



FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT

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

MEMORANDUM

DATE: May 13, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Housing Production Plan

DPCD has put together the Housing Production Plan (HPP). The purpose of the plan is to assist the Town with maintaining its 10% affordable units and help to make progress in facilitating the development of diverse housing supply for Franklin's low and moderate income residents. The HPP can be found on DPCD website at:

<https://www.franklinma.gov/planning-community-development/files/2021-draft-housing-production-plan-hpp>

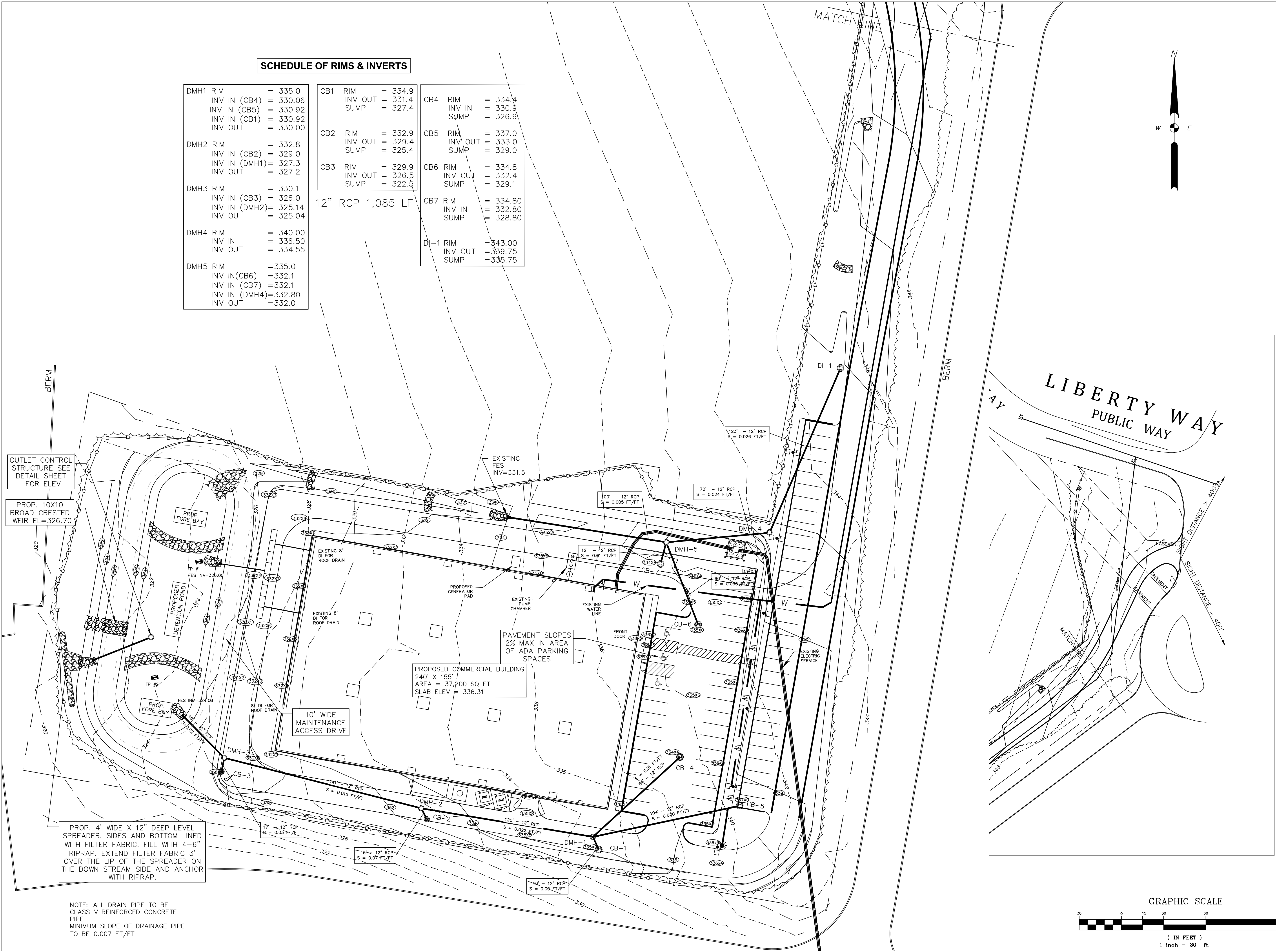
A public outreach for comments began on May 12, 2021 and will continue through the end of June. The implementation of the HPP will require commitment of a variety of organizations, including Town departments, Boards, Commissions and committees.

DPCD will develop a complete list of all comments received during the Public Comment Period. Once the public comment period is over, all input received will be considered and a Final HPP will be developed. The final draft will be presented to the Planning Board and Town Council for review, consideration and formal adoption. Once formally adopted by both elected Bodies, the HPP will be submitted to the Massachusetts Department of Housing and Community Development for review and formal approval.

SCHEDULE OF RIMS & INVERTS

DMH1 RIM = 335.0	CB1 RIM = 334.9	CB4 RIM = 334.4
INV IN (CB4) = 330.06	INV OUT = 331.4	INV IN = 330.9
INV IN (CB5) = 330.92	SUMP = 327.4	SUMP = 326.9
INV IN (CB1) = 330.92		
INV OUT = 330.00		
DMH2 RIM = 332.8	CB2 RIM = 332.9	CB5 RIM = 337.0
INV IN (CB2) = 329.0	INV OUT = 329.4	INV OUT = 333.0
INV IN (DMH1) = 327.3	SUMP = 325.4	SUMP = 329.0
INV OUT = 327.2		
DMH3 RIM = 330.1	CB3 RIM = 329.9	CB6 RIM = 334.8
INV IN (CB3) = 326.0	INV OUT = 326.5	INV OUT = 332.4
INV IN (DMH2) = 325.14	SUMP = 322.5	SUMP = 329.1
INV OUT = 325.04		
DMH4 RIM = 340.00		CB7 RIM = 334.80
INV IN = 336.50		INV IN = 332.80
INV OUT = 334.55		SUMP = 328.80
DMH5 RIM = 335.0		DI-1 RIM = 343.00
INV IN (CB6) = 332.1		INV OUT = 339.75
INV IN (CB7) = 332.1		SUMP = 335.75
INV IN (DMH4) = 332.80		
INV OUT = 332.0		

12" RCP 1,085 LF



OUTLET CONTROL STRUCTURE SEE DETAIL SHEET FOR ELEV

PROP. 10X10 BROAD CRESTED WEIR EL=326.70

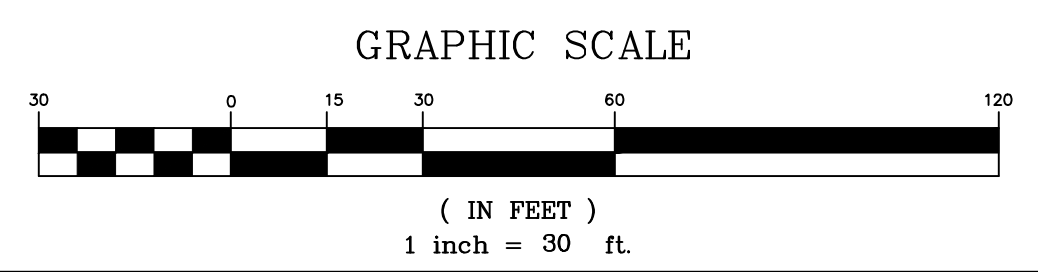
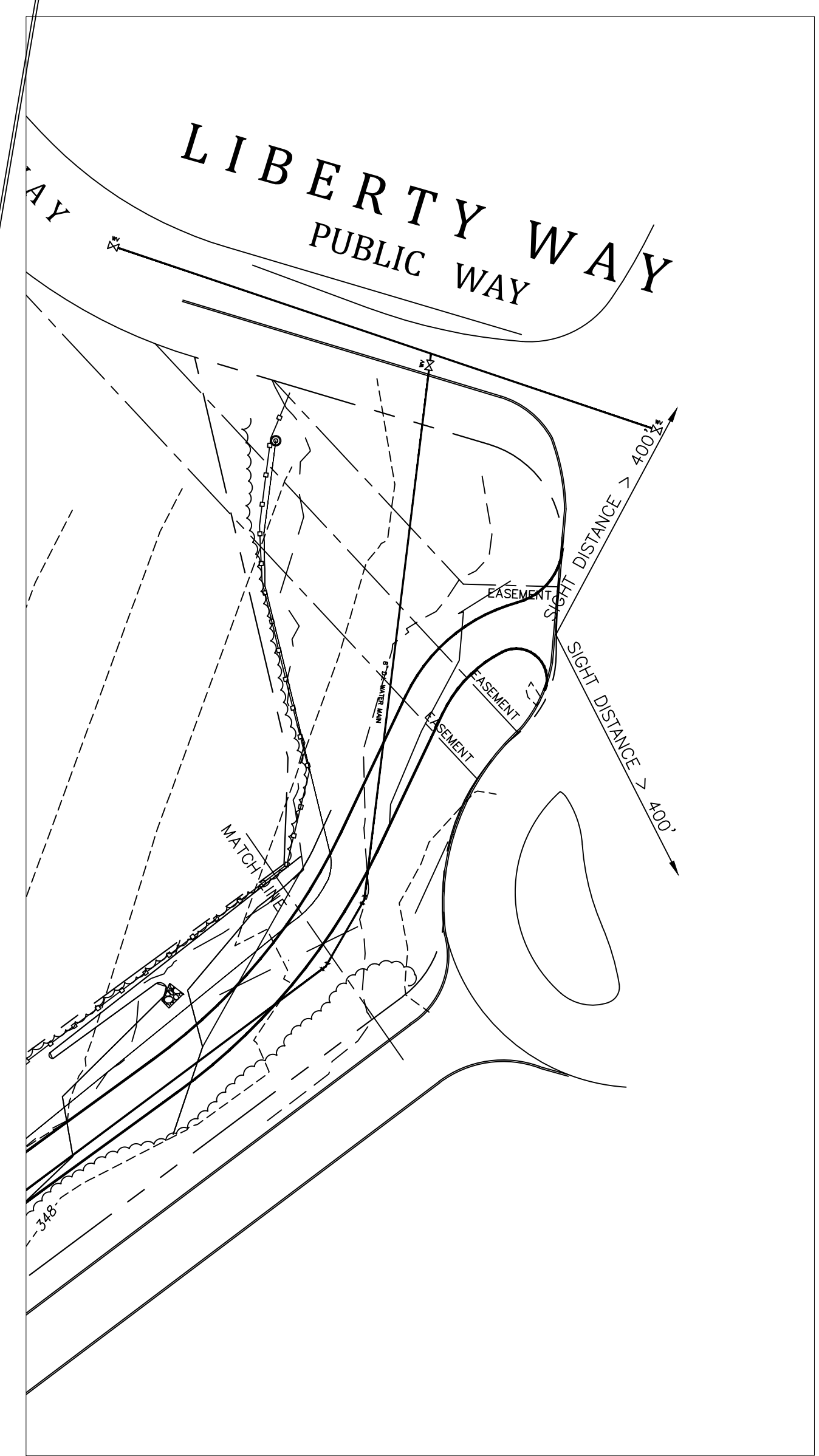
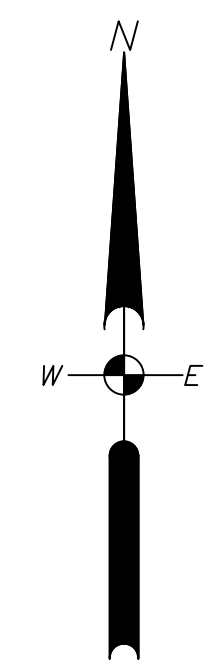
PROP. 4' WIDE X 12" DEEP LEVEL SPREADER. SIDES AND BOTTOM LINED WITH FILTER FABRIC. FILL WITH 4-6" RIPRAP. EXTEND FILTER FABRIC 3' OVER THE LIP OF THE SPREADER ON THE DOWN STREAM SIDE AND ANCHOR WITH RIPRAP.

PROPOSED COMMERCIAL BUILDING
240' X 155'
AREA = 37,200 SQ FT
SLAB ELEV = 336.31'

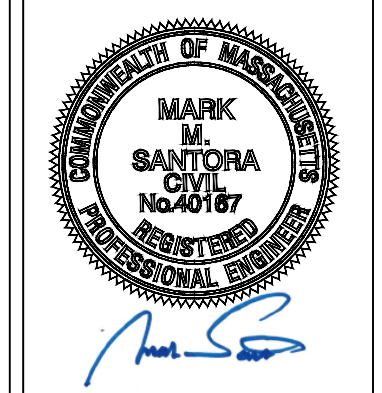
PAVEMENT SLOPES
2% MAX IN AREA
OF ADA PARKING SPACES

10' WIDE MAINTENANCE ACCESS DRIVE

NOTE: ALL DRAIN PIPE TO BE CLASS V REINFORCED CONCRETE PIPE
MINIMUM SLOPE OF DRAINAGE PIPE TO BE 0.007 FT/FT



5/4/21	PAD LOCATIONS	MMS
2/19/21	FIELD REVISION	MMS
2/7/19	TOWN LETTER	MMS
2/6/19	BETA LETTER	MMS
1/28/19	BETA LETTER 1/24/18	MMS
1/15/19	BETA LETTER 12/5/18	MMS
1/23/18	BETA LETTER 11/8/18	MMS
DATE	REVISIONS	APPV'D



APPLICANT:
19th FAIRWAY DEVELOPMENT INC.
42 ADIN STREET
HOPEDALE, MA 01747

PROJECT TITLE:
PROPOSED MODIFICATION TO SITE PLAN APPROVAL FOR CANNABIS CULTIVATION 105 CONSTITUTION BLVD FRANKLIN, MA, 02038

PLAN TITLE:
GRADING & DRAINAGE PLAN

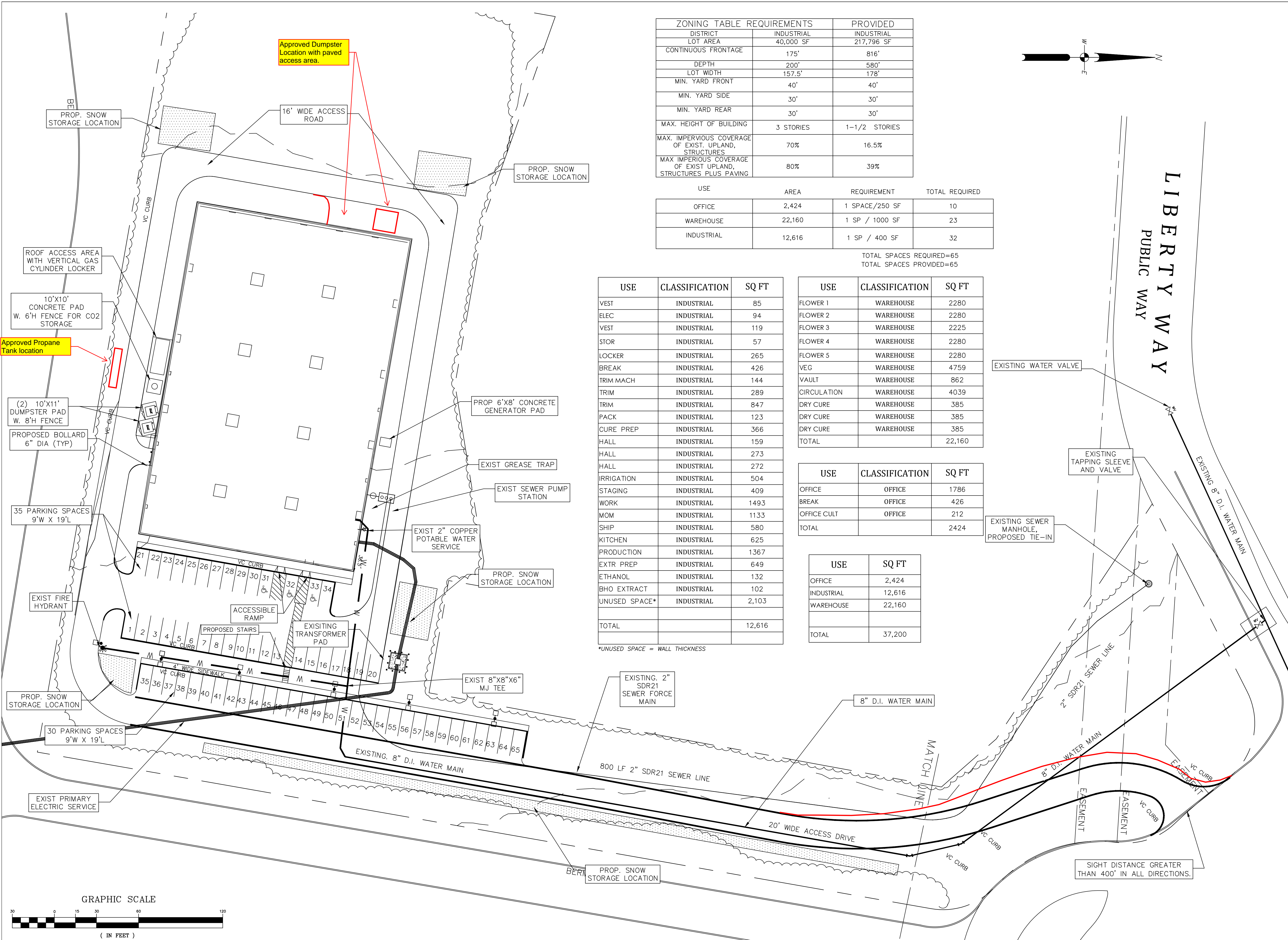
DATE: FEBRUARY 26, 2021

SCALE: 1" = 30'

DRAWN BY: DC CHECKED BY: MMS APPROVED BY: MMS

MARK SANTORA, P.E. INC.
Civil & Environmental Engineering
123 Old Westboro Road
North Grafton, MA 01536
Phone (508) 839-5113

SHEET:
5 OF 8



ZONING TABLE REQUIREMENTS		PROVIDED
DISTRICT	INDUSTRIAL	INDUSTRIAL
LOT AREA	40,000 SF	217,796 SF
CONTINUOUS FRONTAGE	175'	816'
DEPTH	200'	580'
LOT WIDTH	157.5'	178'
MIN. YARD FRONT	40'	40'
MIN. YARD SIDE	30'	30'
MIN. YARD REAR	30'	30'
MAX. HEIGHT OF BUILDING	3 STORIES	1-1/2 STORIES
MAX. IMPERVIOUS COVERAGE OF EXIST. UPLAND, STRUCTURES	70%	16.5%
MAX IMPERVIOUS COVERAGE OF EXIST UPLAND, STRUCTURES PLUS PAVING	80%	39%

USE	AREA	REQUIREMENT	TOTAL REQUIRED
OFFICE	2,424	1 SPACE/250 SF	10
WAREHOUSE	22,160	1 SP / 1000 SF	23
INDUSTRIAL	12,616	1 SP / 400 SF	32

TOTAL SPACES REQUIRED=65
TOTAL SPACES PROVIDED=65

USE	CLASSIFICATION	SQ FT
VEST	INDUSTRIAL	85
ELEC	INDUSTRIAL	94
VEST	INDUSTRIAL	119
STOR	INDUSTRIAL	57
LOCKER	INDUSTRIAL	265
BREAK	INDUSTRIAL	426
TRIM MACH	INDUSTRIAL	144
TRIM	INDUSTRIAL	289
TRIM	INDUSTRIAL	847
PACK	INDUSTRIAL	123
CURE PREP	INDUSTRIAL	366
HALL	INDUSTRIAL	159
HALL	INDUSTRIAL	273
HALL	INDUSTRIAL	272
IRRIGATION	INDUSTRIAL	504
STAGING	INDUSTRIAL	409
WORK	INDUSTRIAL	1493
MOM	INDUSTRIAL	1133
SHIP	INDUSTRIAL	580
KITCHEN	INDUSTRIAL	625
PRODUCTION	INDUSTRIAL	1367
EXTR PREP	INDUSTRIAL	649
ETHANOL	INDUSTRIAL	132
BHO EXTRACT	INDUSTRIAL	102
UNUSED SPACE*	INDUSTRIAL	2,103
TOTAL		12,616

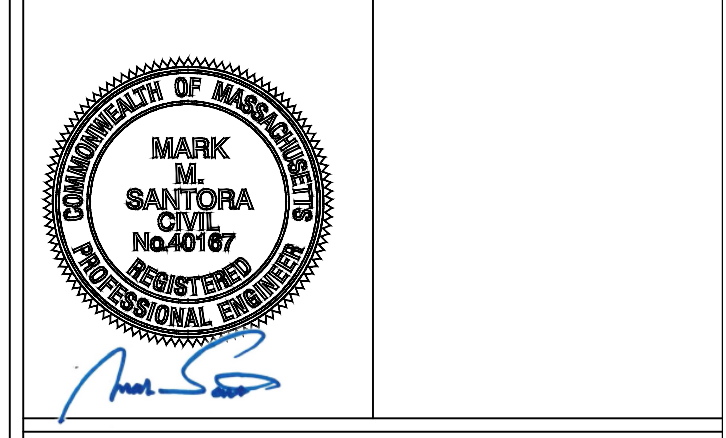
*UNUSED SPACE = WALL THICKNESS

USE	CLASSIFICATION	SQ FT
FLOWER 1	WAREHOUSE	2280
FLOWER 2	WAREHOUSE	2280
FLOWER 3	WAREHOUSE	2225
FLOWER 4	WAREHOUSE	2280
FLOWER 5	WAREHOUSE	2280
VEG	WAREHOUSE	4759
VAULT	WAREHOUSE	862
CIRCULATION	WAREHOUSE	4039
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
TOTAL		22,160

USE	CLASSIFICATION	SQ FT
OFFICE	OFFICE	1786
BREAK	OFFICE	426
OFFICE CULT	OFFICE	212
TOTAL		2424

USE	SQ FT
OFFICE	2,424
INDUSTRIAL	12,616
WAREHOUSE	22,160
TOTAL	37,200

DATE	REVISIONS	APPV'D
5/4/21	REV PAD LOCATION	MMS
3/5/21	ACCESSIBLE SPACE	MMS
2/19/21	FIELD REVISION	MMS
2/7/19	TOWN LETTER	MMS
2/6/19	BETA LETTER	MMS
1/28/19	BETA LETTER 1/24/18	MMS
1/15/19	BETA LETTER 12/5/18	MMS
1/23/18	BETA LETTER 11/8/18	MMS



APPLICANT:
19th FAIRWAY DEVELOPMENT INC.
42 ADIN STREET
HOPEDALE, MA 01747

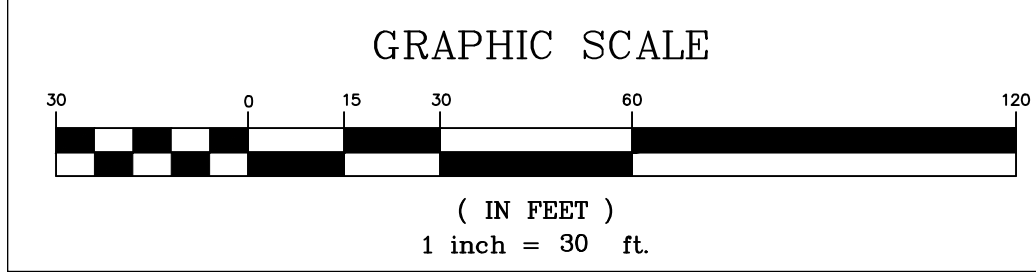
PROJECT TITLE:
PROPOSED MODIFICATION TO SITE PLAN APPROVAL FOR CANNABIS CULTIVATION 105 CONSTITUTION BLVD FRANKLIN, MA, 02038

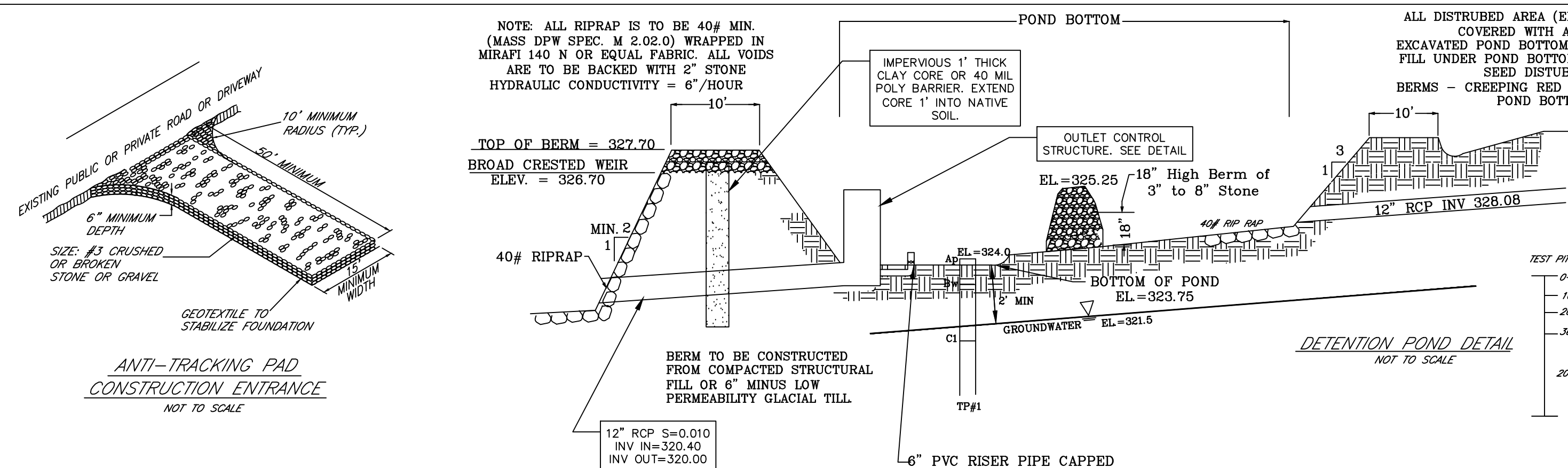
PLAN TITLE:
SITE UTILITY, PARKING, & FACILITIES PLAN
DATE: FEBRUARY 26, 2021
SCALE: 1" = 30'

DRAWN BY: DC
CHECKED BY: MMS
APPROVED BY: MMS

MARK SANTORA, P.E. INC.
Civil & Environmental Engineering
123 Old Westboro Road
North Grafton, MA 01536
Phone (508) 839-5113

SHEET:
4 OF 8

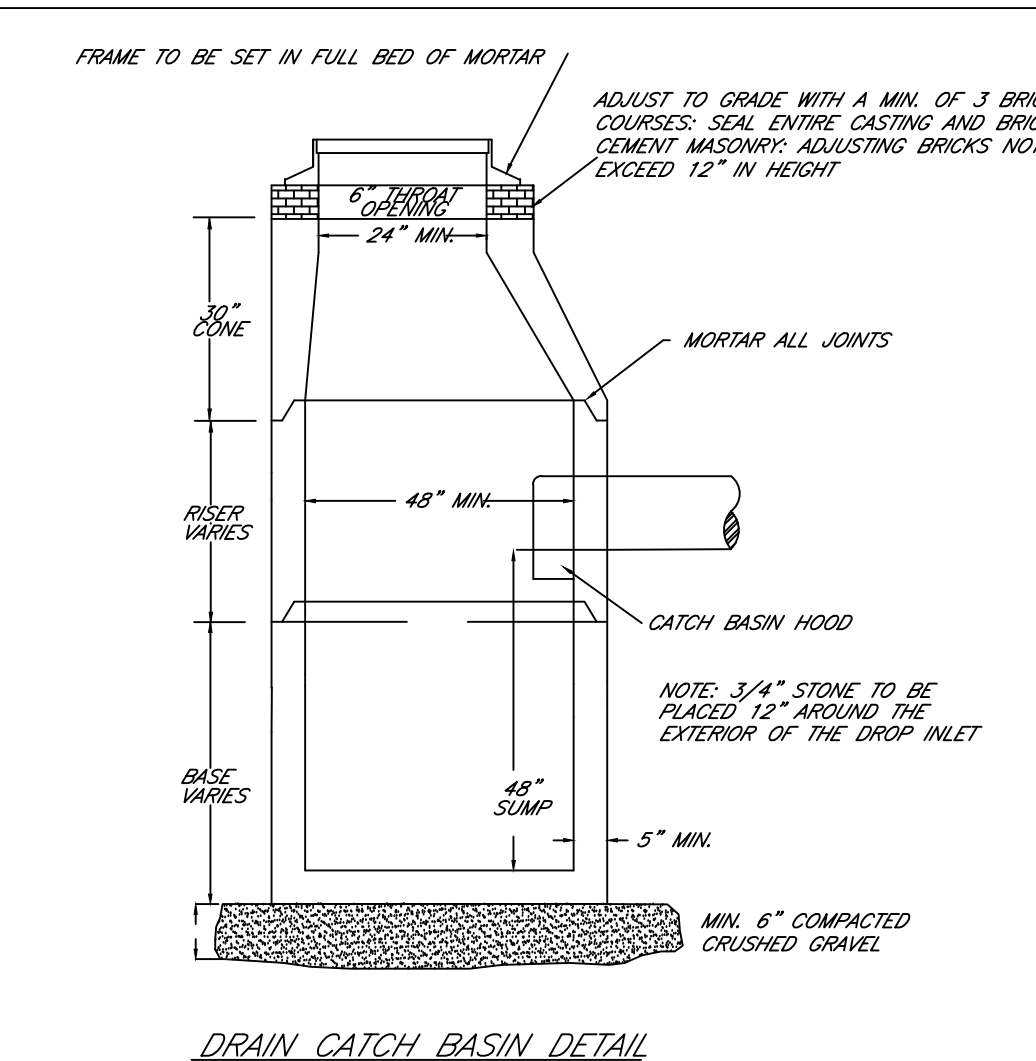
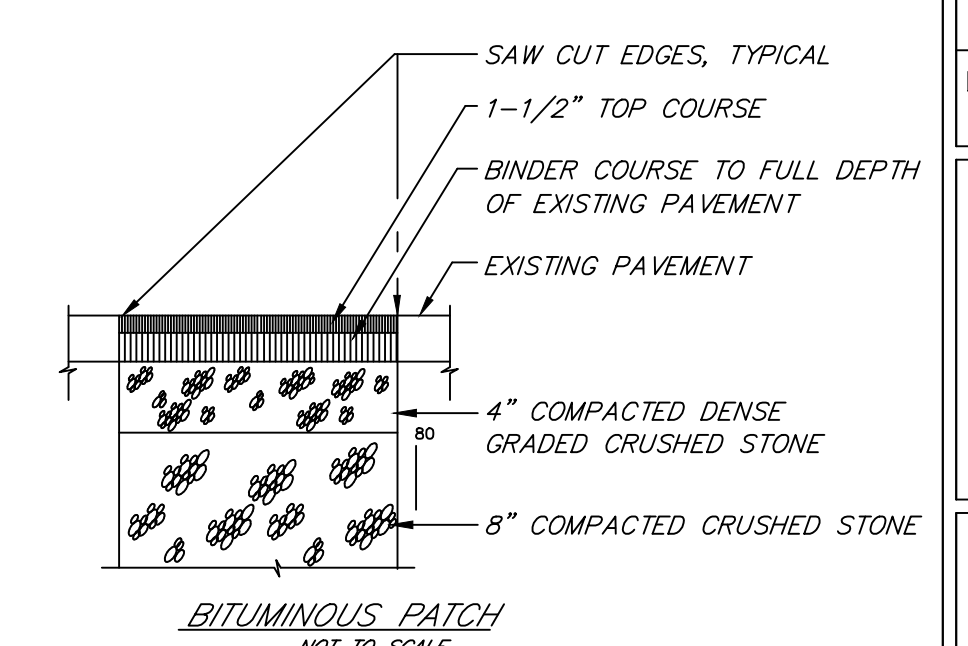
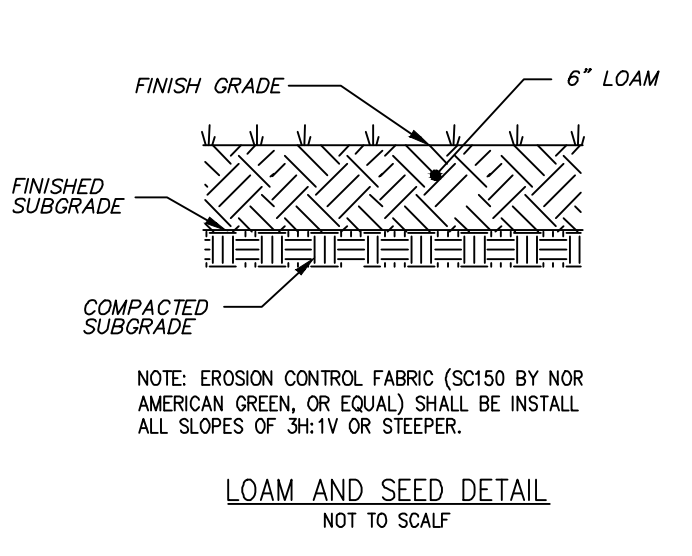
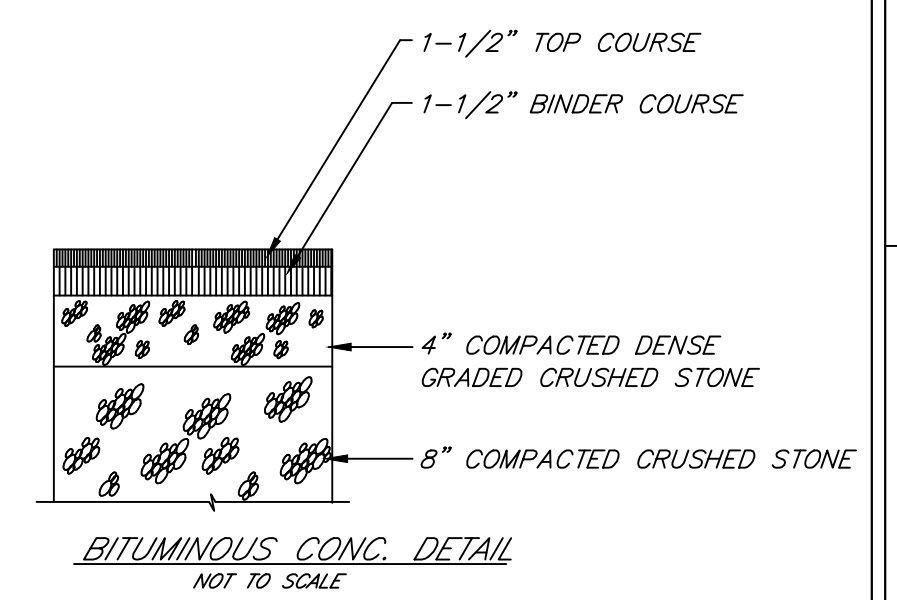
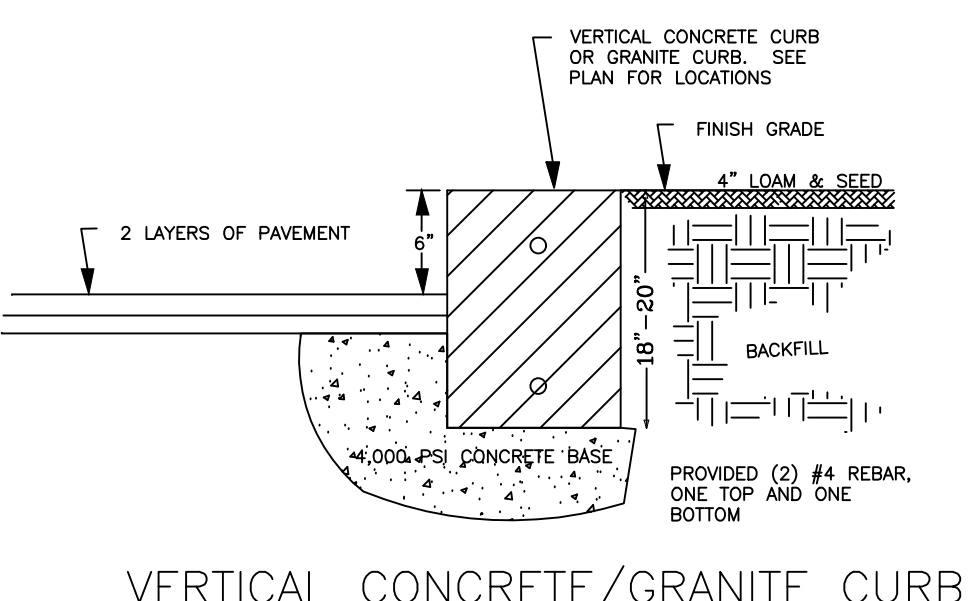
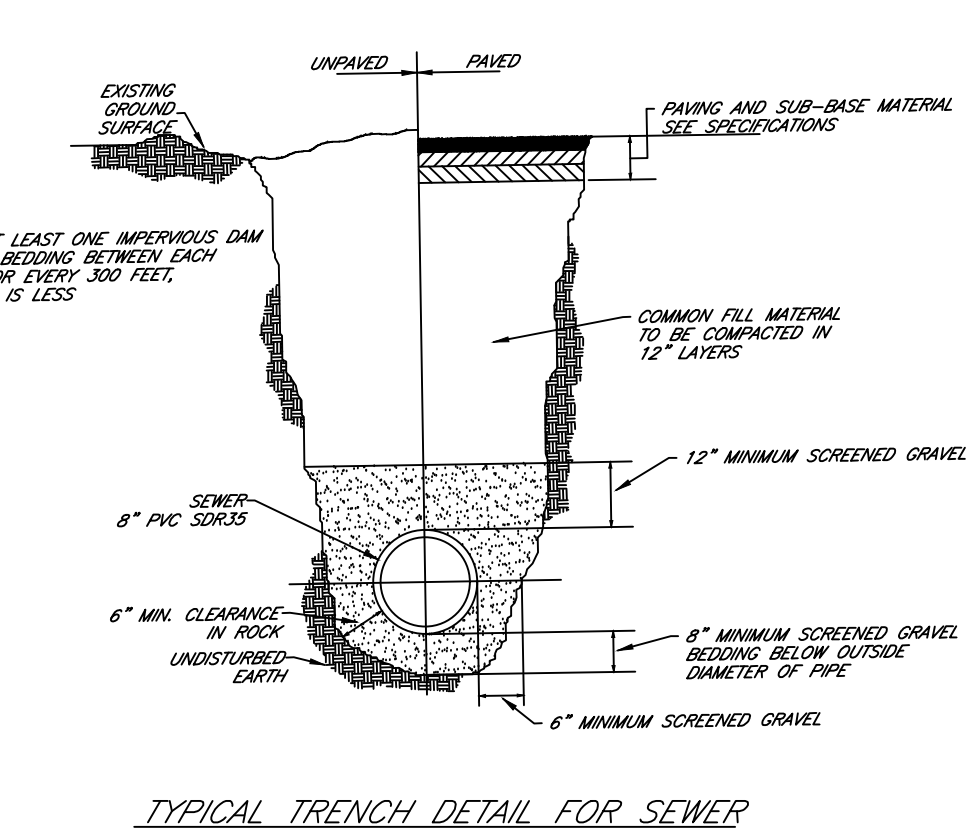
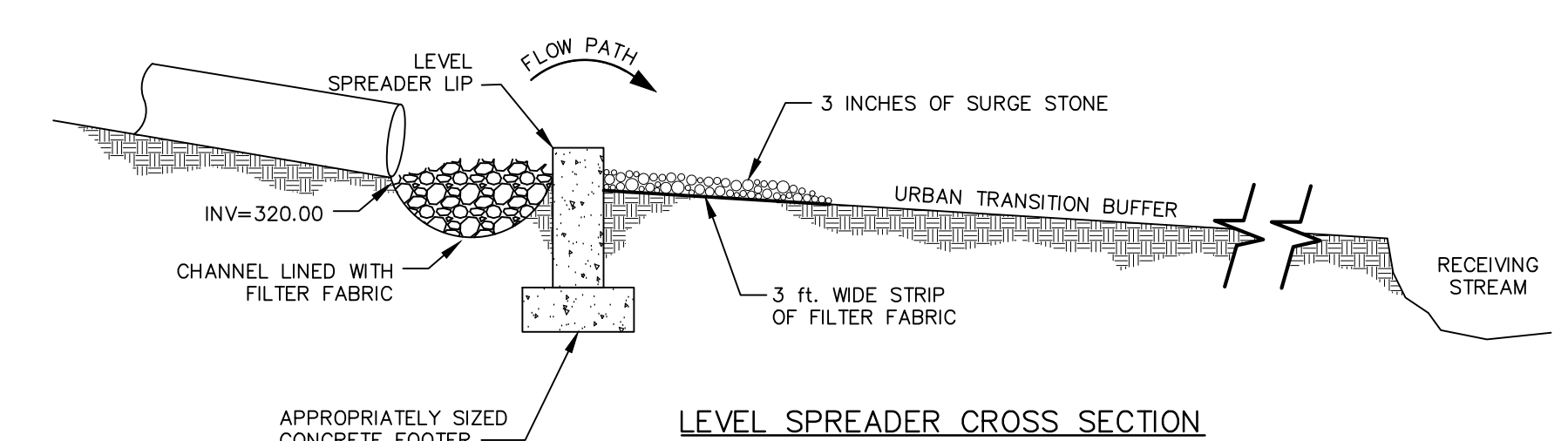
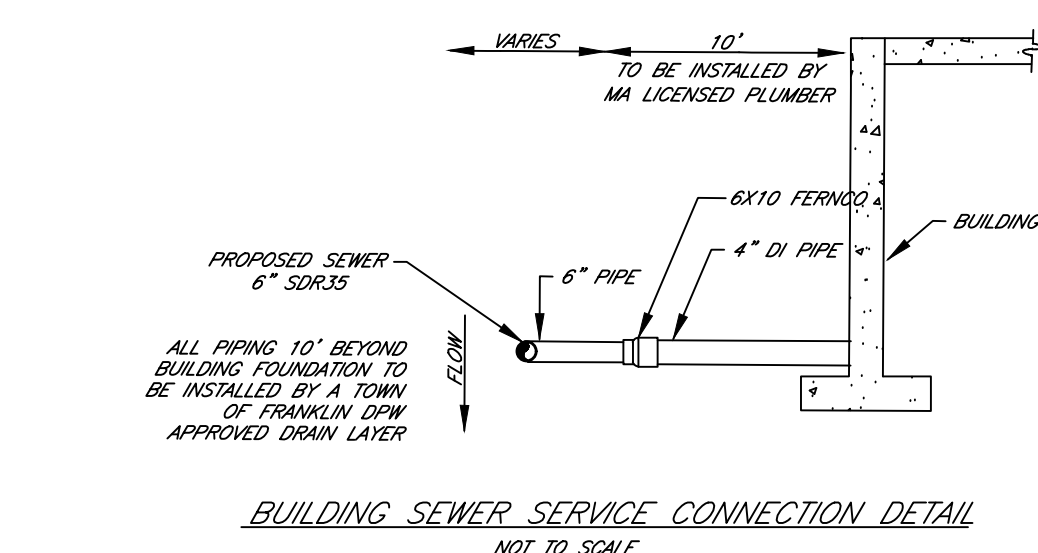
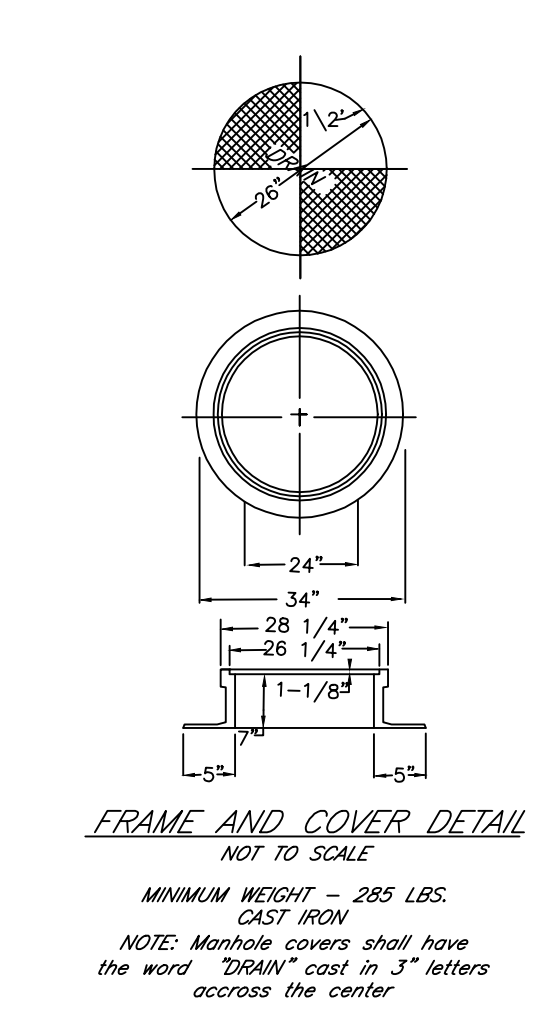
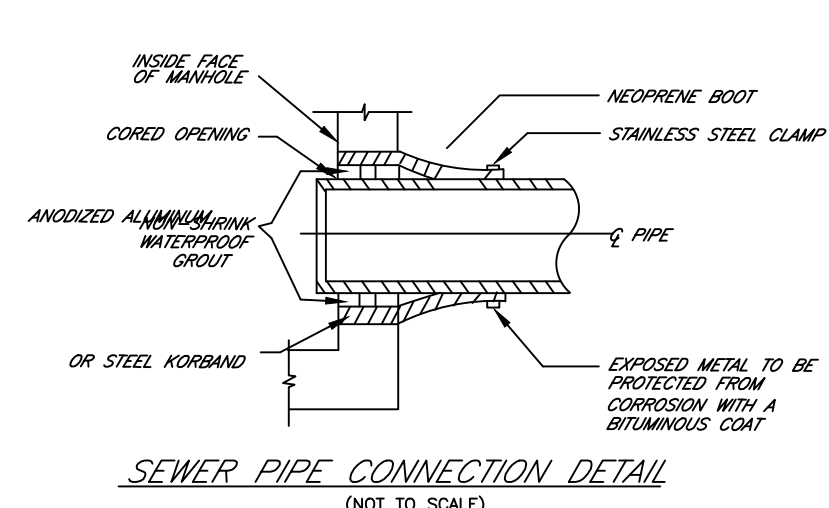
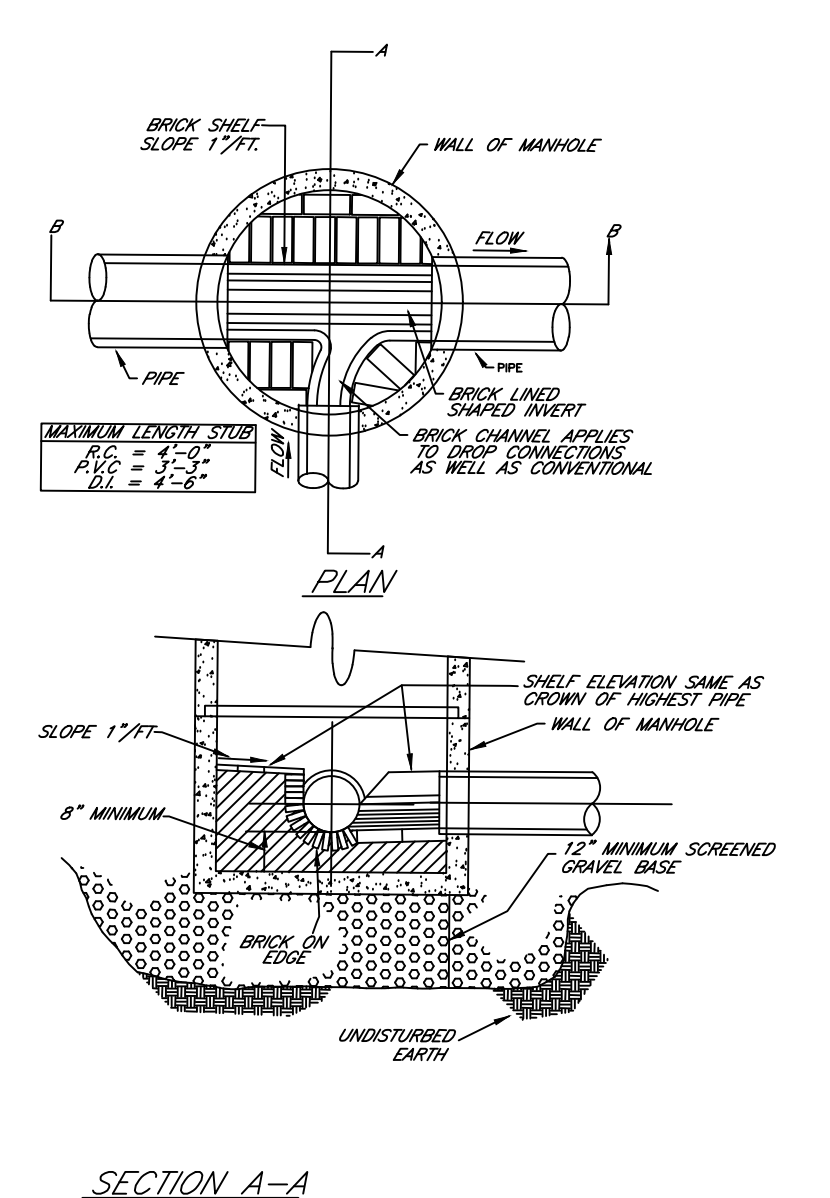
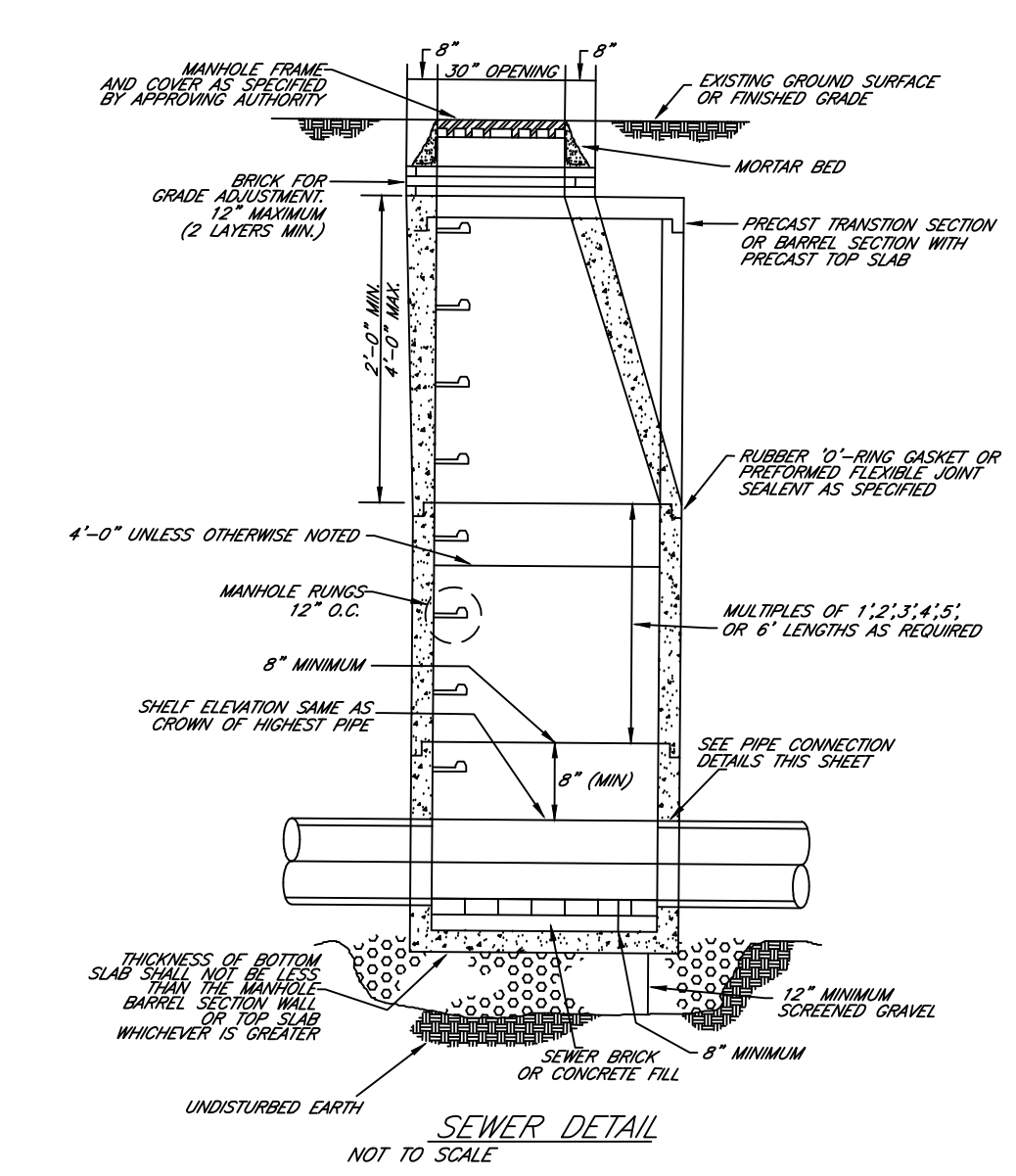
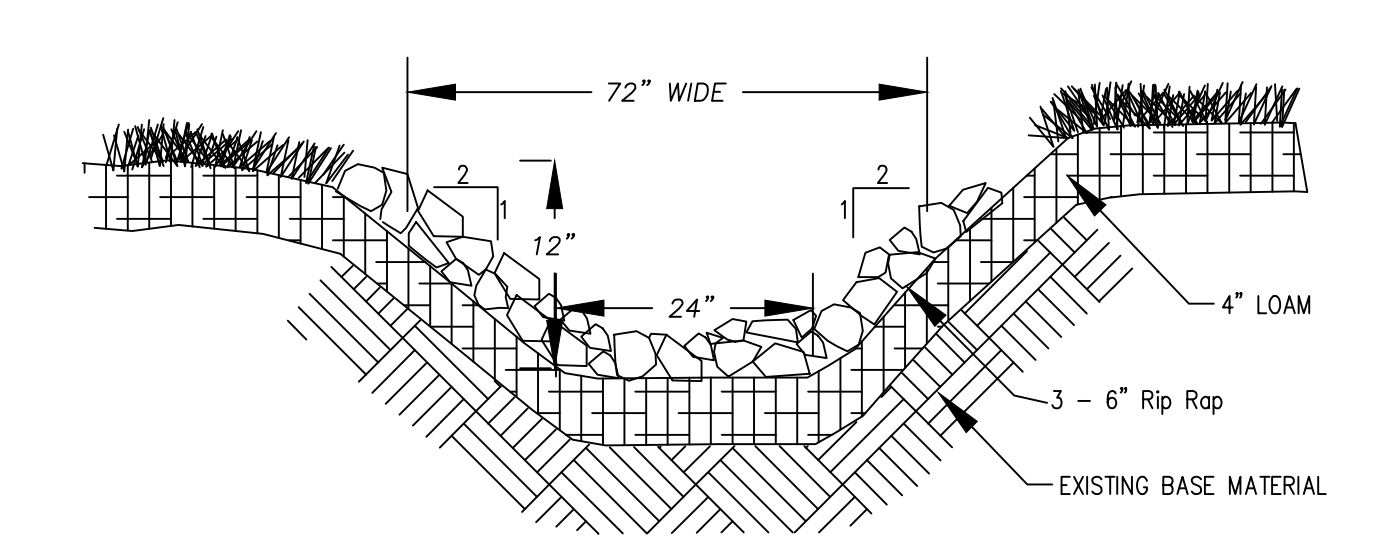
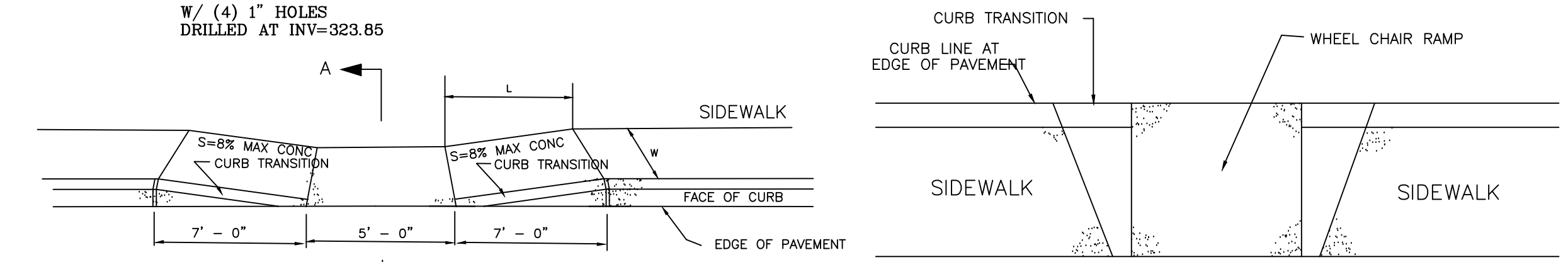




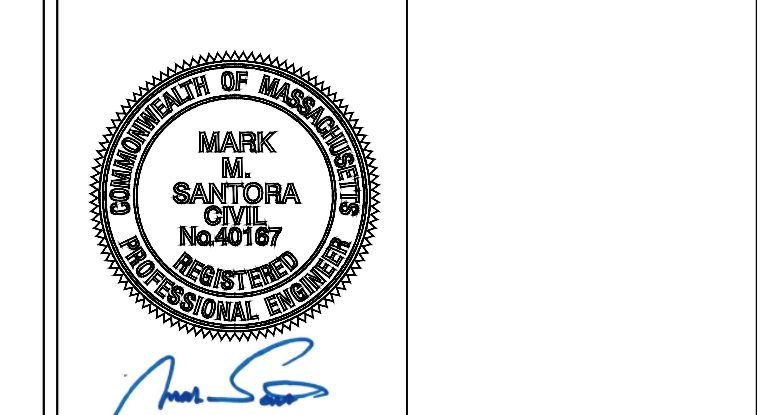
SOIL TEST DATA
 PERFORMED BY: MARK SANTORA, P.E. 10-6-18

TEST PIT 1	TEST PIT 2	TEST PIT 3
0-10" Ap SL 10# 3/2	0-8" Ap SL 10# 3/3	0-10" Ap SL 10# 3/2
10-20" Bw LS 10# 5/4	8-16" Bw SL 10# 5/3	10-20" Bw SL 10# 5/5
20-30" Bw SL 10# 5/5	18-26" C1 SL 2.5# 6/3	30-36" C1 GRAVEL TILL 2.5# 6/4
30-34" C1 GRAVEL TILL 2.5# 6/4		

20# MOTTLES @ 30"
 20# MOTTLES @ 32"
 20# MOTTLES @ 30"



DATE	REVISIONS	APPV'D
5/4/21	FIELD REVISION	MMS
2/19/21	FIELD REVISION	MMS
2/7/19	TOWN LETTER	MMS
2/4/19	BETA COMMENTS	MMS
1/28/19	BETA LETTER 1/24/18	MMS
1/15/19	BETA LETTER 12/5/18	MMS
1/23/18	BETA LETTER 11/8/18	MMS



APPLICANT:

19th FAIRWAY DEVELOPMENT INC.
 42 ADIN STREET
 HOPEDALE, MA 01747

PROJECT TITLE:

PROPOSED MODIFICATION TO SITE PLAN APPROVAL FOR CANNABIS CULTIVATION 105 CONSTITUTION BLVD FRANKLIN, MA, 02038

PLAN TITLE:

CONSTRUCTION DETAILS

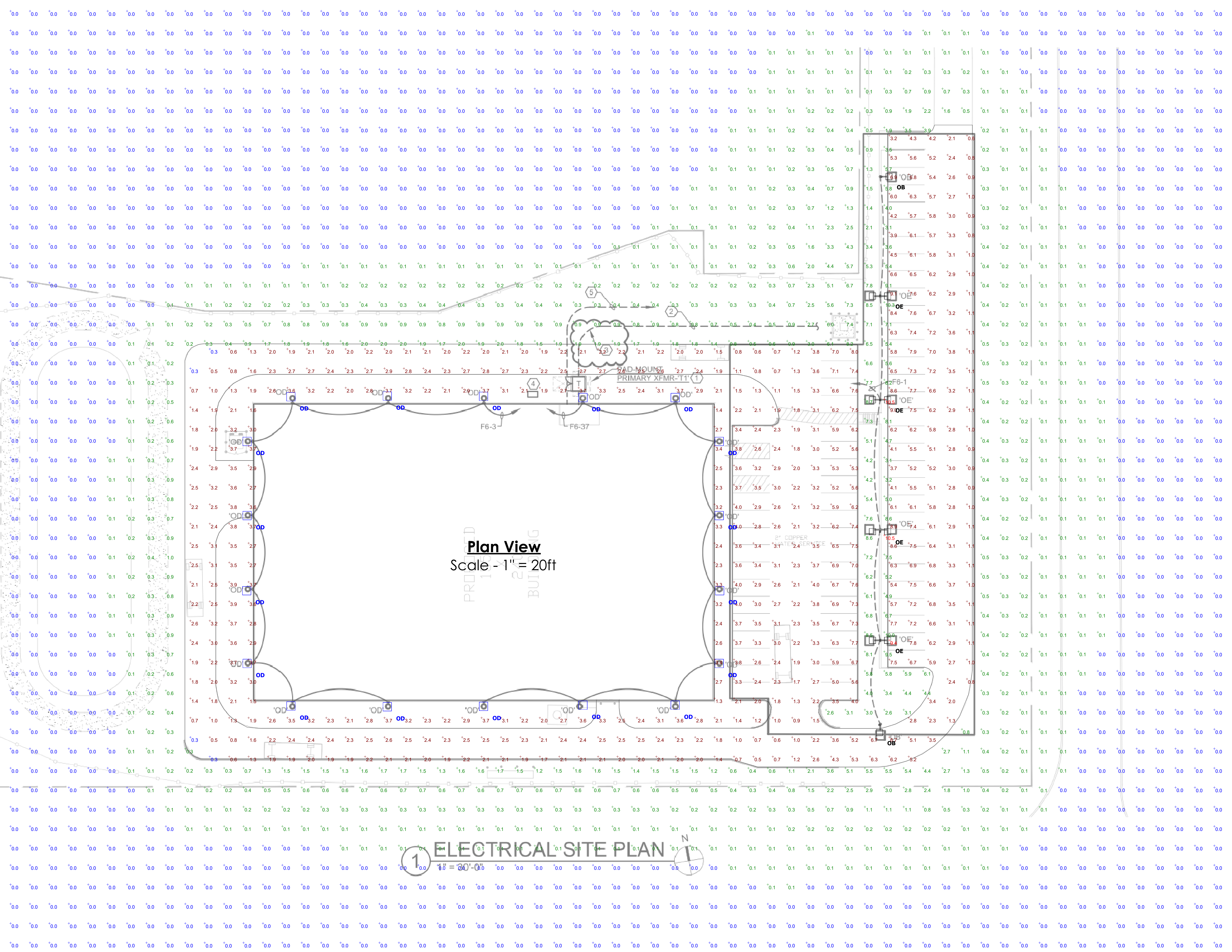
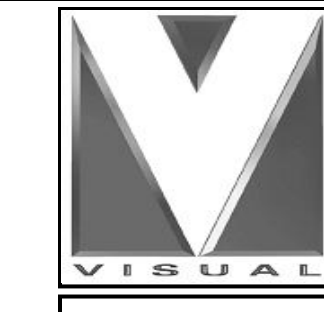
DATE: FEBRUARY 26, 2021

SCALE: NTS

DRAWN BY: DC
CHECKED BY: MMS
APPROVED BY: MMS

MARK SANTORA, P.E. INC.
 Civil & Environmental Engineering
 123 Old Westboro Road
 North Grafton, MA 01536
 Phone (508) 839-5113

SHEET:
7 OF 8



Plan View
Scale - 1" = 20ft

ELECTRICAL SITE PLAN

- NOTES:
- REFLECTANCES ASSUMED: SURFACE: 50
 - MOUNTING HEIGHTS: 20'-0" AFG
 - TASK HEIGHT: AT SURFACE
 - CALCULATION POINT SPACING: 10'X10' OC

DISCLAIMER:

- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Outer Perimeter	+	0.4 fc	10.5 fc	0.0 fc	N/A	N/A
Parking Lot	+	3.3 fc	9.4 fc	0.3 fc	31.3:1	11.0:1



Specifications

- EPA: 0.7 ft² (0.06 m²)
- Length: 13-1/4" (338 mm)
- Width: 7-3/4" (197 mm)
- Height (max): 2.6" (66 mm)

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background.
- DTL DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for ROAM or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roaming Link to DTL DLL](#)

Ordering Information

EXAMPLE: KAX1 LED P4 40K R3 MVOLT SPA DBBXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
KAX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 R4 Type 4 R5 Type 5	MVOLT ¹ 120V ¹ 208V ¹ 240V ¹ 277V ¹ 480V ¹	Shipped included SPA Square pole mounting RPA Round pole mounting (includes cord and square mounting)

Control options	Other options	Finish
Shipped installed PER NEMA twist lock receptacle only (Control order separate) ^{1,2} PER3 Free wire receptacle only (Control order separate) ^{1,2} PER4 Green wire receptacle only (Control order separate) ^{1,2} PIR Bi-level, motion/ambient sensor, 8-10' mounting height, ambient sensor enabled at 5k ^{1,3} PIRN Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5k ^{1,3} PIRNFCV Bi-level, motion/ambient sensor, 8-10' mounting height, ambient sensor enabled at 1k ^{1,3} PIRNFCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1k ^{1,3} FAD Field adjustable output ¹	Shipped installed HS House side shield ¹ SF Single fan (120, 277, 347V) ¹ DF Double fan (208, 240, 480V) ¹ FLT 1ft arm Shipped separately BS Ball system ¹ EGS External glass shield ¹	DBBXD Dark bronze DBLKD Black DNKND Natural aluminum DWKND White DBKND Textured dark bronze DBLND Textured black DNKND Textured natural aluminum DWKND Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
 © 2011-2020 Acuity Lighting, Inc. All rights reserved.
 KAX1 LED Rev. 02/22/20 Page 1 of 4

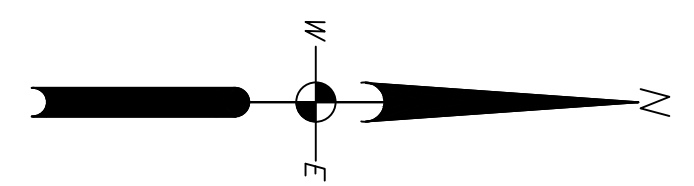
SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LLF	WATTAGE
	OD	18	Lithonia Lighting	KAX1 LED P2 50K R4 MVOLT SPA PIRH1FC3V DBBXD	KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 1, 5000 K, TYPE 4, 120-277V - MOUNTED @ 20'-0" AFG	0.9	50
	OB	2	Lithonia Lighting	KAX1 LED P3 50K R3 MVOLT SPA PIRH1FC3V DBBXD	(EXISTING FIXTURE) KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 3, 5000 K, TYPE 3, 120-277V - MOUNTED @ 22'-0" AFG	0.9	130
	OE	4	Lithonia Lighting	KAX1 LED P3 50K R3 MVOLT SPA PIRH1FC3V DBBXD	(EXISTING FIXTURE) KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 3, 5000 K, TYPE 3, 120-277V - MOUNTED @ 22'-0" AFG	0.9	260

4 Liberty Way
04-12-2021

Designer: Robert J. Lindstrom
Date: 04/12/2021
Scale: Not to Scale
Drawing No.:
Summary:
1 of 1

ZONING TABLE REQUIREMENTS		PROVIDED
DISTRICT	INDUSTRIAL	INDUSTRIAL
LOT AREA	40,000 SF	217,796 SF
CONTINUOUS FRONTAGE	175'	816'
DEPTH	200'	580'
LOT WIDTH	157.5'	178'
MIN. YARD FRONT	40'	40'
MIN. YARD SIDE	30'	30'
MIN. YARD REAR	30'	30'
MAX. HEIGHT OF BUILDING	3 STORIES	1-1/2 STORIES
MAX. IMPERVIOUS COVERAGE OF EXIST. UPLAND, STRUCTURES	70%	16.5%
MAX IMPERVIOUS COVERAGE OF EXIST UPLAND, STRUCTURES PLUS PAVING	80%	39%



USE	AREA	REQUIREMENT	TOTAL REQUIRED
OFFICE	2,424	1 SPACE/250 SF	10
WAREHOUSE	22,160	1 SP / 1000 SF	23
INDUSTRIAL	12,616	1 SP / 400 SF	32

TOTAL SPACES REQUIRED=65
TOTAL SPACES PROVIDED=65

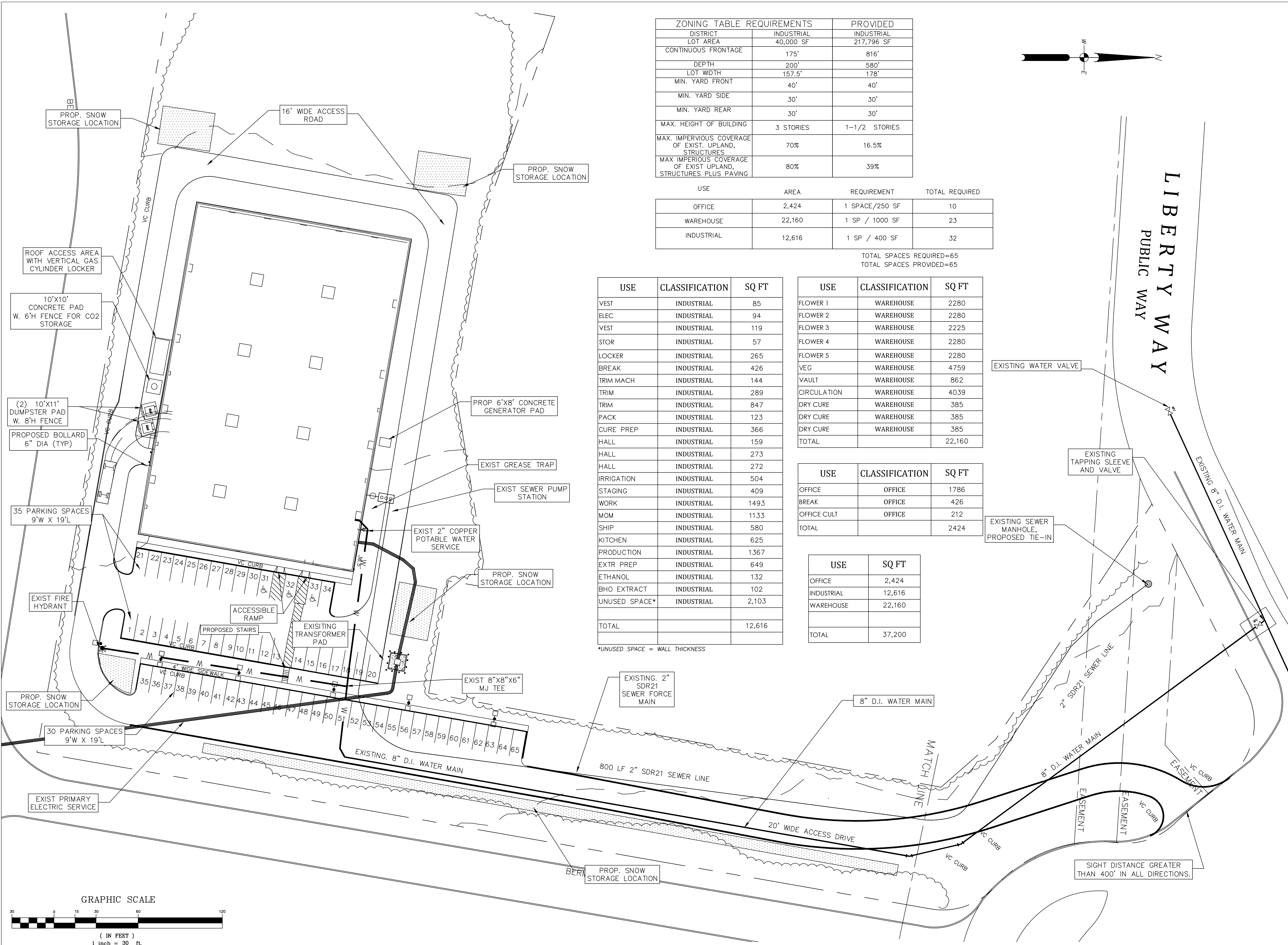
USE	CLASSIFICATION	SQ FT
VEST	INDUSTRIAL	85
ELEC	INDUSTRIAL	94
VEST	INDUSTRIAL	119
STOR	INDUSTRIAL	57
LOCKER	INDUSTRIAL	265
BREAK	INDUSTRIAL	426
TRIM MACH	INDUSTRIAL	144
TRIM	INDUSTRIAL	289
TRIM	INDUSTRIAL	847
PACK	INDUSTRIAL	123
CURE PREP	INDUSTRIAL	366
HALL	INDUSTRIAL	159
HALL	INDUSTRIAL	273
HALL	INDUSTRIAL	272
IRRIGATION	INDUSTRIAL	504
STAGING	INDUSTRIAL	409
WORK	INDUSTRIAL	1493
MOM	INDUSTRIAL	1133
SHIP	INDUSTRIAL	580
KITCHEN	INDUSTRIAL	625
PRODUCTION	INDUSTRIAL	1367
EXTR PREP	INDUSTRIAL	649
ETHANOL	INDUSTRIAL	132
BHO EXTRACT	INDUSTRIAL	102
UNUSED SPACE*	INDUSTRIAL	2,103
TOTAL		12,616

*UNUSED SPACE = WALL THICKNESS

USE	CLASSIFICATION	SQ FT
FLOWER 1	WAREHOUSE	2280
FLOWER 2	WAREHOUSE	2280
FLOWER 3	WAREHOUSE	2225
FLOWER 4	WAREHOUSE	2280
FLOWER 5	WAREHOUSE	2280
VEG	WAREHOUSE	4759
VAULT	WAREHOUSE	862
CIRCULATION	WAREHOUSE	4039
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
TOTAL		22,160

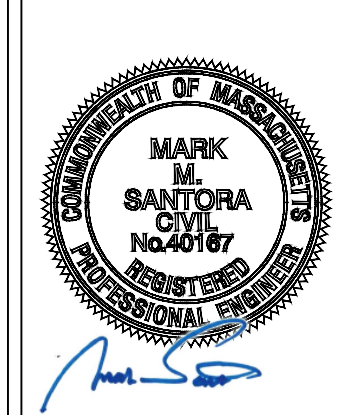
USE	CLASSIFICATION	SQ FT
OFFICE	OFFICE	1786
BREAK	OFFICE	426
OFFICE CULT	OFFICE	212
TOTAL		2424

USE	SQ FT
OFFICE	2,424
INDUSTRIAL	12,616
WAREHOUSE	22,160
TOTAL	37,200



LIBERTY WAY
PUBLIC WAY

DATE	REVISIONS	APPV'D
4/23/21	DUMPSTER LOCATION REV	MMS
3/5/21	ACCESSIBLE SPACE	MMS
2/19/21	FIELD REVISION	MMS
2/7/19	TOWN LETTER	MMS
2/6/19	BETA LETTER	MMS
1/28/19	BETA LETTER 1/24/18	MMS
1/15/19	BETA LETTER 12/5/18	MMS
11/23/18	BETA LETTER 11/8/18	MMS



APPLICANT:
19th FAIRWAY DEVELOPMENT INC.
42 ADIN STREET
HOPEDALE, MA 01747

PROJECT TITLE:
PROPOSED MODIFICATION TO SITE PLAN APPROVAL FOR CANNABIS CULTIVATION 105 CONSTITUTION BLVD FRANKLIN, MA, 02038

PLAN TITLE:
SITE UTILITY, PARKING, & FACILITIES PLAN

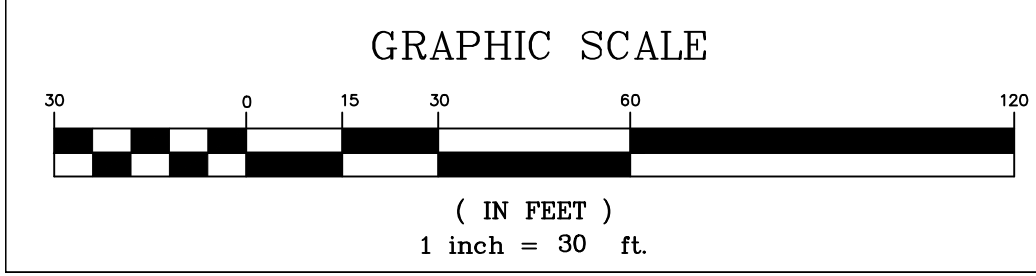
DATE: FEBRUARY 26, 2021

SCALE: 1" = 30'

DRAWN BY: DC CHECKED BY: MMS APPROVED BY: MMS

MARK SANTORA, P.E. INC.
Civil & Environmental Engineering
123 Old Westboro Road
North Grafton, MA 01536
Phone (508) 839-5113

SHEET:
4 OF 8



Proposed Minor Change

1 message

Mark Santora PE <mspeinc@aol.com>
Reply-To: Mark Santora PE <mspeinc@aol.com>
To: "mcrowley@beta-inc.com" <mcrowley@beta-inc.com>
Cc: "alove@franklinma.gov" <alove@franklinma.gov>

Tue, May 4, 2021 at 5:06 PM

Hi Matt

Please find attached a copy of the plans depicting a few proposed minor changes to the plan for 105 Constitution Blvd as discussed. A summary of the changes are as follows:

1. The owner would like to move the proposed dumpster pad location to the side of the building from the rear. The rear location is not ideal because the rear door is a means of egress door. The door on the side is larger and where they will likely bring the trash out from.
2. The proposed propane storage tank has been removed and replaced by a vertical enclosed cylinder locker.
3. A proposed roof access way has been shown behind the proposed dumpster pad.
4. I have proposed to change the swale from grass to rip rap to provide better energy dissipation and more erosion protection.
5. A small portion of the proposed access driveway has been moved a few feet east to leave the existing buffer between properties intact.
6. The owner would like to utilize LED wall pack lighting around the building. A revised photometric plan has been attached.

Please review and advise as to if you would like me to present these changes to the Planning Board at the next available meeting.

Mark M Santora PE #40167

Civil, Structural & Environmental Engineering
[123 Old Westboro Road](#)
N Grafton MA 01536

 **105 Constitution Blvd - (5-4-21) Revision.pdf**
2379K



Amy Love <alove@franklinma.gov>

RE: Proposed Minor Change

1 message

Matt Crowley <MCrowley@beta-inc.com>

Wed, May 5, 2021 at 9:25 AM

To: "Amy Love (alove@franklinma.gov)" <alove@franklinma.gov>, "Michael Maglio (mmaglio@franklinma.gov)" <mmaglio@franklinma.gov>, Gus Brown <gbrown@franklinma.gov>

All:

I've reviewed the requested changes listed below and have added my comments in **red**. I've also attached Mark's original plan, along with a markup that highlights the changes. Let me know if you'd like to discuss.

Matthew J. Crowley, PE

Senior Project Manager

BETA Group, Inc. | 781.255.1982

Twitter | LinkedIn | Facebook | Instagram

Join our team!

From: Mark Santora PE <mspeinc@aol.com>
Sent: Tuesday, May 4, 2021 5:07 PM
To: Matt Crowley <MCrowley@BETA-Inc.com>
Cc: alove@franklinma.gov
Subject: Proposed Minor Change

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Hover over any links before clicking them and forward questionable emails to IT if you are unsure. Forward spam to spam@appriver.com

Hi Matt

Please find attached a copy of the plans depicting a few proposed minor changes to the plan for 105 Constitution Blvd as discussed. A summary of the changes are as follows:

1. The owner would like to move the proposed dumpster pad location to the side of the building from the rear. The rear location is not ideal because the rear door is a means of egress door. The door on the side is larger and where they will likely bring

the trash out from. The proposed location and orientation does not seem well suited for a waste collection vehicle. The original design approved provided a paved access area (which they seem to have removed in the previous field changes without highlighting). At a minimum Mark needs to show that a vehicle can pick up the dumpsters at the proposed locations.

2. The proposed propane storage tank has been removed and replaced by a vertical enclosed cylinder locker. **Not my expertise but seems like a field change.**

3. A proposed roof access way has been shown behind the proposed dumpster pad. **Seems like a field change.**

4. I have proposed to change the swale from grass to rip rap to provide better energy dissipation and more erosion protection. **The slope in the swale is only ~1.6%, so it doesn't seem like rip rap would be necessary for energy dissipation. The grass will also provide better water quality treatment and they had taken TSS removal credit for this in their stormwater report. Although the swale may not be necessary to still comply with the Stormwater Standards, I wouldn't recommended downgrading unless it is necessary. Mark should provide justification (calculations) for the change. This is pure speculation on my part but the request may be simply because it may be easier to install the rip rap than try to get the grass to grow/stabilize in the swale.**

5. A small portion of the proposed access driveway has been moved a few feet east to leave the existing buffer between properties intact. **I suggest that Mark provide an overlay of the former location so we can better assess. I've roughly shown the previous location and think that if the entrance is in the same location then it can probably be a field change.**

6. The owner would like to utilize LED wall pack lighting around the building. A revised photometric plan has been attached. **The revised plan shows spillage over the property lines (previous did not). If they can revise the photometrics to conform to the original then a field change seems appropriate. In its current state, the Board would need to waive light spillage requirements.**

Please review and advise as to if you would like me to present these changes to the Planning Board at the next available meeting.

Mark M Santora PE #40167

Civil, Structural & Environmental Engineering

[123 Old Westboro Road](#)

N Grafton MA 01536

Confidentiality Notice:

This email message (and any attachments) contains information from BETA Group, Inc. that is confidential. If you are not the intended recipient(s), you may not disclose, copy, distribute, rely upon, or use its contents. Please reply to the sender immediately and delete this message. Thank you for your cooperation.

2 attachments



105 Constitution Blvd - (5-4-21) Revision.pdf

2379K



105 Constitution Blvd - (5-4-21) Revision - w BETA comments.pdf

2391K



**FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT**

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

MEMORANDUM

DATE: May 17, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 105 Constitution Blvd
Proposed Field Change

General:

- The applicant has provided a written letter and drawings for several proposed field changes.
- BETA has reviewed these changes and provided a response to the contractor.
- Also included is the latest field observation report from BETA.
- The Planning Board should make a decision whether or not to allow the field changes.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: May 18, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 515 West Central St
Site Plan Modification

General:

1. The site is located at 515 West Central St in the Commercial II Zoning District (Assessors Map 270 Lot 29.2).
2. The applicant is proposing to construct a two-story 5,250 sq/ft of daycare facility to include parking spaces, with drainage and landscaping.
3. The Planning Board closed the Public Hearing on May 10, 2021.

Comments:

BETA had several outstanding items which I have listed below. Should the Board approve the Site Plan, they may want to include the items as a Special Condition.

1. The final Plan set should be revised to include the final details for the porous concrete and vertical granite curbing.
2. The Applicant is proposing to construct a sidewalk outside the limits of their proposed site and not providing an accessible ramp within their limits of work would restrict access to the crosswalk.
3. Clarify limits of granite and concrete curbing.
4. Add a condition that requires the basin to be monitored following construction to confirm adequate infiltration function.

The following are Standards Conditions:

1. The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
2. **Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional**

inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #1.

3. No alteration of these plans shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
4. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
5. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall make a notation on the plan that references the conditions and dates of this Certificate of Vote.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
 - The owner/applicant shall submit a minimum of six copies of the approved version of the plan.
6. All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #1.
7. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
8. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
9. Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to the subject property.
10. **Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.**
11. Applicant shall construct the buildings in accordance with the color rendering as presented to the Planning Board, and recommended by Design Review Commission. Color renderings shall be attached to the Site Plan prior to endorsement.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120

FRANKLIN, MA 02038-1352

TELEPHONE: 508-520-4907

FAX: 508-520-4906

MEMORANDUM

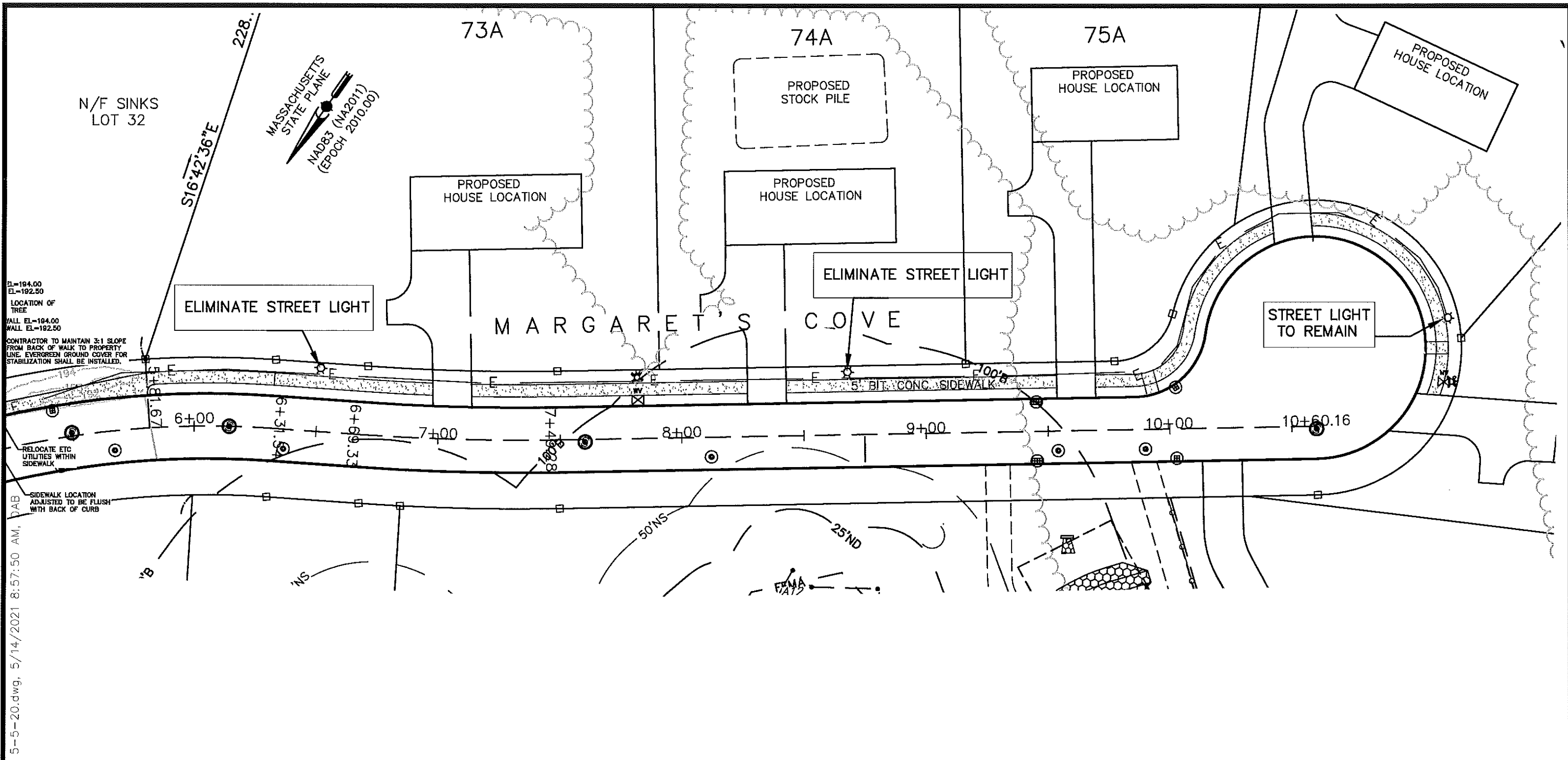
DATE: May 14, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Laurinda Way (Maple Preserve)
Final Bond Release

The Planning Board is currently retaining a bond in the amount of \$1,000 until the Town Council accepted the roadway and filed with the Registry of Deeds.

The Town Council voted to accept the roadway on April 7, 2021 and the Town Attorney filed with the Registry of deeds.

The applicant has requested a refund of the bond posted.

DCPD recommends releasing the final \$1,000 bond.



EL=194.00
 EL=192.50
 LOCATION OF TREE
 WALL EL=194.00
 WALL EL=192.50
 CONTRACTOR TO MAINTAIN 3:1 SLOPE FROM BACK OF WALK TO PROPERTY LINE. EVERGREEN GROUND COVER FOR STABILIZATION SHALL BE INSTALLED.

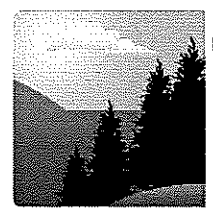
RELOCATE ETC UTILITIES WITHIN SIDEWALK
 SIDEWALK LOCATION ADJUSTED TO BE FLUSH WITH BACK OF CURB

G:\C3DFranklin\F4269\DWG\F4269-sketch 5-5-20.dwg, 5/14/2021 8:57:50 AM, DAB

PURPOSE OF PLAN CHANGE:

1. TO ELIMINATE THE STREET LIGHTING AT APPROXIMATE STA. 6+49 AND AT APPROXIMATE STA. 8+68.
2. THE STREET LIGHT AT THE END OF THE CUL-DE-SAC TO REMAIN.

OWNER/
 APPLICANT: WHITMAN HOMES
 1200 TURNPIKE STREET
 CANTON, MA 02021



Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gandhengineering.com

**LIGHTING
 FIELD CHANGE PLAN
 "MINE BROOK ESTATES"
 FRANKLIN MASSACHUSETTS**

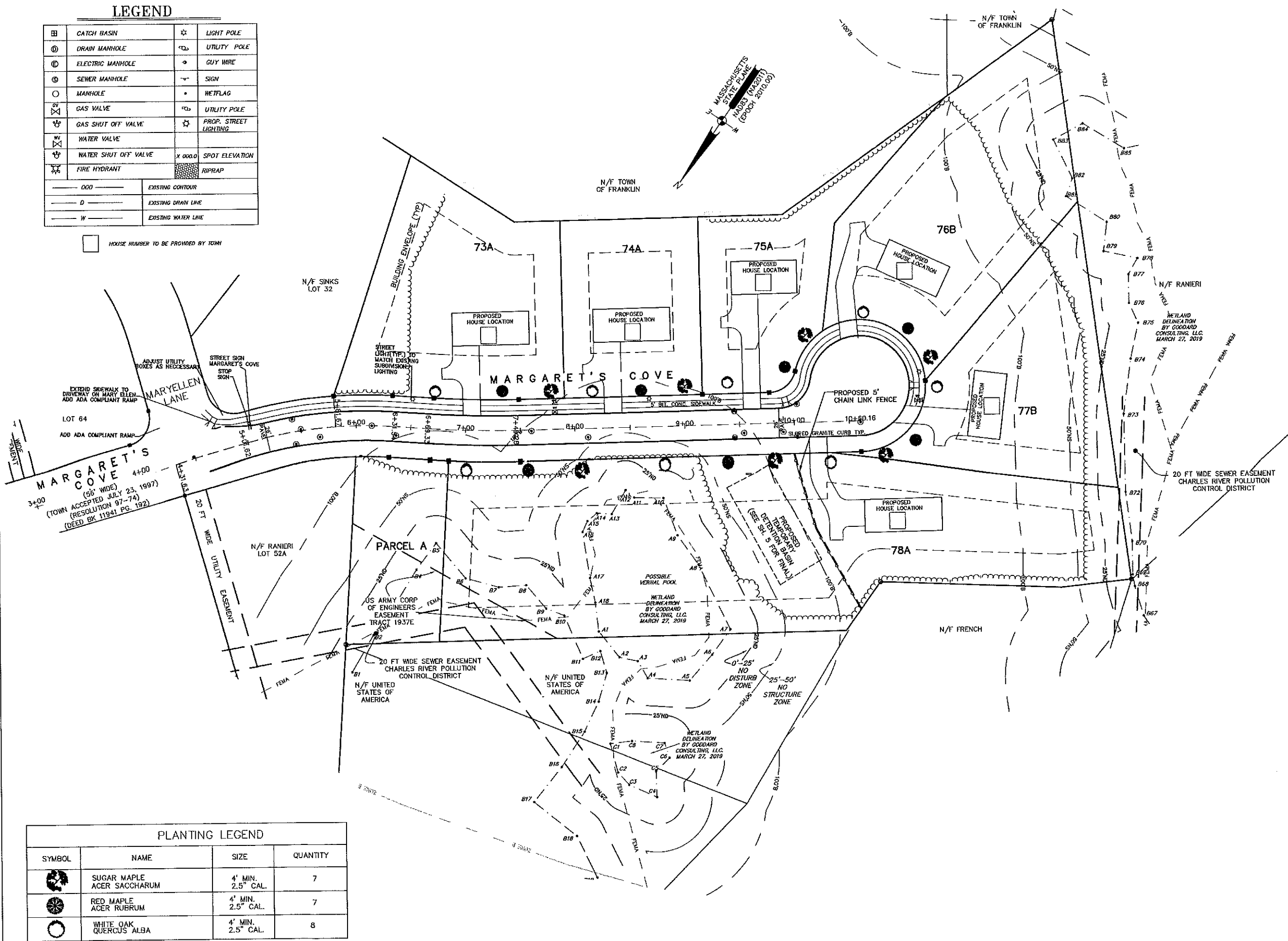
SCALE: 40 FEET TO AN INCH
 DATE: MAY 14, 2021

NO	DATE	REVISION DESCRIPTION	INIT

LEGEND

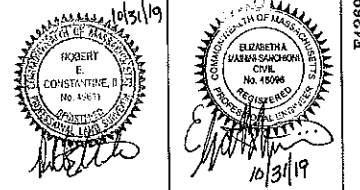
⊠	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊕	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	▽	SIGN
○	MANHOLE	•	WETFLAG
⊗	GAS VALVE	⊕	UTILITY POLE
⊕	GAS SHUT OFF VALVE	☆	PROP. STREET LIGHTING
⊕	WATER VALVE		
⊕	WATER SHUT OFF VALVE	X 000.0	SPOT ELEVATION
⊕	FIRE HYDRANT		RIPRAP
---	EXISTING CONTOUR		
---	EXISTING DRAIN LINE		
---	EXISTING WATER LINE		

□ HOUSE NUMBER TO BE PROVIDED BY TOWN



PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
⊙	SUGAR MAPLE ACER SACCHARUM	4' MIN. 2.5" CAL.	7
⊙	RED MAPLE ACER RUBRUM	4' MIN. 2.5" CAL.	7
⊙	WHITE OAK QUERCUS ALBA	4' MIN. 2.5" CAL.	8



APPROVED DATE: 12/2/19
 FRANKLIN PLANNING BOARD
William D'Amico
Kerry Rankin
 BEING A MAJORITY

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 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT (888)DIG-SAFE(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.

OWNER(S)
 RANIERI TRUST
 MARGARET C. RANIERI, TRUSTEE
 CATHERINE R. MILLER, TRUSTEE
 59 PLEASANT STREET
 FRANKLIN, MA 02038
 DEED BOOK 34742 PAGE 273

MARY E. RANIERI
 59 PLEASANT STREET
 FRANKLIN, MA 02038
 DEED BOOK 34742 PAGE 284 & 275

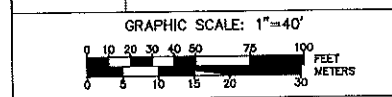
APPLICANT
 WHITMAN HOMES
 1200 TURNPIKE STREET
 CANTON, MA 02021

DEFINITIVE SUBDIVISION MODIFICATION
"MINE BROOK ESTATES"
 FRANKLIN MASSACHUSETTS

SITE DEVELOPMENT

JUNE 28, 2019

DATE	REVISION DESCRIPTION
8/29/19	REVISED PER TOWN COMMENTS
9/10/19	PER TOWN COMMENTS
10/7/19	ADDED RAMP ON MARYELLEN AND CERTIFICATE OF VOTE



Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gonshengineering.com



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.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-4269

May 14, 2021

Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: **Mine Brook Estates**
General Business Meeting Request

Dear Members of the Board:

Guerriere & Halnon, Inc respectfully requests to appear before the Board at the May 24, 2021 meeting under general business to discuss a field change on Margaret's Cove concerning lighting.

Should you have any questions or concerns, please contact our office at 508-528-3221.

Sincerely,

GUERRIERE & HALNON, INC.

Amanda Cavaliere
Office Manager



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

May 19, 2021

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

RE: Field Change – Mine Brook Estates, Margaret’s Cove

Dear Mr. Chairman and Members:

We have reviewed the requested field change for elimination of two proposed street lights along Margaret’s Cove and the DPW is in favor of this proposed field change.

There is an existing street light at the intersection of Margaret’s Cove and Mary Ellen Lane. The approved plan calls for three more street lights located along the 600 foot roadway extension at approximately 200 foot spacing.

The applicant is requesting to eliminate two of the proposed street lights so that there will only be the existing street light at the intersection and one proposed light at the cul-de-sac.

The proposed new roadway has a relatively straight alignment and having only the two street lights is similar to what has been done on other recent subdivisions and is in line with the rest of the existing neighborhood which has street lights only at intersections and in cul-de-sacs..

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: May 18, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Mine Brook Estates
Field Change

- The Applicant has submitted a letter and a revised drawing for a field.
- The field change proposed is to remove 2 street lights, as shown on the drawing submitted.



Amy Love <alove@franklinma.gov>

Water Treatment Plant

1 message

Jamie Hellen <jhellen@franklinma.gov>
To: Amy Love <alove@franklinma.gov>
Cc: Bryan Taberner <btaberner@franklinma.gov>

Tue, May 11, 2021 at 9:34 AM

Amy:

I thought you could pass this information along to PB in the event anyone would like to attend. You and Bryan and Jen may also attend of course.

Ribbon cutting details:

The ribbon cutting and open house for the new Grove Street Water Treatment Plant and Wells 3&6 reconstruction will be on Tuesday, May 25th at 9:00 AM.

Please park in the current parking lot as it is a short walk to the Plant. If you need assistance or cannot make the short walk, there are some saved spaces closer to the Plant. Please let me know if you want to park next to the plant.

We anticipate state officials will attend as well.

There will be a public open house on June 12th from 9-12. DPW are still working through the details of the event and will announce and promote it at the ribbon cutting.

Let me know if anyone has any questions!

Jamie Hellen
CEO/Town Administrator
Town of Franklin
[355 East Central Street](#)
[Franklin, MA 02038-1352](#)
Office: 508-553-4887
Mobile: 508-570-8051
Email: jhellen@franklinma.gov
[Web](#) | [Twitter](#) | [Instagram](#) | [YouTube](#) | [Anchor](#)

This email is intended for municipal / educational use only and must comply with the Town of Franklin and Franklin Public School's policies and state/federal laws. Under Massachusetts Law, any email created or received by an employee of The Town of or Franklin Public Schools is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.