



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

September 29, 2021

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

RE: Definitive Subdivision – Eastern Wood Estates, Summer St

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and offer the following comments:

1. The revised plan shows a five foot asphalt sidewalk around the majority of the road extension, although concrete sidewalk is required per the Subdivision Rules and Regulations.
2. While the drainage basin has been modified to provide better access around the full perimeter of the basin, the design still incorporates a 10 foot high wall supporting the basin itself. We recommend against this design as the wall creates additional future maintenance obligations for the Town. Additionally, the top of the proposed 10 foot wall is at the edge of the maintenance access path at the rear of the basin creating a safety hazard.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.
Town Engineer



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: September 28, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Eastern Woods
Definitive Subdivision Plan

The DPCD has conducted a review for the above referenced Preliminary Subdivision Application for the Monday, October 4, 2021 Planning Board meeting and offers the following commentary:

General:

1. The applicant had submitted a preliminary plan for a Conventional Subdivision in December 2020.
2. The Planning Board has 90 days for a decision, on which day is November 28, 2021. The Applicant can provide a written extension to the Planning Board to extend this deadline.
3. The proposal is located within the Rural Residential I zoning district.
 - 40,000 sf of lot area
 - 200' of frontage
 - 180' diameter circle must fit within the lot
4. The Definitive plans indicates the development will be serviced by private water and individual on-site subsurface sewage disposal systems.

Waiver Request:

- **§300.13.A.(1) - Sidewalks. Location:** To allow no sidewalks to be constructed
- **§300.10.G.(6) – Driveways:** To allow access through the required frontage of a serviced lot
- **§300.10.D.(5) – Proposed grades within the right-of-way** to be no more than five feet above or below existing grades.

Comments:

1. Applicant is showing the sidewalk on one side of the road. Planning Board will need to grant a waiver.
2. The Applicant is required to file with the Conservation Commission.
3. DPCD defers to DPW and BETA to comment on drainage and roadway layout.



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.guerriereandhalnon.com

Est. 1972

Milford Office
333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

F-4410

September 9, 2021

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

RE: *Comments from BETA Group Inc.: Northeast Development Group, LLC, 725 Summer Street, Franklin, MA 02038*

Dear Members of the Board:

On behalf of our client, Northeast Development Group, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from BETA Group, Inc. dated September 8, 2021.

BETA Group's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

GENERAL

G1. *Evaluate the need for the retaining wall proposed at STA 2+50 LT. An outcropping of ledge appears to be located in this area. If a retaining wall is required, BETA recommends for it to be located outside of the right-of-way.*

GH: To remove wall we provided a small area with a stabilized 1:1 slope, We will recommend that slope stabilization measures (i.e., soil reinforcement or modified rock fill) be provided and that the contractor shall have this stabilization designed by others.

G2. *A retaining wall, approximately 19' in height, is proposed between the roadway and adjacent infiltration basin. The designer should evaluate alternatives to reducing the height of the wall or relocating it to private property. If the wall is to remain in Parcel A the developer should work with the Town to select a limited number of acceptable wall designs/manufacturers.*

GH: Acknowledged-We will coordinate with the T manufacturers are acceptable.

- G3. *Review and revise wooden guardrail detail to be crashworthy, as defined by the AASHTO Roadside Design Guide, for the roadway application adjacent to the retaining wall with significant height.*

GH: We have proposed to use standard W-Beam steel guardrail in place of the previously proposed wooden guardrail. See sheet 9 for detail.

§300-8 *DEFINITIVE PLAN*

- S1. *Provide information to verify compliance with §300-12.A regarding potable water quality and quantity (§300-8.A.1(g)).*

GH: There is no public water supply system available for this area. Fire emergency will be provided using a pumper truck.

- S2. *Provide the existing widths of Summer Street and Fall Lane on the plans (§300-8.B.(2(i))).*

GH: Revised-See sheet 5.

- S3. *Revise roadway plan and profile as follows: (§300-8.C(1)).*

GH: Revised-See sheet 7.

- a. *Show existing center-line profile as a fine, continuous line.*
- b. *Show proposed left-side line as black dots.*
- c. *Show exiting center-line profile for at least 100 feet beyond the end of the cul-de-sac.*

§300-10 *STREETS*

- P1. *Clarify the type of proposed pavement work between the northerly limit of work and the limit of existing pavement on Fall Lane.*

GH: GH has included additional notation (i.e., cold planning and resurfacing, saw cutting, etc.) on sheet 5, indicating work to be performed at the limit of work on Fall Lane.

- P2. *Provide vertical scale on roadway profile.*

GH: Revised-See sheet 7.

- P3. *Evaluate the volume of cut and fill for the development §300-10.D.(1). Earth removal of greater than 1,000 cubic yards of material requires a special permit by the Board of Appeals (§185-23).*

GH: Acknowledged-If determined to be in excess of 1,000 cy, G&H will submit a Special Permit to the Board of Appeals.

P4. *Indicate proposed grade for the steep section of Fall Lane Extension to verify compliance with §300-10.D(2).*

GH: Revised-See sheet 7.

P5. *Revise grading plan such that proposed right-of-way grades are not more than 5 ft above or below existing grades, such as near STA 2+50 to 3+50 RT and STA 4+50 (§300-10.D(5)), or request a waiver.*

GH: We are requesting a waiver from Section 300-10.D(5).

P6. *Evaluate the need for subdrains on the high side of the roadway between STA 3+50 and STA 5+50 through soil borings (§300-10.D(5)). If soil borings have not been performed in proximity to this area, BETA recommends that subdrains be installed as a conservative measure.*

GH: Underdrain added as requested-See sheet 6 and 10 for details.

P7. *Provide detail for driveways, indicating that the portion of the driveway within the right-of-way must be constructed to the same specifications as the roadway (§300-10.G(2)) and shall be a minimum width of 16' at the gutter line (§300-10.G(3)).*

GH: Revised-See sheet 5.

P8. *The proponent has requested a waiver from §300-10.G(6), which requires that driveways serving a premises must be through the required frontage of the serviced lot, except in the case of a common driveway, which is not proposed. BETA notes the proposed driveway easement will effectively segregate approximately 20,000 sq. ft. of area from Lot 2-3 and result in an uninterrupted frontage of approximately 90 feet. At a minimum, the designer should evaluate options to place the driveway easement as close to the lot line as possible.*

GH: The driveway is now serviced through the subject property frontage-See sheet 5.

P9. *Revise Sloped Granite Curb detail to indicate required setting angle between 45° and 60° (§300-10.H(2)).*

GH: Revised-See sheet 9.

P10. *Provide four-foot transition pieces at all driveway entrances (§300-10.G(4(b))) or revise Transition Curb Detail, as applicable.*

GH: Revised-See sheet 9.

§300-11 STORMWATER MANAGEMENT

S4. *Provide required 20' setback between the maximum pond water surface and the northern property line. Also provide the required 10' setback between the toe of pond berm embankment and the property line (§300-11.A.(7)).*

GH: Revised-See sheet 5.

- S5. *Label individual pipe segments that will have cover less than 42", requiring Class V RCP (§300-11.B.(2)(a)).*

GH: All drainage pipes have a minimum of 42" of cover-See sheet 7.

- S6. *Include notes and details for handling stormwater following placement of binder course. All catchment structures and mitigation features must be fully operational at the time of paving and an edge treatment such as curb or temporary berm must be installed. Using straw bales/crushed stone as noted in the Erosion Control Phasing will not be acceptable to the Board.*

GH: G&H has updated Note 10 on Sheet 4 in the Erosion Control and Drainage Construction Phasing notes to indicate temporary berm to be provided.

§300-12 UTILITIES

- S7. *Provide information on if adequate testing has been done to determine that proposed well and septic systems can be constructed to applicable local and state standards.*

GH: Prior to the required approvals from the local Board of health for each individual septic system, the appropriate testing will be performed.

- S8. *In coordination with the DPW, revise Light Pole detail to conform to the latest Town Standards including LED, 3,000K, 3,000 lumen luminaires set on 6' long steel gray arm.*

GH: Detail has been revised to Town Standards.

- S9. *Recommend for the Board to discuss lighting on the proposed roadway. BETA notes that four light fixtures, including the existing fixture at the intersection of Summer Heights Drive, will be located on the 600' long roadway, whereas the surrounding neighborhood has light fixtures located at intersections and cul-de-sacs only.*

GH: Removed excess lighting. One fixture remains at the end of the cul-de-sac.

- S10. *Clarify how proposed electric conduit will interconnect to offsite power source.*

GH: A note has been added to the Utility Plan stating that the Contractor shall coordinate connection with electric company prior to construction.

§300-13 OTHER IMPROVEMENTS

- S11. *The applicant has requested a waiver from §300-13.A.(1) and proposes no sidewalks along the roadway. BETA notes that one sidewalk is generally provided within the nearby neighborhood (west side of Fall Lane, Summer Heights Drive). BETA also notes the Board typically requires the installation of vertical granite curb when granting this waiver for sidewalks; however, the surrounding roadways currently have sloped granite curb.*

GH: We have included a five-foot-wide bituminous concrete sidewalk which is consistent with the surrounding neighborhood. Sloped Granite Edging is to be installed-See sheet 5.

S12. Provide bounds at easement boundaries (§300-13.D.(1)).

GH: Bounds have been added as requested. See Sheet 2.

S13. Revise planting legend to clarify that any trees beyond those listed must be in accordance with the approved trees in the subdivision regulations (§300-13.E.(2)(c)).

GH: Added required note to Legend.

S14. Clarify need for proposed arborvitaes within the right-of-way. If they are for the benefit of screening for #122 Summer Heights Drive, consider relocating them to the private lot.

GH: Relocated Arborvitaes to screen the abutter's property line.

S15. Provide a street sign at the intersection of Summer Heights Drive and Fall Lane (§300-13.F.(1)).

GH: Revised-See sheet 5.

GENERAL

SW1. Revise HydroCAD model to include the grate for the outlet control structure. Also, the emergency spillway elevation should be above the 100-year peak elevation. As currently modeled, the spillway is not used for emergencies but rather is necessary for the regular function of the basin.

GH: We have revised the type of outlet control structure, frame and grate to be proposed. The proposed 24"x 24" standard catch basin frame and grate has been added to the Hydrocad model and set at elevation 403.90-See sheet 10. The emergency spillway elevation has been revised to (EL=404.00) which is above the 100-yr peak elevation of 403.84.

SW2. Identify full extent of existing tree line on the watershed plans.

GH: Revised-See Existing/proposed Watershed Plans.

SW3. Clarify extent of area modelled as "brush" in the HydroCAD model.

GH: The area modeled as brush is located within the existing New England power line easement.

SW4. Review HydroCAD model for basin to confirm that the area used for the 404' elevation matches that shown on the plans. Provide labels on basin contours for clarity.

GH: Hydrocad model and CAD areas match. Basin contours have been added.

SW5. *Provide an impervious material, such as a curb, through the depth of the emergency spillway to prevent premature seepage through the spillway material.*

GH: We have added concrete weir wall for the length of the spillway, see sheet 8 and 10.

SW6. *Clarify the need for a cast-in-place outlet control structure. Suitable precast structures should be readily available.*

GH: Revised-See sheet 10 for revised Outlet Control Structure Detail.

SW7. *Provide details for the steel safety grating and metal trash rack proposed for the outlet control structure.*

GH: See sheet 10 for revised Outlet Control Structure Detail showing proposed standard catch basin frame and grate to be used.

SW8. *Provide AASHTO or USDA soil classification for proposed low permeability fill.*

GH: We have added additional verbiage indicating the required soil classification to be used as fill for the detention basin earth berm. See detail sheet 10.

SW9. *Revise pipe calculations to correct upper end invert for DMH-1 to match plans (419.10).*

GH: Drainage inverts revised-See sheet 7.

SW10. *Provide model number on Cultec chamber detail.*

GH: Revised-See sheet 10.

SW11. *Recommend replacing the broken inlet stone at the existing catch basin at the corner of Summer Heights Drive and Fall Lane.*

GH: We will address the contractor to coordinate the replacement of the existing inlet stone with the DPW during construction.

SW12. *Provide rip rap sizing calculations and designate proposed stone size at outfalls.*

GH: Revised-See sheet 11.

SW13. *Evaluate if any permanent or temporary erosion control measures are required in the swale located east of the Lot 2-3 residence.*

GH: This area has been regraded based on the revised location of the Bordering Vegetative Wetland-See sheet 5.

SW14. *Provide an analysis point for the isolated wetlands. All freshwater wetlands are regulated by the Town's Bylaws.*

GH: Provided-See Stormwater Report.

SW15. *Model the proposed infiltration basin as "water surface" to avoid "double-counting" the infiltration that will occur in this area.*

GH: Revised-See Stormwater Report.

SW16. *Field review of the project area and review of aerial photography generally indicates a full tree canopy with understory growth. Revise woodlands "fair" to "good."*

GH: Revised-See Stormwater Report.

SW17. *Clarify the extent of soil evaluations done at the site, whether for stormwater, septic, or potable water. Test Pits indicate sandy loam and loamy sand, and an exfiltration rate of 2.41 in/hr has been used for the HydroCAD model, which is inconsistent with the HSG D conditions mapped in the NRCS soil survey. In accordance with Volume 3, Chapter 1, Page 9 of the MA Stormwater Handbook, provide additional soil survey within areas subject to alteration, particularly impervious surfaces, and revise HSG cover type as necessary.*

GH: Currently test pits were only performed for the area of the infiltration basin. Additional test pits will be performed for the areas of the individual septic and portable water locations prior to submitting to the Board of Health. Test pits indicate that Sandy Loam and Loamy Sand was encountered at elevations below the existing ground surface at depths between 4" and 30" and 36" respectively. The majority of the proposed infiltration basin footprint will be located at or below these depths. We have included additional verbiage to Note 1, in the Infiltration/Detention Basin Detail on sheet 11, indicating that soils below the infiltration area, if not determined to be within the C Horizon Layer, are to be removed or replaced with sand or stone so that the proposed exfiltration rate assumed for the project can be achieved.

SW18. *Clarify if the extent of refusal encountered at elevation 399.5' in TP-4 was evaluated. No exfiltration credit should be taken in the area of refusal. If refusal extends northward from the test pit, then the basin design may require modification.*

GH: The bottom pond elevation has been set to Elev. 401.00 to account for minimum separation requirements. A groundwater mounding analysis has been provided.

SW19. *Revise proposed straw bale dike. Per the Best Development Practices Guidebook, straw bales are not permitted in the Town of Franklin.*

GH: Detail has been removed.

SW20. *Provide greater detail on inspection and maintenance of infiltration basins. Indicate specific*

maintenance activities as described in the MA Stormwater Handbook, Volume 2, Chapter 2, Pages 87 and 92. Increase inspection frequency to include inspection/cleaning of pretreatment devices after every major storm event.

GH: See O&M Plan Section D.4(d) for maintenance of the infiltration basin.

SW21. Provide description of public safety features.

GH: See O&M Plan Section D.3(e) for description of public safety feature (i.e. fencing).

SW22. Provide an estimated operations and maintenance budget.

GH: Revised-See O&M Section R.

SW23. Remove reference in the O&M plan that states the Site will be serviced by municipal sewer.

GH: Revised-See O&M Section H.

We believe these responses have addressed the concerns expressed by Graves Engineering from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager



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F-4410

September 27, 2021

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

RE: *Comments from Franklin Conservation Commission: Northeast Development Group, LLC, 725 Summer Street, Franklin, MA*

Dear Members of the Board:

On behalf of our client, Northeast Development Group, LLC, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Franklin Conservation Commission dated August 24, 2021.

Franklin Conservation Commission's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

- 1. According to this plan, lots 2-3, and 2-4 have activity within the 100' buffer zone to wetlands, which requires a file with the Conservation Commission. Also, on this plan, it shows the wetland area in a different shape than we have shown on the plan approved under the Order of Resource Area Delineation granted by the Conservation Commission in 2018. I recommend the applicant or the applicant's representative contact me.*

GH: G&H has contacted the Conservation Agent and the wetland line has been adjusted in accordance with the 2018 ORAD granted by the Conservation Commission. A separate filing will be submitted to Conservation Commission under a separate cover.

We believe these responses have addressed the concerns expressed by Conservation Commission from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager



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September 27, 2021

Franklin Planning Board
355 East Central Street
Franklin, MA 02038
Attn: Anthony Padula, Chairman

RE: *Comments from Franklin DPW: Northeast Development Group, LLC, 725 Summer Street, Franklin, MA*

Dear Members of the Board:

On behalf of our client, Northeast Development Group, LLC, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Franklin DPW dated September 8, 2021.

Franklin DPW's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

1. *Applications that may need to be filed with the Franklin Department of Public Works include (but are not necessarily limited to) a Soil Erosion and Sediment Control Plan Certification Permit, a Street Excavation Permit, and a Public Way Access Permit.*

GH: Acknowledged

2. *Fall Lane is a Town accepted roadway.*

GH: No further action required.

3. *The proposed plan calls for wells and septic systems to be utilized for each house lot.*

GH: No further action required.

4. *The applicant is requesting a waiver to install no sidewalks. In the past the board has granted waivers for one sidewalk for the substitution of vertical granite curb over sloped granite edging. We note that the existing section of Fall Lane as well as the rest of the original subdivision has sloped granite edging installed with one asphalt sidewalk.*

GH: One sidewalk has been incorporated into the design and consistent with the abutting neighborhood.

5. *Based on the data from test hole #4, it appears a corner of the drainage basin may be in ledge. Although infiltration is being attributed to the entire basin footprint.*

GH: The drainage basin has been revised accordingly.

6. *The drainage basin access is not adequate. The unpaved access road which crosses the adjacent property is proposed at a 14% slope. Additionally, the sediment forebay is at the bottom of a 15 foot wall below the roadway with no way of accessing it for maintenance.*

GH: The drainage basin has been redesigned to have a reduced slope on the access road and the sediment forebay has been adjusted accordingly.

7. *The proposed drainage basin also does not have the minimum setbacks of 20 feet from the maximum water elevation to the property line, and the toe of the basin's berm embankment is within 10 feet of the nearest property line.*

GH: The drainage basin has been adjusted accordingly.

8. *The emergency spillway elevation will experience an overflow during the 100 year storm event. The spillway should be design so that it can contain the 100 year storm.*

GH: The spillway has been designed to contain the 100-year storm.

9. *The designer should verify that breakout from the roof infiltration system for Lot 2-3 will not cause breakout due to the close proximity to the proposed slope.*

GH: Breakout from the roof infiltration system for Lot 2-3 will not cause breakout and may be adjusted in the field if necessary during construction to minimize the potential for future breakout.

We believe these responses have addressed the concerns expressed by Department of Public Works from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager



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F-4410

September 27, 2021

Franklin Planning and Community Development
355 East Central Street
Franklin, MA 02038

RE: *Comments from Franklin Fire Department: Northeast Development Group, LLC, 725 Summer Street, Franklin, MA*

Dear Members of the Board:

On behalf of our client, Northeast Development Group, LLC, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Franklin Fire Department dated August 25, 2021.

Franklin Fire Department's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

- 1. The only item noted is that this proposed development is located in an area of town that does not have any fire hydrants nearby.*

GH: There is no public water supply system available for this area. Fire emergency will be provided using a pumper truck.

We believe these responses have addressed the concerns expressed by Franklin Fire Department from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager