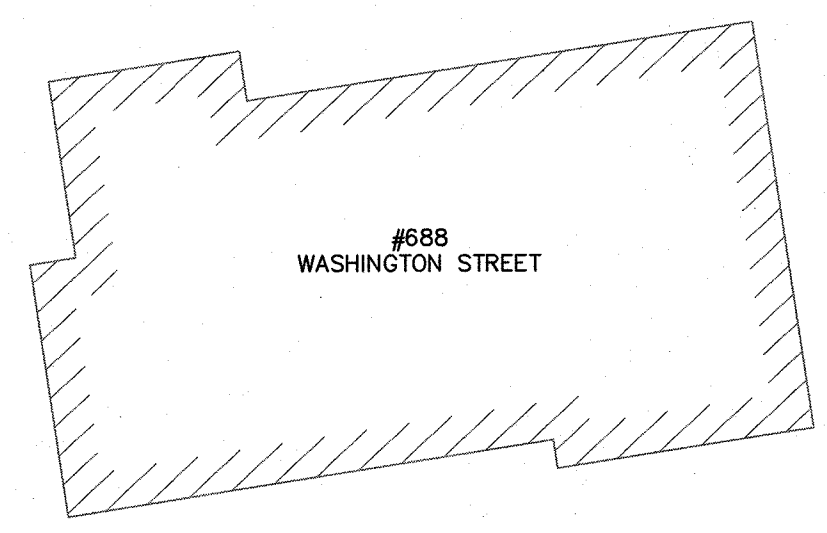
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- ANY DAMAGE TO THE SIDEWALK DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE FRANKLIN DPW.

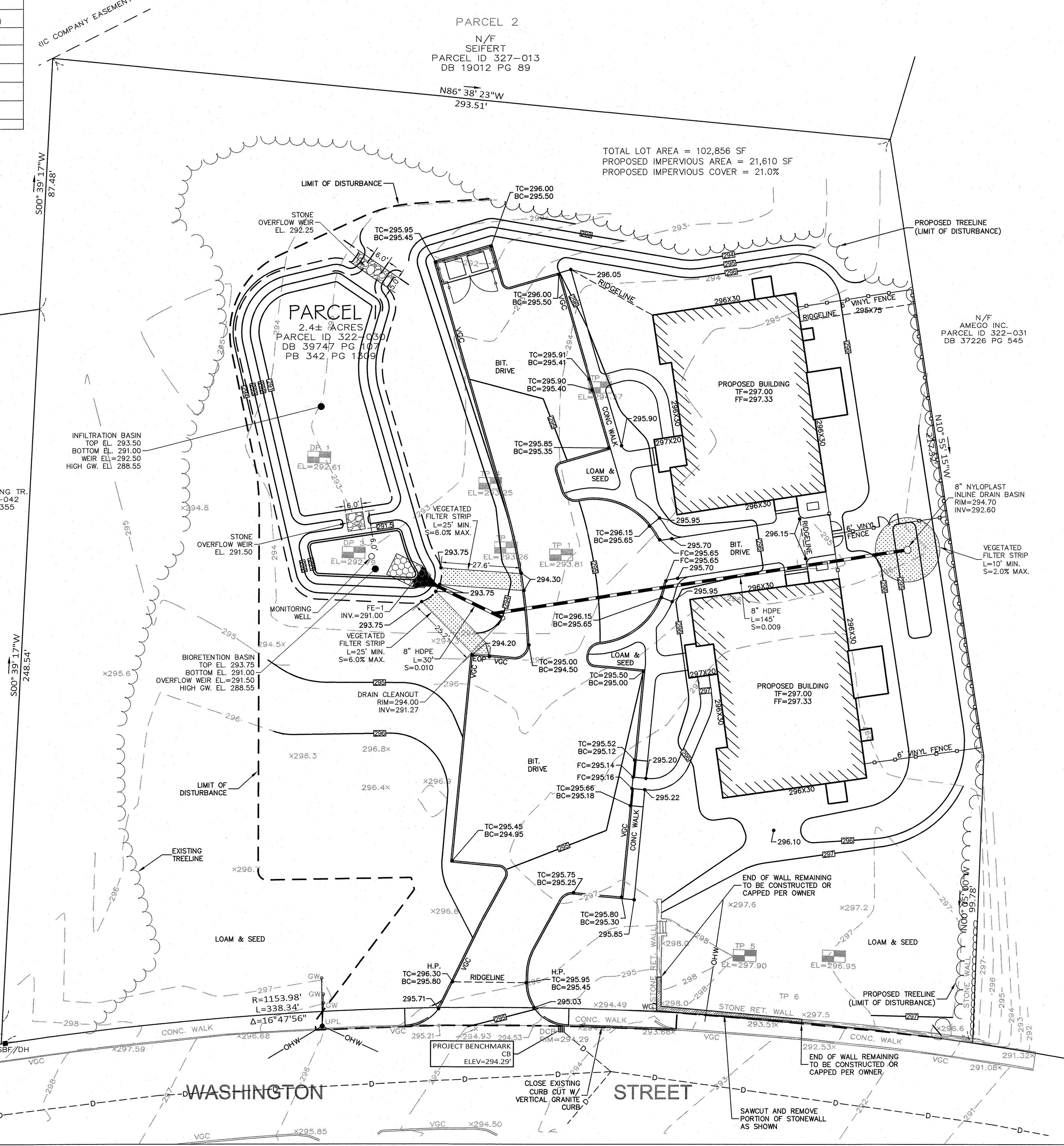
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1925 NORFOLK COUNTY LAYOUT

VC COMPANY EASEMENT



PARCEL 2
N/F SEIFERT
PARCEL ID 327-013
DB 19012 PG 89

TOTAL LOT AREA = 102,856 SF
PROPOSED IMPERVIOUS AREA = 21,610 SF
PROPOSED IMPERVIOUS COVER = 21.0%

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SEAL

DATE: JUNE 21, 2022
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SCALE: H-1"=20', V-1"=4'

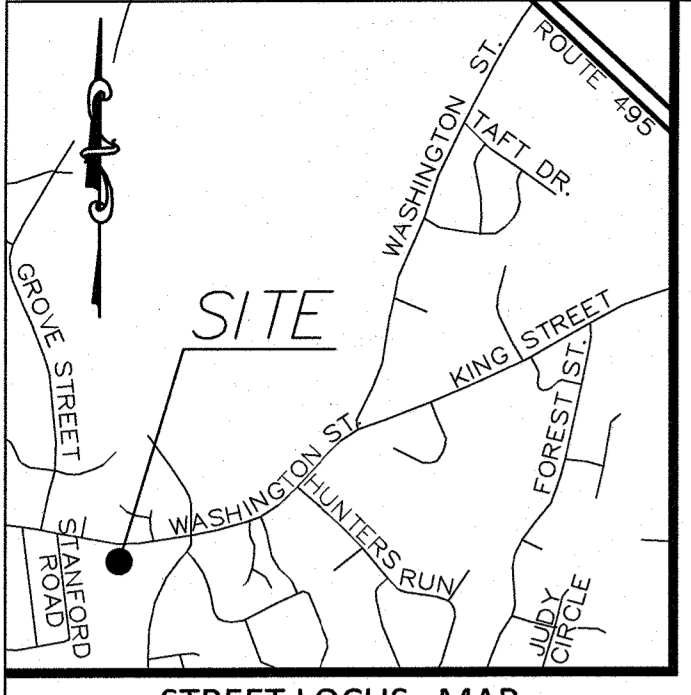
AMEGO
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LEVEL
DESIGN GROUP
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249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

GRADING & DRAINAGE

C-3.0

2013.00



ZONING DISTRICT
 ZONED: RURAL RESIDENTIAL

MINIMUM BUILDING SETBACKS
 FRONT=40 FEET
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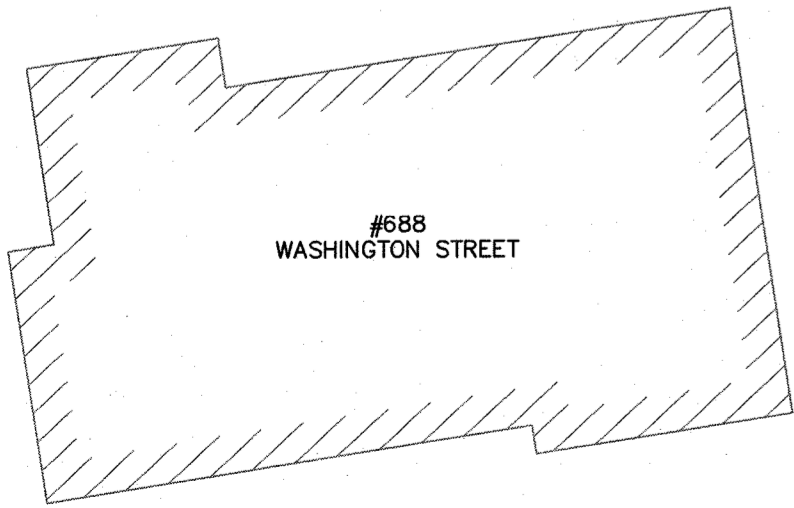
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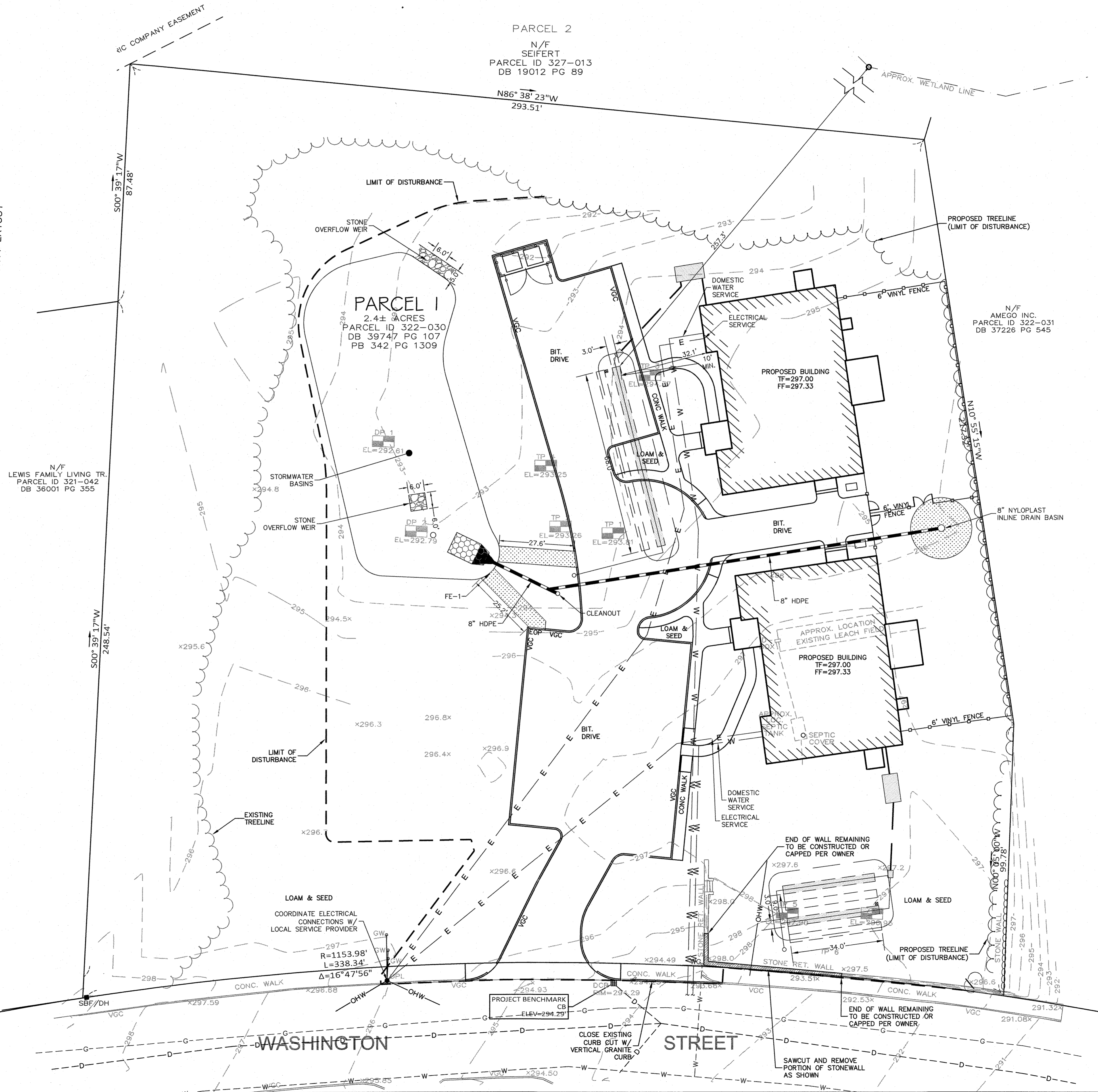
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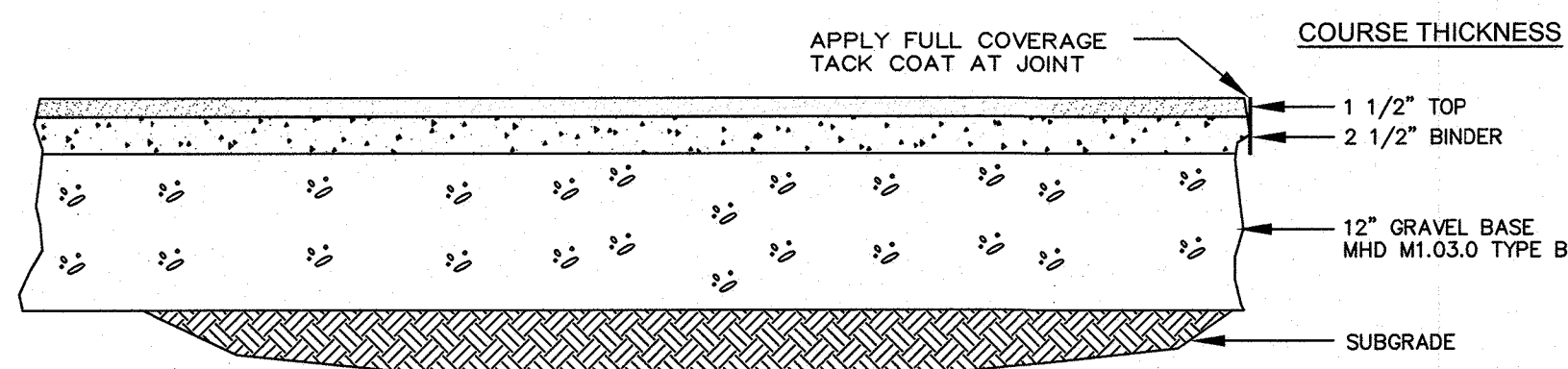
LEVEL
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UTILITY PLAN

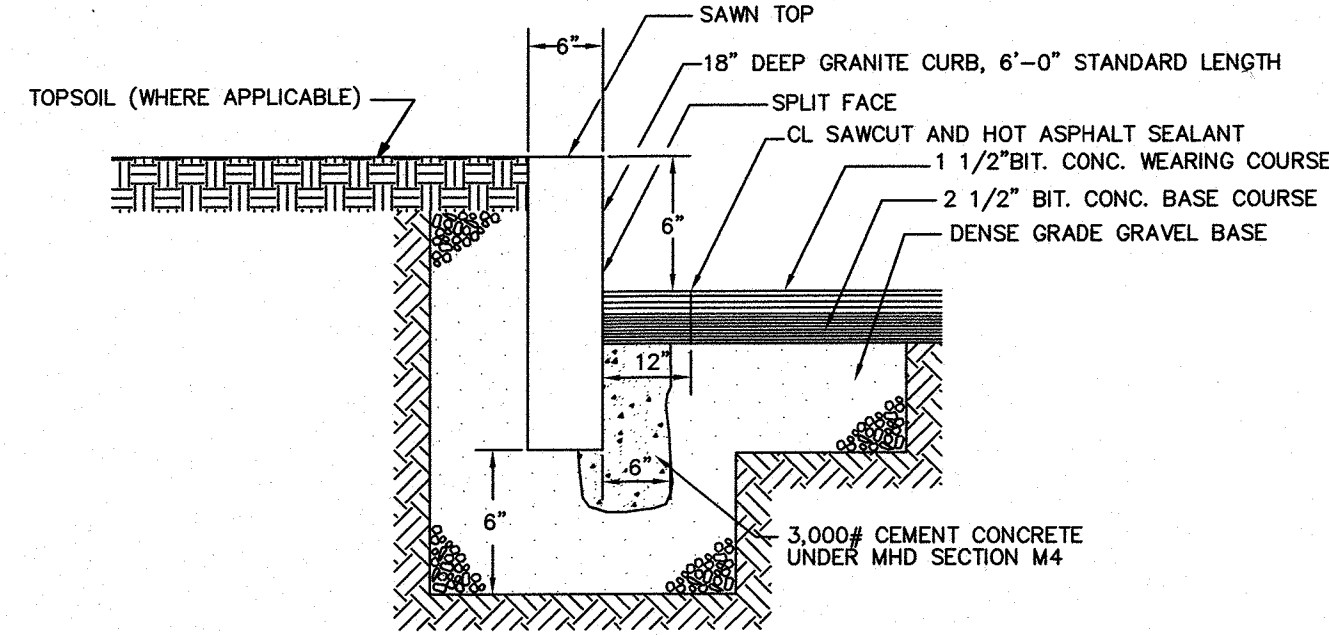
C-4.0

0' 5' 10' 20'

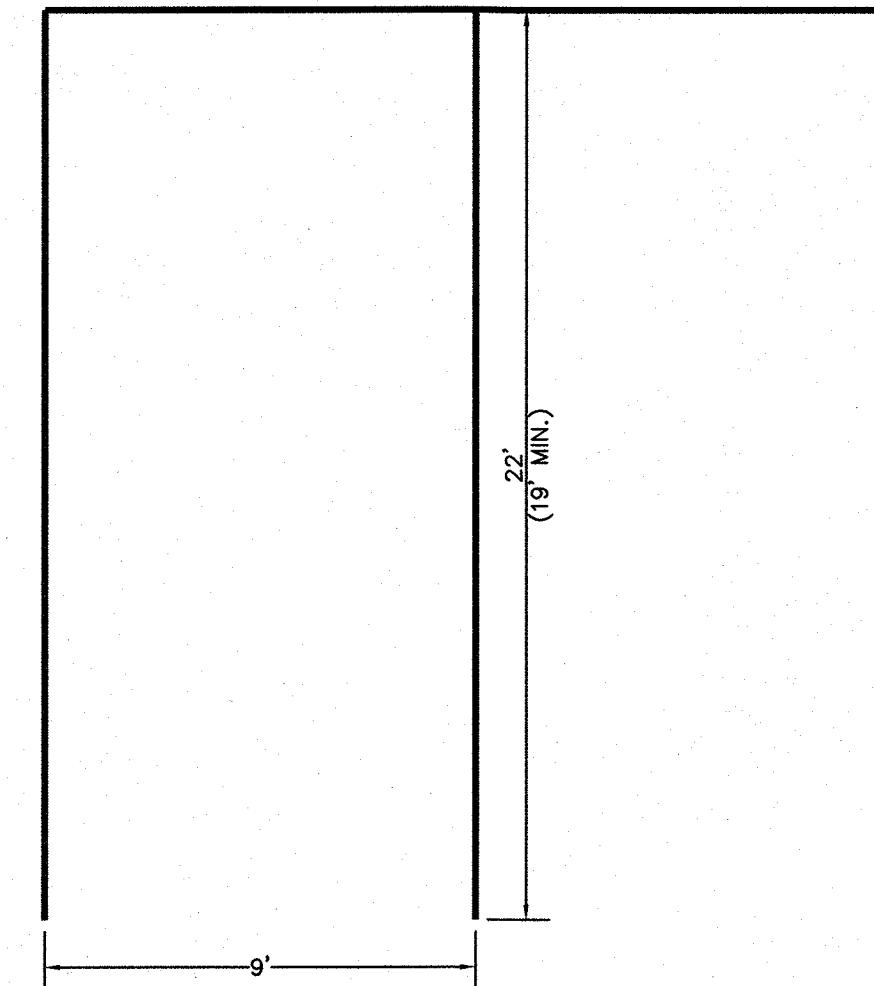
2013.00



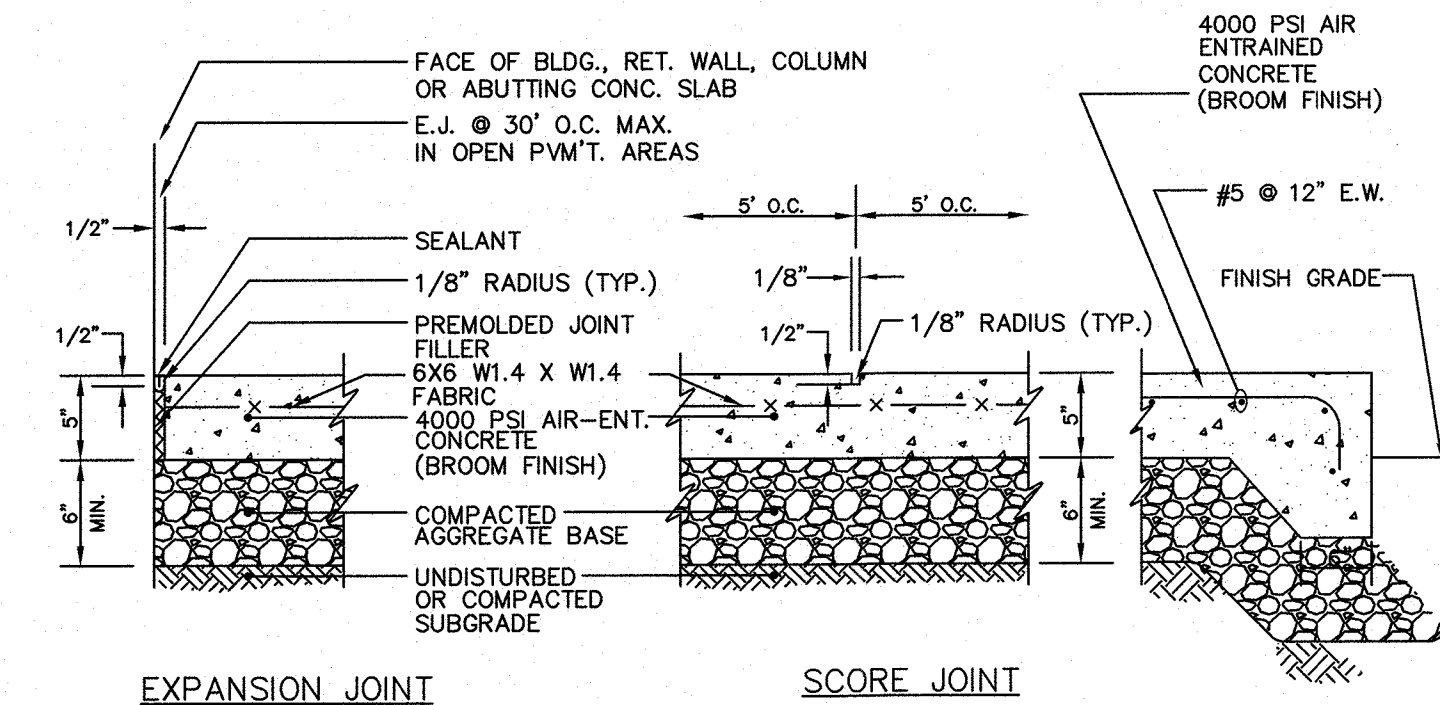
AUTOMOTIVE AREAS - BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



VERTICAL GRANITE CURB
NOT TO SCALE



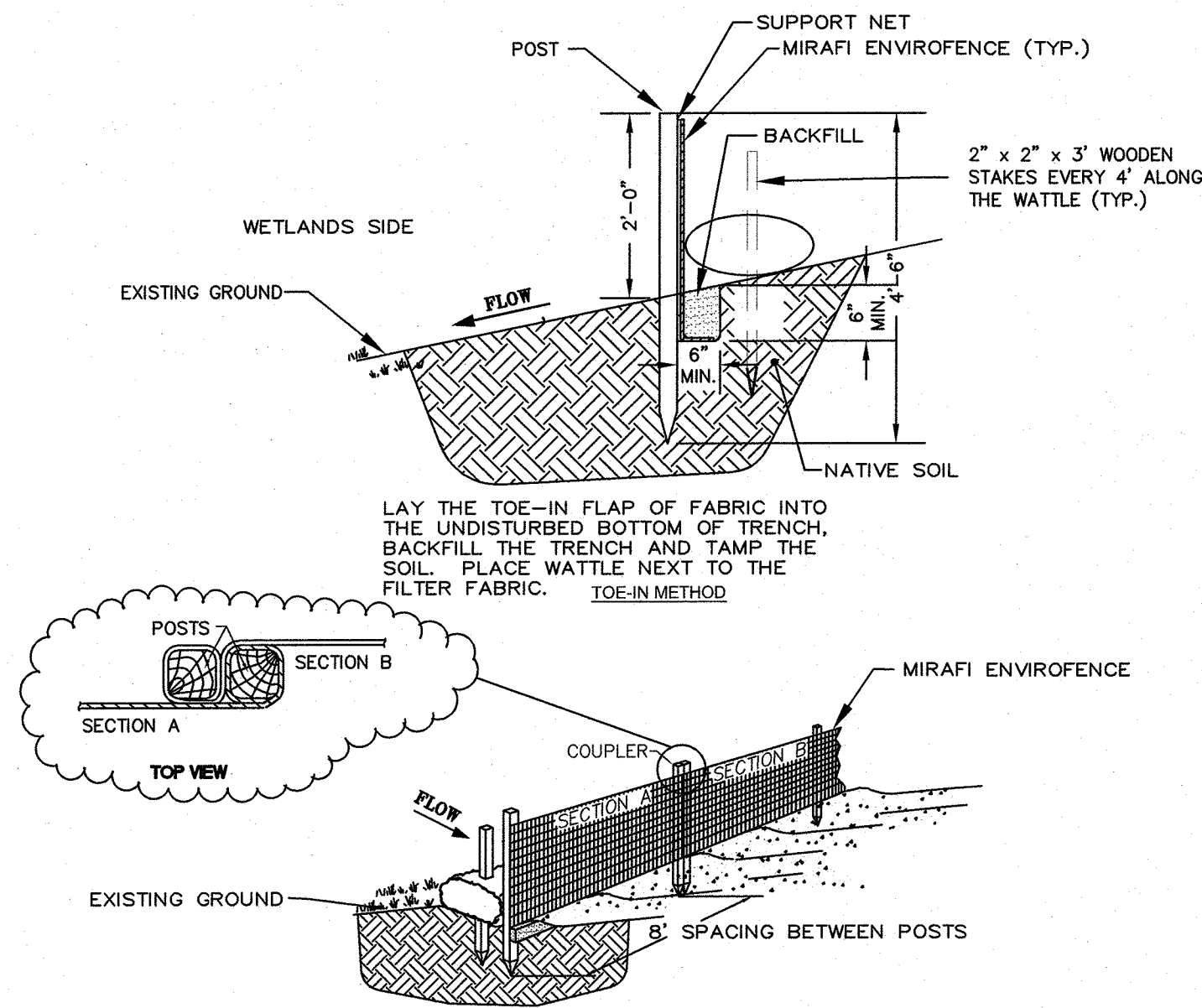
PARKING STALL
NOT TO SCALE



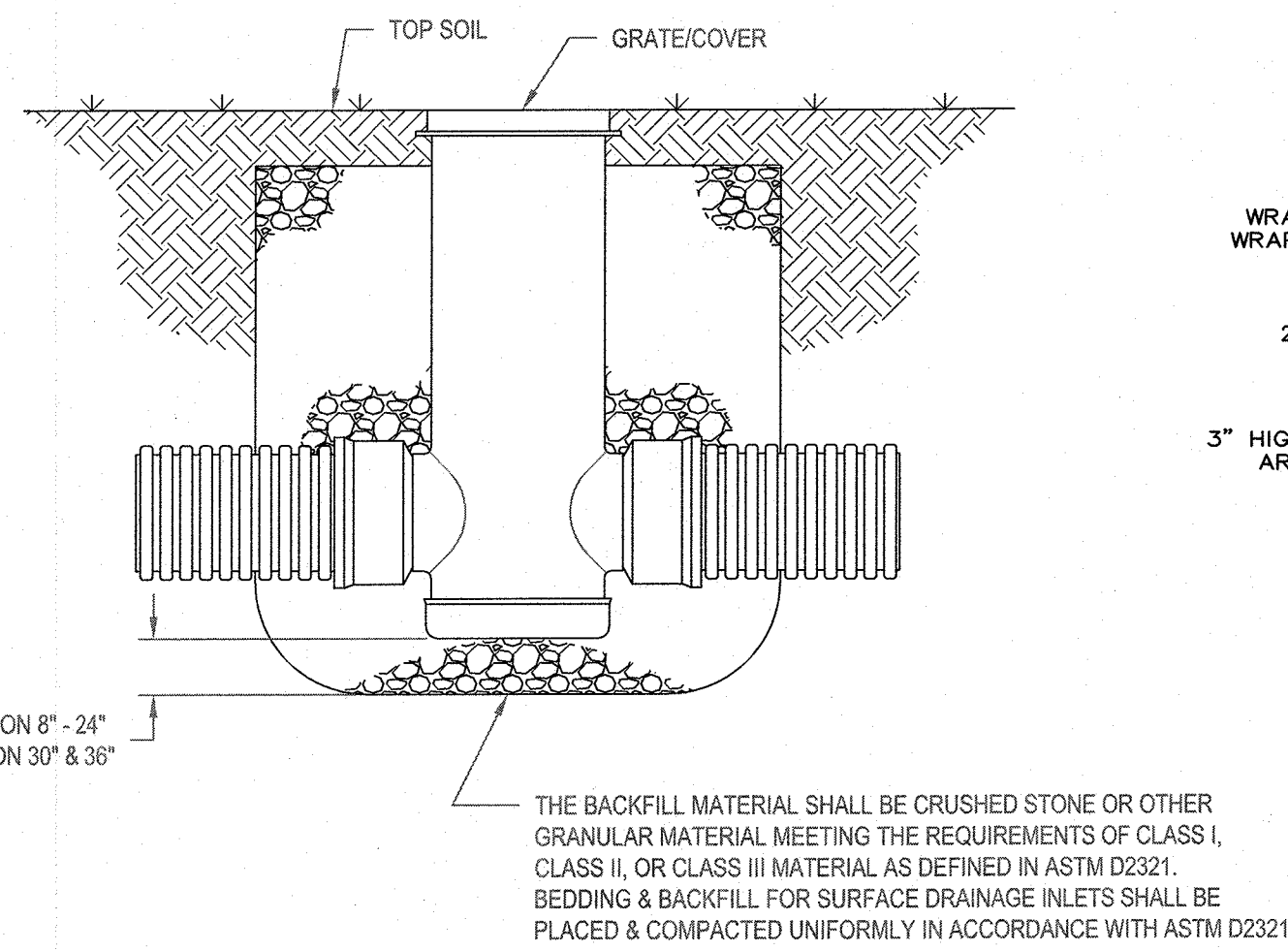
EXPANSION JOINT **SCORE JOINT**

1. MAXIMUM CROSS SLOPE = 2%
2. MAXIMUM GRADIENT = 5%
3. PROVIDE EXPANSION JOINT AT FACE OF ABUTTING SLABS AND STRUCTURES.
4. PROVIDE VERTICAL GRANITE OR PRECAST CONCRETE CURBING PER SHEET C3.

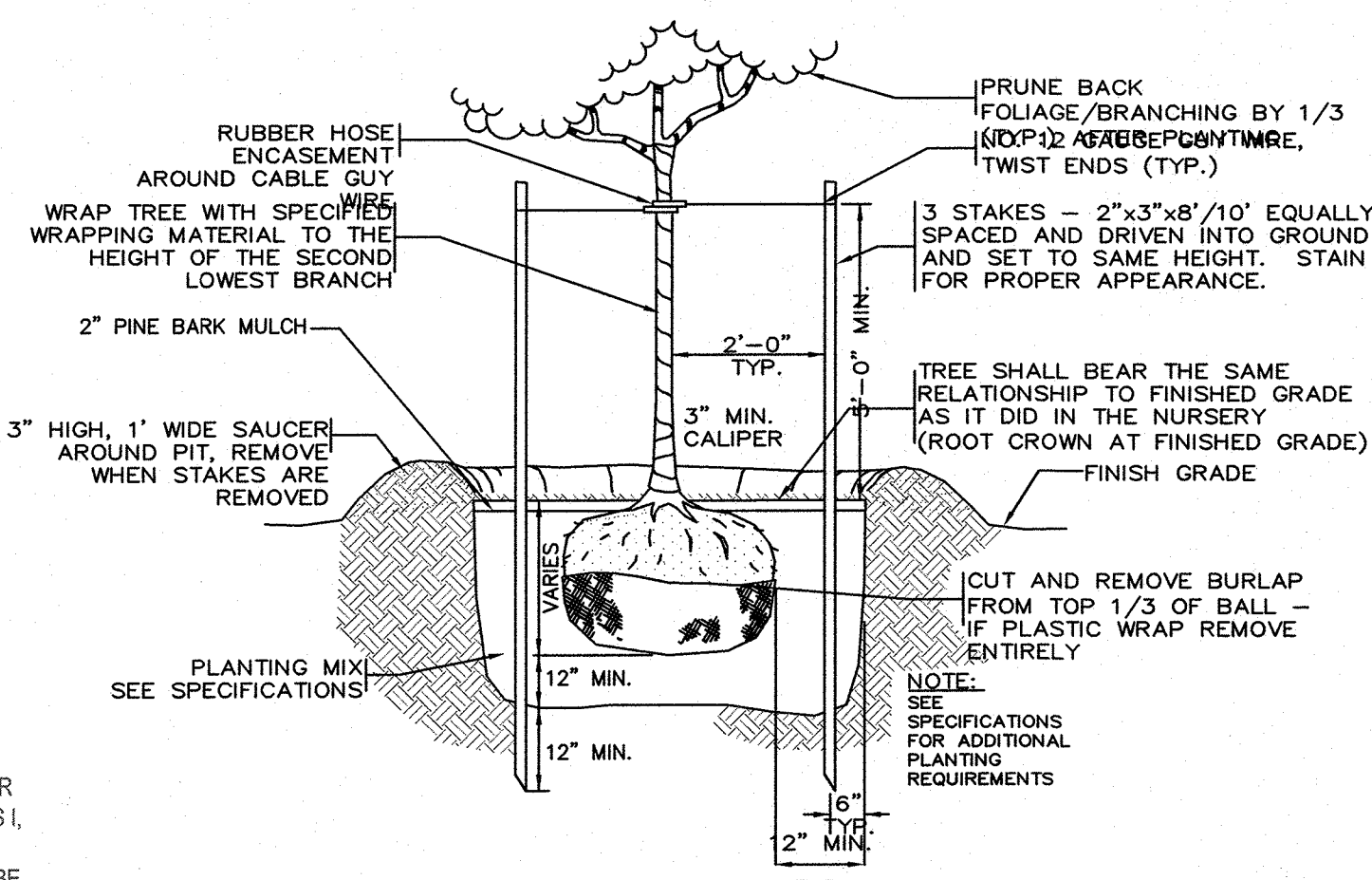
CONCRETE SIDEWALK
NOT TO SCALE



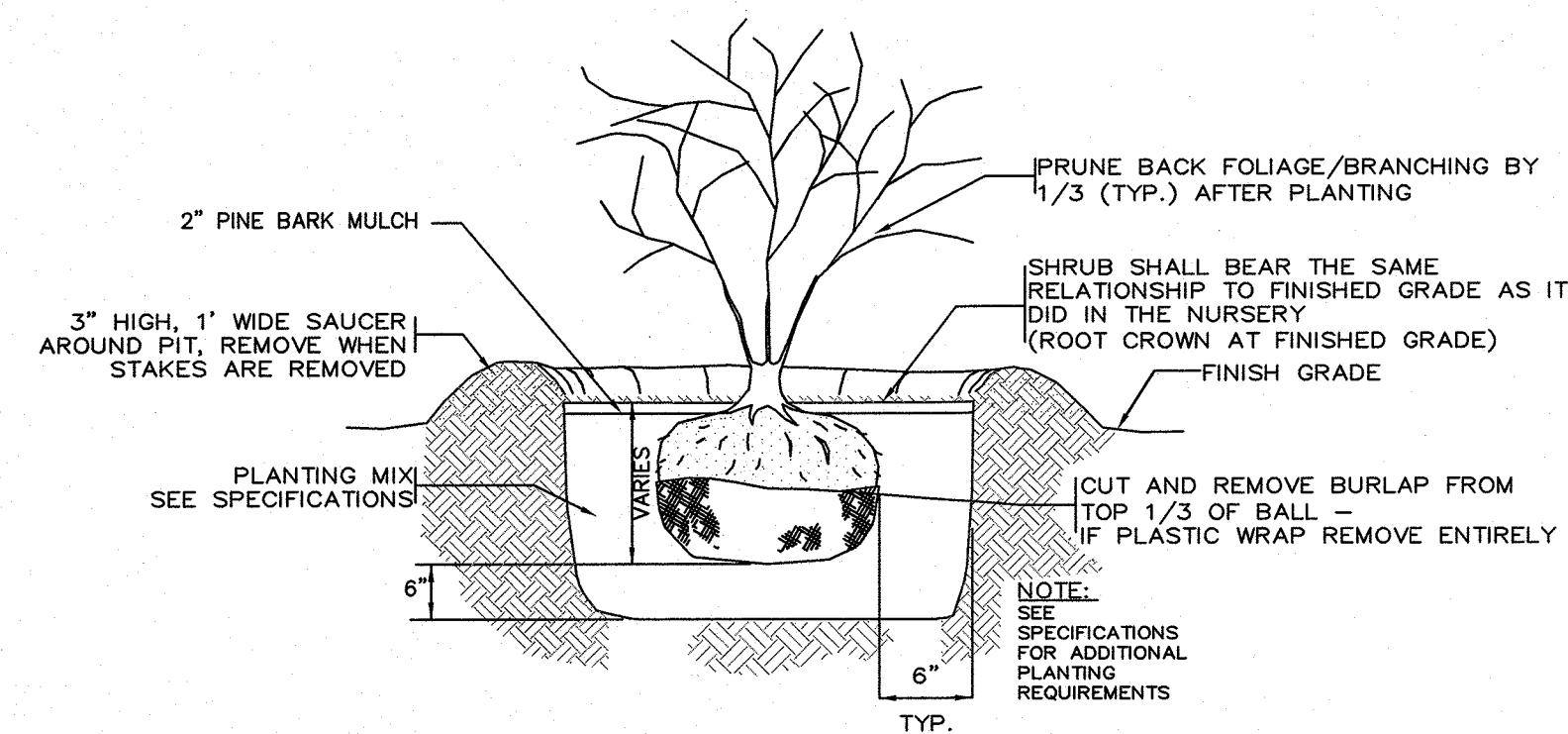
EROSION CONTROL FENCE WITH STRAW WATTLE
NOT TO SCALE



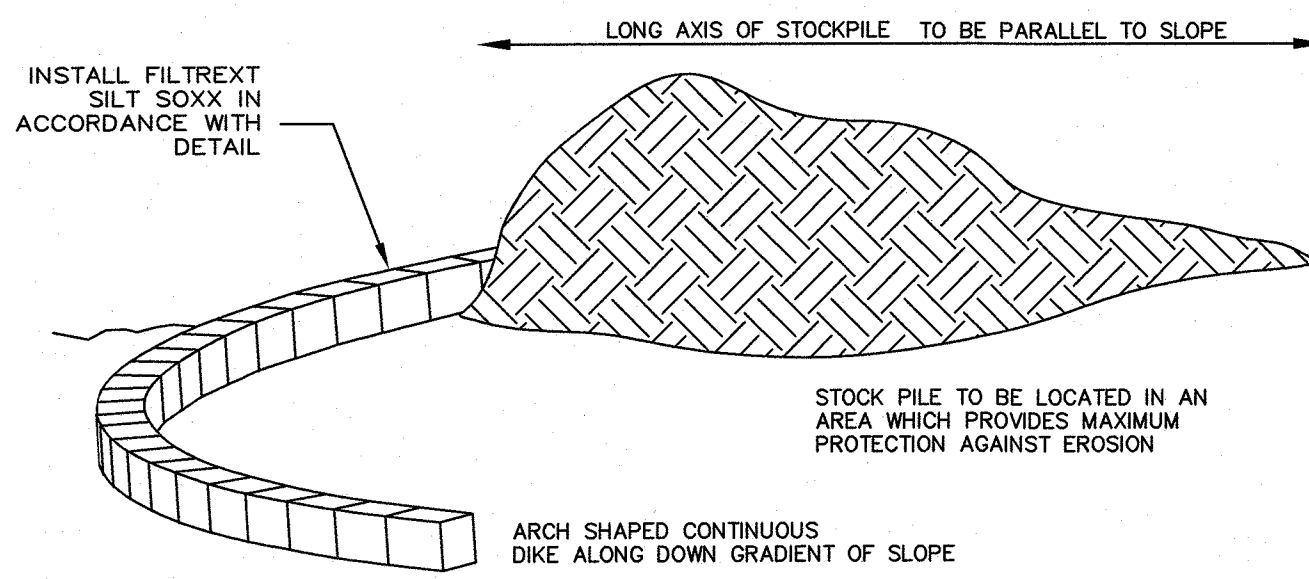
NYLOPLAST 8" INLINE DRAIN BASIN
NOT TO SCALE



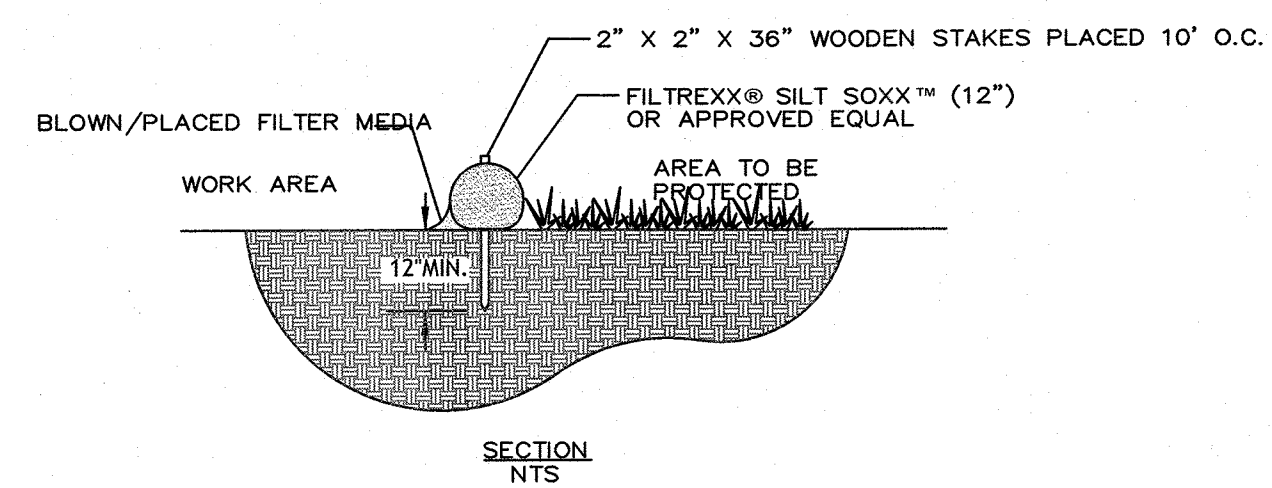
TYPICAL TREE PLANTING
NOT TO SCALE



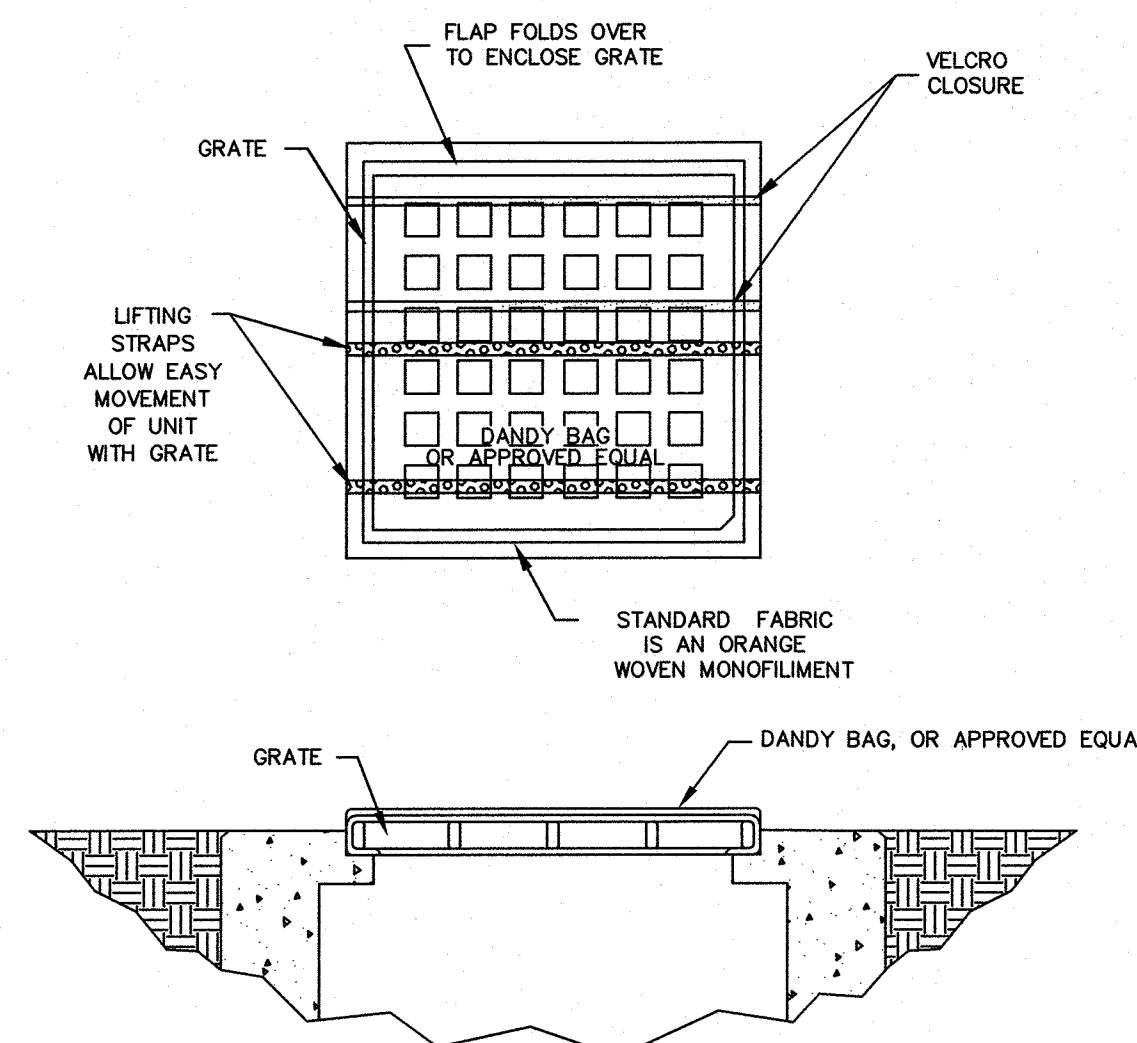
TYPICAL SHRUB PLANTING
NOT TO SCALE



TEMPORARY MATERIAL STOCKPILE
NOT TO SCALE

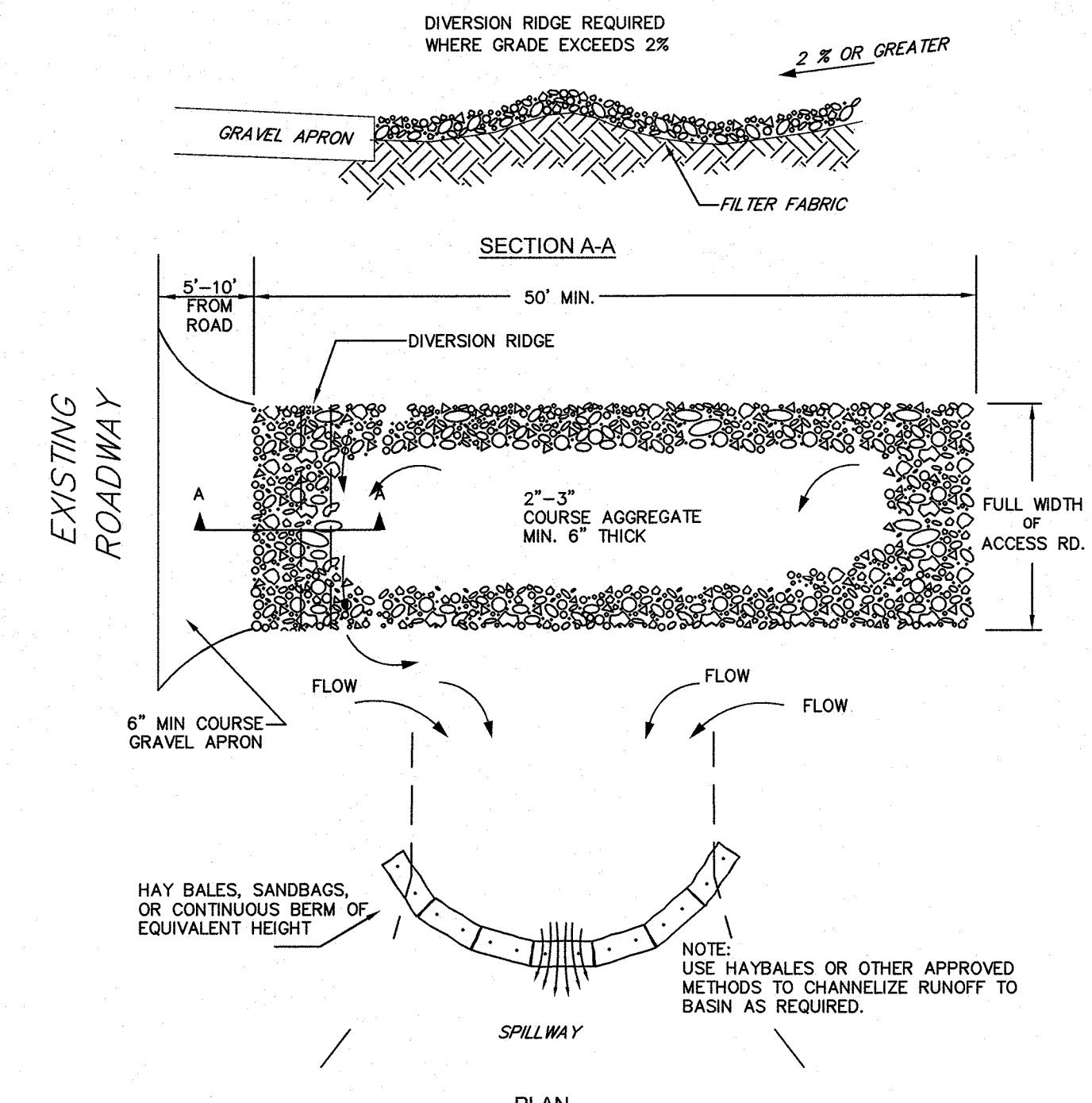


FILTREXX SILT SOXX
NOT TO SCALE



- NOTES:**
- INSTALLATION:** THE EMPTY DANDY BAG, OR APPROVED EQUAL, SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP, TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.
- MAINTENANCE:** REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS: REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

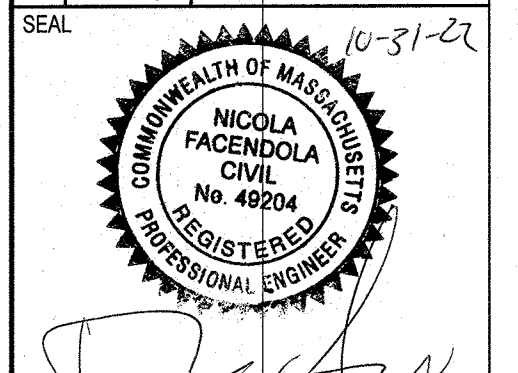
CATCH BASIN INLET PROTECTION
NOT TO SCALE



- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITIONS THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT DETAIL
NOT TO SCALE

NO	DATE	REVISIONS
1	7-11-22	COMMENT RESPONSE
2	9-6-22	REVISED LAYOUT
3	10-31-22	REVISED LAYOUT



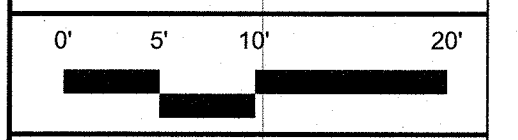
DATE: JUNE 21, 2022
DRAWN: APH/DRC
SCALE: N.T.S.

AMEGO
SITE PLAN
MAP SHEET 322, PARCEL 030
704 WASHINGTON STREET
FRANKLIN, MASSACHUSETTS

LEVEL
DESIGN GROUP
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

TYPICAL DETAILS

C-5.0



2013.00

Proposed

2023 Meeting Dates of Design Review Commission

Meeting Date

Tuesday, January 10, 2023
Tuesday, January 24, 2023
Tuesday, February 14, 2023
Tuesday, February 28, 2023
Tuesday, March 14, 2023
Tuesday, March 28, 2023
Tuesday, April 11, 2023
Tuesday, April 25, 2023
Tuesday, May 9, 2023
Tuesday, May 23, 2023
Tuesday, June 13, 2023
Tuesday, June 27, 2023
Tuesday, July 11, 2023
Tuesday, July 25, 2023
Tuesday, August 8, 2023
Tuesday, August 22, 2023
Tuesday, September 12, 2023
Tuesday, September 26, 2023
Tuesday, October 10, 2023
Tuesday, October 24, 2023
Tuesday, November 14, 2023
Tuesday, November 28, 2023
Tuesday, December 12, 2023
Tuesday, December 26, 2023

Application Due Date

Wednesday, January 4, 2023
Wednesday, January 18, 2023
Wednesday, February 8, 2023
Wednesday, February 22, 2023
Wednesday, March 8, 2023
Wednesday, March 22, 2023
Wednesday, April 5, 2023
Wednesday, April 19, 2023
Wednesday, May 3, 2023
Wednesday, May 17, 2023
Wednesday, June 7, 2023
Wednesday, June 21, 2023
Wednesday, July 5, 2023
Wednesday, July 19, 2023
Wednesday, August 2, 2023
Wednesday, August 16, 2023
Wednesday, September 6, 2023
Wednesday, September 20, 2023
Wednesday, October 4, 2023
Wednesday, October 18, 2023
Wednesday, November 8, 2023
Wednesday, November 22, 2023
Wednesday, December 6, 2023
Wednesday, December 20, 2023