

**DESIGN REVIEW COMMISSION
AGENDA**

Tuesday, January 23, 2018 7:00 PM.
Municipal Building, 355 East Central Street
2nd Floor, Room 205

- 7:00 PM** 9 Round- 1000 Franklin Village Drive
Window Sign
- 7:05 PM** Sugar Shoppe- 376 Union Street
Window Sign & Awning
- 7:10 PM** Elite Vapor- 254 East Central Street
Wall Sign & Freestanding Signs (LED)
- 7:15 PM** 70 East Central Street- Mixed Use
Site Plan
- 7:30 PM** Camp Haiastan – 722 Summer Street
Site Plan
- 7:45 PM** 834-836 & 840-842 West Central Street
Site Plan

RECEIVED
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TOWN OF FRANKLIN
TOWN CLERK

General Matters

Approval of Meeting Minutes from 12-19-17
Approval of Meeting Minutes from 1-9-18
Design Review Commission Vacancy Application- Sean Preston

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: January 17, 2018
The next meeting of the Design Review Commission is tentatively scheduled for February 13, 2018

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: 9 Round

Property Address 1000 Franklin Village Dr

Assessors' Map # _____ Parcel # 271-001-001-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Signs By Cam, Inc.
837 Upper Union Street
Suite C-18
Address: Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: _____

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

Business Owner: Teriss Sabatini Property Owner: Cedar - Franklin Village LLC
Address: 1000 Franklin Village Dr Unit 445 1000 Franklin Village Dr
Franklin, MA 02038 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____

Cam Afew
Signature of Applicant

X
Signature of Owner

Cam Afew
Print name of Applicant

John Silva (Rep)
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: _____ Signs By Cam, Inc.
837 Upper Union Street
Contact Person: _____ Suite C-18
Address _____ Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)
Business Name: _____
Contact Person: _____
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: _____ Install window Graphics _____

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

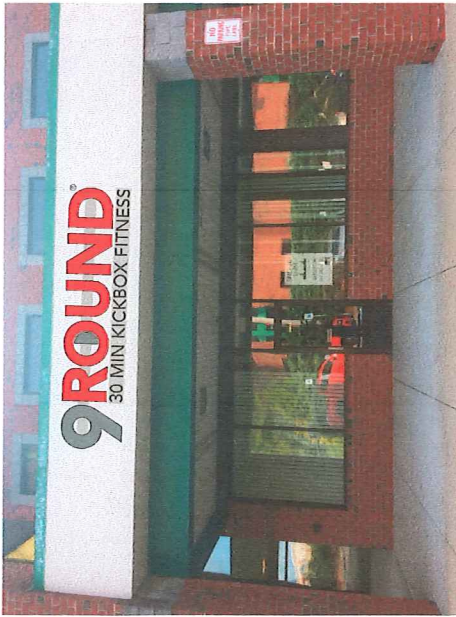
1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously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

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

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

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



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3:30PM - 6:30PM
SATURDAY
8AM - 12PM
508-570-5173

APPROVED FOR PRODUCTION:

X

JOB INFORMATION

JOB TITLE: _____
CONTACT: _____
PHONE: _____
FAX: _____
JOB DESCRIPTION: _____
SQUARE FOOTAGE: = _____

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
ACRYLIC: MAGNETIC: URETHANE:
PVC: ALUMINUM: NUEDGE:
SINGLE SIDED: DOUBLE SIDED:
OTHER: _____

COLOR SPECS: _____
BACKGROUND: _____
COPY: _____
OUTLINE: _____
SHADOW: _____
BORDER: _____
LOGO: _____

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Sign & Graphic Solutions • Uncompromising Integrity
Phone: 508-364-2905
Fax/Office: 508-528-0766
E-Mail: cam@signsbycam.com
Website: www.signsbycam.com

Cam Afonso
837 Upper Union St., Suite C-18
Franklin, MA 02038

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: Suga Shoppe

Property Address 376 Union St.

Assessors' Map # _____ Parcel # 296-024-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____
Signs By Cam, Inc.

Address: _____
837 Upper Union Street
Suite C-18
Franklin, MA 02038

Telephone Number: 508-359-2805

Contact Person: _____

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

Business Owner: Cory Nappi
Address: 376 Union St.
Franklin, MA

Property Owner: 374 Union St., LLC
384 Union St.
Franklin, MA

← (Bechara Fren)

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

Cory Nappi
Signature of Applicant

X Bechara Fren
Signature of Owner

Cory Nappi
Print name of Applicant

Bechara Fren
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: _____ Signs By Cam, Inc.
Contact Person: _____ 837 Upper Union Street
Address _____ Suite C-18
Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ *Install Awning + window sign.*

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

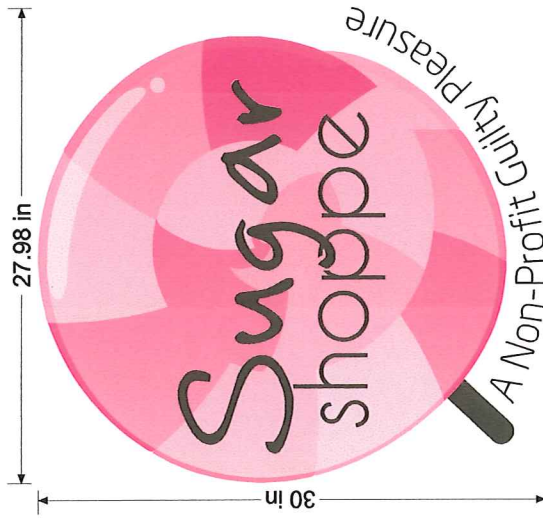
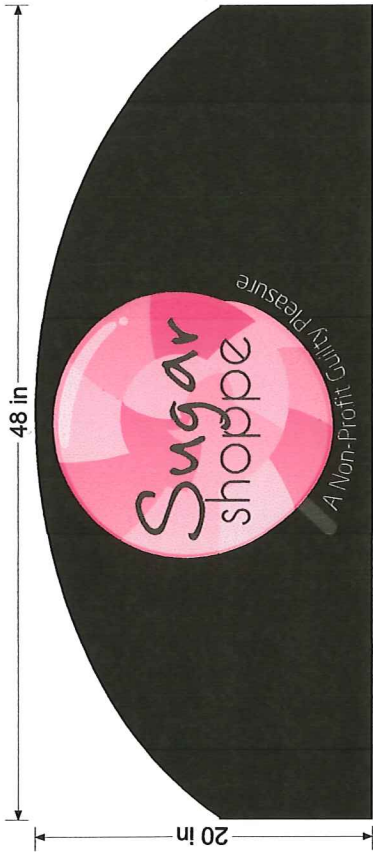
1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously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

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

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

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



APPROVED FOR PRODUCTION:

X

JOB INFORMATION

JOB TITLE: _____
 CONTACT: _____
 PHONE: _____
 FAX: _____
 JOB DESCRIPTION: _____
 SQUARE FOOTAGE: =

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
 ACRYLIC: MAGNETIC: URETHANE:
 PVC: ALUMINUM: NUEDGE:
 SINGLE SIDED: DOUBLE SIDED:
 OTHER: _____

COLOR SPECS: _____
 BACKGROUND: _____
 COPY: _____
 OUTLINE: _____
 SHADOW: _____
 BORDER: _____
 LOGO: _____

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Sign & Graphic Solutions • Uncompromising Integrity

Phone: 508-364-2905
 Fax/Office: 508-528-0766
 E-Mail: cam@signsbycam.com
 Website: www.signsbycam.com

Cam Afonso
 837 Upper Union St., Suite C-18
 Franklin, MA 02038

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: Elite Vapor

Property Address 254 E. Central St.

Assessors' Map # _____ Parcel # 285-012-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____

Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Signs By Cam, Inc.

837 Upper Union Street

Suite C-18

Franklin, MA 02038

Address: _____

Telephone Number: 508-364-2905

Contact Person: _____

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

Business Owner: Chris Tracy Property Owner: Joe Venturosa

Address: 1548 Hancock St. 254 E. Central St.
Quincy, MA 02169 Franklin, MA

All of the information is submitted according to the best of my knowledge

Executed as a sealed instrument this _____ day of _____ 20____

Cam Tracy
Signature of Applicant

X Joe Venturosa
Signature of Owner

Cam Tracy
Print name of Applicant

Joe Venturosa
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4

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

a. Sign Company

Business Name: _____ Signs By Cam, Inc.
837 Upper Union Street
Contact Person: _____ Suite C-18
Address _____ Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: Install LED Cabinet + sign faces.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

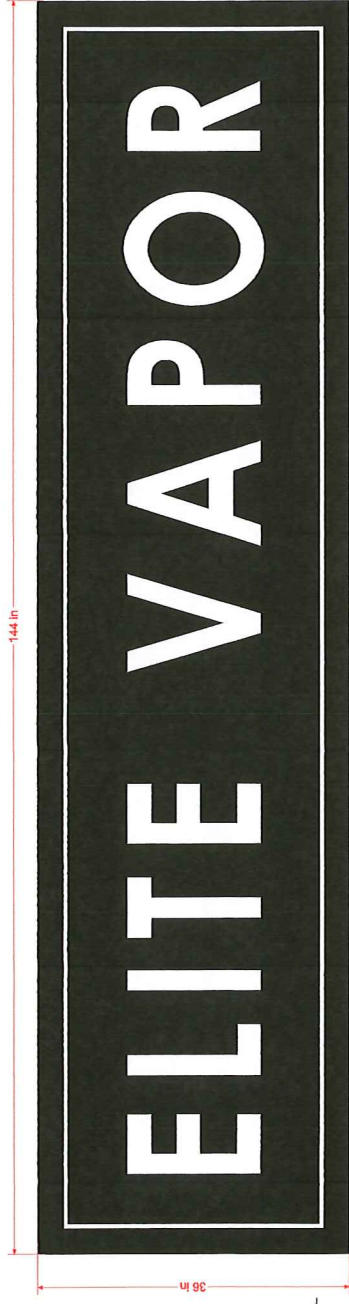
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type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
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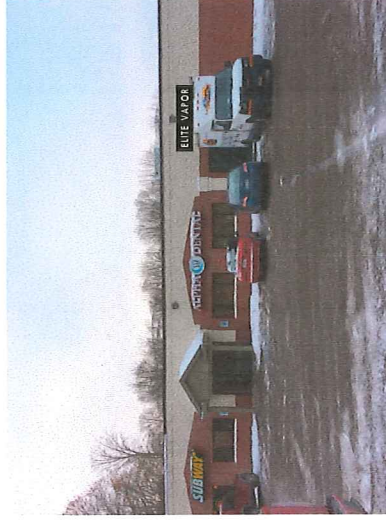
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Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



***internally lit cabinet- LED**



X2



APPROVED FOR PRODUCTION:

X

JOB INFORMATION

JOB TITLE: _____
 CONTACT: _____
 PHONE: _____
 FAX: _____
 JOB DESCRIPTION: _____
 SQUARE FOOTAGE: _____

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
 ACRYLIC: MAGNETIC: URETHANE:
 PVC: ALUMINUM: NUEDGE:
 SINGLE SIDED: DOUBLE SIDED:
 OTHER: _____

COLOR SPECS:
 BACKGROUND:
 COPY:

OUTLINE:
 SHADOW:
 BORDER:
 LOGO:

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 E-Mail: cam@signsbycam.com
 Website: www.signsbycam.com
Cam Afonso
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 Franklin, MA 02038

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: 70 East Central st - Mixed Use

Property Address 70 East Central St

Assessors' Map # 286-034 Parcel # 000-000

Zoning District (select applicable zone): DC

Zoning History: Use Variance No
Non-Conforming Use No

B) Applicant Information:

Applicant Name: 37-41 East Central Street, LLC

Address: 37 E Central St
Franklin, MA

Telephone Number: 508-507-9020

Contact Person: Brad Chaffee

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

Business Owner: _____ Property Owner: Ferrara Family Realty Trust
Address: _____ 139 Washington St
_____ 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]
Signature of Applicant

[Signature]
Signature of Owner

37-41 East Central Street, LLC
Print name of Applicant

Valentina Ferrara Kinch
Giannina Ferrara DeMatano
Print name of Owner
Valentina Ferrara Kinch

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

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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: Dennis Colwell Architects

Contact Person: Dennis Colwell

Address 132 Central Street, Suite 203, Foxborough MA 02035

Telephone Number: 508-241-2122

E) Work Summary

Summary of work to be done: _____

Construction of a new mixed use building with approx. 2,400sf of commercial space,
16 residential units total

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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type of sign (wall, pylon etc.) colors
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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. The design of the apartment is meant to make a new statement for the downtown area, the proposed apartment meets the requirements of a maximum building height of 50'-0" at 49'-6".

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. The proportions of windows and doors reflect the architectural style of the surrounding area with double hung windows & sliding glass doors for residential deck access. Ground floor commercial glazing is matches surrounding retail buildings.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. The structure is relieving the side setback of 0'-0" with approximately 15'-0" as well as open space at the front of the building for planting & sidewalk benches, etc.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The design of the roof matches the roofline of surrounding buildings in the downtown area, we have pitched the roof where we found it was prudent to design and structure of the building.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The scale of the structure is similar in nature to 17-33 East Central Street: Franklin Center commons. We are designing for an updated downtown style for this mixed use building.

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: Facade materials are vinyl siding, fiber cement siding and fiber cement paneling.

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 material selections are designed match existing character as well as add a modernized look to the downtown 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. Advertising features for commercial signage have been included as part of the facade design. Once a business has leased the space, a sign design will be submitted for permit.

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

The current structure on the lot has no historical significance and is to be razed.

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. This building will is designed to meet all current energy codes and will boost high efficient interior fixtures.

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.

Frontage landscaping features planting & sidewalk benches. Exterior parking areas have been located at the side and rear of the building.

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 w/Application

a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- Nine (9) Copies of 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 NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON 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.

70 East Central Street



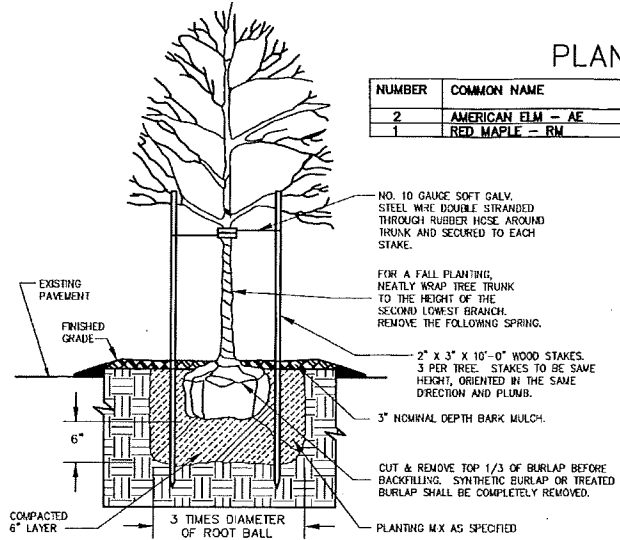
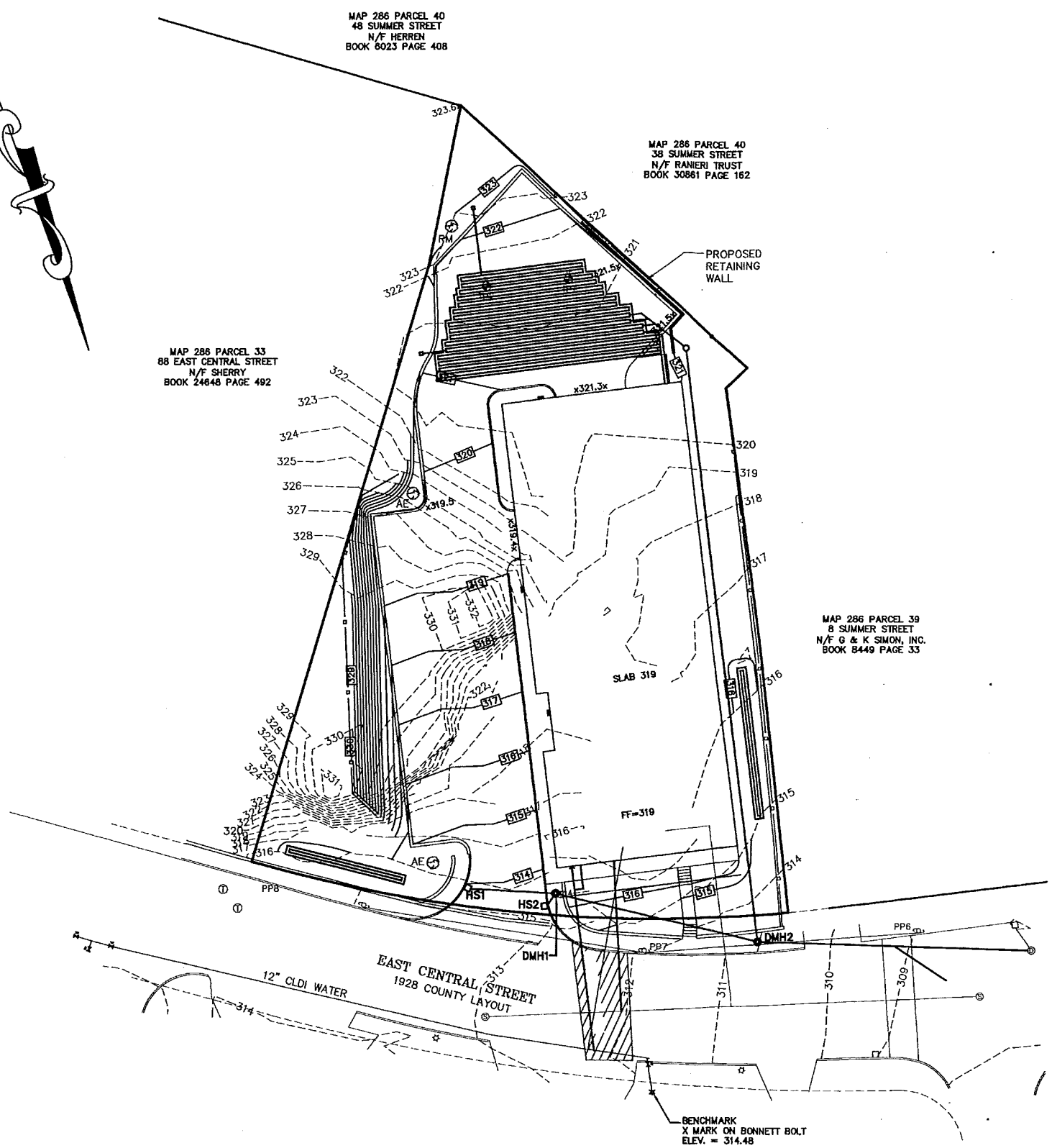
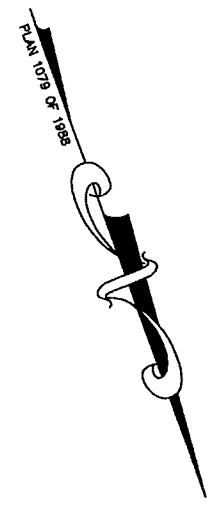
Applicant:

37-41 East Central Street LLC

37 East Central St.

Franklin, MA 02038

Prepared for the Town of Franklin's Design Review Commission



PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
2	AMERICAN ELM - AE	ULMUS AMERICANA	3 - 3 1/2"	B&B
1	RED MAPLE - RM	ACER RUBRUM	3 - 3 1/2"	B&B

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 20 PARKING SPACES = 2 TREES
 3 TREES PROVIDED.
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

LEGEND:

- DHSB DRILL HOLE STONE BOUND
- 297- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
- ⊕ UP4-1 UTILITY POLE
- OHW OVERHEAD WIRES
- ⊕ GAS GATE
- ⊕ WATER CURB STOP
- ⊕ WATER GATE
- ⊕ FIRE HYDRANT
- ⊕ DRAIN MANHOLE
- CATCH BASIN
- ⊕ SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING
- VGC VERTICAL GRANITE CURBING
- CCB CAPE COD BERM
- ⊕ HANDICAP PARKING SPACE
- ⊕ BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT

DECIDUOUS TREE PLANTING

GENERAL NOTES

1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)

OWNER:
 FERRARA FAMILY REALTY TRUST
 P.O. BOX 482
 FRANKLIN, MASSACHUSETTS

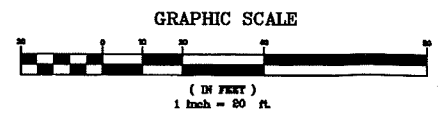
APPLICANT:
 37-41 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS



PLANTING PLAN
 70 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 37-41 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 15, 2017
 SCALE: 1" = 20'

SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
10/17	BL	
BK# 74	FIELD BOOK	PG# 63
12/17	CALCS BY:	RRG
12/17	DESIGNED BY:	RRG
12/17	DRAWN BY:	COMP
12/17	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02083
 508-384-8560 FAX 508-384-8566

DATE	SCALE	PROJECT	SHEET
DEC. 15, 2017	1" = 20'	UC1334	5 of 8







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: Camp Haiastan

Property Address 722 Summer St.

Assessors' Map # 315-002-000 Parcel # _____

Zoning District (select applicable zone): Rural District I

Zoning History: Use Variance _____

Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Camp Haiastan of the AYF, Inc.

Address: P.O. Box C
Franklin, MA 02038

Telephone Number: 508 520-1312

Contact Person: David Hamparian

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

Business Owner: _____ Property Owner: _____

Address: _____

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 9th day of January 2018

David Hamparian
Signature of Applicant

David Hamparian
Signature of Owner

David Hamparian
Print name of Applicant

David Hamparian
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: S M M A Corp.
Contact Person: Peter Glize
Address p.glize@smma.com
Telephone Number: 401 519 0669

E) Work Summary

Summary of work to be done: 2nd floor addition of Director's Quarters, and new Lower Office building constructed.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

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:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

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

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

Design Standards (Continuation)

1. Height

The proposed buildings are within the maximum allowable height per Zoning for the RR1 district (3 stories and 35 feet). The proposed camp office is one story and has maximum height is 16 feet high (at the peak of the roof) and the proposed directors quarters is two stories with a maximum height of 29 feet high (at the peak of the roof). The proposed buildings are located in a lower topography of the camp where they are isolated from neighboring residential buildings. The proposed building height is within the context of the existing camp community consisting of one and two story buildings.

2. Proportions of Windows and Doors

The proposed buildings were designed with doors and windows to match in size, proportion and style of the surrounding cabins and other camp buildings. The placement of door and windows on the building elevations were carefully chosen to be functional with surrounding camp activities and to take advantage of natural daylight to the extent practicable.

3. Relations of Buildings Masses and Spaces

The proposed buildings will be located in the same location as the buildings they are replacing. Although the proposed building masses are somewhat larger than the buildings they are replacing, they are still within the context of the surrounding camp buildings. The smallest of the buildings (cabins) to the largest dining and function halls all have a certain hierarchy distinguishable by size. The size and masses of the proposed buildings were intentionally configured to fit within the existing hierarchy of camp community.

4. Roof Shape

The proposed building's roof pitch, material and style is designed to match that of the surrounding cabins. The pitched roof is a typical New England design, particularly appropriate for the camp's rustic and wooded setting.

5. Scale

The proposed buildings scale is designed to match the style and characteristics of the surrounding cabins. Similarly to what is discussed in Standard 3, the scale of the proposed buildings is intentional to fit within the current hierarchy of existing buildings within the camp community.

6. Façade, Line, Shape & Profile

The proposed buildings are designed to match the style and characteristics of the surrounding camp buildings. The building's façade, line, shape and profiles were taken into account in the architectural design so the buildings met the common theme of the other camp buildings.

7. Architectural Details

The proposed buildings details are designed to match the materials, colors of the surrounding camp buildings. Materials and colors were specifically chosen to match the architectural materials of the surrounding camp buildings.

8. Advertising Features

Not applicable for this project. The proposed buildings are not intended to have any advertising.

Design Standards (Continuation)

9. Heritage

Although the camp buildings are not considered significant from a historical or heritage perspective under Federal, State or Local interest, Camp Haiastan has its own history and traditions. The Camp Board and Administration are keenly aware of these considerations and were involved in providing input into the design of these buildings to support the traditions of the camp.

10. Energy Efficiency

The proposed buildings will be designed to meet state building energy code requirements and are proposed to be oriented to take advantage of the site for shading and to not disturb surrounding landscaping.

11. Landscape

The proposed buildings will be located in the same location as the replaced buildings, existing landscaping will be maintained to the extent possible. Any disturbed materials will be replaced at project completion.. Updated walks and paths to the building entrances will be incorporated into the design. There is existing camp parking, new parking is not required. The camp staff and campers plant landscape materials along paths and throughout the camp as part of the camp beautification program each year.



**CAMP HAIASTAN
OF THE AYF, INC.**

772 SUMMER STREET
FRANKLIN, MA 02038

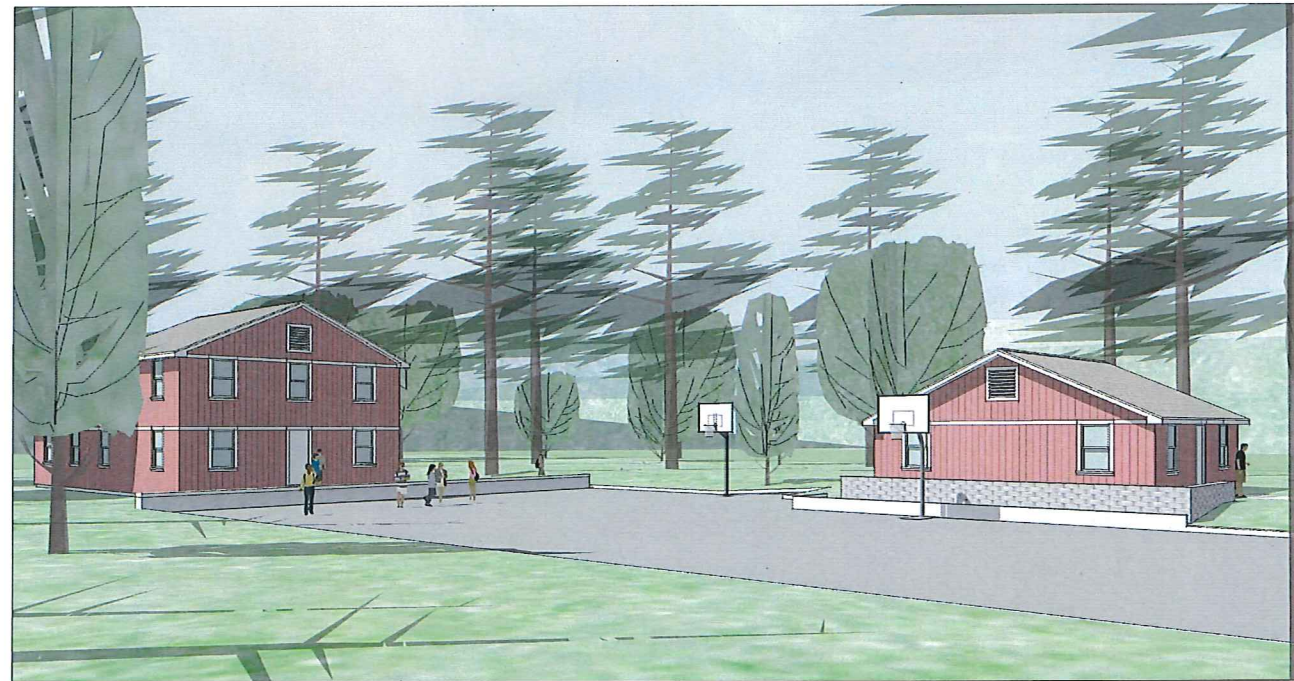
**DIRECTOR QUARTERS ADDITION AND
STAFF OFFICE REPLACEMENT**

ISSUED FOR DESIGN REVIEW 01/17/2018

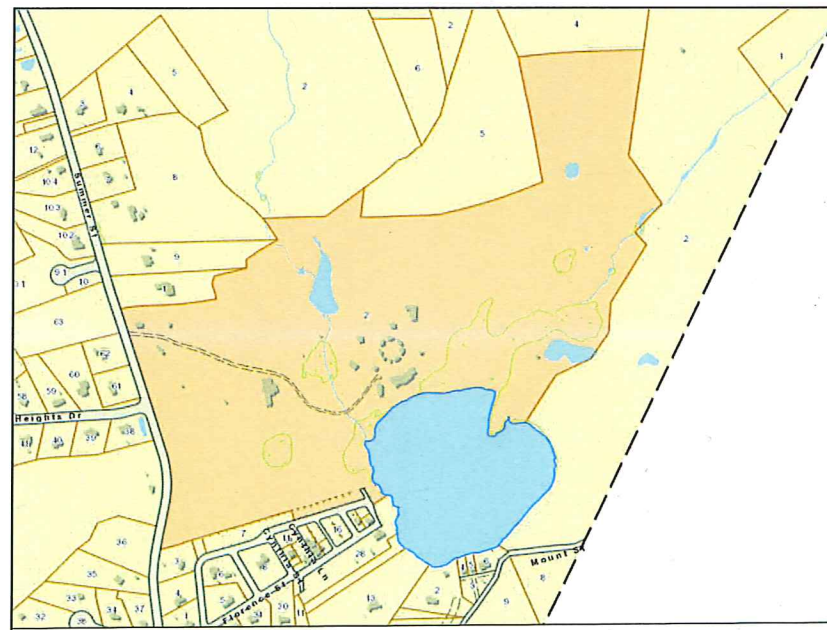
15030.01

INDEX TO DRAWINGS

- G-001 COVER SHEET/LOCUS CONTEXT MAP
- C-111 PARTIAL SITE PLAN
- AD-101 DEMOLITION FLOOR PLAN AND NOTES
- A-101 DIRECTOR'S QUARTERS FLOOR PLANS AND NOTES
- A-102 CAMP OFFICE AND STORE FLOOR PLANS, WALL SECTION AND NOTES
- A-200 BUILDING ELEVATIONS
- A-300 EXISTING BUILDING PHOTOS



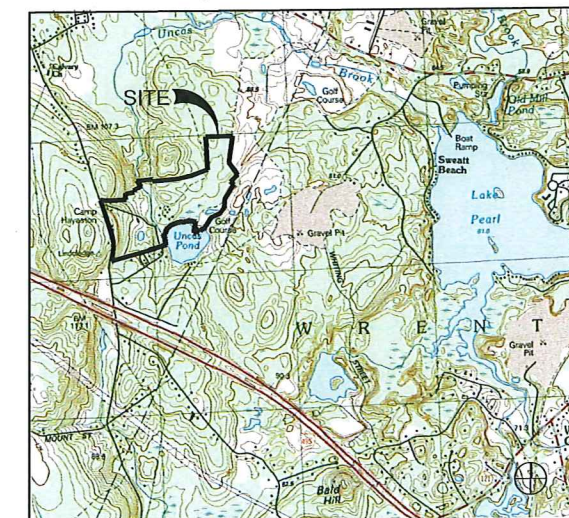
PERSPECTIVE DRAWING
SCALE: NTS



TOWN MAP
SCALE: 1"=500'



AERIAL MAP
SCALE: 1"=1,000'



USGS LOCUS MAP
SCALE: 1"=2,000'



Cambridge | Chapel Hill | Providence

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

Design Review Filing

for

Franklin Professional Building

*834-836 & 840-842
West Central Street*

Franklin, MA

Date: January 9, 2017

Project No. F-3441

Prepared By:

*Guerriere & Halnon, Inc.
55 West Central Street
Franklin, MA 02038*

Prepared for:

*John Padula
3 Lincolnwood Drive
Franklin, MA 02038*



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

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: Site Plan for Franklin Professional Building

Property Address 834-836 and 840-842 West Central Street Franklin, MA.

Assessors' Map # 271 Parcel # 15.1, 17, 17.1, and 18

Zoning District (select applicable zone): Business

Zoning History: Use Variance See Variances granted by the Franklin ZBA , decision attached
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: John Padula

Address: 3 Lincolnwood Drive
Franklin, MA. 02038

Telephone Number: 508-528-0315

Contact Person: John Padula or Denise DePetro

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

Property Business Owner: <u>Brookdale Mill Trust</u>	Property Owner: <u>834-836 West Central Street Realty Trust</u>
Address: <u>Leonard French Trustee</u>	<u>3 Lincolnwood Drive</u>
<u>860 West Central St. Franklin, MA.</u>	<u>Franklin, MA</u>

All of the information is submitted according to the best of my knowledge


Signature _____

12/18/17
Date Submitted _____

Print Name: John Padula

***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: Harrison French Associates

Contact Person: HFA: Justin Whiteside

Address 31 Hayward St. Franklin, MA 02038

Telephone Number: 508-528-0770

E) Work Summary

Summary of work to be done: Demolition of an existing two story brick building.
Construction of a new four story, type 5A combustible, protected. The proposed
occupancy is B - Business.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

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:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

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

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

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. The building is four stories.
49' - 8 5/8" to top of Roof.

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. Double hung windows and narrow storefront assemblies were selected to match the 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. There is a shallow hip roof design that makes the roof disappear from close proximity.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The site is lower than its adjacent site so being a four story building is not overwhelming in scale.

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____
There is a mix of horizontal finishes to help mitigate the visual height of the building.

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. _____
The colors and materials blend well with the local aesthetics.

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. Building meets all national and state code requirements for insulation and energy efficiency.

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 w/Application

a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- Nine (9) Copies of 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 NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON 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.

F-3441

Project Narrative

The Offices
at
834-836 & 840-842 West Central Street

The proposed site improvements will replace a partially occupied rental housing building on 834-836 West Central Street and a burnt down 840-842 West Central Street with a Four Story Professional Building featuring 12,640 SF of upscale Office Space.

Site improvements are badly needed at this location that currently features one remaining brick building out of two originally built in 1891 to house workers for the Brookdale Mill (currently “Incontro” restaurant) located at 860 West Central Street. One of the buildings perished in a fire some years ago and the remaining building shows significant signs of deterioration. In addition, multiple soil explorations on site revealed inconsistent pockets of fill and various abandoned underground structures. Burned down tree stumps, vegetative matter and all kinds of unsuitable fill materials have been found on site during pre-design explorations. Our conclusion is that the riverfront was used as a fill area in the distant past. Although currently the property owner is making significant efforts to maintain the riverfront area properly, the effects of various encroachments in the past are easily noticed. Currently there is an informal picnic and recreation area built on an old fill within the 25-foot buffer.

Site improvements include a 4 story Office Building, approved by the ZBA on September 28, 2017 with numerous variances, 27 parking spaces, drainage system, stormwater quality unit and a stormwater infiltration system.

The parking layout limits tree cutting and existing ground disturbance by reusing the existing paved entrance way and gravel parking area to the greatest extent possible while improving parking availability for the Office Building tenants. During construction, the unsuitable fill material underlying the proposed building and parking lot will be replaced with clean suitable material and compacted.

The design includes post and rail fence system with “no disturb” conservation plaques to restrict unsanctioned access to the riverfront area. The picnic bench will be relocated outside of the buffer zone near the parking lot for office employee use. In the existing partially degraded lawn area soil will be scarified, 6” loam layer will be added where needed, native wildflower seed mix will be seeded, native

trees and shrubs will be planted to provide shade for the riverfront area and habitat for wildlife.

The proposed Offices will turn a currently underused site into a viable commercial space that provides an enhancement and value to the community.

CERTIFICATE OF OWNERSHIP

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

SECTION A:

Title of Plan: Site Plan for Franklin Professional Building 834-836 & 840-842 West Central Street
Franklin, Massachusetts

Date of Plan: October 4, 2017 Assessor's Information: Map 271 lots 19

Prepared by: Guerriere & Halnon, Inc.

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): Brookdale Mill Trust - Leonard S. French Trustee

Address of Record Owner(s): 860 West Central Street
Franklin, MA.

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

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

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

Executed as a sealed instrument this _____ day of _____ 20____

John Padula
Signature of Applicant

John Padula
Print name of Applicant

Leonard S. French, TR.
Signature of Owner

Leonard S. French TR.
Print name of Owner

x *Shirley French*
Signature of Owner

x *Shirley French*
Print name of Owner

Norfolk County ss.

20 17

On this 8th day of December 2017, before me, the undersigned notary public, personally appeared Shirley French (name of Applicant), proved to me through satisfactory evidence of identification, which were MADL to be the person whose name is signed on the preceding document in my presence.



SEAN ENGLISH
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 17, 2020

Sean English
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 4/17/20

HAND TO
LAND COURT

GRANT OF EASEMENT

I, Leonard S. French, Trustee of Brookdale Mill Trust u/w/d/t dated November 20, 2003 and recorded in the Land Court as Document No. 1,018,335 and noted on Certificate of Title No. 167170.

For consideration paid being less than One Hundred Dollars (\$100.00) grant to

Denise R. Padula, Trustee of 834-836 West Central Street Realty Trust u/w/d/t dated April 20, 1989 and recorded in Norfolk Deeds in Book 8292, Page 613.

BK 22136 P 946 #24489
03-03-2005 10:52A

The following easement:

- 1. Access Easement "II" containing 2,464 S.F., more or less, of land.

As shown on a plan entitled "Basement Plan of Land for the Brookdale Mill in Franklin, MA" dated September 29, 2004 and drawn by Gueriere & Halton, Inc. filed with the Land Court with Document No. 1,044,022, Grantee shall be responsible for construction, maintenance, and repair of the above described easement.

SEE TITLE REF. 0,8192 - 179, 529

Executed as sealed instrument this 15th day of November, 2004.

Leonard S. French, Trustee
Leonard S. French, Trustee

COMMONWEALTH OF MASSACHUSETTS

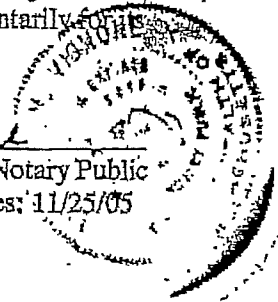
Norfolk, ss.

On this 15th day of November, 2004, before me, the undersigned notary public, personally appeared Leonard S. French, Trustee of Brookdale Mill Trust, proved to me through satisfactory evidence of identification, being (check whichever applies): _____ Driver's License or other state or federal governmental document bearing a photographic image, _____ Oath or Affirmation of a credible witness known to me who knows the above signatory, or My Own personal knowledge of the identity of the signatory, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for the stated purpose.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA.

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Anthony M. Vignone
Anthony M. Vignone, Notary Public
My Commission Expires: 11/25/05



680 W. Clinton St. Brookdale Mill Trust

Town of Franklin



355 East Central Street
Franklin, MA 02038

TOWN OF FRANKLIN
TOWN CLERK
2017 OCT -6 AM 9:33
RECEIVED

Zoning Board of Appeals

508-553-4858

Ms. Teresa M. Burr, Town Clerk
Municipal Building
355 East Central Street
Franklin, MA 02038

RE: Application of Denise R. DePedro, Trustee 834-836 West Central Street Realty Trust, Denise R. DePedro, Trustee 840-842 West Central Street Realty Trust, (hereinafter collectively referred to as "DEPEDRO") for the following variance relief, to wit: (1) to allow relief of 17.50 feet from the front yard setback requirement to 22.50 feet where a minimum of 40 feet is required (Schedule of Lot, Area, Frontage, Yard and Height Requirements, 185 Attachment 9); (2) to allow relief of 11.90 feet from the side yard setback requirement to 8.10 feet where a minimum of 20 feet is required (Schedule of Lot, Area, Frontage, Yard and Height Requirements, 185 Attachment 9); and (3) to allow relief of 1 story and 9 feet from the building height requirement to 4 stories and 49 feet where a maximum of 3 stories and 40 feet is required (Schedule of Lot, Area, Frontage, Yard and Height Requirements, 185 Attachment 9).

DETAILED RECORD AND DECISION

September 28, 2017

The Franklin Board of Appeals hereby certifies that the following is a detailed record of the Board's proceedings and decision regarding the above-captioned application with respect to the property located at 834-842 West Central Street, Franklin, Massachusetts 02038 (Franklin Assessors Map/Parcel: Map 271, Parcels 15.1, 17, 17.1 and 18)(hereinafter collectively referred to as the "Locus").

1. On or about August 24, 2017, DEPEDRO, filed an application with the Board for variance relief in accordance with M.G.L., Chapter 40A, §10, and §185-45(D) of the Code of the

Town of Franklin to allow the following: (1) to allow relief of 17.50 feet from the front yard setback requirement to 22.50 feet where a minimum of 40 feet is required (Schedule of Lot, Area, Frontage, Yard and Height Requirements, 185 Attachment 9); (2) to allow relief of 11.90 feet from the side yard setback requirement to 8.10 feet where a minimum of 20 feet is required (Schedule of Lot, Area, Frontage, Yard and Height Requirements, 185 Attachment 9); and (3) to allow relief of 1 story and 9 feet from the building height requirement to 4 stories and 49 feet where a maximum of 3 stories and 40 feet is required (Schedule of Lot, Area, Frontage, Yard and Height Requirements, 185 Attachment 9).

2. A notice of the public hearing on this application, a copy of which is on file in the Office of the Franklin Town Clerk, was:

- (a). Published in the Milford Daily News, a newspaper in general circulation in the Town of Franklin, on September 14, 2017.
- (b). Posted in a conspicuous place in the Franklin Municipal Building on September 14, 2017 which was at least fourteen (14) days prior to the public hearing; and
- (c). Mailed postage paid, on September 14, 2017, which was at least fourteen (14) days prior to the public hearing, to the petitioners, abutters, owners of land directly opposite the property in question on any public or private street or way, abutters to abutters within three hundred (300) feet of the property and the planning boards of the abutting town. The notice was mailed to the names and addresses shown on the most recent tax list provided by the Franklin Assessor's office.

3. On September 28, 2017, the duly advertised public hearing was opened during which time the opportunity was given to all those interested to be heard in favor or opposition to the application. The public hearing was closed on September 28, 2017.

4. The following documents and exhibits were received during the public hearing and are hereby incorporated by reference in the decision:

- a) ZBA Application Form signed by Denise R. DePedro, Trustee - Variance; ZBA Application Form signed by Leonard S. French, Trustee - Variance;
- b) Schedule I - Description of Relief Being Sought;
- c) Schedule II - Description of Petitioner's Proposal;
- d) ZBA APPLICATION FORM SUPPORTING STATEMENT FOR A VARIANCE;
- e) ZBA APPLICATION FORM OWNERSHIP INFORMATION of Denise R. DePedro, Trustee of 834-836 West Central Street Realty Trust;
- f) ZBA APPLICATION FORM OWNERSHIP INFORMATION of Denise R. DePedro, Trustee of 840-842 West Central Street Realty Trust;

- g) ZBA APPLICATION FORM OWNERSHIP INFORMATION of Leonard S. French, Trustee of the Brookdale Mill Trust;
- h) Copy of Abutter's List (To be Provided);
- i) Copy of Franklin Assessor's Card for 834-836 West Central Street, Franklin, MA (271-017-000-000);
- j) Copy of Quitclaim Deed of the J. Ramon Guzman dated April 20, 1989 and recorded with the Norfolk County Registry of Deeds at Book 8292, Page 629;
- k) Copy of Franklin Assessor's Card for 840-842 West Central Street, Franklin, MA (271-018-000-000);
- l) Copy of Quitclaim Deed of the J. Ramon Guzman dated April 20, 1989 and recorded with the Norfolk County Registry of Deeds at Book 8292, Page 631;
- m) Copy of Franklin Assessor's Card for 840-842 West Central Street, Franklin, MA (271-015-001-000);
- n) Copy of Franklin Assessor's Card for West Central Street, Franklin, MA (271-017-001-000);
- o) Copy of Default Judgment dated April 20, 1989 of the Land Court 07 MISC 350612 filed in Book 27521, Page 340;
- p) Copy of Franklin Assessor's Card for 860 West Central Street, Franklin, MA (271-019-000-000);
- q) Copy of Quitclaim Deed of Robyn M. Carlucci, Trustee dated March 25, 2004 and recorded with the Norfolk Registry District of the Land Court as Document No. 1018334 with Certificate No. 167170;
- r) Grant of Easement of Leonard S. French, Trustee, dated November 15, 2004 and recorded with the Norfolk Registry District of the Land Court as Document No. 1056256 filed with Certificate No. 167170;
- s) Plan entitled, "Variance Plot Plan Franklin Professional Building 834-836 & 840-842 West Central Street Franklin Massachusetts", prepared by Guerriere & Halnon, Inc., dated August 18, 2017;
- t) Floor and Elevation Plan Rendering, entitled, "West Central St. Office Building" prepared by Harrison French & Associates, pages A101-A105; A201-203.

Findings

Based upon the evidence and testimony presented at the public hearing, the Board has made the following findings and determination.

5. The applicant, DEPEDRO came before the Board requesting variance relief, in accordance with M.G.L., Chapter 40A, §10 and §185-45(D) of the Code of the Town of Franklin for variance relief as detailed in paragraph 1 herein, which would otherwise not be permitted under the Code of the Town of Franklin.

6. Pursuant to §185-45D(2)(b) of the Franklin Town Code, variance relief may be authorized by this Board with respect to a particular parcel of land where the Board finds all of the following:

- (a). A literal enforcement of the provisions Chapter 185 of the Code of the Town of Franklin would involve a substantial hardship, financial or otherwise, to the applicant.
- (b). The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.
- (c). Desirable relief may be granted without either.
 - (i): Substantial detriment to the public good; or
 - (ii): Nullifying or substantially derogating from the intent or purpose Chapter 185 of the Code of the Town of Franklin.

7. During the public hearing, the applicant provided testimony as to the physical characteristics of the property, with reference to the Plans submitted to the Board with the application. The Board determines that, based on the soil conditions, the shape, topography of the Locus, a literal enforcement of the provisions of Chapter 185 of the Code of the Town of Franklin would involve a substantial hardship to the applicant. More particular, due to the unique soil conditions located in certain areas within the Locus, the existence of significant environmentally sensitive resource and associated restricted buffer areas on the southern portion of the Locus, create a substantial hardship in achieving full compliance with the dimensional building setback and height requirements of the Bylaw. Full compliance with the building height requirement of the Bylaw would have created financial hardship as these existing lot characteristics substantially limit the allowable redevelopment to the northeastern portion of the property.

8. During the public hearing, the applicant provided testimony that the requested variances may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the purpose or intent of the Code. The existing somewhat dilapidated legal non-conforming structure is presently located within 12.30 feet of the front setback from the street, within 8.01 feet of the eastern boundary and as such does not meet the minimum front and side yard setback requirements as are currently required by the Bylaw. Consequently, the relief being requested would involve a lesser encroachment of the front setback, and would closely mimic the encroachment of the side setback of the existing structure. Conversely, the new structure being proposed for redevelopment in the area of the existing structure, although larger, would be located in a similar location as to distance from the roadway of the existing building, however be a further distance from the front boundary line as it meets

West Central Street. Further, in light of the close proximity to environmentally sensitive/buffer areas to the south, the building will be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates.

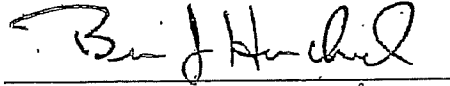
9. On motion made by Robert Acevedo and seconded by Timothy Twardowski, the Board voted on September 28, 2017, in accordance with M.G.L., Chapter 40A, §10 and §185-45(D) of the Code of the Town of Franklin, subject to the following condition, to grant variance relief as detailed in paragraph 1 herein, which would otherwise not be permitted under the Code of the Town of Franklin:

10. The granting of the variance relief as set forth herein is not valid until the recording of this Detailed Record and Decision with the Norfolk County Registry of Deeds. It is the applicant's responsibility to record this decision.

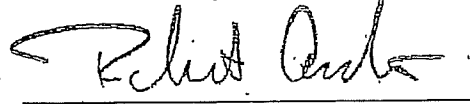
11. Any person aggrieved by a decision of the Board may file an appeal pursuant to Massachusetts General Laws, Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision with the Franklin Town Clerk.

On this day, September 28, 2017, the following members of the Board voted as set forth above.

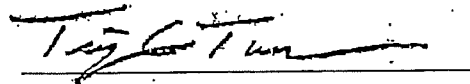
Bruce Hunchard votes to Grant



Robert Acevedo votes to Grant



Timothy Twardowski votes to Grant



Franklin Professional Building

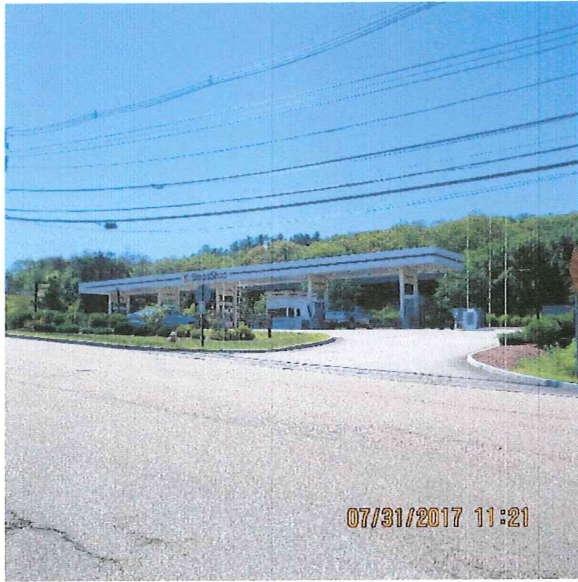
834-836 & 840-842

West Central Street

Franklin, MA



Abutting Property:



828 West Central Street



868 West Central Street



855 West Central Street



847 West Central Street



831 West Central Street



EXTERIOR FINISH SCHEDULE				
Mark	Manufacturer	Model	Color	Comments
CS-1	Boral Stone Products	Country LedgeStone	Bucks Country	
FC-1	JAMES HARDIE	HARDIEPLANK LAP SIDING	SANDSTONE BEIGE	SMOOTH
FC-2	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING	ARTIC WHITE	SMOOTH
FS-1				
GU-1				
PT-1				
PT-2				
PT-3				Rendering appearance not upgraded
SF-1	KAWNEER	TRIFAB VG 450 2" SIGHTLINE	MEDIUM BRONZE	KAWNEER FINISH #28
SHNG-1	CERTAINTED	LANDMARK PRO	MAX DEF BIRCHWOOD	
TR-1	AZEK	TRIMBOARD	WHITE	TRADITIONAL

GENERAL NOTES:
 1) SEE A600 FOR DOOR, STOREFRONT AND WINDOW SCHEDULE.
 2) SEE FLOOR PLANS A101-A104 FOR BATTEN SPACING.

HFA
 HARRISON FRENCH & ASSOCIATES, LTD.
 1.308.528.0770
 31 Hayward Street
 Franklin, Massachusetts 02038
 www.hfa-we.com

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WEST CENTRAL ST. OFFICE BUILDING
 WEST CENTRAL ST.
 FRANKLIN, MA 02038
 JOB NUMBER: 03-17-42000

ISSUE BLOCK	
1 (PRICING) SET	10/06/17

CHECKED BY: FA
 DRAWN BY: JW
 DOCUMENT DATE: 10/06/17

EXTERIOR ELEVATIONS
 SHEET: A201



1 FRONT ELEVATION
 1/4" = 1'-0"

10/06/17 10:27 AM
 C:\Users\jwheeler\Documents\Projects\03-17-42000\03-17-42000.dwg
 03-17-42000.dwg
 10/06/17 10:27 AM



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 31 Harvard Street
 Franklin, Massachusetts 02038
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WEST CENTRAL ST. OFFICE BUILDING

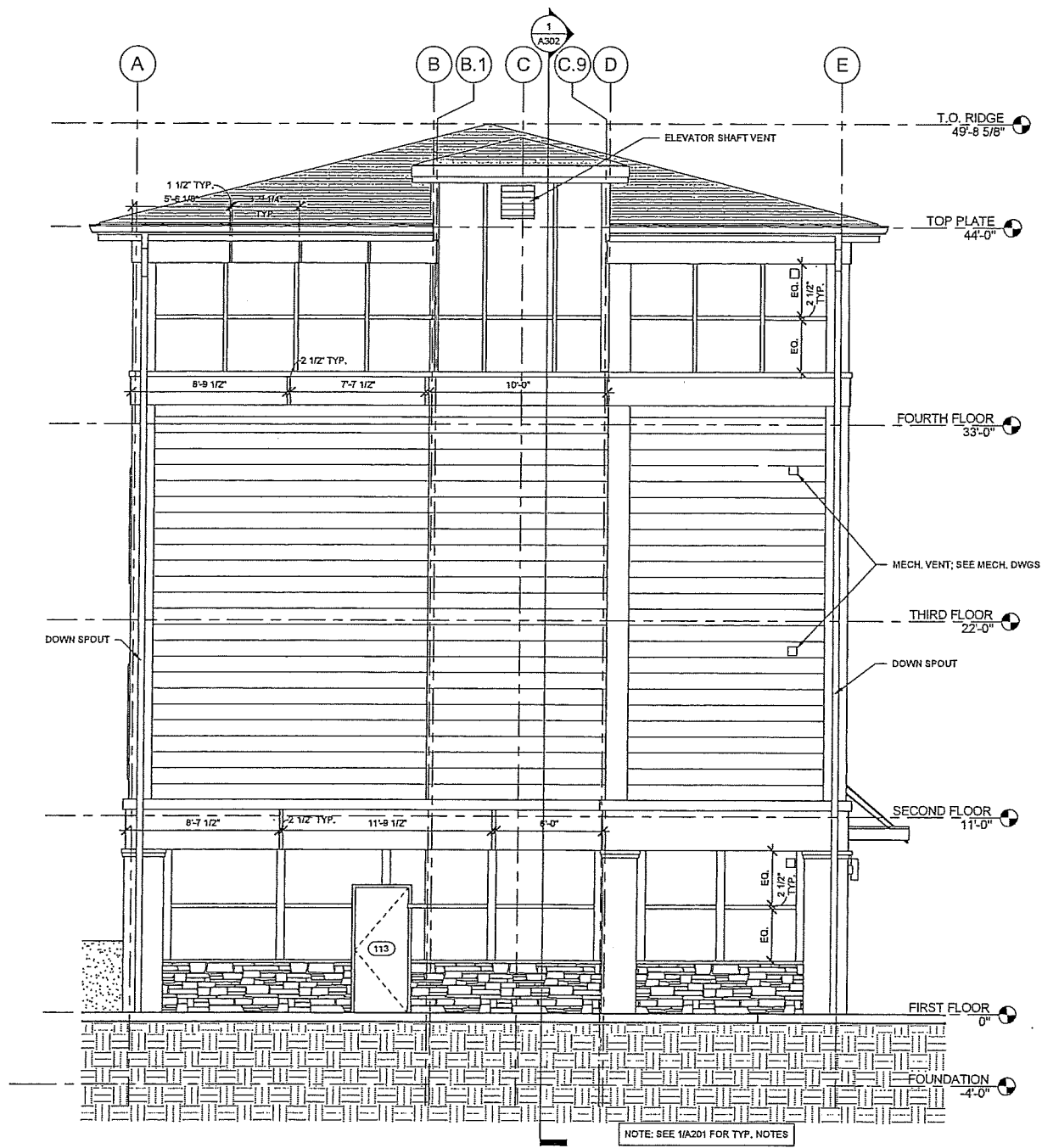
WEST CENTRAL ST.
 FRANKLIN, MA 02038
 JOB NUMBER: 45-17-2500

ISSUE BLOCK		
1	PRICING SET	10/06/17

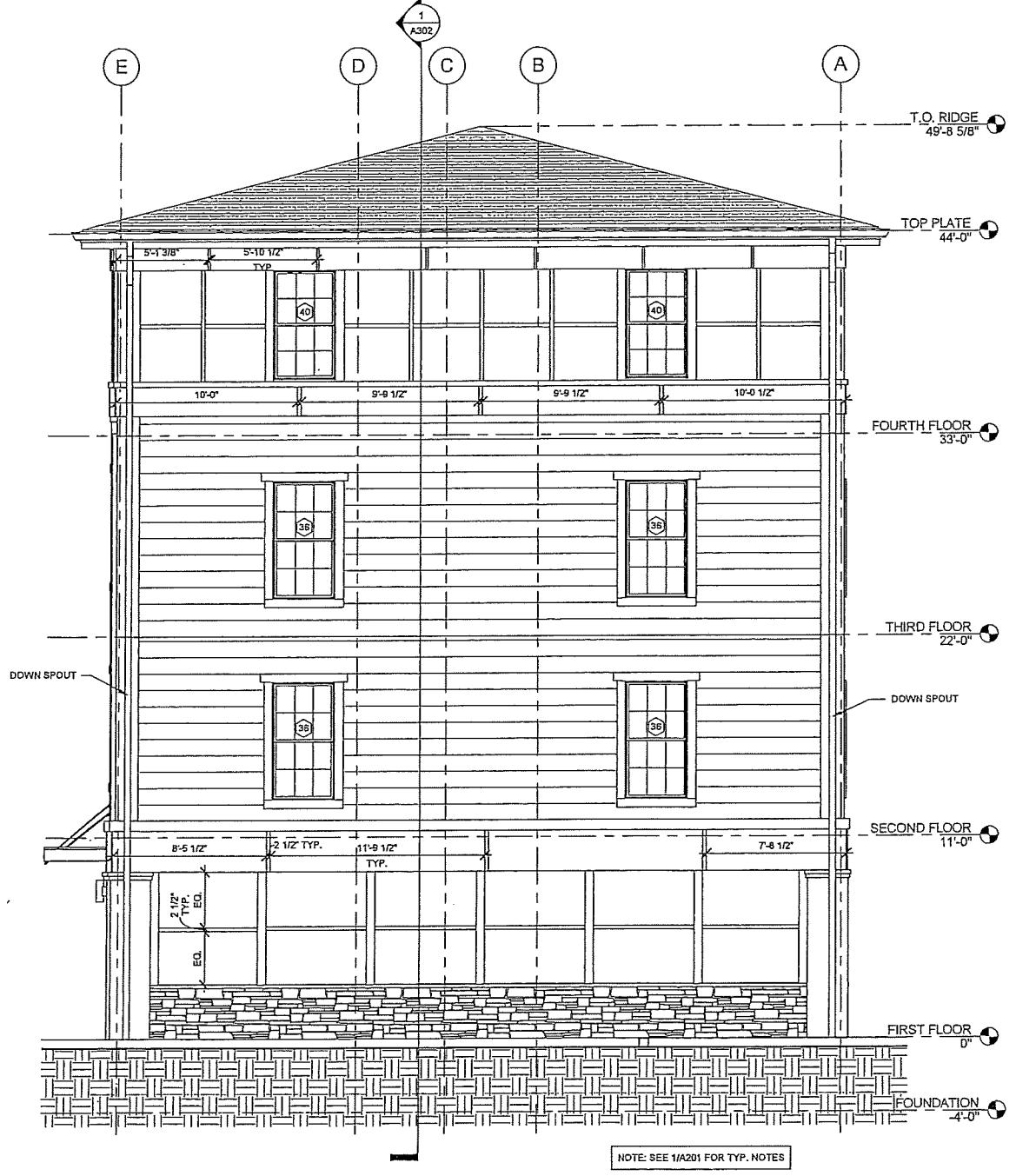
CHECKED BY:	FA
DRAWN BY:	JW
DOCUMENT DATE:	10/06/17

EXTERIOR ELEVATIONS

SHEET: A203



② LEFT ELEVATION
 1/4" = 1'-0"



① RIGHT ELEVATION
 1/4" = 1'-0"

10/20/17 10/27/17
 HARRISON FRENCH & ASSOCIATES, LTD.
 31 HARVARD STREET
 FRANKLIN, MASSACHUSETTS 02038



HARRISON FRENCH & ASSOCIATES, LTD

1 508.528.0770
31 Hayward Street
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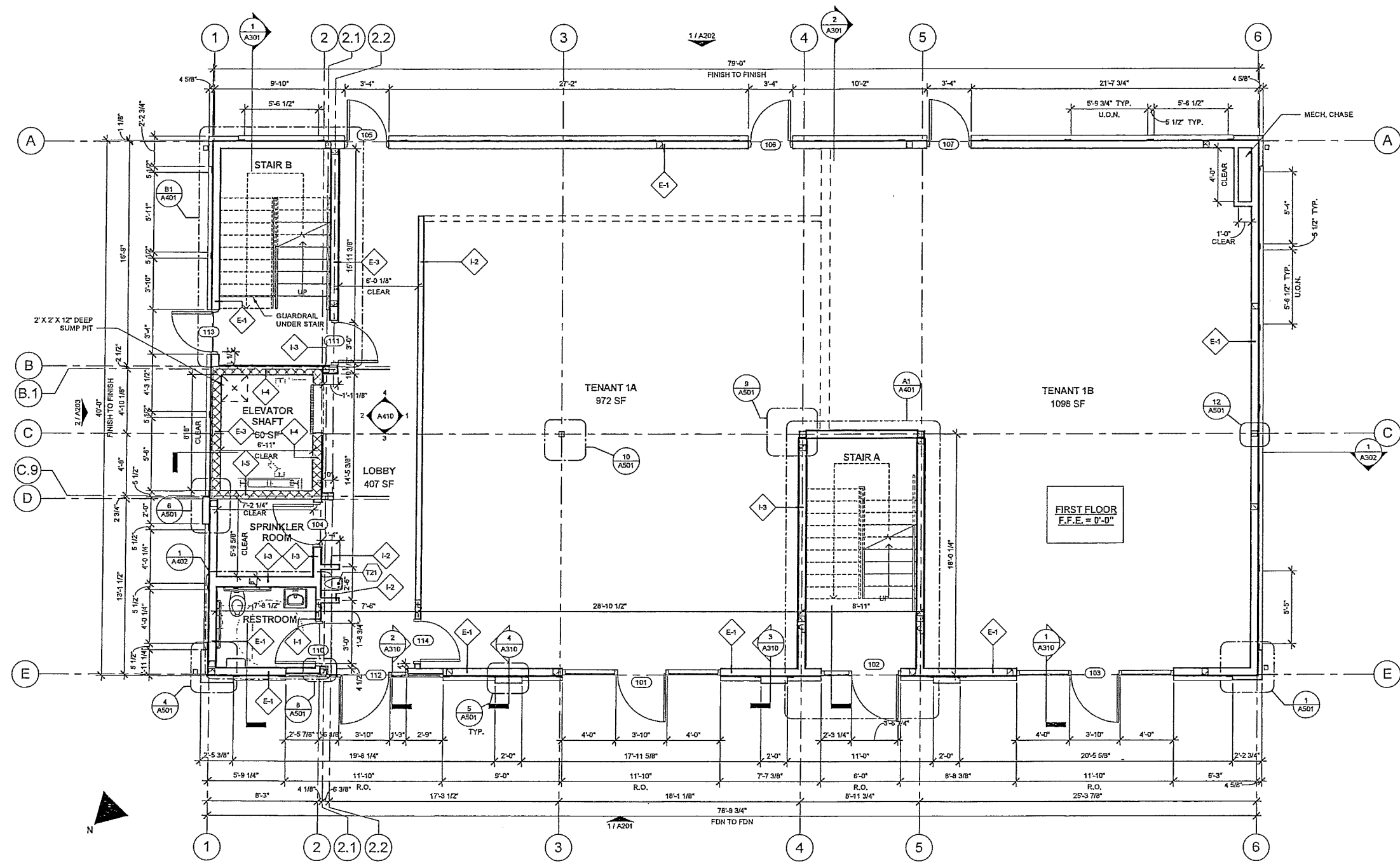
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WEST CENTRAL ST.
OFFICE BUILDING

WEST CENTRAL ST
FRANKLIN, MA 02038
JOB NUMBER: 40-17-2000

ISSUE BLOCK		
1	PRICING SET	10/06/17

CHECKED BY: FA
DRAWN BY: JW
DOCUMENT DATE: 10/08/17



1 FIRST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR
PLAN

SHEET:
A101

DATE: 10/08/17
DRAWN BY: JW
CHECKED BY: FA
HARRISON FRENCH & ASSOCIATES, LTD.

SITE PLAN FOR PROFESSIONAL OFFICE BUILDING

834-836 WEST CENTRAL STREET FRANKLIN, MASSACHUSETTS

JOB NO. F3441

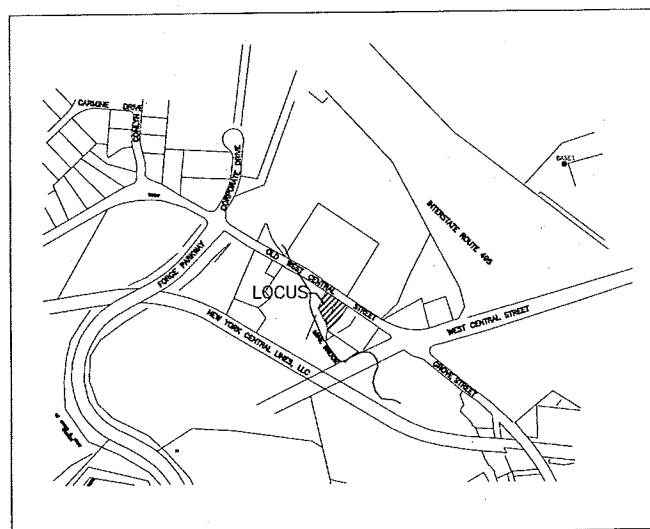
APPROVED DATE:
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. PROPOSED LAYOUT
4. DEMOLITION & EROSION CONTROL PLAN
5. PROPOSED UTILITIES
6. PROPOSED GRADING
7. PROPOSED LANDSCAPING
8. PHOTOMETRIC PLAN
- 9-11 CONSTRUCTION DETAILS

ARCHITECTURAL PLANS



VICINITY MAP
1"=500'

LOCUS:

840-842 WEST CENTRAL STREET
A.M. 271 LOT 18
DEED BK 8292 PG 631

834-836 WEST CENTRAL STREET
A.M. 271 LOT 17 AND 17.1
DEED BK 8292 PG 629

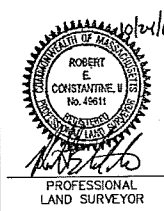
BROOKDALE MILL TRUST
LEONARD FRENCH TRUSTEE
P.O. BOX 369
FRANKLIN, MA 02038
AM 271 LOT 019
LC CERT. NO. 167170

APPLICANT:
JOHN PADULA
3 LINCOLNWOOD DR
FRANKLIN, MA.

OWNER/APPLICANT
834-836 WEST CENTRAL STREET REALTY TRUST
&
840-842 WEST CENTRAL STREET REALTY TRUST
DENISE R. DEPETRO TRUSTEE
3 LINCOLNWOOD DRIVE
FRANKLIN, MA 02038
DEED BK 8292 PG 631
DEED BK 8292 PG 629

OWNER
BROOKDALE MILL TRUST
LEONARD FRENCH TRUSTEE
P.O. BOX 369
FRANKLIN, MA 02038
LC CERT. NO. 167170

ARCHITECT
HPA- ALEVATO ARCHITECTS
31 HAYWARD STREET
FRANKLIN, MA.



OWNER/APPLICANT
834-836 WEST CENTRAL STREET REALTY TRUST
&
840-842 WEST CENTRAL STREET REALTY TRUST
DENISE R. DEPETRO TRUSTEE
3 LINCOLNWOOD DR.
FRANKLIN, MA 02038

OWNER
BROOKDALE MILL TRUST
P.O. BOX 369
FRANKLIN, MA 02038

APPLICANT:
JOHN PADULA
3 LINCOLNWOOD DR
FRANKLIN, MA.

REVISIONS

DATE	REVISED

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MA 02038
www.gandhengineering.com

**SITE PLAN
for
PROFESSIONAL OFFICE
BUILDING
834-836
WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS**

COVER

DATE OCTOBER 4, 2017	SCALE AS NOTED
SHEET 1 OF 11	JOB NO. F3441

UTILITIES ARE PLOTTED AS A COMPLETION OF RECORD DOCUMENTS (DARKNESS AND OTHER OBSERVED EVIDENCE TO DEVELOP VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED AS APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82C SECTION 10 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIGSAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

LEGEND

⊠	CATCH BASIN	☆	PROPOSED LIGHT POLE
⊙	DRAIN MANHOLE	○	UTILITY POLE
⊕	ELECTRIC MANHOLE	—	GUY WIRE
⊖	SEWER MANHOLE	—	SEWER LINE
⊗	GAS VALVE	—	DRAIN LINE
⊘	GAS SHUT OFF VALVE	—	WATER LINE
⊙	WATERGATE	—	GAS LINE
⊚	WATER SHUT OFF VALVE	—	ELEC. TEL. CABLE
⊛	FIRE HYDRANT	—	OVERHEAD WRES
⊜	VERTICAL CONC CURB	—	25' WETLAND BUFFER
⊝	RETAINING WALL	—	EDGE OF PAVEMENT
⊞	ABOVE FINISH GRADE	⊗	SPOT ELEVATION
⊟	ARBORVITAE	⊘	CLEAN OUT
⊠	SHRUB	⊙	ELECTRIC METER
⊡	TREE		

ZONING DISTRICT BUSINESS

	REQUIRED	EXISTING
MIN. LOT AREA	20,000 SF	27,882 SF
MIN. LOT FRONTAGE	125 FT	152.5 FT
MIN. LOT DEPTH	160 FT	316± FT
MIN. LOT WIDTH	112.5 FT	152 FT
MIN. YARD SETBACKS		
FRONT	40 FT	12.3 FT
SIDE	20 FT	8.0 FT
REAR	30 FT	163.3 FT
STORIES	3 STY	2 STY
	40 FT	30± FT
STRUCTURE COVERAGE	70%	5.7%
STRUCTURE PLUS PAVEMENT	80%	5.7%

NOTES

- A PORTION OF THIS SITE IS IN A FLOOD HAZARD ZONE AE AND X.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
- REFER TO FRANKLIN ASSESSORS MAP 271 LOTS 15.1, 17, 17.1 AND 18.
- THERE ARE NO TREES DESIGNATED AS "PUBLIC SHADED TREES" ON THIS SITE TO BE REMOVED FOR THE SITE PLAN.
- THIS SITE IS NOT IN A WATER RESOURCE DISTRICT.
- THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.

LEGEND FOR FEMA

---FEMA---	ZONE A LIMITS AS SHOWN ON FEMA FLOOD MAPS NO. 25021C0308E DATED JULY 17, 2012.
F.P.	100 YEAR FLOOD PLAIN AS INTERPOLATED FROM FIS PROFILE FOR MINE BROOK
---199---	ACTUAL GROUND ELEVATION, BY FIELD SURVEY LIMIT OF ZONE A

TESTING INFORMATION

TESTING DATE: MARCH 8, 2017 SOIL EVALUATOR: BRUCE WILSON, JR.

204.75 DTH #1(3/8) SAND 5% GRAVEL OLD TANK STRUCTURE 0"-36"	201.60 DTH #2(3/8) SANDY LOAM 10YR3/3 A 0"-6" SAND 2-5% GRAVEL 2.5Y5/4 6"-42"	202.2 DTH #3(3/8) SANDY LOAM 10YR3/3 A 0"-6" LOAMY SAND FILL 6"-48" FILL-ASH & ORGANICS 48"-96" SAND 2-5% GRAVEL 2.5Y5/4 96"-120"	203.10 DTH #4(3/8) SANDY LOAM 10YR3/3 A 0"-6" FILL SAND 6"-60" FILL ORGANIC MATERIAL BRICKS & MIXED SOIL 60"-80" SANDY LOAM POSSIBLE FILL 2.5Y5/4 80"-110"	203.9 DTH #5A(3/8) OLD TANK (SEPTIC) 0"-36"
201.75 204.20 DTH #5B(3/8) SAND 2-5% GRAVEL FEW ROCKS NO FILL 194.20 WATER @ 102"	198.10 205.30 DTH #6(3/8) SAND 2-5% GRAVEL FINE TO MED. GRAIN 0"-86" OLD GREY WATER PIPE @ 24" PVC PIPE	192.20 WATER @ 108" 202.90 DTH #7A & B(3/8) TRASH AND FILL POSSIBLE PART OF OLD BUILDING	193.93 WATER @ 110" 200.90	

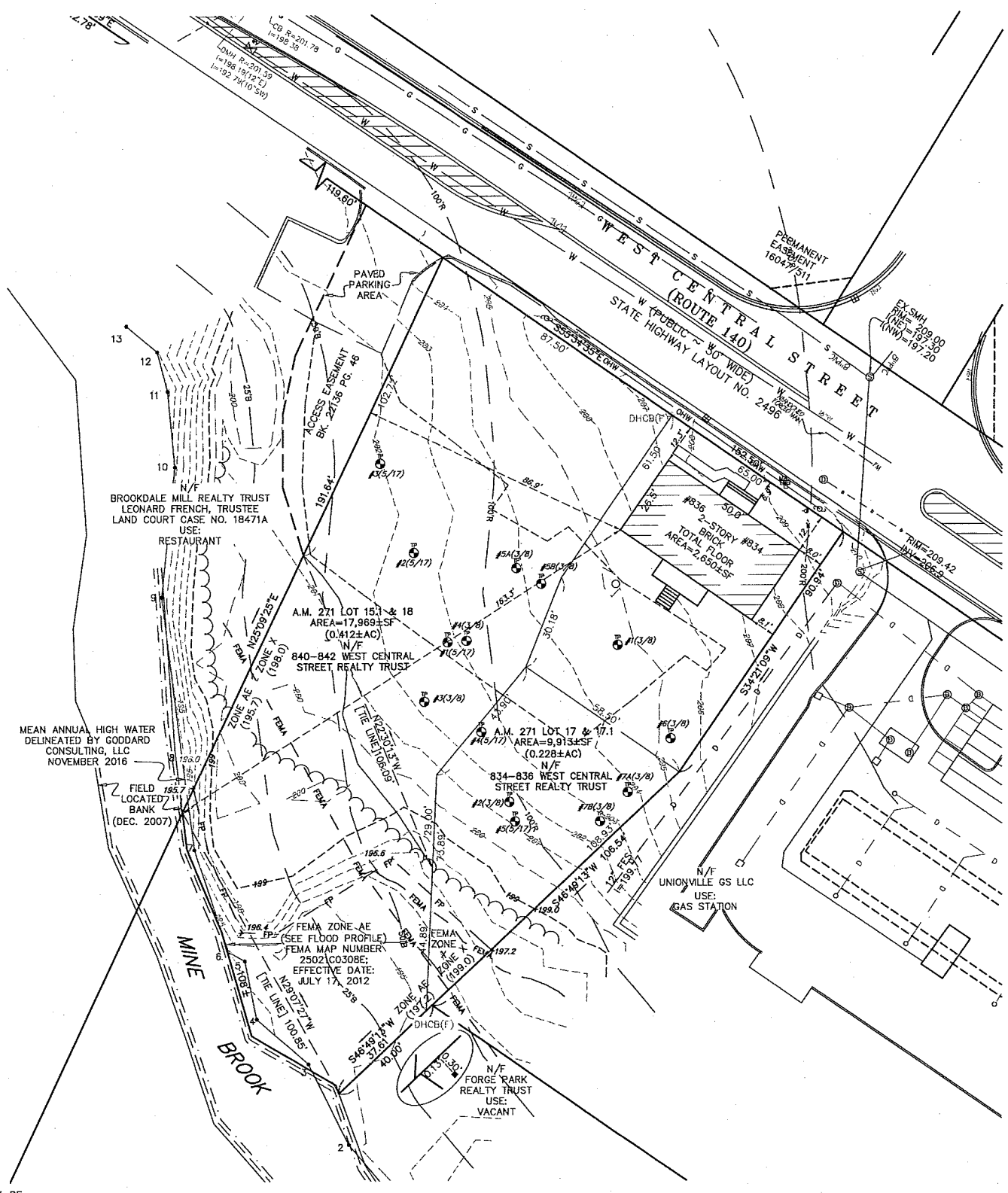
TESTING INFORMATION

TESTING DATE: MAY 17, 2017 SOIL EVALUATOR: GEORGE MIHOV, PE

202.75 DTH #1(5/17) SANDY LOAM 10YR3/3 A POCKETS OF FILL 18"-24" STONE 24"-58" SAND 2-5% GRAVEL 2.5Y5/4 58"-92" SANDY LOAM 10YR3/3 A 92"-114"	202.50 DTH #2(5/17) SANDY LOAM 10YR3/3 A SAND & GRAVEL 0-15 GRAVEL 2.5Y5/4 52"-92" SAND & GRAVEL 10YR4/2 92"-104"	201.90 DTH #3(5/17) SAND & GRAVEL 10YR3/3 A 24"-40" SANDY LOAM 10YR3/3 A 40"-62" SAND & GRAVEL 5% GRAVEL 2.5Y5/3 62"-86"	202.50 DTH #4(5/17) SANDY LOAM 10YR3/3 A 0"-12" SAND 2-5% GRAVEL 2.5Y5/4 12"-78" SANDY LOAM 2.5Y3/2 78"-90" SAND 2.5Y4/3 90"-122"	201.10 DTH #5(5/17) LOAM SEPTIC COVER CONC PVC @ 40" STEEL PIPE @ 60"
193.25 WEEPINGS @ 92" GW @ 96" NO MOTTLING	193.83 WEEPINGS @ 92" GW @ 96" NO MOTTLING	194.73 STANDING WATER @ 62"	192.33 GW @ 122"	194.43 REFUSAL @ 80" GW @ 80"

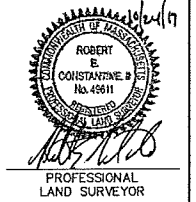
ZBA NOTE

SEE DECISION FROM THE FRANKLIN ZONING BOARD OF APPEALS DATED SEPTEMBER 28, 2017 VOTING TO ALLOW RELIEF OF 17.50 FEET FROM THE FRONT YARD SETBACK REQUIREMENT TO 22.50 FEET WHERE A MINIMUM OF 40 FEET IS REQUIRED (SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS, 185 ATTACHMENT 9); (2) TO ALLOW RELIEF OF 11.90 FEET FROM THE SIDE YARD SETBACK REQUIREMENT TO 8.10 FEET WHERE A MINIMUM OF 20 FEET IS REQUIRED (SCHEDULE OF LOT, AREA, FRONTAGE YARD AND HEIGHT REQUIREMENTS, 185 ATTACHMENT 9); AND (3) TO ALLOW RELIEF OF 1 STORY AND 9 FEET FROM THE BUILDING HEIGHT REQUIREMENT TO 4 STORIES AND 49 FEET WHERE A MAXIMUM OF 3 STORIES AND 40 FEET IS REQUIRED (SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS, 185 ATTACHMENT 9).



APPROVED DATE:
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY



OWNER/APPLICANT
834-836 WEST CENTRAL STREET REALTY TRUST & 840-842 WEST CENTRAL STREET REALTY TRUST
DENISE R. DEPETRO TRUSTEE
3 LINCOLNWOOD DR. FRANKLIN, MA 02038

OWNER
BROOKDALE MILL TRUST
P.O. BOX 369 FRANKLIN, MA 02038

APPLICANT:
JOHN PADULA
3 LINCOLNWOOD DR FRANKLIN, MA.

REVISIONS

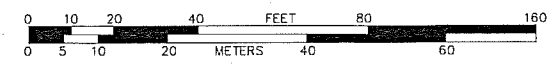
DATE	REVISED

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MA 02038
www.gandhengineering.com

SITE PLAN for PROFESSIONAL OFFICE BUILDING
834-836 WEST CENTRAL STREET
FRANKLIN MASSACHUSETTS

EXISTING CONDITIONS

DATE OCTOBER 4, 2017	SCALE 1"=20'
SHEET 2 OF 11	JOB NO. F3441



**ZONING DISTRICT
BUSINESS**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	27,882 SF	27,882 SF
MIN. LOT FRONTAGE	125 FT	152.5 FT	152.5 FT
MIN. LOT DEPTH	160 FT	316± FT	316± FT
MIN. LOT WIDTH	112.5 FT	152 FT	152 FT
MIN. YARD SETBACKS			
FRONT	40 FT	12.3 FT	22.5 FT (VARIANCE APPROVED THRU ZBA)
SIDE	20 FT	8.0 FT	8.1 FT (VARIANCE APPROVED THRU ZBA)
REAR	30 FT	163.3 FT	112.7 FT
STORIES	3 STY	2 STY	4 STY (VARIANCE APPROVED THRU ZBA)
STRUCTURE COVERAGE	70%	5.4%	11.3%
STRUCTURE PLUS PAVEMENT	80%	5.7%	57.3%

GENERAL NOTES:

1. REINFORCING STEEL CONFORMS TO LATEST A.S.T.M. A.T.B.S. SPEC. 0.12 SQ. IN./LINEAR FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH - 4000PSI MIN.
3. MANHOLE DESIGN SPECS. CONFORM TO LATEST A.S.T.M. C-78 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".

REFERENCES:

- FRANKLIN ASSESSOR MAP 271 LOTS 15.1, 17, 17.1 & 18.
- PLANS FILED AT THE NORFOLK COUNTY REGISTRY OF DEEDS:
- PLAN NO. 901 OF 1969; BK. 4636 PG.67.
PLAN NO. 555 OF 1946; BK. 2614 PG. 228.
LAND COURT CASE NO. 18471A.
PLAN NO. 147 OF 1925; BK. 1635 PG. 52.
PLAN BK. 598 PG. 81.

PARKING NOTES

REQUEST FOR DETERMINATION OF PARKING FROM SECTION 185-21B(2)(C)
TOTAL AREA OF BUILDING = 12,640±SF.
GROUND FLOOR OFFICE SPACE
GROUND FLOOR OFFICE SPACE
TENANT 1 = 1,028±SF.
TENANT 2 = 1,082±SF.

2ND, 3RD, 4TH FLOOR OFFICE SPACE
TENANT 3,5,7 = 1,025±SF. EACH
TENANT 4,6,8 = 1,039±SF. EACH
3,075±SF. TOTAL
3,117±SF. TOTAL

OFFICE SPACE = TOTAL AREA 8,302± SF.
PARKING SPACES REQUIRED 1/250SF. = 34 SPACES REQUIRED (GENERAL OFFICE)
PARKING SPACES PROVIDED = 27 SPACES

DESIGN OF RIVERFRONT

RIVERFRONT	EXISTING ALTERED AREA	PROPOSED ALTERED AREA	OVERVIEW OF EXISTING RIVERFRONT STATUS	PROPOSED IMPROVEMENTS DRAINAGE RECHARGE	CONTROLLED PROTECTIVE MEASURES OF RIVERFRONT	EXISTING HABITAT WILDLIFE	PROPOSED HABITAT WILDLIFE
25 FT.	500 SF	0	GOOD TREE GROUND AND SHRUB COVER	NONE PROPOSED	ESTABLISH LIMIT OF DISTURBANCE SET UP EROSION CONTROL	TREES & SHRUBS GOOD HABITAT FOOD SOURCE LIMITED	ADD FOOD SOURCE PLANT SHRUBS FOR FOOD SOURCE
25FT. - 100FT.	LOW CUT VEG=5664±SF. GRAVEL, PAVEMENT, BLDG.=4394±SF.	PROP. IMPROVEMENTS PLANTING AREA=5142±SF. PROP. IMPERVIOUS AREA=6215±SF.	LOW CUT VEGETATION BROKEN PAVEMENT AND GRAVEL. PARKING AREA FLOOR SOIL STABILIZATION	PAVEMENT WITH CONTROLLED RUNOFF RECHARGE OF SURFACE WATER AND PAVEMENT	INSTALL RECHARGE SYSTEM BELOW PAVEMENT. HABITAT PLANTING & STABILIZE SOIL. INSTALL BOUNDS AND FENCING	LOW CUT VEGETATION MINIMAL HABITAT COMPACT GROUND COVER	ADD SHADE TREES AND SHRUBS FOR FOOD SOURCE. ADD MULCH TO CONTROL EROSION. WATER QUALITY WILL BE CONTROLLED AND TREATED IN A RECHARGE SYSTEM
100FT.-200FT.	LOW CUT VEG=2509±SF. GRAVEL, PAVEMENT, BLDG.=9181±SF. UNCONTROLLED RUNOFF	PROP. IMPROVEMENTS MULCH AREA=1993±SF. PROP. IMPERVIOUS AREA=7742±SF.	(2) 2 STY. BUILDING 100YR OLD FAIR CONDITION. BROKEN PAVEMENT & GRAVEL. POOR GROUND, SOIL VEGETATION FOR STABILIZATION	RECHARGE OF BUILDING ROOF RUNOFF	BUILDING ROOF RUNOFF RECHARGE. MULCH AREA HABITAT FORMING PLANTINGS	BUILDING BROKEN PAVEMENT NO TREES SHRUBS FOR HABITAT OR FOOD SOURCE	THE TREES PLANTED WILL BE NATIVE SHADE TREES. SHRUBS WILL BE PLANTED TO PROVIDE HABITAT AND A FOOD SOURCE (DROUGHT TOLERANT SPECIES). ALL THE GROUND COVER AROUND BUILDING NORTH OF THE PARKING LOT WILL BE MULCH

WAIVER REQUESTED

SIDEWALK REQUIRED ALONG SOUTHERLY SIDE OF ROUTE 140 - ZONING CODE SECTION 185-28 (SIDEWALKS). APPLICANT WILL PROVIDE FUNDS TO THE TOWN OF FRANKLIN BASED ON LOSS OF SIDEWALK, IF IT WERE INSTALLED ALONG THE FRONTAGE.

2017 NOTES

- SITE ESTABLISHED AND FILLED IN THE 1930'S**
- EXISTING DISTURBANCES**
1. EXISTING GRAVEL DRIVE = 6,050±SF.
 2. EXISTING FOUNDATION, STAIRS AND WALKWAYS = 1,605±SF.
 3. EXISTING SCRUB/LAWN DISTURBANCE= 13,752±SF.
- TOTAL DISTURBANCE=21,407±SF
- ALLOWABLE DISTURBANCE WITHIN THE RIVERFRONT AREA (10%) OR 5000 SF. WHICH EVER IS LARGER**
- EXISTING AREA OF LOT IN THE RIVER FRONT=27,723±SF.**
10% = 2,772 ±SF. ALLOWABLE DISTURBANCE OR 5000 SF.
- PROPOSED RIVERFRONT DISTURBANCES**
- INNER RIPARIAN ZONE DISTURBANCE= 6595 ±SF.
OUTER RIPARIAN ZONE DISTURBANCE= 9382±SF.
FRENCH PROPERTY DISTURBANCE= 2,280±SF.
PROPOSED DISTURBANCE = 18,257±SF.
- RIVERFRONT ENHANCEMENT PLANTINGS**
- INNER RIPARIAN ZONE= 5344±SF.
FRENCH PROPERTY PLANTINGS= 803±SF.
PROPOSED AREA OF PLANTINGS = 6,147±SF.

LEGEND

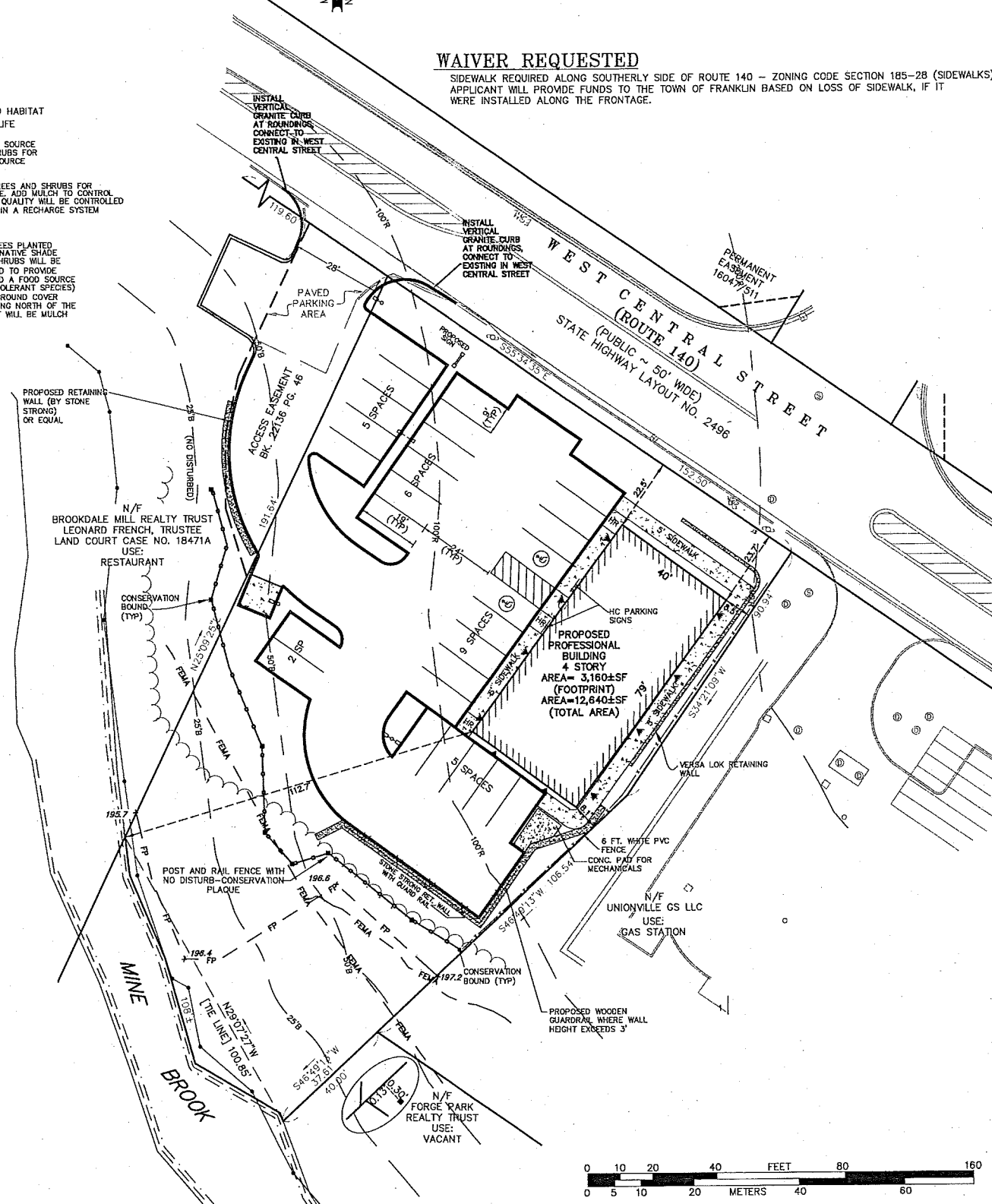
⊠	CATCH BASIN	☆	PROPOSED LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊚	ELECTRIC MANHOLE	—	GUY WIRE
⊛	SEWER MANHOLE	—	SIGN
⊜	GAS VALVE	—	SEWER LINE
⊝	GAS SHUT OFF VALVE	—	DRAIN LINE
⊞	WATERGATE	—	WATER LINE
⊟	WATER SHUT OFF VALVE	—	GAS LINE
⊠	FIRE HYDRANT	—	ELEC., TEL. CABLE
⊡	VERTICAL CONV CURB	—	OVERHEAD WIRES
⊢	RETAINING WALL	—	25' WETLAND BUFFER
⊣	ABOVE FINISH GRADE	—	EDGE OF PAVEMENT
⊤	ARBORVITAE	—	SPOT ELEVATION
⊥	SHRUB	—	C.O.
⊦	TREE	—	CLEAN OUT
		—	ELECTRIC METER

NOTES

1. A PRE-CONSTRUCTION MEETING WITH DPW IS REQUIRED.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
3. ALL STRIPING AND SIGNAGE TO CONFORM TO "THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES."
4. CONTRACTOR & ARCHITECT SHALL VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
5. THERE ARE NO TREES DESIGNATED AS "PUBLIC SHADED TREES" ON THIS SITE TO BE REMOVED FOR THE SITE PLAN.
6. THIS SITE IS REQUIRED TO GO BEFORE THE DESIGN REVIEW COMMISSION.
7. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
8. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
9. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO A PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.

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JOB NO. **F3441**

APPROVED DATE:
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

ROBERT E. CONSTANTINE, II
PROFESSIONAL SURVEYOR

DALE MACKINNON
PROFESSIONAL ENGINEER

OWNER/APPLICANT:
834-836 WEST CENTRAL STREET REALTY TRUST &
840-842 WEST CENTRAL STREET REALTY TRUST
DENISE R. DEPETRO TRUSTEE
3 LINCOLNWOOD DR. FRANKLIN, MA 02038

OWNER:
BROOKDALE MILL TRUST
P.O. BOX 369
FRANKLIN, MA 02038

APPLICANT:
JOHN PADULA
3 LINCOLNWOOD DR. FRANKLIN, MA.

REVISIONS

DATE	REVISED

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MA 02038
www.gandhengineering.com

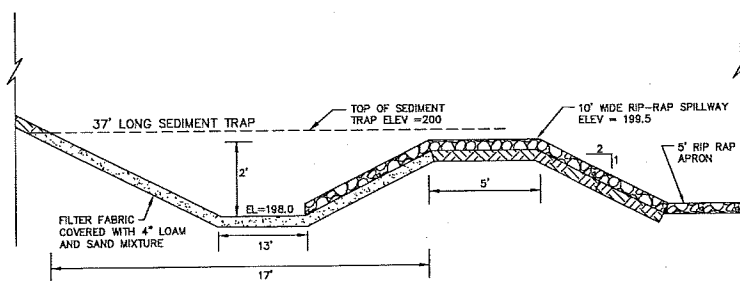
**SITE PLAN
for
PROFESSIONAL OFFICE
BUILDING
834-836
WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS**

PROPOSED LAYOUT

DATE OCTOBER 4, 2017	SCALE 1"=20'
SHEET 3 OF 11	JOB NO. F3441

STRUCTURE	TRIBUTARY AREA (AC.)	REQUIRED VOLUME (CF)	PROMISED VOLUME (CF)	WATER LEVEL 10-YR. STORM (EL.)
SEDIMENT TRAP	0.51 AC (22,200 SF)	925 CF	1,040	199.66

NOTE:
CALCULATIONS FOR MINIMUM SEDIMENT BASIN/TRAP VOLUME BASED ON MASSACHUSETTS EROSION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS REPRINTED MAY 2003



PRE CONSTRUCTION
THE AREA OF THE PROPOSED UNDERGROUND DETENTION SYSTEM IS TO BE UTILIZED FOR THE INSTALLATION OF A TEMPORARY SEDIMENTATION TRAP DURING CONSTRUCTION. INSTALL MIRAFI FILTER FABRIC 140N OR APPROVED EQUAL BELOW 4" LOAM AND SAND MIXTURE.

POST CONSTRUCTION
ONCE THE SITE IS STABILIZED, SCARIFY THE SURFACE AFTER THE REMOVAL OF ALL ACCUMULATED SEDIMENT AT THE BOTTOM OF THE SEDIMENT TRAP ALONG WITH AN ADDITIONAL 18" OF SOIL BELOW THE DESIGN BASE ELEVATIONS AND REPLACE WITH 18" OF CLEAN COARSE SAND AND GRAVEL FREE OF ORGANICS AND FINES. REMOVE MIRAFI FILTER FABRIC 140N OR APPROVED EQUAL PRIOR TO STARTING CONSTRUCTION OF THE PROPOSED UNDERGROUND DETENTION SYSTEM.

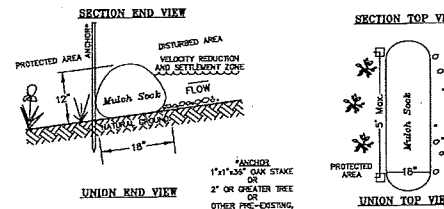
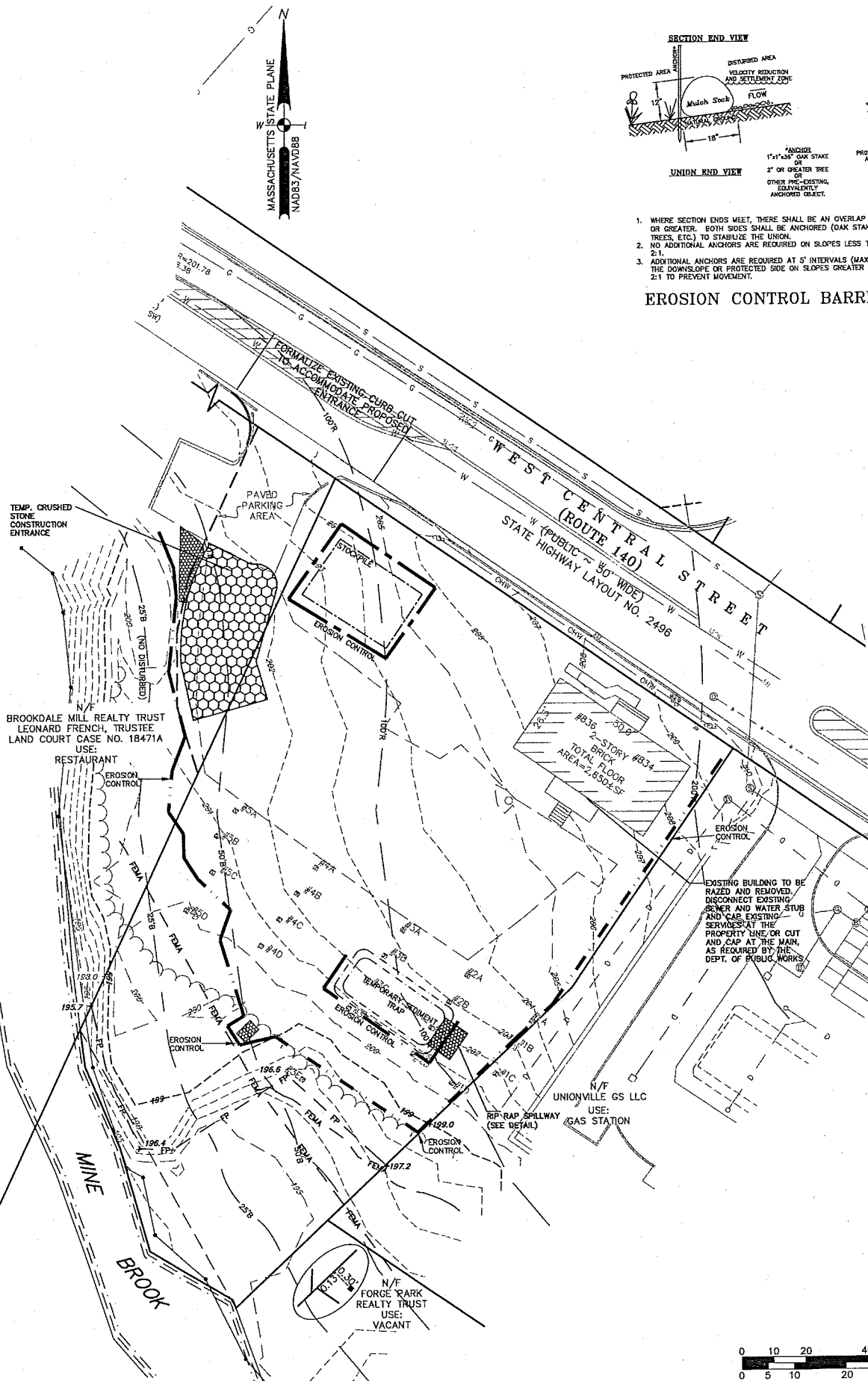
SEDIMENT TRAP
NOT TO SCALE

TEMPORARY RETENTION AREA NOTES:

- CONSTRUCT TEMPORARY RETENTION AREA TO COLLECT RUNOFF.
- THE TEMPORARY RETENTION AREA IS TO BE UTILIZED AS A TEMPORARY SEDIMENTATION TRAP DURING CONSTRUCTION.
- ALL CONSTRUCTION GRADES IN THE INTERIM SHALL BE SLOPED TO FLOW INTO THE TEMPORARY RETENTION AREA, WHERE POSSIBLE.
- CLEAN ALL SEDIMENT OUT OF TEMPORARY RETENTION AREA PRIOR TO FINAL GRADING AND SURFACE STABILIZATION.
- ONCE SITE IS STABILIZED REMOVE ALL REMAINING ACCUMULATED SEDIMENT AT THE BOTTOM OF THE SEDIMENT TRAP.
- SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
- CLEAN ALL ON SITE CATCH BASINS, MANHOLES, PIPING, TEMPORARY SEDIMENT TRAP, AND INFILTRATION CHAMBERS. INSTALL SILT BAGS AT EACH CATCH BASIN.
- FOR FURTHER EROSION CONTROL NOTES REFER TO THE FOLLOWING SECTIONS ON THE DETAIL SHEETS:
"INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE"
"GENERAL EROSION CONTROL AND CONSTRUCTION NOTES"

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- WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER. BOTH SIDES SHALL BE ANCHORED (OAK STAKES, TREES, ETC.) TO STABILIZE THE UNION.
- NO ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAN 2:1.
- ADDITIONAL ANCHORS ARE REQUIRED AT 5' INTERVALS (MAX.) ON THE DOWNSLOPE OR PROTECTED SIDE ON SLOPES GREATER THAN 2:1 TO PREVENT MOVEMENT.

EROSION CONTROL BARRIER

- Mudch Stock COMPONENTS:**
- OUTSIDE CASING: 100% organo/hessian.
 - FILLER INGREDIENT: FiberReef Mudch
 - A blend of coarse and fine compost and shredded wood.
 - Particle size: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
 - Weight: Approx. 550 lbs./cu.yd. (Ave. 30 lbs./ft.)

FRANKLIN PLANNING BOARD

DATE: _____

BEING A MAJORITY

PROFESSIONAL LAND SURVEYOR: ROBERT E. CONSTITUTIONE, No. 49511

PROFESSIONAL ENGINEER: DALE W. HANCOCK, No. 24675

OWNER/APPLICANT
834-836 WEST CENTRAL STREET REALTY TRUST &
840-842 WEST CENTRAL STREET REALTY TRUST
DENISE R. DEPETRO TRUSTEE
3 LINCOLNWOOD DR. FRANKLIN, MA 02038

OWNER
BROOKDALE MILL TRUST
P.O. BOX 369
FRANKLIN, MA 02038

APPLICANT:
JOHN PADULA
3 LINCOLNWOOD DR
FRANKLIN, MA.

REVISIONS

DATE	REVISED

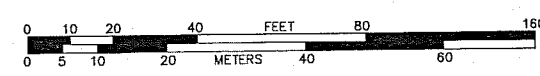
Guerriere & Halnon, Inc.
Engineering & Land Surveying
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Fx. (508) 528-7921 FRANKLIN, MA 02038
www.gandhengineering.com

SITE PLAN
for
PROFESSIONAL OFFICE BUILDING
834-836
WEST CENTRAL STREET
FRANKLIN MASSACHUSETTS

DEMOLITION PLAN

DATE: OCTOBER 4, 2017 SCALE: 1"=20'

SHEET: 4 OF 11 JOB NO. F3441

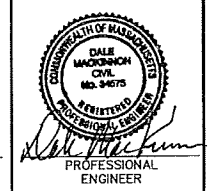
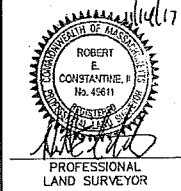


JOB NO. F3441

APPROVED DATE:
FRANKLIN PLANNING BOARD

DATE: _____

BEING A MAJORITY



OWNER/APPLICANT
834-836 WEST CENTRAL STREET REALTY TRUST & 840-842 WEST CENTRAL STREET REALTY TRUST
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REVISIONS	
DATE	REVISED

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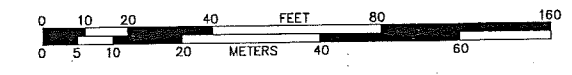
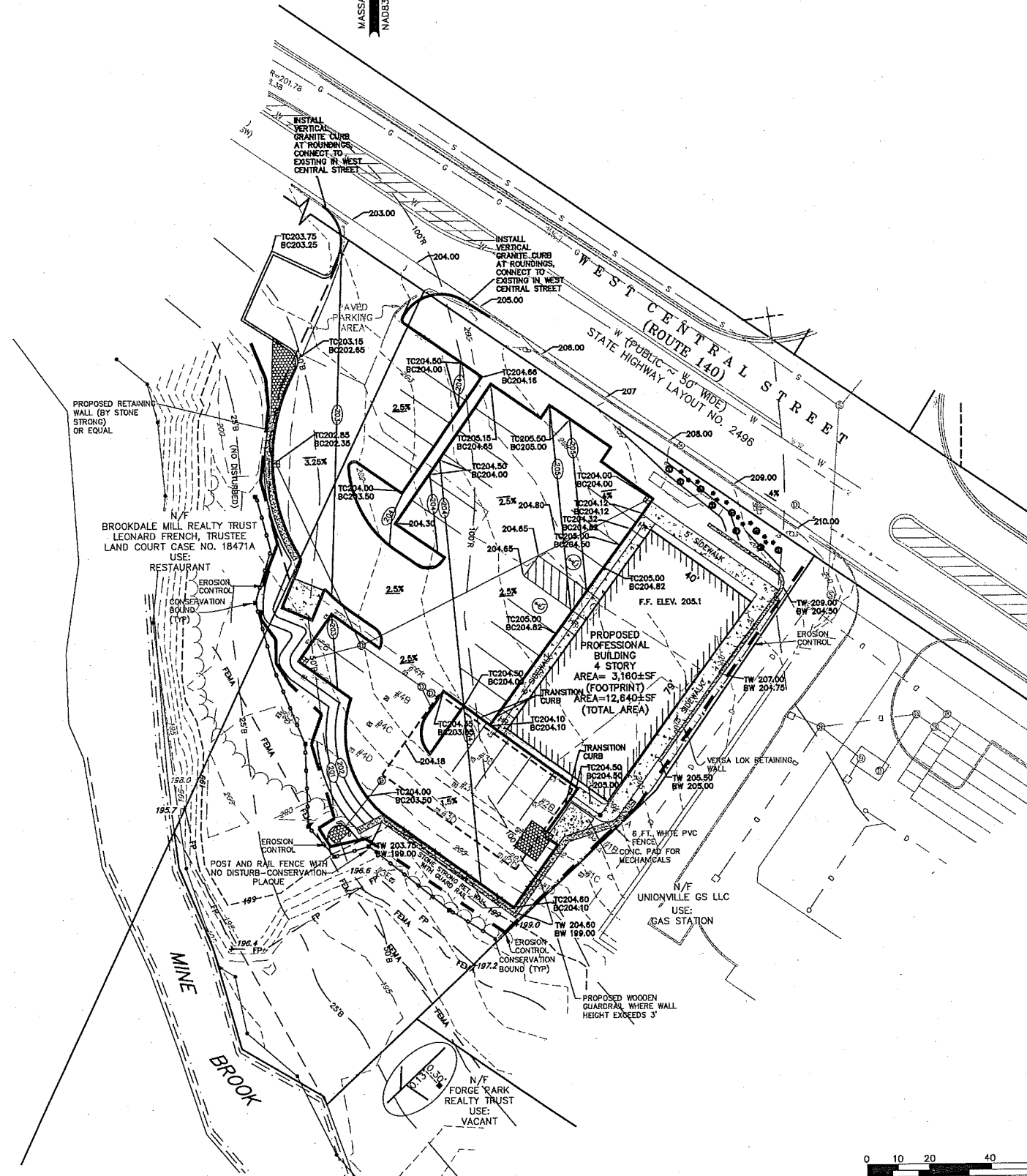
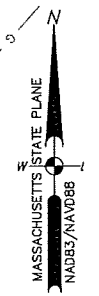
PROPOSED GRADING

DATE: OCTOBER 4, 2017 SCALE: 1"=20'

SHEET: 5 OF 11 JOB NO. F3441

LEGEND

- | | | | |
|--------|----------------------|---------|---------------------|
| ⊞ | CATCH BASIN | ☆ | PROPOSED LIGHT POLE |
| ⊕ | DRAIN MANHOLE | ○ | UTILITY POLE |
| ⊙ | ELECTRIC MANHOLE | — | GUY WIRE |
| ⊚ | SEWER MANHOLE | — | SIGN |
| ⊛ | GAS VALVE | —S— | SEWER LINE |
| ⊜ | GAS SHUT OFF VALVE | —D— | DRAIN LINE |
| ⊝ | WATERGATE | —W— | WATER LINE |
| ⊞ | WATER SHUT OFF VALVE | —G— | GAS LINE |
| ⊟ | FIRE HYDRANT | —ETC— | ELEC., TEL, CABLE |
| VCC | VERTICAL CONIC CURB | —OHW— | OVERHEAD WIRES |
| RW | RETAINING WALL | —25B— | 25' WETLAND BUFFER |
| A.F.G. | ABOVE FINISH GRADE | EP | EDGE OF PAVEMENT |
| ⊙ | ARBORVITAE | X 000.0 | SPOT ELEVATION |
| ⊙ | SHRUB | • C.O. | CLEAN OUT |
| ⊙ | TREE | ⊞ | ELECTRIC METER |



UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS, AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 23, SECTION 90 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIAL-411 AT 1(888)DIG-SAFE(7233).

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NOTES

1. RELOCATE THE SEATS AND BENCHES FROM THE 25 FT. BUFFER, PLACE BENCHES UP BY THE PARKING LOT FOR EMPLOYEE USE PER OWNER PREFERENCE.
2. EXISTING PARTIALLY DEGRADED CUT VEGETATION (POOR LAWN) , ADD 6" LOAM AFTER SCARIFYING THE EXISTING SOILS, STAKE IN PLACE EROSION CONTROL, PLANT NATIVE WILD FLOWER SEED MIX AND NATIVE TREES AND SHRUBS TO PROVIDE SHADE FOR THE RIVER AND HABITAT FOR THE WILDLIFE.
3. REMOVE INVASIVE SPECIES, PROVIDE A PROGRAM FOR REMOVAL AND SCHEDULE OF NEW GROWTH OVER TIME.
4. ESTABLISH A FUTURE NO DISTURB AREA, SET BOUNDS, PROVIDE A FENCE WITH CON COM SIGNS TO DELINEATE THE AREA.

**RIVERFRONT
ENHANCEMENT AREA PLANTING**

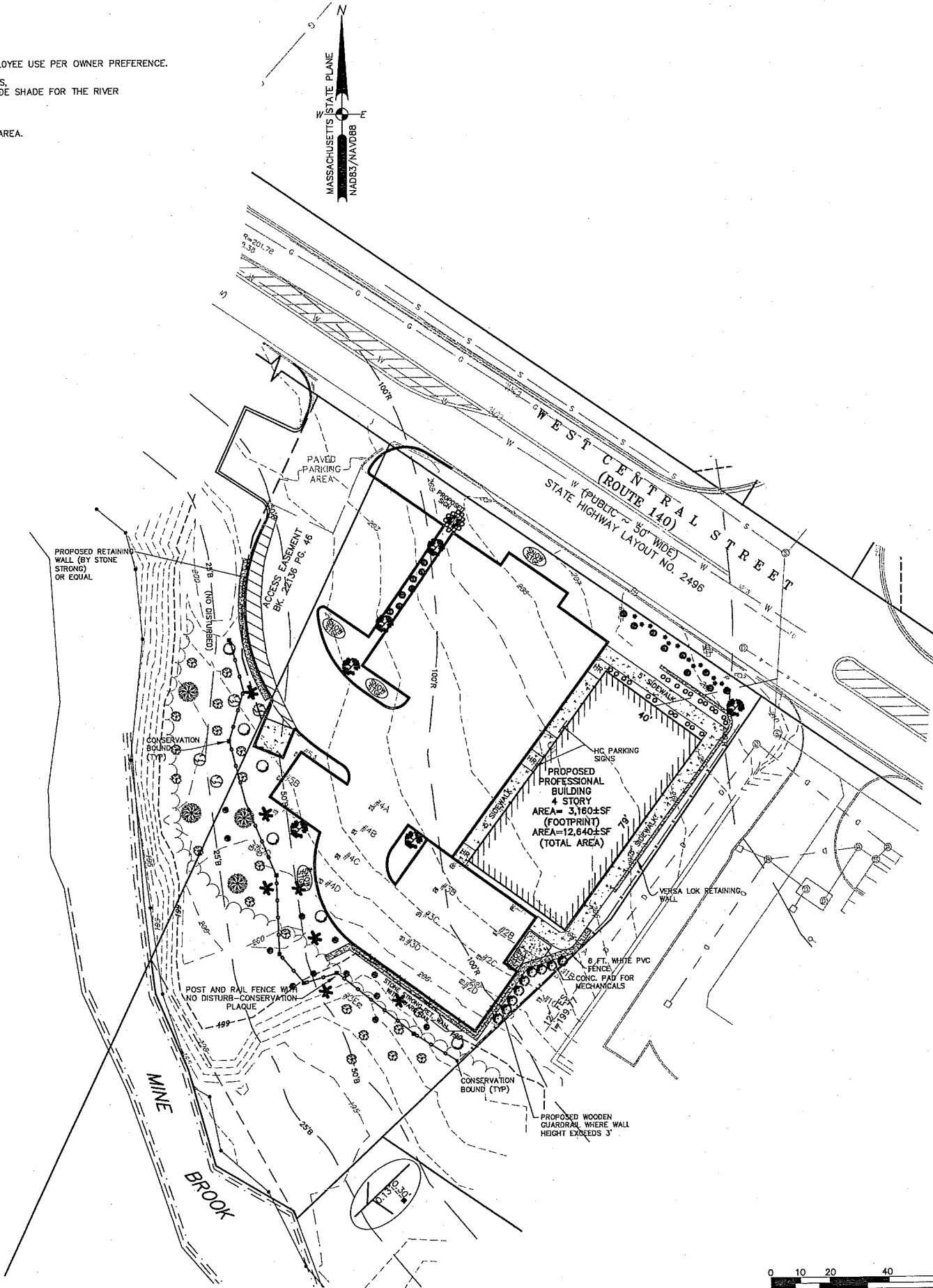
DRAUGHT TOLERANT TYPE	SIZE	QUANTITY
* = SILKY DOGWOOD (CORNUS AMOMUM)	2 GAL.	6
⊗ = HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM)	2 GAL.	19
○ = GREY DOGWOOD (CORNUS RACEMOSA)	4 FT. MIN.	6
⊕ = SWEET FERN (COMPTONIA PEREGRINA)	1 GAL.	4
⊗ = RIVER BIRCH (BETULA NIGRA)	4 FT. MIN.	5

LEGEND

- | | | | |
|--------|----------------------|---------|---------------------|
| ⊞ | CATCH BASIN | ☆ | PROPOSED LIGHT POLE |
| ⊙ | DRAIN MANHOLE | ⊕ | UTILITY POLE |
| ⊙ | ELECTRIC MANHOLE | — | GUY WIRE |
| ⊙ | SEWER MANHOLE | — | SIGN |
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| ⊙ | FIRE HYDRANT | — ETC — | ELEC., TEL., CABLE |
| VCC | VERTICAL CONC CURB | — OHW — | OVERHEAD WIRES |
| RW | RETAINING WALL | — 25B — | 25' WETLAND BUFFER |
| A.F.G. | ABOVE FINISH GRADE | EP | EDGE OF PAVEMENT |
| ⊙ | ARBORVITAE | X 000.0 | SPOT ELEVATION |
| ⊙ | SHRUB | • C.O. | CLEAN OUT |
| ⊙ | TREE | EM | ELECTRIC METER |

PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
⊙	ROSE OF SHARON HIBISCUS SYRIACUS	5 GAL.	5
⊙	LITTLE LEAF LINDEN TILIA CORDATA	4' MIN. 2.5" GAL.	6
⊙	JUNIPER PLUMROSA COMPACTA	3 GAL.	33
⊙	HERMOCADIS DAYLILIES	2 GAL.	18
⊙	RHODODENDRON HENRY'S RED (DARK RED)	2' MIN.	16

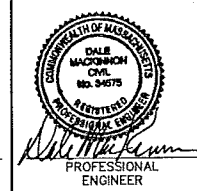
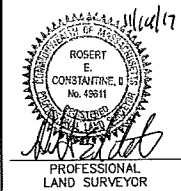


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APPROVED DATE:
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY



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REVISIONS

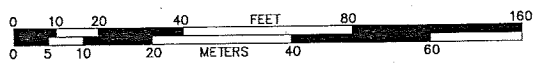
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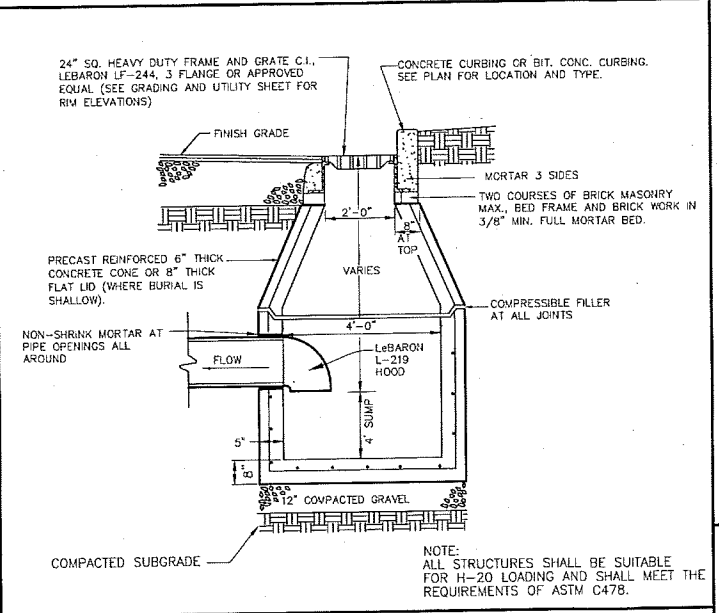
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**SITE PLAN
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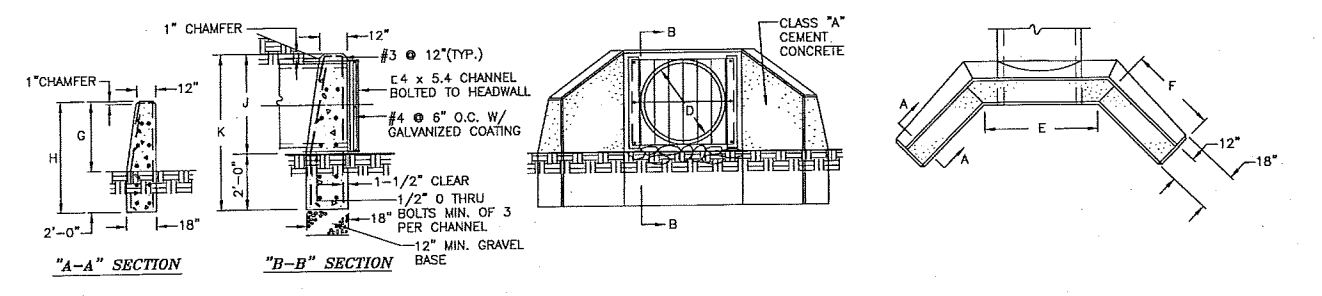
LANDSCAPING

DATE: OCTOBER 4, 2017 SCALE: 1"=20'
SHEET: 7 OF 11 JOB NO.: F3441





TYP. PRECAST CONCRETE CATCH BASIN DETAIL

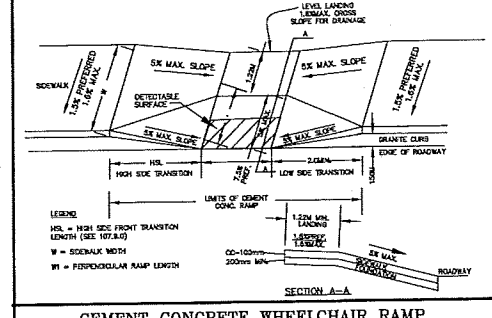


TYP. CONCRETE HEADWALL DETAIL

N.T.S. NOTE: DEBRIS GRATE REQUIRED ON ALL PIPES WITH A DIAMETER GREATER THAN 36"

HEADWALL DIMENSIONS

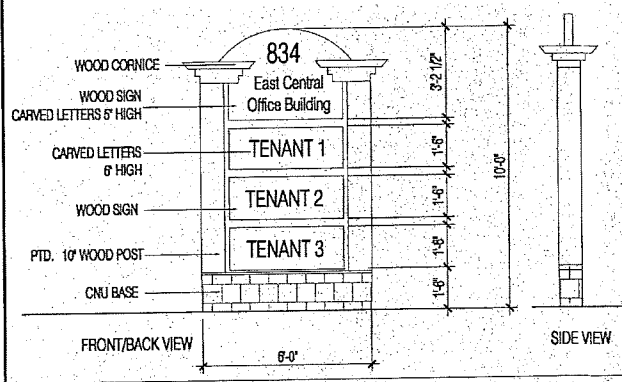
D	E	F	G	H	J	K
12"	20"	36"	12"	36"	24"	48"
18"	30"	48"	12"	36"	30"	54"
24"	36"	60"	12"	36"	36"	60"
30"	42"	66"	15"	39"	42"	66"
36"	48"	72"	18"	48"	54"	90"



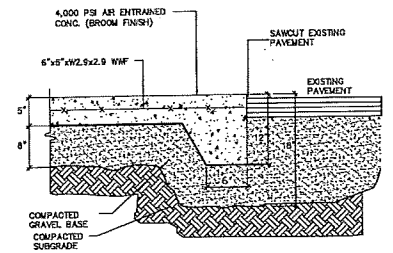
CEMENT CONCRETE WHEELCHAIR RAMP N.T.S.

SITE PLAN APPROVED DATE FRANKLIN PLANNING BOARD

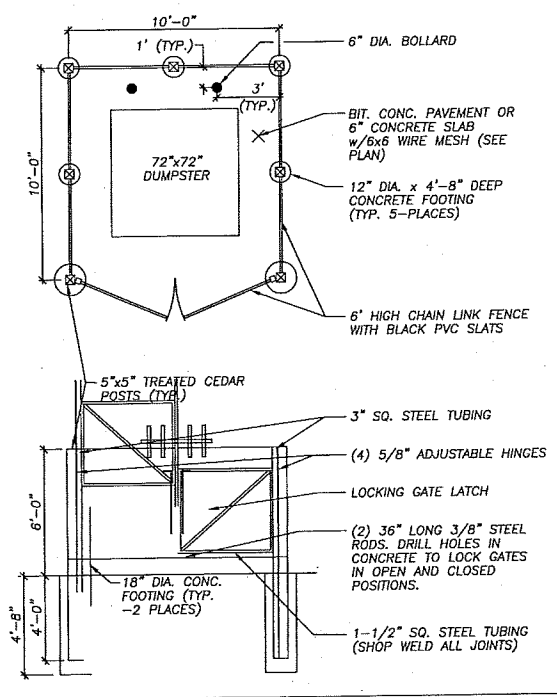
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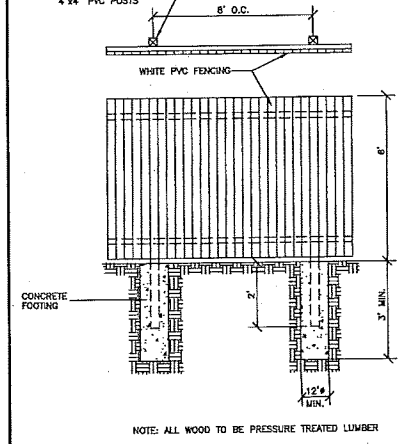
SIGN DESIGN DETAIL NOT TO SCALE



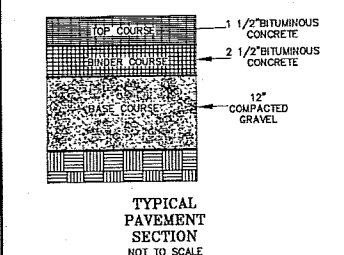
CONCRETE DUMPSTER PAD N.T.S.



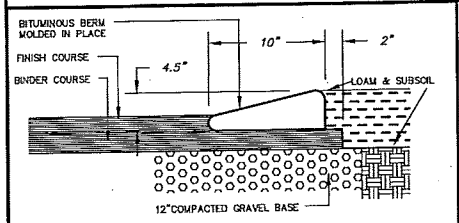
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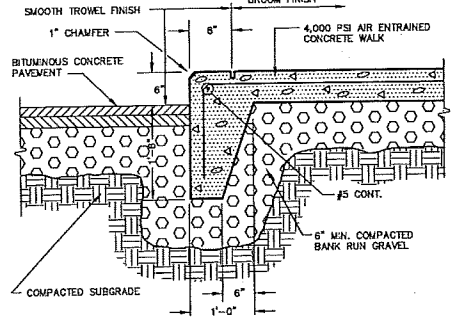
PVC FENCE DETAIL N.T.S.



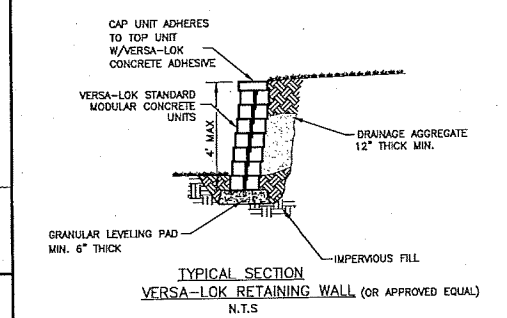
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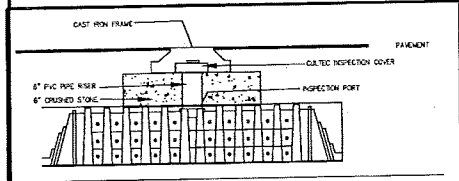
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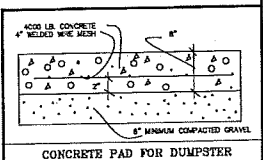
TYP. CONCRETE WALK-CURB DETAIL N.T.S.



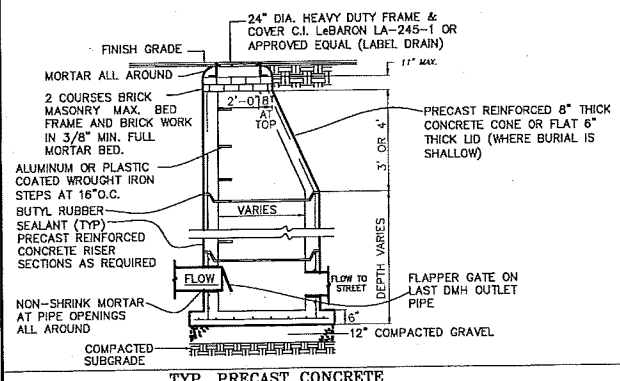
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CULTEC CHAMBER INSPECTION PORT DETAIL N.T.S.

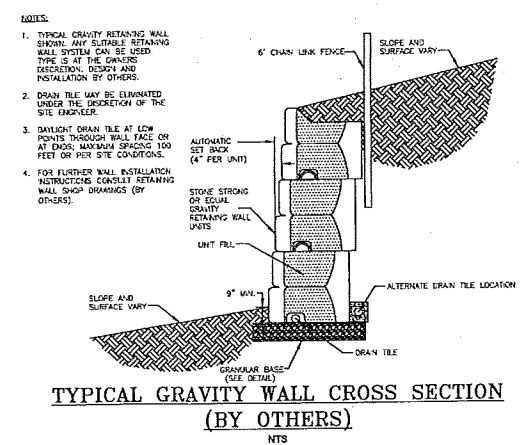


CONCRETE PAD FOR DUMPSTER N.T.S.

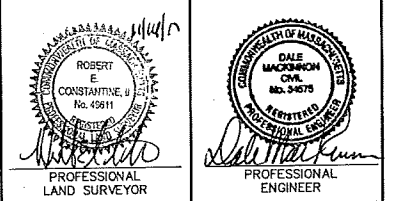


TYP. PRECAST CONCRETE MANHOLE STORM DRAIN N.T.S.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



TYPICAL GRAVITY WALL CROSS SECTION (BY OTHERS) N.T.S.



OWNER/APPLICANT: 834-836 WEST CENTRAL STREET REALTY TRUST & 840-842 WEST CENTRAL STREET REALTY TRUST DENISE R. DEPOTTE TRUSTEE 3 LINCOLNWOOD DR. FRANKLIN, MA 02038

OWNER: BROOKDALE MILL TRUST P.O. BOX 369 FRANKLIN, MA 02038

APPLICANT: JOHN PADULA 3 LINCOLNWOOD DR FRANKLIN, MA.

REVISIONS

DATE	REVISED

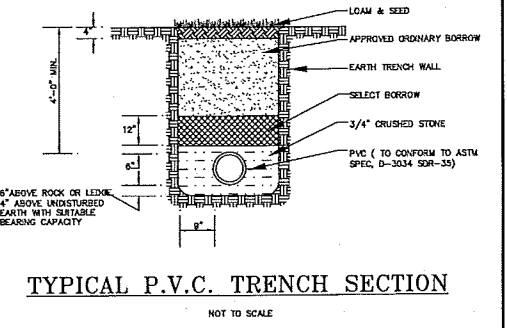
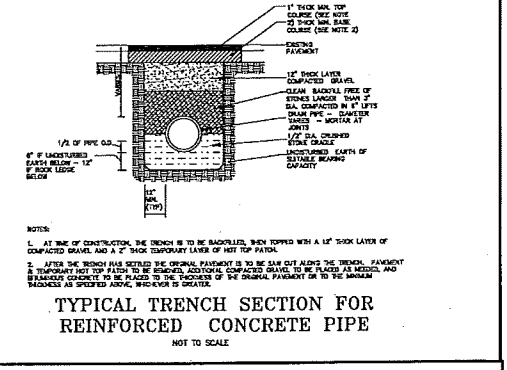
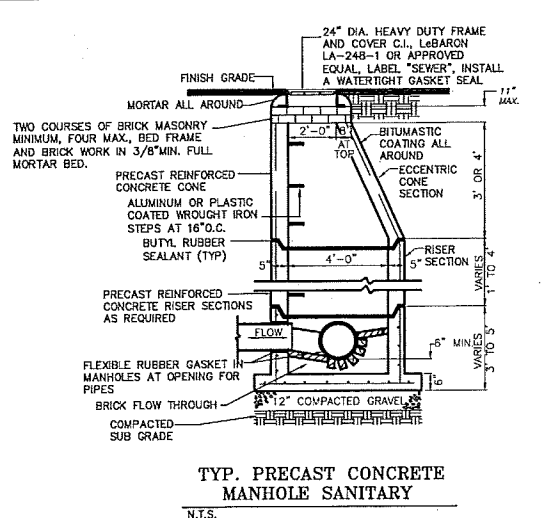
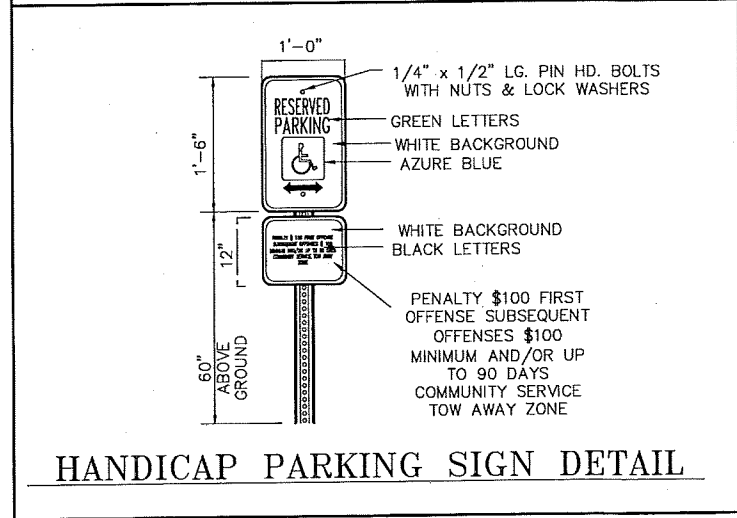
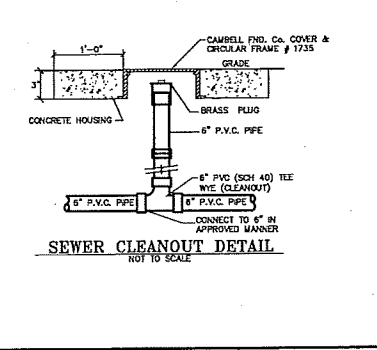
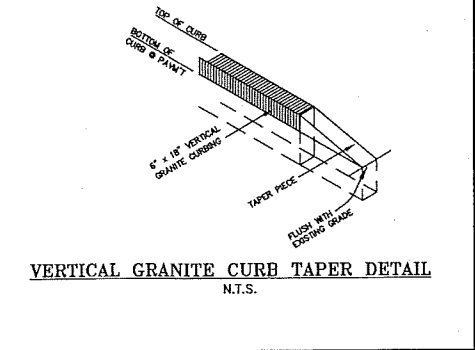
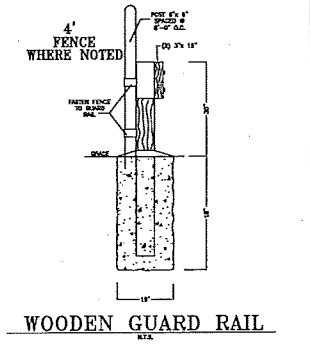
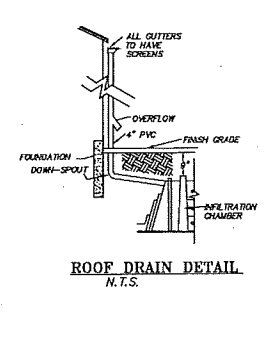
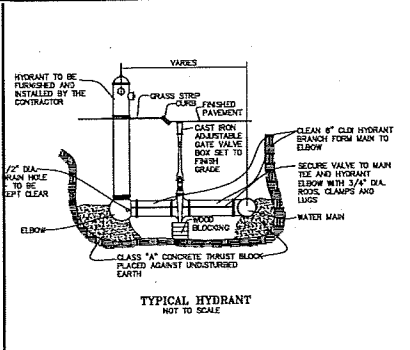
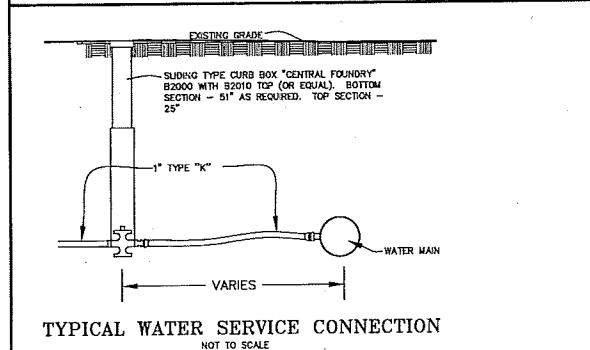
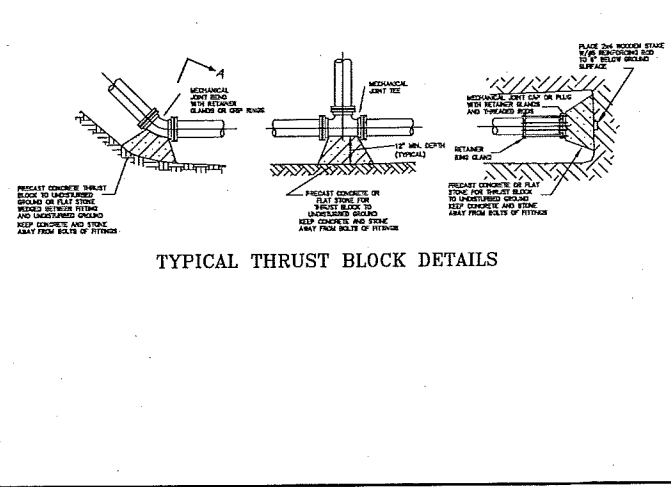
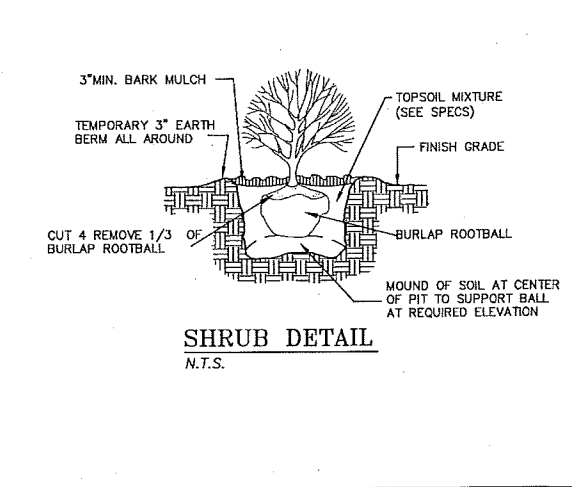
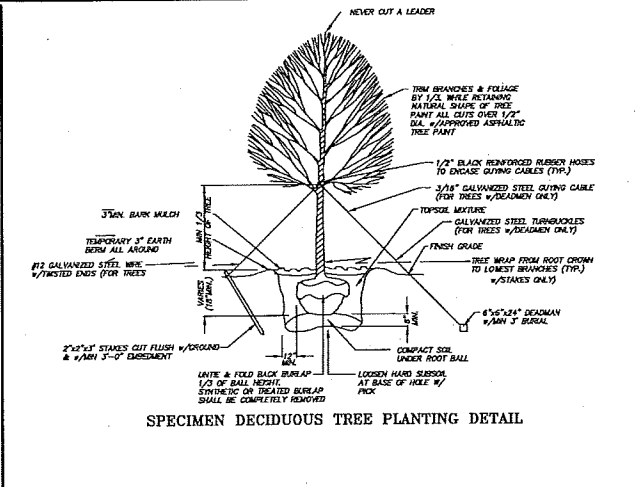
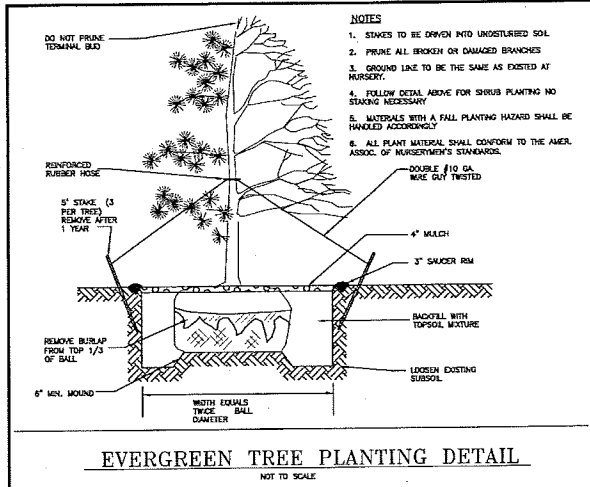
Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 Ph. (508) 528-3221 55 WEST CENTRAL STREET FRANKLIN, MA 02038
 Fx. (508) 528-7921
 www.gandhengineering.com

SITE PLAN for PROFESSIONAL OFFICE BUILDING 834-836 & 840-842 WEST CENTRAL STREET FRANKLIN MASSACHUSETTS

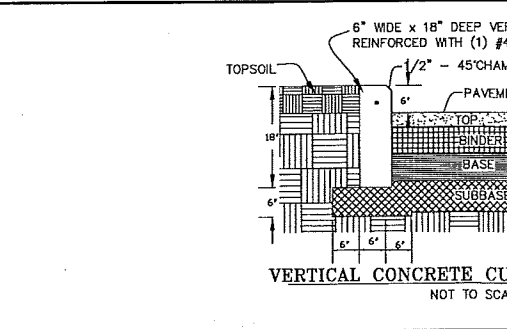
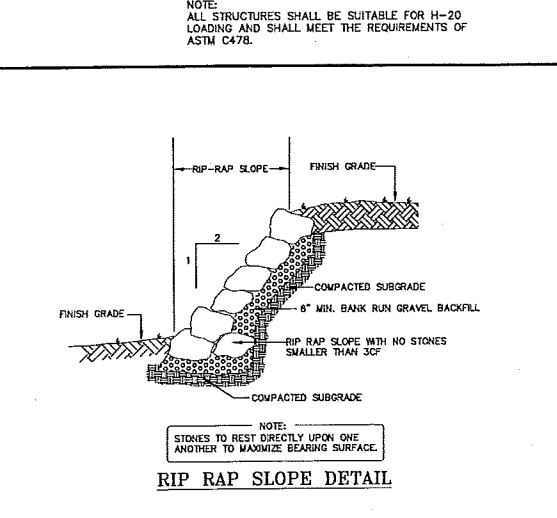
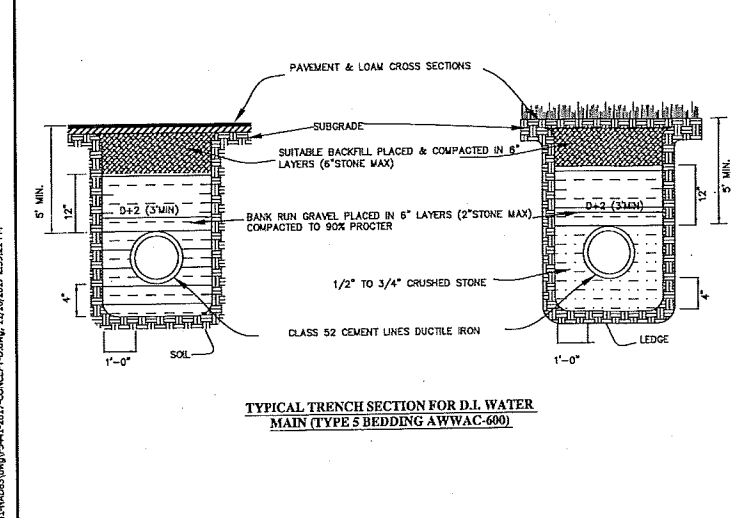
CONSTRUCTION DETAILS

DATE	SCALE
OCTOBER 4, 2017	AS NOTED

SHEET 9 OF 11 JOB NO. F3441



- INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE**
1. INSTALL EROSION CONTROL BARRIERS AND HAVE ENGINEER INSPECT AND PREPARE LETTER.
 2. RAZE THE EXISTING BUILDINGS, PAVEMENT, WALKWAYS, ETC CLEAR SITE OF ALL TREES DESIGNATED TO BE REMOVED.
 3. CONSTRUCT A TEMPORARY BASIN TO COLLECT RUNOFF DURING CONSTRUCTION.
 4. STOCKPILE LOAM, OR REMOVE LOAM.
 5. INSTALL PIPES FOR DRAINAGE SYSTEMS. INSTALL DISCHARGE POINT ON EACH SYSTEM.
 6. BRING SITE TO SUB-GRADE.
 7. ALL SLOPES ALONG THE PROPERTY LINES SHALL BE MULCHED TEMPORARILY, IF DISTURBED.
 8. TEMPORARY STONE (3/4" - 1 1/2") SHALL BE PLACED AT THE PROJECT ENTRANCE WHEN ACCESSING EXISTING PAVEMENT. SWEEPING IS REQUIRED IF FINES ARE OBSERVED IN THE PARKING LOT OR PUBLIC WAYS.
 9. ALL DISTURBED AREAS NOT TREATED WITH PERMANENT LOAM AND SEED SHALL BE COVERED WITH MULCH, OR OTHER EROSION CONTROL DEVICE.
 10. ALL CONSTRUCTION GRADES IN THE INTERIM SHALL BE SLOPED TO FLOW INTO THE TEMPORARY BASIN, WHERE POSSIBLE. THE SITE MITIGATION OF EROSION IN THOSE AREAS TO BE LANDSCAPED OR MULCHED SHALL BE TO INSTALL AS SOON AS POSSIBLE.
 11. THE SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION PROPER FILTER FABRIC SHALL BE PLACED AT INLETS TO KEEP THE STORM DRAINAGE CLEAN OF DEBRIS.
 12. ONCE THE CURB IS INSTALLED, THE PERMANENT MULCH AND LANDSCAPING SHALL BE INSTALLED.
 13. SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
 14. CLEAN ALL ON SITE CATCH BASINS, MANHOLES, PIPING, TEMPORARY BASIN, AND INFILTRATION CHAMBERS. INSTALL SILT BAGS AT EACH CATCH BASIN.
 15. KEEP SITE SWEEPED AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.



SITE PLAN
APPROVED DATE
FRANKLIN PLANNING BOARD

DATE: _____

JOB NO. **F3441**

ROBERT E. CONSTANTINE, P.E.
No. 49611
REGISTERED PROFESSIONAL ENGINEER

DALE MACKINNON
No. 34675
REGISTERED PROFESSIONAL ENGINEER

OWNER/APPLICANT
834-836 WEST CENTRAL STREET REALTY TRUST & TRUSTEE
840-842 WEST CENTRAL STREET REALTY TRUST & TRUSTEE
DENISE R. DEPETRO
3 LINCOLNWOOD DR. FRANKLIN, MA 02038

OWNER
BROOKDALE MILL TRUST
P.O. BOX 369
FRANKLIN, MA 02038

APPLICANT
JOHN PADULA
3 LINCOLNWOOD DR. FRANKLIN, MA.

REVISIONS

DATE	REVISED

Guerriere & Halnon, Inc.
Engineering & Land Surveying
55 WEST CENTRAL STREET
FRANKLIN, MA 02038
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SITE PLAN
for
PROFESSIONAL OFFICE BUILDING
834-836 & 840-842
WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS

CONSTRUCTION DETAILS

DATE	SCALE
OCTOBER 4, 2017	AS NOTED
SHEET 10 OF 11	JOB NO. F3441

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

A. NAMES OF PERSONS OR ENTITY RESPONSIBLE FOR PLAN COMPLIANCE

APPLICANT: 834-836 WEST CENTRAL STREET REALTY TRUST AND 840-842 WEST CENTRAL STREET REALTY TRUST
 DENISE R. DEPETRO
 18 COLT ROAD
 FRANKLIN, MASS.

B. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES

1. INVENTORY MATERIALS TO BE PRESENT ON SITE DURING CONSTRUCTION.
2. TRAIN EMPLOYEES AND SUBCONTRACTORS IN PREVENTION AND CLEAN UP PROCEDURES.
3. ALL MATERIALS STORED ON SITE WILL BE STORED IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE UNDER A ROOF OR COVERED.
4. FOLLOW MANUFACTURER'S RECOMMENDATION FOR DISPOSAL OF USED CONTAINERS.
5. STORE ONLY ENOUGH PRODUCT ON SITE TO DO THE JOB.
6. ON SITE EQUIPMENT, FUELING AND MAINTENANCE MEASURES:
 - a. INSPECT ON-SITE VEHICLES AND EQUIPMENT DAILY FOR LEAKS.
 - b. CONDUCT ALL VEHICLE AND EQUIPMENT MAINTENANCE AND REFUELING IN FRONT OF BUILDING, AWAY FROM STORM DRAINS.
 - c. PERFORM MAJOR REPAIRS AND MAINTENANCE OFF SITE.
 - d. USE DRIP PANS, DRIP CLOTHS OR ABSORBENT PADS WHEN REPLACING SPENT FUELS.
 - e. COLLECT SPENT FUELS AND REMOVE FROM SITE, PER LOCAL AND STATE REGULATIONS.
 - f. MAINTAIN A CLEAN CONSTRUCTION ENTRANCE WHERE TRUCK TRAFFIC IS FREQUENT TO REDUCE SOIL COMPACTION CONSTANT SWEEPING IS REQUIRED AND LIMIT TRACKING OF SEDIMENT INTO STREETS, SWEEPING STREET WHEN SILT IS OBSERVED ON STREET.
7. INSTALL SILT SACKS OR SILTATION BASKETS IN ALL CATCH BASINS ON SITE TO REDUCE SEDIMENT RUNOFF FROM SITE.
8. A TEMPORARY CONCRETE WASHOUT STATION AND EQUIPMENT WASH STATION SHALL BE LOCATED ON THE SITE. CONCRETE WASHOUT STATION AND EQUIPMENT WASH STATION SHALL NOT BE WITHIN THE 100' WETLAND BUFFER OR THE 200' RIVERFRONT AREA. AREAS SHALL BE SURROUNDED WITH A SILT FENCE/HAY BALE COMBINATION TO CONTAIN MATERIALS AND PROVIDE EASE OF CLEANUP.
9. STOCK PILE MATERIALS, AND MAINTAIN EROSION CONTROL AROUND THE MATERIALS WHERE IT CAN EASILY BE ACCESSED. MAINTAIN EASY ACCESS TO CLEAN UP MATERIALS TO INCLUDE BROOMS, MOPS, RAGS GLOVES, GOGGLES, SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS.
10. CLEAN UP SPILLS.
 - a. NEVER HOSE DOWN "DIRTY" PAVEMENT OR IMPERMEABLE SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEAN UP METHODS (SAWDUST, CAT LITTER AND/OR RAGS AND ABSORBENT PADS).
 - b. SWEEP UP DRY MATERIALS IMMEDIATELY. NEVER WASH THEM AWAY OR BURY THEM.
 - c. CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL IN A CERTIFIED CONTAINER AND NOTIFY A CERTIFIED HAULER FOR REMOVAL.
 - d. REPORT SIGNIFICANT SPILLS TO THE FIRE DEPARTMENT.
11. IT IS THE RESPONSIBILITY OF THE SITE SUPERINTENDENT OR EMPLOYEES DESIGNATED BY THE APPLICANT TO INSPECT EROSION CONTROL AND REPAIR AS NEEDED, ALSO TO INSPECT ALL ON SITE VEHICLES FOR LEAKS AND CHECK ALL CONTAINERS ON SITE THAT MAY CONTAIN HAZARDOUS MATERIALS DAILY.

C. SITE DEVELOPMENT PLANS

1. SEE PLAN ENTITLED "SITE PLAN FOR THE OFFICES AT 834-836 WEST CENTRAL IN FRANKLIN, MA" DATED 00000 PREPARED BY GUERRIERE & HALNON, INC.

D. CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN:

1. SEE GRADING AND EROSION CONTROL PLAN WITHIN ABOVE MENTIONED SITE PLANS.

E. PLANS

1. CONSTRUCTION SEQUENCING PLAN - ACTUAL SEQUENCE OF CONSTRUCTION ACTIVITIES TO BE DETERMINED BY THE SITE CONTRACTOR.
 - a. RECORD ORDER OF CONDITIONS) - THE SITE SUPERINTENDENT SHALL BE AWARE OF ALL THE CONDITIONS CONTAINED WITHIN THE ORDER INCLUDING INSPECTION SCHEDULES.
 - b. INSTALL DEP FILE # SIGN.
 - c. PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE PROPOSED EROSION CONTROL DEVICES (SUCH AS SILT FENCE/STRAW BALES, ETC.) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.
 - d. INSTALL EROSION CONTROL BARRIER AT LOCATIONS DEPICTED ON THE PLANS.
 - e. STRIP OFF TOP AND SUBSOIL. STOCKPILE MATERIAL TO BE REUSED, REMOVE EXCESS MATERIAL FROM THE SITE. INSTALL AND MAINTAIN EROSION CONTROL BARRIER AROUND STOCKPILE.
 - f. ROUGH GRADE SITE, MAINTAINING A TEMPORARY LOW AREA/SEDIMENT TRAP AWAY FROM THE WETLAND (IF PRESENT).
 - g. CONSTRUCT TEMPORARY SEDIMENTATION BASINS IN THE LOCATION OF THE PROPOSED STORMWATER BASINS.
 - h. INSTALL UNDERGROUND UTILITIES; PROTECT ALL OPEN DRAINAGE STRUCTURES WITH EROSION/SILTATION CONTROL DEVICES.
 - i. CONSTRUCT BUILDINGS.
 - j. INSTALL BINDER COURSE OF BITUMINOUS ASPHALT.
 - k. INSTALL WEARING COURSE OF ASPHALT, AND STRIPING (WHERE REQUIRED).
 - l. MAINTAIN ALL EROSION CONTROL DEVICES UNTIL SITE IS STABILIZED AND A CERTIFICATE OF COMPLIANCE (IF REQUIRED) IS ISSUED BY THE CONSERVATION COMMISSION.
 - m. CLEAN OUT SEDIMENT BASINS AND RECONFIGURE FOR INFILTRATION BASINS.
 - n. THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF HIS/HER WORK.

2. CONSTRUCTION WASTE MANAGEMENT PLAN

- a. DUMPSTER FOR TRASH AND BULK WASTE COLLECTION SHALL BE PROVIDED SEPARATELY FOR CONSTRUCTION.
- b. RECYCLE MATERIALS WHENEVER POSSIBLE (PAPER, PLASTER CARDBOARD, METAL CANS). SEPARATE CONTAINERS FOR MATERIAL ARE RECOMMENDED.
- c. SEGREGATE AND PROVIDE CONTAINERS FOR DISPOSAL OPTIONS FOR WASTE.
- d. DO NOT BURY WASTE AND DEBRIS ON SITE.
- e. CERTIFIED HAULERS WILL BE HIRED TO REMOVE THE DUMPSTER CONTAINER WASTE AS NEEDED. RECYCLING PRODUCTS WILL ALSO BE REMOVED OFF SITE WEEKLY.
- f. THE SEWER SYSTEM IS ONLY FOR DISPOSAL OF HUMAN WASTE, AND SUBSTANCES PERMITTED FOR DISPOSAL BY THE SEWER DEPARTMENT.

F. OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS

THE OPERATION AND MAINTENANCE OF SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE INSPECTION AND MAINTENANCE OF THE STORMWATER COMPONENT SHALL BE PERFORMED AS NOTED BELOW. THE CONTRACTOR SHALL, AT ALL TIMES HAVE EROSION CONTROL IN PLACE. THE CONTRACTOR, BASED ON FUTURE WEATHER REPORTS SHALL PREPARE AND INSPECT ALL EROSION CONTROL DEVICES; CLEANING, REPAIRING AND UPGRADING IS A PRIORITY SO THAT THE DEVICES PERFORM AS PER DESIGN. INSPECT THE SITE DURING RAIN EVENTS. DON'T STAY AWAY FROM THE SITE. AT A MINIMUM, THERE SHOULD BE INSPECTION TO ASSURE THE DEVICES ARE NOT CLOGGED OR PLUGGED, OR THAT DEVICES HAVE NOT BEEN DESTROYED OR DAMAGED DURING THE RAIN EVENT. AFTER A STORM EVENT INSPECTION IS REQUIRED TO CLEAN AND REPAIR ANY DAMAGE COMPONENTS. IMMEDIATE REPAIR IS REQUIRED.

G. INSPECTION AND MAINTENANCE SCHEDULES

1. INSPECTION MUST BE CONDUCTED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT 0.5 INCHES OR GREATER.
2. INSPECTION FREQUENCY CAN BE REDUCED TO ONCE A MONTH IF:

- A. THE SITE IS TEMPORARILY STABILIZED.
- B. RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, WHEN SITE IS COVERED WITH SNOW OR ICE.
3. INSPECTIONS MUST BE CONDUCTED BY QUALIFIED PERSONNEL, "QUALIFIED PERSONNEL" MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS AND WHO POSSESS THE SKILLS TO ASSESS THE CONDITIONS AND TAKE MEASURES TO MAINTAIN AND ENSURE PROPER OPERATION, ALSO TO CONCLUDE IF THE EROSION CONTROL METHODS SELECTED ARE EFFECTIVE.
4. FOR EACH INSPECTION, THE INSPECTION REPORT MUST INCLUDE: (SEE ATTACHED INSPECTION AND MAINTENANCE LOG)
 - g. THE INSPECTION DATE.
 - h. NAMES, TITLES OF PERSONNEL MAKING THE INSPECTION.
 - i. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION.
 - j. WEATHER INFORMATION AT THE TIME OF THE INSPECTION.
 - k. LOCATIONS OF DISCHARGES OF SEDIMENT FROM THE SITE, IF ANY.
 - l. LOCATIONS OF BMP'S THAT NEED TO BE MAINTAINED.
 - m. LOCATIONS WHERE ADDITIONAL BMP'S MAY BE REQUIRED.
 - n. CORRECTIVE ACTION REQUIRED OR ANY CHANGES TO THE SWPPP THAT MAY BE NECESSARY.
5. QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING IN-PLACE WORK;

INSPECTION SCHEDULE:

EROSION CONTROL WEEKLY
 CATCH BASINS WEEKLY
 TEMPORARY SEDIMENTATION TRAPS/BASINS WEEKLY
 PAVEMENT SWEEPING WEEKLY

PLEASE NOTE: SPECIAL INSPECTIONS SHALL ALSO BE MADE AFTER A SIGNIFICANT RAINFALL EVENT.

MAINTENANCE SCHEDULE

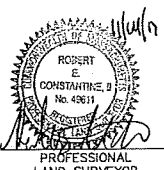

EROSION CONTROL DEVICES FAILURE IMMEDIATELY
 CATCH BASINS SUMP 1/4 FULL OF SEDIMENT
 TEMPORARY SEDIMENTATION TRAPS/BASINS AS NEEDED
 PAVEMENT SWEEPING 14 DAYS MIN. AND PRIOR TO ANY SIGNIFICANT RAIN EVENT.

PLEASE NOTE: SPECIAL MAINTENANCE SHALL ALSO BE MADE AFTER A SIGNIFICANT RAINFALL EVENT.

SITE PLAN
 APPROVED DATE
 FRANKLIN PLANNING BOARD

DATE: _____

JOB NO. **F3441**

 ROBERT E. CONSTANTINE, J. No. 49611 PROFESSIONAL LAND SURVEYOR	 DALE MACDONALD CIVIL No. 9675 PROFESSIONAL ENGINEER
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OWNER/APPLICANT 834-836 WEST CENTRAL STREET REALTY TRUST & 840-842 WEST CENTRAL STREET REALTY TRUST DENISE R. DEPETRO TRUSTEE 3 LINCOLNWOOD DR. FRANKLIN, MA 02038	OWNER BROOKDALE MILL TRUST P.O. BOX 369 FRANKLIN, MA 02038
APPLICANT: JOHN PADULA 3 LINCOLNWOOD DR FRANKLIN, MA.	

REVISIONS	
DATE	REVISED

	Guerriere & Halnon, Inc. Engineering & Land Surveying Ph. (508) 528-3221 55 WEST CENTRAL STREET Fx. (508) 528-7921 FRANKLIN, MA 02038 www.gandhengineering.com
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SITE PLAN
 for
PROFESSIONAL OFFICE BUILDING
 834-836 & 840-842
 WEST CENTRAL STREET
 FRANKLIN
 MASSACHUSETTS

CONSTRUCTION DETAILS	
DATE OCTOBER 4, 2017	SCALE AS NOTED
SHEET 11 OF 11	JOB NO. F3441

DESIGN REVIEW COMMISSION
MINUTES OF MEETING
December 19, 2017

A meeting of the Design Review Commission was held on Tuesday, December 19, 2017, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, Vice Chairman, Nancy Pendleton, Claudine Silverman, Samuel Williams, and Associate Member James Bartro. Also in attendance was Chrissy Whelton.

Mark Fitzgerald, Chairman opened the meeting at 7:00 PM.

1. 360 Pizzeria– 384 Union Street– Window Sign, Door Sign & Awning

Cam Afonso from Signs by Cam represented 360 Pizzeria with a proposal to replace existing signs and awnings with new company logo signs and awning. Remove old window lettering for fresh clean look.

Motion: To accept the sign package as submitted. Motioned by Bartro. Second by Pendleton: Voted (6-0-0).

2. Crunch Fitness– 100 Franklin Village Drive– Pylon sign, Blade, Building Sign

John Foreacre from Unisign represented Crunch Fitness with a proposal to replace existing pylon, Building and Blade signs. Board recommended they use a complimentary background other than white on the Pylon Sign such as Blue or Black.

Motion: To accept the sign package as submitted. Motioned by Baryluk. Second by Pendleton: Voted (6-0-0).

3. Alpine Green– 116 Alpine Place- Site Plan

Jeff Swahn from NE Premier Properties, LLC. represented Alpine Green with a site plan proposal to remove a Single Family and build a multi-family. At the previous meeting members had some concerns about the utilities and condensers and where they will be located. Jeff Swahn showed that the gas meters will be on the right side of the building and the electrical meters will be on the left side of the building. Both will be shielded with some type of shrubbery or fencing to deflect the noise of the condensers from the abutters. Colors of siding and roofing were shown, no concerns. Application was No photometric needed as lighting will only be above doorway.

Motion: To accept the site plan proposal as submitted. Motioned by Williams. Second by Pendleton: voted (6-0-0).

4. McDonalds – 345 East Central Street- Site Plan and Signs

Bill Lucas represented McDonalds with a site plan and sign package proposal to remodel the interior and exterior of the building with a new modern look. Sign package was tasteful and within the square footage allowed. Sign package was approved. Site plan shows same footprint only change will be the drive thru from a one lane to a two lane with two speakers and menu boards. Small changes to parking.

Only repaving a small section. The Commission asked for a better rendering of color and materials with more embellishment and detail. An entire site photometric was not submitted. Commission decided to table the site plan and have applicant return with the photometric. The commission is concerned about the light spilling over to the apartments in the rear of the building.

Motion: To approve the sign package as submitted and to Table the site plan proposal to the next meeting with an entire site photometric. Motioned by Fitzgerald. Second by Pendleton: voted (6-0-0).

Other Business:

- Meeting minutes from November 28, 2017 meeting were approved (4-0-2)(*ABSTAIN: Baryluk, Silverman*)

Motion to adjourn. All in favor 6-0-0.

Adjourned at 8:30 P.M.

Respectfully submitted,

Chrissy Whelton

DESIGN REVIEW COMMISSION
MINUTES OF MEETING
January 9, 2018

A meeting of the Design Review Commission was held on Tuesday, January 9, 2018, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Claudine Silverman, Samuel Williams, and Associate Member James Bartro. Also in attendance was Chrissy Whelton.

Mark Fitzgerald, Chairman opened the meeting at 7:01 PM.

Mark Fitzgerald authorized Associate Member James Bartro to vote.

1. Highland Village— 278, 280, 300 West Central Street— Site Plan and Monument Signs

Joel D'Errico represented Highland Village with a site plan proposal to.

Motion: To accept the sign package as submitted with the stipulations. Motioned by Silverman. Second by Williams: Voted (4-0-0).

2. McDonalds – 345 East Central Street- Site Plan

William Lucas represented McDonalds with a site plan proposal to remodel the interior and exterior of the building with a new modern look. Site plan shows same footprint only change will be the drive thru from a one lane to a two lane with two speakers and menu boards. The Commission asked for a better rendering of color and materials with more embellishment and detail and a photometric for the entire site at the last meeting. William Lucas came with a better rendering of color and materials that gives enough variation and depth. Silverman thought the rendering still looked to plain and wanted to see more detail added. William also brought a full site photometric. The Commission had no concerns of light spillage.

Motion: To Recommend the new amended version of the site plan as submitted. Motioned by Bartro. Second by Williams: Voted (3-1-0). (*Against: Silverman*)

Other Business:

Motion to adjourn. All in favor 4-0-0.

Adjourned at 8:50 P.M.

Respectfully submitted,

Chrissy Whelton