

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
www.franklinma.gov

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

**DATE:** March 21, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 1061 Upper Union Street - Solar  
Special Permit and Site Plan - Endorsement

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#### General:

1. Applicant has submitted plans for endorsement for Special Permit and Site Plan at 1061 Upper Union Street for Large Scale Ground Mounted Solar.
2. The Planning Board approved the Special Permit and Site Plan on June 17, 2019.
3. The following are Special Conditions and the status of each condition:
  - Applicant shall enter into a monetary agreement (PILOT) at the sole discretion of Administration and the Town of Franklin prior to commencement of construction. **Complete**
  - A Surety bond in the amount of \$46,768.00 shall be issued by a surety company acceptable to the Town of Franklin prior to commencement of construction. **Posted Bond**
  - There will be no trees or telephone poles removed on Mount Street or Upper Union Street.
  - All trees shall be planted prior to commencement of construction. **BETA to review prior to start of Construction.**

DPCD has no further comments.

# FRANKLIN SOLAR PROJECT

## PERMIT APPLICATION SET

### FRANKLIN, MASSACHUSETTS

DECEMBER 2018

REVISED APRIL 2019

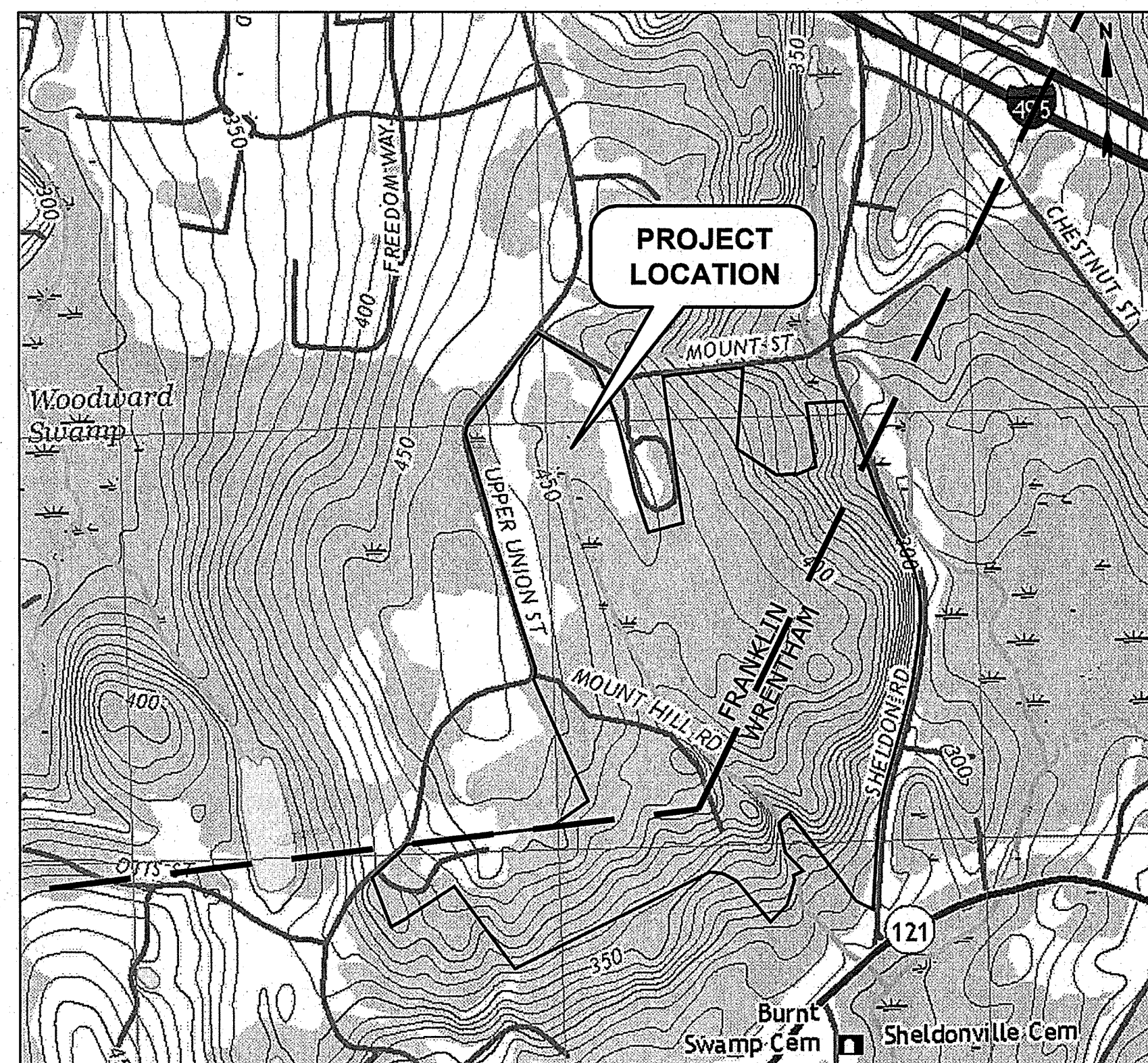
Planning Board Endorsement:

X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_

SHEET NO.	SHEET TITLE
	COVER SHEET
G-001	GENERAL NOTES & LEGEND
C-001	EXISTING CONDITIONS - OVERALL
C-002	EXISTING CONDITIONS - SOUTH
C-003	EXISTING CONDITIONS - NORTH
C-004	PROPOSED CONDITIONS - OVERALL
C-005	PROPOSED CONDITIONS - SOUTH
C-006	PROPOSED CONDITIONS - NORTH
C-007	SITE DETAILS - 1
C-008	SITE DETAILS - 2

REFERENCE DRAWINGS

SHEET NO.	SHEET TITLE
C-009	SITE DETAILS - 3 BY INDUSTRIA ENGINEERING



SCALE: 1" = 1,000'

**LOCUS NOTES:**

1. ALL ABUTTING FRANKLIN PARCELS ARE LOCATED IN THE RURAL RESIDENTIAL I ZONE.
2. ALL ABUTTING WRENTHAM PARCELS ARE LOCATED IN THE AGRICULTURAL AND RESIDENTIAL DISTRICT.
3. ABUTTING LAND USES ARE RESIDENTIAL.

**DEVELOPER:**

KEARSARGE FRANKLIN, LLC  
 1200 SOLDIERS FIELD ROAD  
 SUITE 202  
 BOSTON, MA 02134

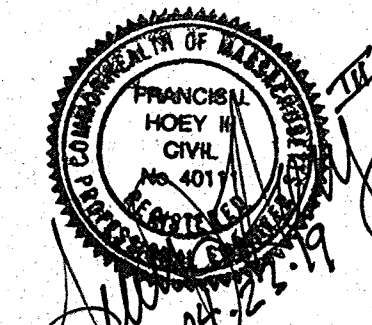
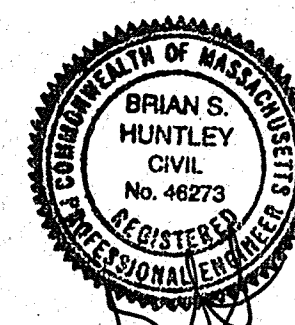
**LAND OWNER:**

THE CISTERCIANS OF THE STRICT  
 OBSERVANCE IN MASSACHUSETTS, INC.  
 #1061 UPPER UNION STREET  
 FRANKLIN, MA 02038

**CIVIL ENGINEER:**

TIGHE & BOND  
 53 SOUTHAMPTON ROAD  
 WESTFIELD, MA 01085

**Tighe & Bond**  
 Engineers | Environmental Specialists



NDP  
 4-23-19

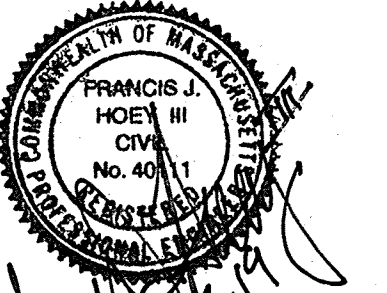
Signature of Francis Hoey  
 4-22-19

PERMIT SET - NOT FOR CONSTRUCTION

COMPLETE SET 11 SHEETS



**PERMIT DRAWINGS- NOT FOR CONSTRUCTION**



4-23-19

**Franklin Solar Project**

Franklin  
Kearsarge, LLC

Franklin,  
Massachusetts

**VERIFY SCALE**  
 BAR IS 1 INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY












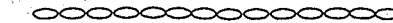


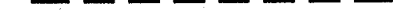



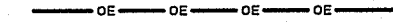






MARK	DATE	MUNICIPAL COMMENTS
A	4/23/2019	MUNICIPAL COMMENTS
PROJECT NO:		K-0092
DATE:		2018/12/27
FILE:		Details.dwg
DRAWN BY:		ELD
CHECKED:		BSH/JEC
APPROVED:		FJH

**GENERAL NOTES & LEGEND**

SCALE: NO SCALE

**G-001**

**LEGEND**

-  UTILITY POLE
-  WETLAND FLAG
-  VEGETATION BUFFER
-  PROPERTY LINE
-  PROPERTY SETBACK LINE
-  PROJECT LOCUS
-  INTERMEDIATE CONTOURS
-  INDEX CONTOURS
-  GRAVEL CART PATH
-  EXISTING EDGE OF PAVEMENT
-  EXISTING STONE WALL
-  EROSION CONTROL BARRIER
-  LIMIT OF WORK
-  EXISTING TREE LINE
-  EXISTING OVERHEAD ELECTRIC LINE
-  NEW OVERHEAD ELECTRIC LINE
-  CHAIN LINK FENCE
-  LIMIT OF WETLAND
-  25 FEET WETLANDS BUFFER
-  50 FEET WETLANDS BUFFER
-  100 FEET WETLANDS BUFFER
-  LIMIT OF FEMA ZONE X
-  STABILIZED CONSTRUCTION ENTRANCE
-  EXISTING BUILDING
-  PROPOSED ACCESS ROAD

**GENERAL NOTES:**

1. PER MASSACHUSETTS LAW, CALL 1-888-DIG-SAFE, (1-888-344-7233), THE MUNICIPALITY AND THE PROPERTY OWNER PRIOR TO ANY UNDERGROUND EXCAVATION ON SITE. THE DIG-SAFE VERIFICATION NUMBER SHALL BE SUBMITTED TO THE TOWN OF FRANKLIN PRIOR TO ANY EXCAVATION, DEMOLITION AND REMOVAL OR CONSTRUCTION WORK.
- 2.
3. FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT SIGNIFICANTLY VARY FROM THOSE SHOWN ON THESE PLANS, IMMEDIATELY NOTIFY THE ENGINEER FOR RESOLUTION OF THE CONFLICTING INFORMATION.
4. COMPLY WITH OSHA'S LATEST STANDARDS. PROVIDE ALL REQUIREMENTS OF OSHA'S EXCAVATION STANDARDS, INCLUDING BUT NOT LIMITED TO PROVISION FOR A COMPETENT PERSON ON SITE AND ALL DOCUMENTATION REQUIRING CERTIFICATION BY A PROFESSIONAL ENGINEER.
5. MAINTAIN ALL UTILITIES IN THE AREAS UNDER CONSTRUCTION. LEAVE ALL PIPES, SWALES AND STRUCTURES WITHIN THE LIMIT OF THIS CONTRACT IN CLEAN AND OPERABLE CONDITION AT THE COMPLETION OF THE WORK. TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SAND AND SILT FROM DISTURBED AREAS FROM ENTERING THE SYSTEM. CONTRACTOR IS RESPONSIBLE FOR DAMAGE SUSTAINED TO ANY EXISTING UTILITIES AND WILL MAKE REPAIRS THAT COMPLY WITH REQUIREMENTS OF OWNER OR RESPECTIVE UTILITY COMPANY.
6. LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE SPECIFIED.
7. TEST PITS TO LOCATE EXISTING UTILITIES ARE STRONGLY ENCOURAGED AND MAY BE ORDERED BY ENGINEER.
8. UNDERDRAIN SYSTEMS ARE COMMON IN AGRICULTURAL FIELDS AND ARE NOT DOCUMENTED ON SITE NOR LOCATED BY SURVEY. IF UNDERDRAINS ARE DAMAGED DURING CONSTRUCTION THEY SHALL BE REPAIRED SO EXISTING SUBSURFACE DRAINAGE SYSTEM IS FUNCTIONAL AT THE END OF THE CONSTRUCTION.

**PLAN REFERENCES:**

1. EXISTING CONDITIONS INFORMATION USED ON THIS PROJECT WAS OBTAINED FROM AN EXISTING CONDITIONS PLAN TITLED "FRANKLIN MASSACHUSETTS" DATED NOVEMBER 12, 2018 AND PREPARED BY TAUPER LAND SURVEY INC.
2. THE VERTICAL DATUM IS BASED ON NAVD 88.
3. THE HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE NAD83.
4. LAYOUT OF SOLAR ARRAY, INCLUDING SPACING, RACKING ARRANGEMENT, SIZE, ROAD LOCATION, AND FENCE LOCATION PROVIDED BY INDUSTRIA ENGINEERING.
5. WETLAND SERIES A1 TO A60 AND B1 TO B4 WERE DELINEATED BY ECOTECH, INC. IN OCTOBER 2018.
6. PROJECT WILL BE SUBJECT TO AN ORDER OF CONDITIONS ISSUED BY THE FRANKLIN CONSERVATION COMMISSION.
7. ELECTRICAL DESIGN AND DETAILS TO BE PROVIDED BY OTHERS DURING FINAL DESIGN.
8. FEMA ZONE X AREA CONSTITUTES AREAS OF 0.2% ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAP (FIRM) OF NORFOLK COUNTY, MAP NUMBER 25021C0317E DATED JULY 17, 2012.

**Planning Board Endorsement:**

X \_\_\_\_\_

X \_\_\_\_\_

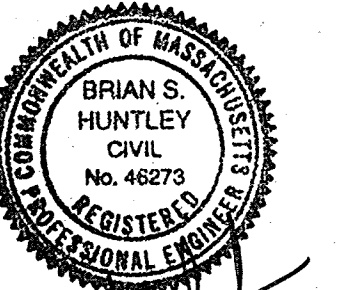
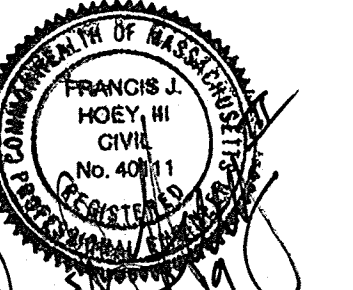
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X \_\_\_\_\_

**PERMIT DRAWINGS- NOT FOR CONSTRUCTION**



4-23-19

**Franklin Solar Project**

Franklin  
Kearsarge, LLC

Franklin,  
Massachusetts

**VERIFY SCALE**  
 BAR IS 1 INCH ON ORIGINAL DRAWING  
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MARK	DATE	MUNICIPAL COMMENTS	DESCRIPTION
A	4/23/2019		

PROJECT NO: K-0092  
 DATE: 2018/12/27  
 FILE: Franklin\_Site.dwg  
 DRAWN BY: ELD  
 CHECKED: BSH/JEC  
 APPROVED: FJH

EXISTING CONDITIONS - OVERALL

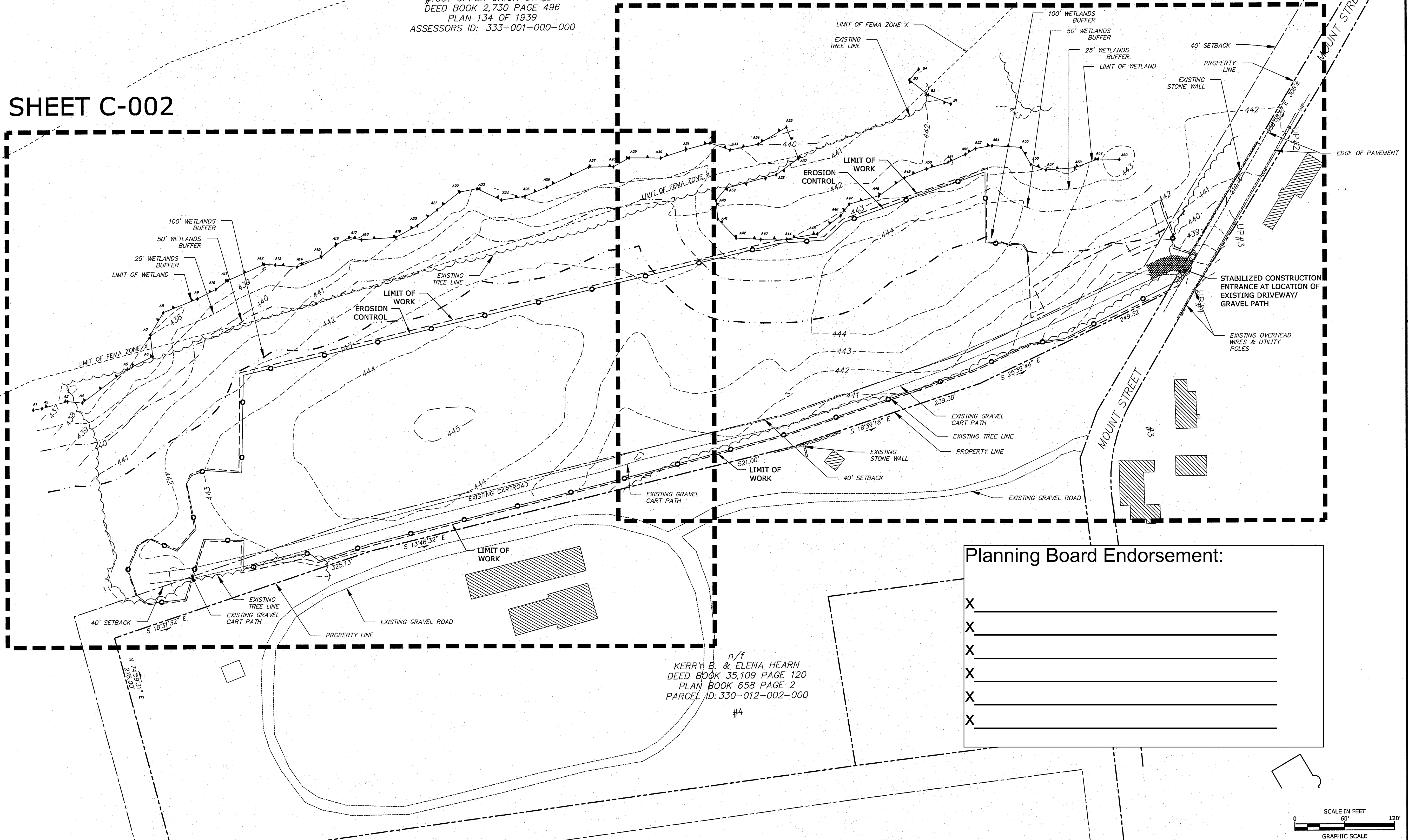
SCALE: 1" = 60'

**C-001**

**SHEET C-003**

RECORD OWNER:  
 THE CISTERCIANS OF THE STRICT OBSERVANCE IN MASSACHUSETTS  
 #1061 UPPER UNION STREET  
 DEED BOOK 2,730 PAGE 496  
 PLAN 134 OF 1939  
 ASSESSORS ID: 333-001-000-000

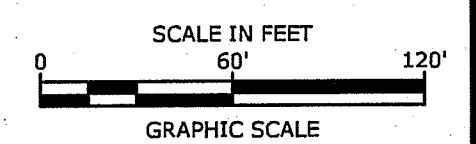
**SHEET C-002**



n/f  
 KERRY B. & ELENA HEARN  
 DEED BOOK 35,109 PAGE 120  
 PLAN BOOK 658 PAGE 2  
 PARCEL ID: 330-012-002-000  
 #4

**Planning Board Endorsement:**

- X \_\_\_\_\_
- X \_\_\_\_\_
- X \_\_\_\_\_
- X \_\_\_\_\_
- X \_\_\_\_\_
- X \_\_\_\_\_



Last Saved: 4/22/2019 9:21am By: JEC  
 Plotted On: Apr 23, 2019 9:21am By: JEC  
 Tighe & Bond - 240022 - Renewable Energy Drawings - Franklin, MA - St. Mary - Franklin - Site.dwg



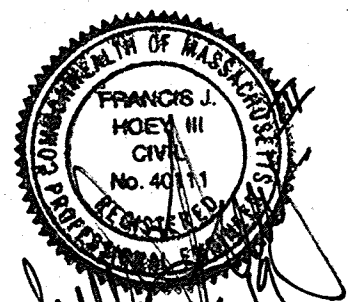
Planning Board Endorsement:

- X \_\_\_\_\_
- X \_\_\_\_\_
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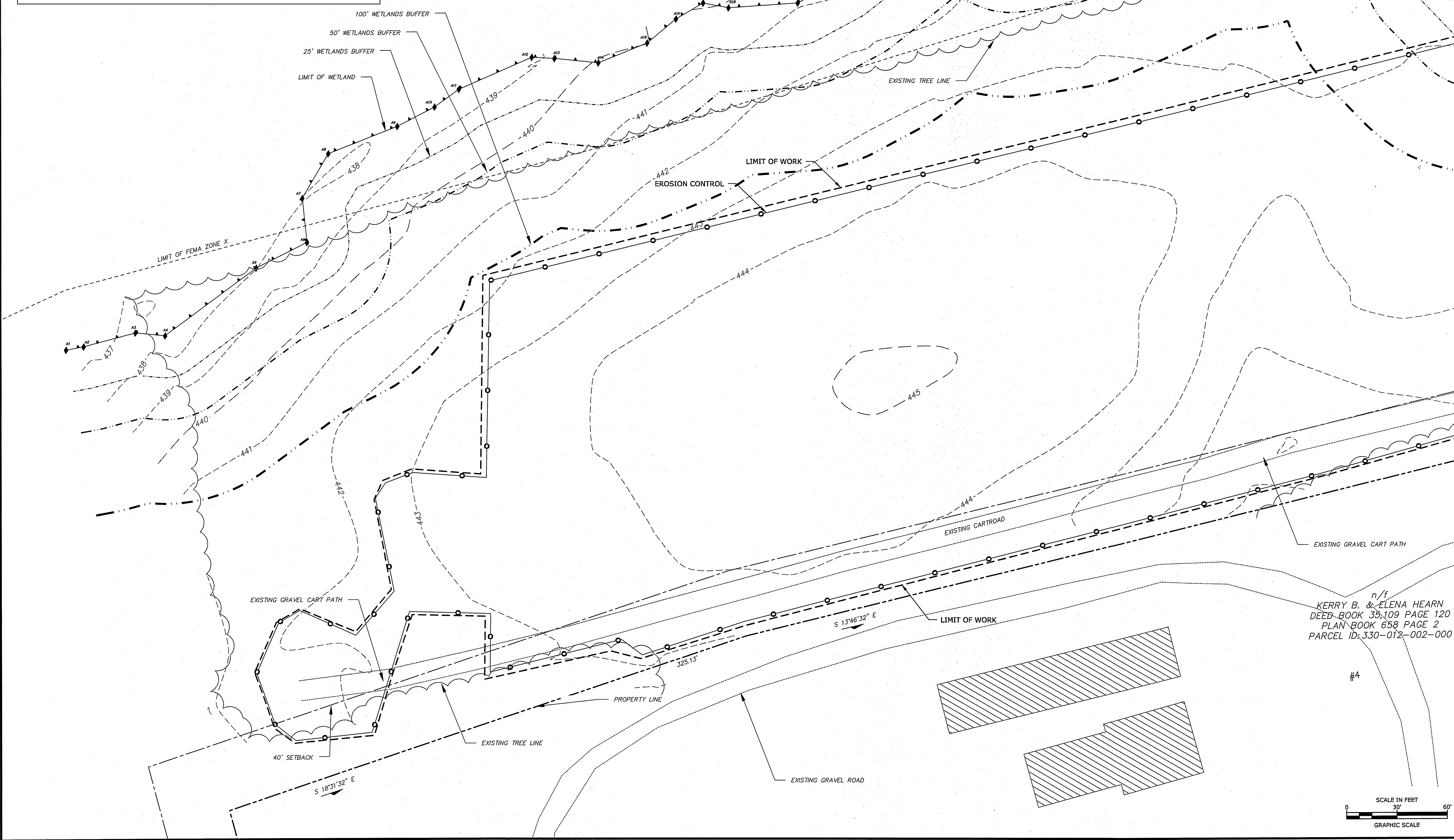
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**Tighe & Bond**  
 Engineers | Environmental Specialists  
 www.tighebond.com

PERMIT DRAWINGS- NOT FOR CONSTRUCTION



4-23-19



**Franklin Solar Project**

Franklin Kearsarge, LLC

Franklin, Massachusetts

VERIFY SCALE  
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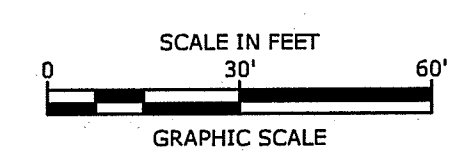
n/f  
 KERRY B. & ELENA HEARN  
 DEED BOOK 35,109 PAGE 120  
 PLAN BOOK 658 PAGE 2  
 PARCEL ID: 330-012-002-000

MARK	DATE	MUNICIPAL COMMENTS	DESCRIPTION
A	4/23/2019		

PROJECT NO: K-0092  
 DATE: 2018/12/27  
 FILE: Franklin\_Site.dwg  
 DRAWN BY: ELD  
 CHECKED: BSH/JEC  
 APPROVED: FJH

EXISTING CONDITIONS - SOUTH

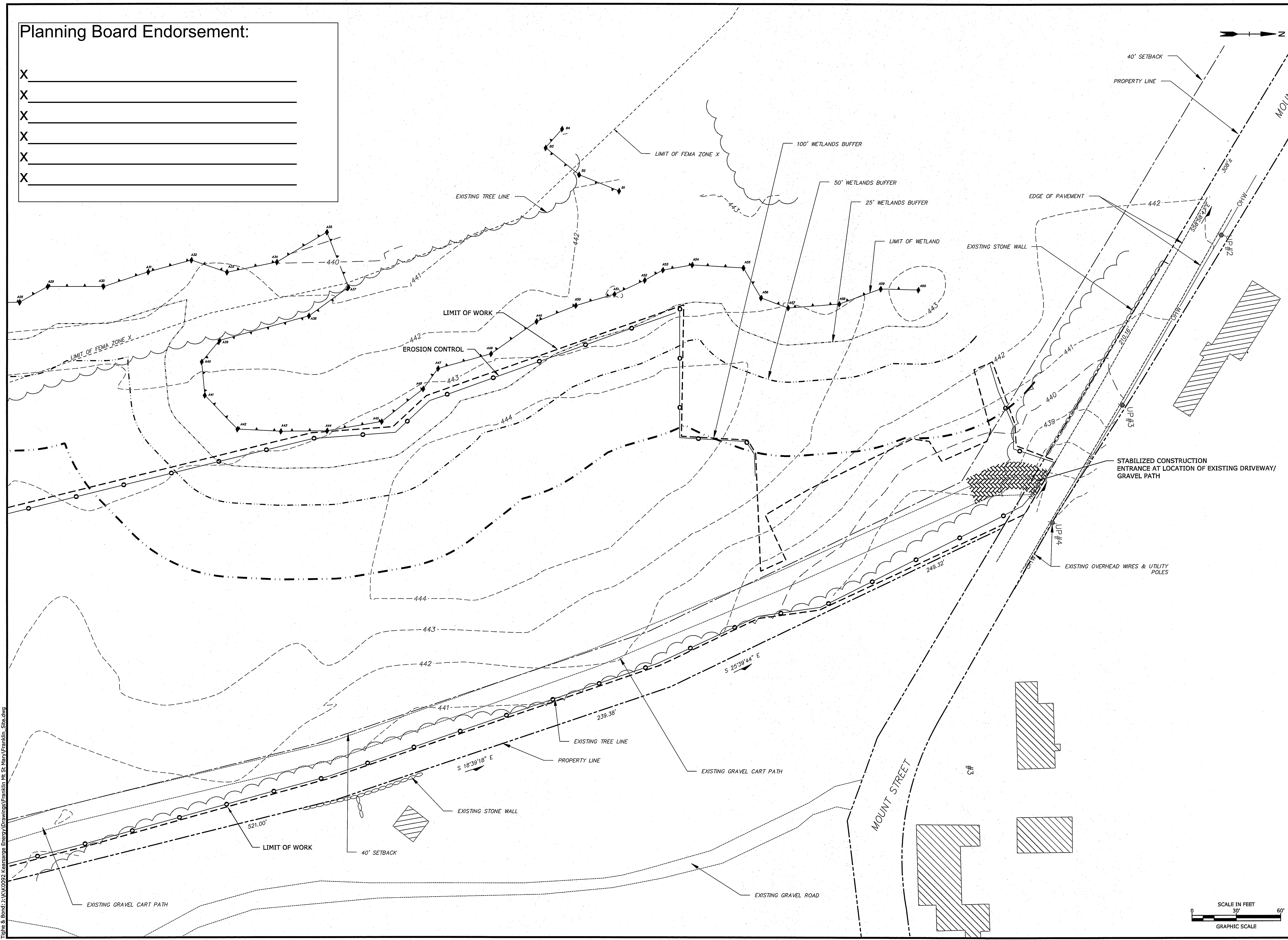
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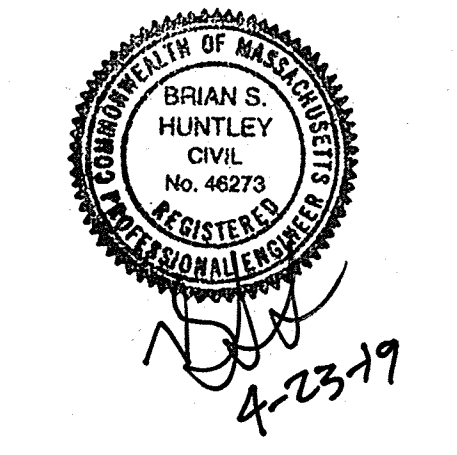
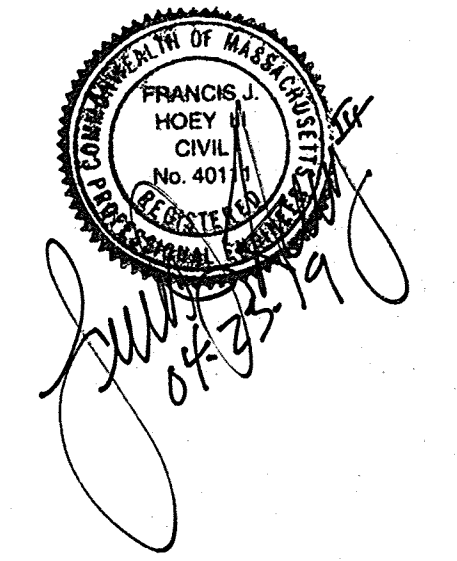
C-002

Planning Board Endorsement:

- X \_\_\_\_\_
- X \_\_\_\_\_
- X \_\_\_\_\_
- X \_\_\_\_\_
- X \_\_\_\_\_
- X \_\_\_\_\_



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Franklin, Massachusetts

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MARK	DATE	MUNICIPAL COMMENTS
A	4/23/2019	

PROJECT NO:	K-0092
DATE:	2018/12/27
FILE:	Franklin_Site.dwg
DRAWN BY:	ELD
CHECKED BY:	BSH/JEC
APPROVED:	FJH

EXISTING CONDITIONS - NORTH

SCALE: 1" = 30'

**C-003**

Last Saved: 4/22/2019 9:21am By: JEC  
 Plotted On: Apr 23, 2019 9:21am By: JEC  
 Tighe & Bond, 25 Worcester Kearsarge Energy Drawings, Franklin, MA, St. Mary's Franklin, Site.dwg

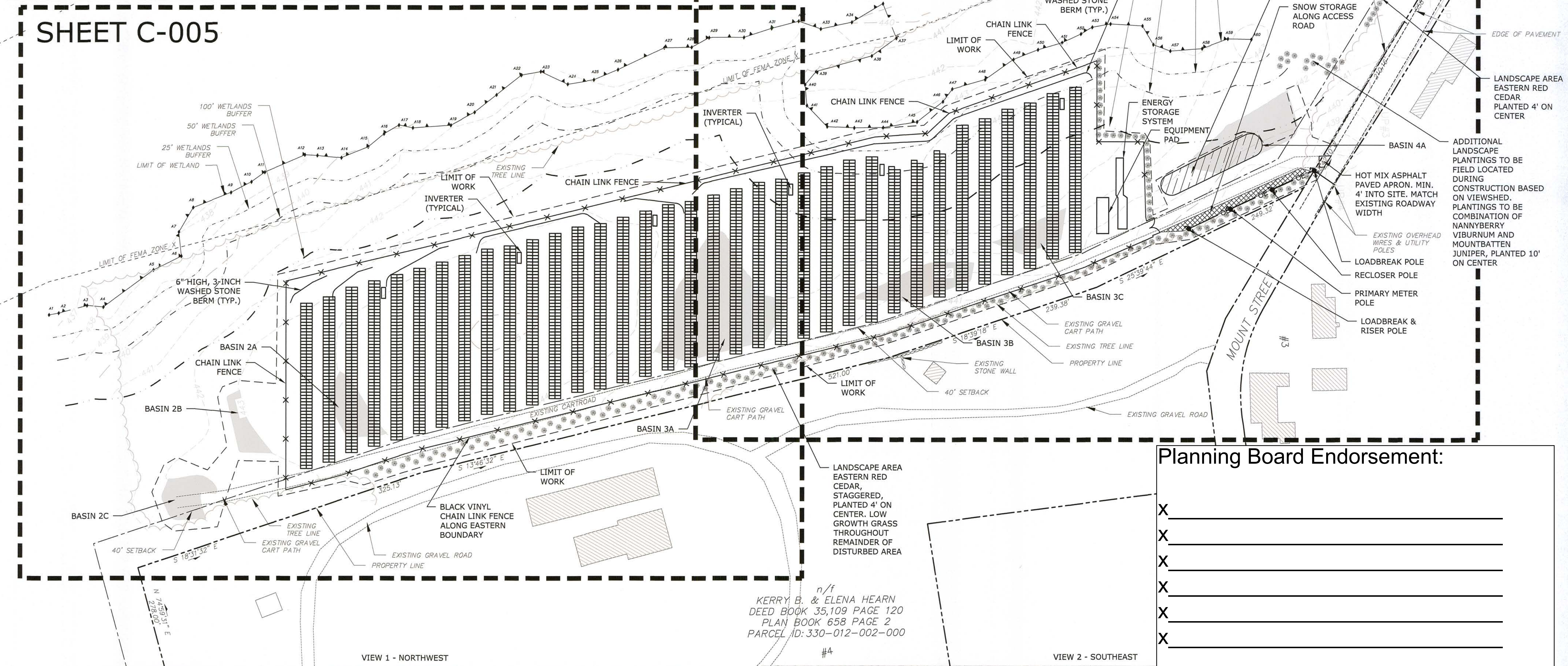


ZONING REQUIREMENTS			
AREA	SITE SQUARE FOOTAGE	MINIMUM REQUIRED	ACTUAL
LOT	CONTINUOUS FRONTAGE	40,000 SF	GREATER THAN
	DEPTH	200 FT	GREATER THAN
	LOT WIDTH	180 FT	GREATER THAN
MINIMUM YARD DIMENSIONS	FRONT	40 FT	GREATER THAN
	SIDE	40 FT	GREATER THAN
	REAR	40 FT	GREATER THAN
MAXIMUM HEIGHT OF BUILDING	STORIES	3	NOT APPLICABLE
	HEIGHT	35 FT	NOT APPLICABLE
MAXIMUM IMPERVIOUS COVERAGE OF EXISTING UPLAND	STRUCTURES	20%	LESS THAN 1%
	STRUCTURES + PAVING	25%	LESS THAN 1%

RECORD OWNER:  
 THE CISTERCIANS OF THE STRICT OBSERVANCE IN MASSACHUSETTS, INC.  
 #1061 UPPER UNION STREET  
 DEED BOOK 2,730 PAGE 496  
 PLAN 134 OF 1939  
 ASSESSORS ID: 333-001-000-000

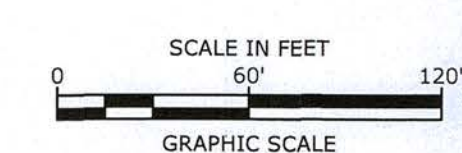
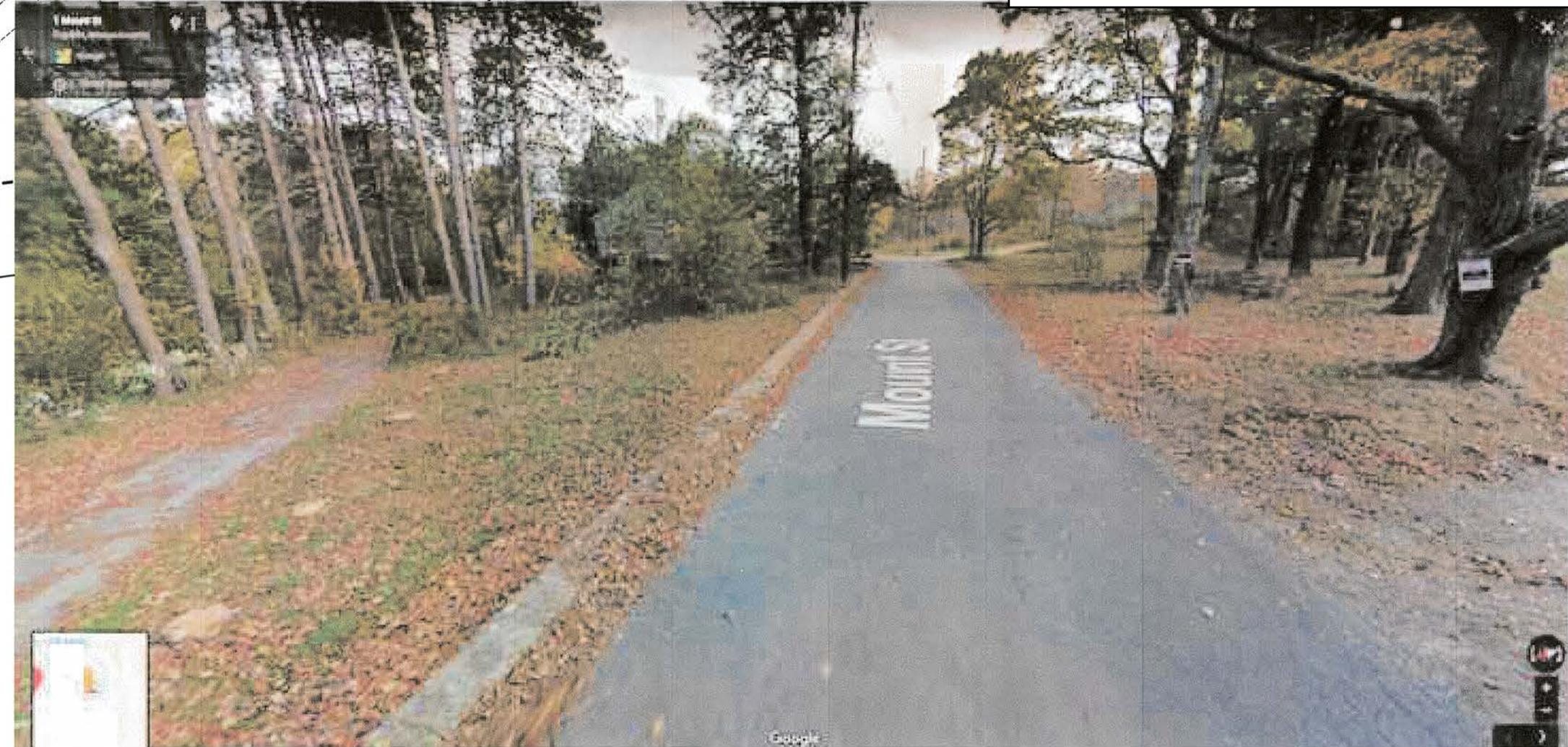
# SHEET C-006

# SHEET C-005

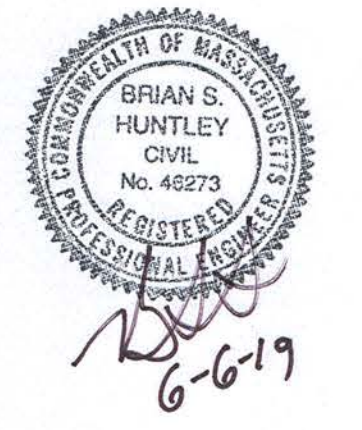
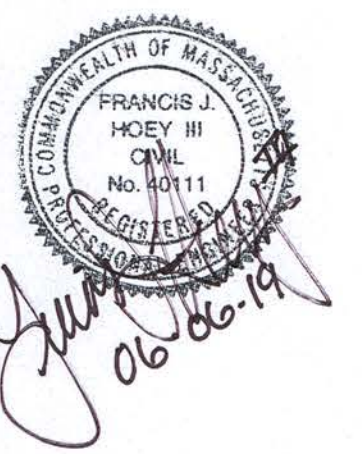


VIEW 1 - NORTHWEST

VIEW 2 - SOUTHEAST



**PERMIT DRAWINGS- NOT FOR CONSTRUCTION**



## Franklin Solar Project

Franklin Kearsarge, LLC

Franklin, Massachusetts

**VERIFY SCALE**  
 BAR IS 1 INCH ON ORIGINAL DRAWING  
 0 1 INCH  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
D	6/5/2019	MUNICIPAL COMMENTS
C	5/31/2019	MUNICIPAL COMMENTS
B	5/8/2019	MUNICIPAL COMMENTS
A	4/23/2019	MUNICIPAL COMMENTS

PROJECT NO: K-0092  
 DATE: 2018/12/27  
 FILE: Franklin\_Site.dwg  
 DRAWN BY: ELD  
 CHECKED BY: BSH/JEC  
 APPROVED BY: FJH

PROPOSED CONDITIONS - OVERALL

SCALE: 1" = 60'

**C-004**

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 Printed On: Jun 05, 2019 8:35pm  
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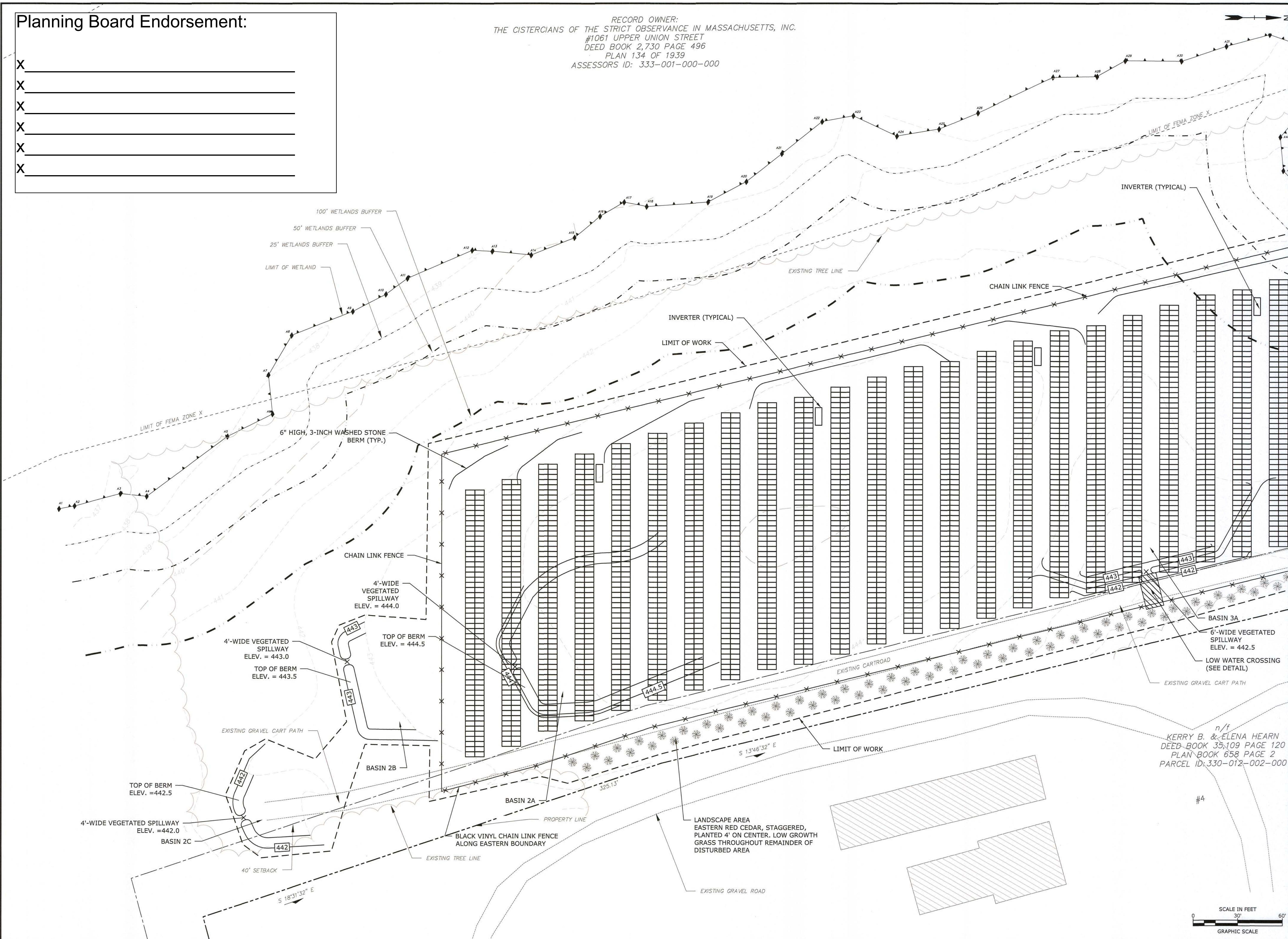
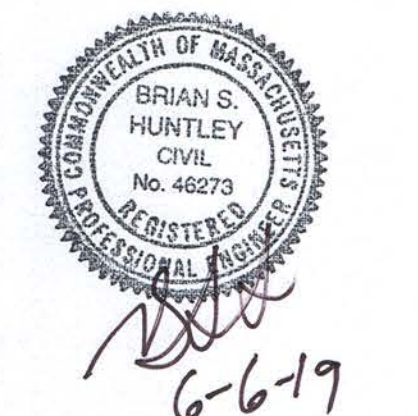
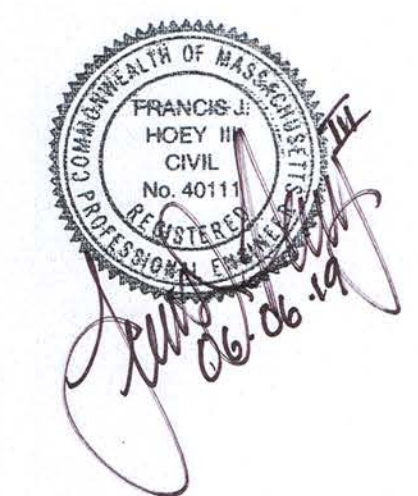


**Planning Board Endorsement:**

X  
 X  
 X  
 X  
 X  
 X

RECORD OWNER:  
 THE CISTERCIANS OF THE STRICT OBSERVANCE IN MASSACHUSETTS, INC.  
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PROJECT NO: K-0092  
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 FILE: Franklin\_Site.dwg  
 DRAWN BY: ELD  
 CHECKED: BSH/JEC  
 APPROVED: FJH

**PROPOSED CONDITIONS - SOUTH**

SCALE: 1" = 30'

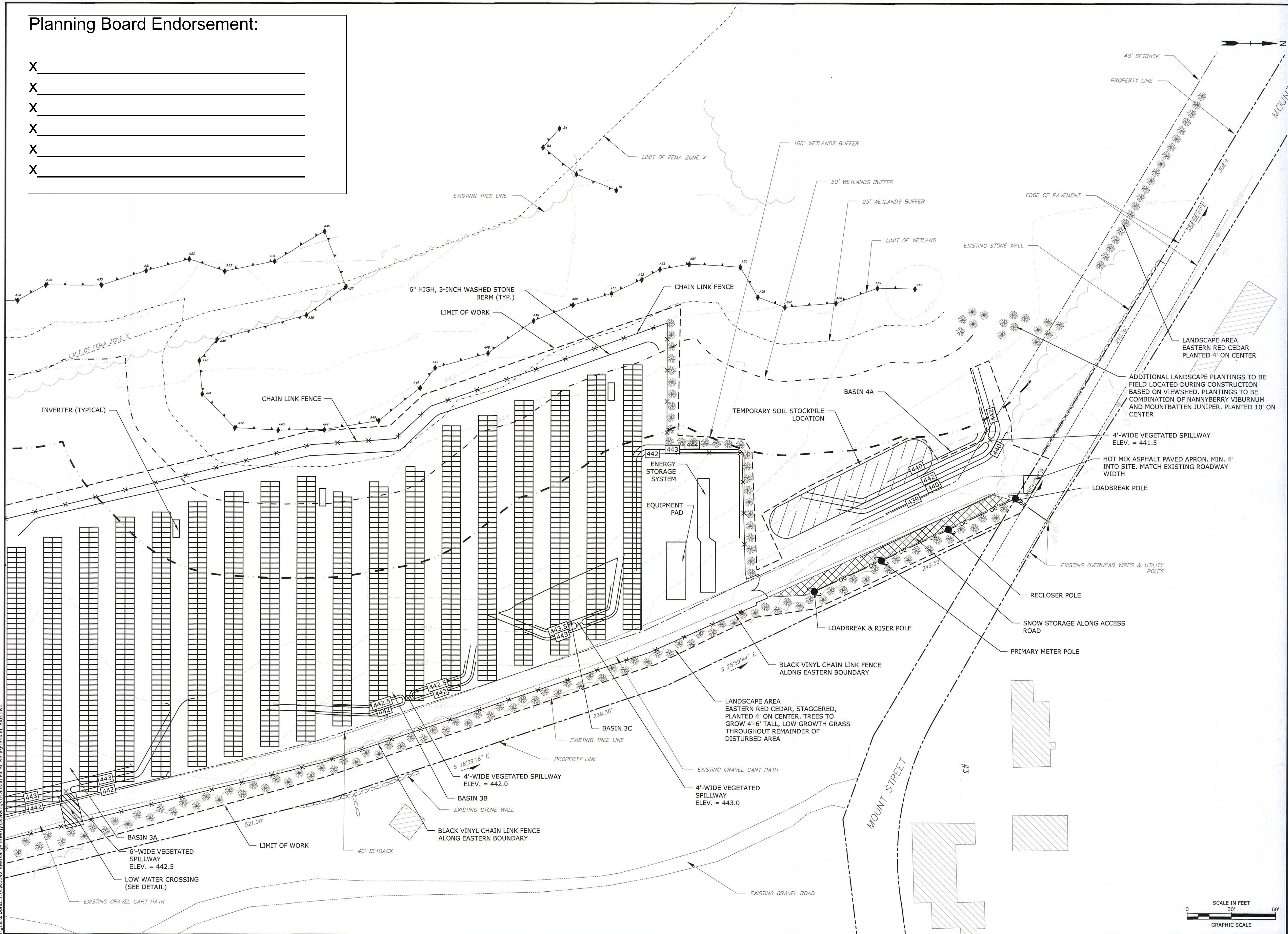
**C-005**

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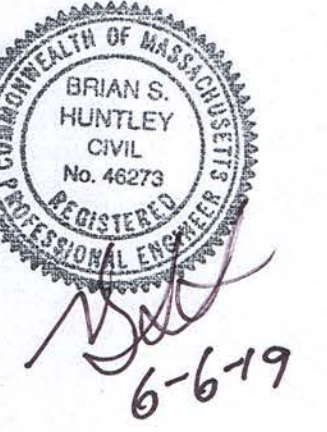
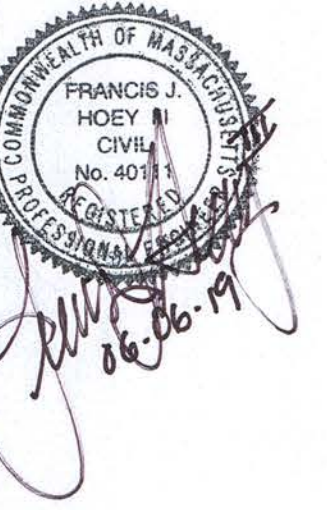


**Planning Board Endorsement:**

X \_\_\_\_\_  
 X \_\_\_\_\_  
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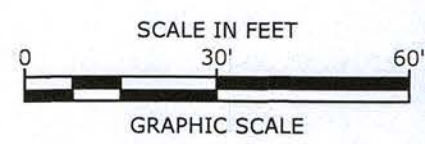
PROJECT NO: K-0092  
 DATE: 2018/12/27  
 FILE: Franklin\_Site.dwg  
 DRAWN BY: ELD  
 CHECKED BY: BSH/JEC  
 APPROVED BY: FJH

**PROPOSED CONDITIONS - NORTH**

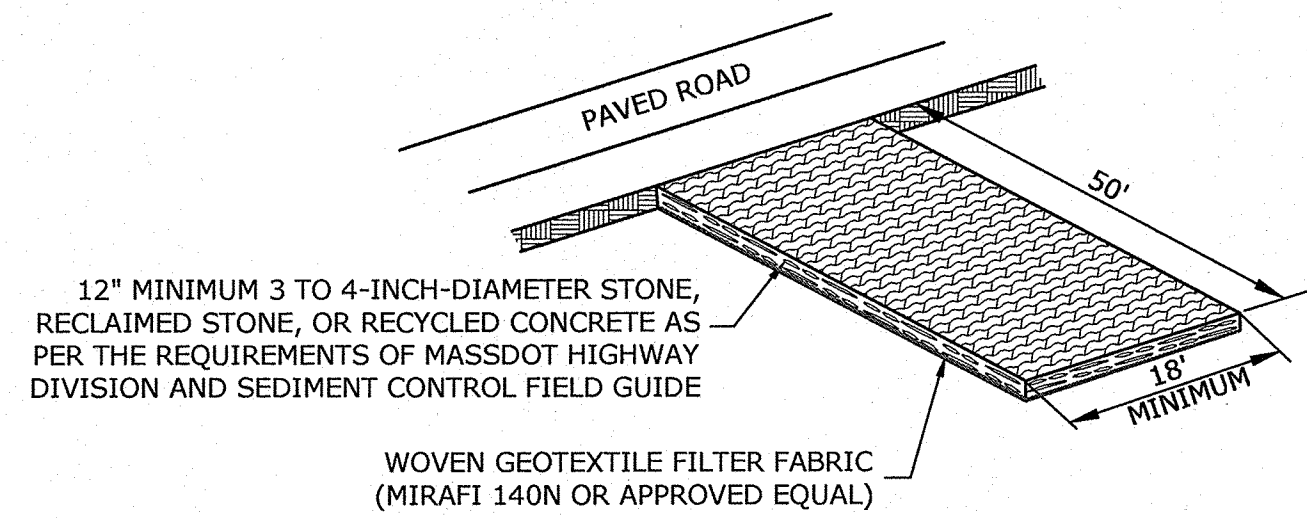
SCALE: 1" = 30'

**C-006**

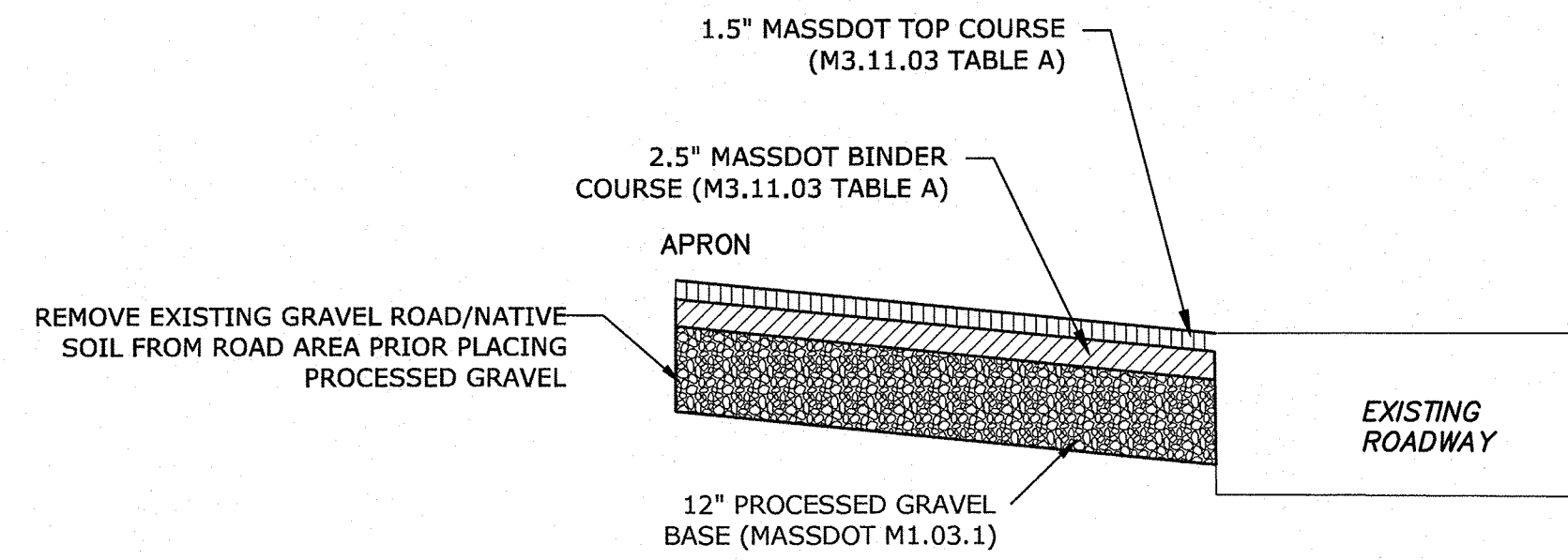
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 Printed On: Jun 06, 2019 8:35pm By: JEC  
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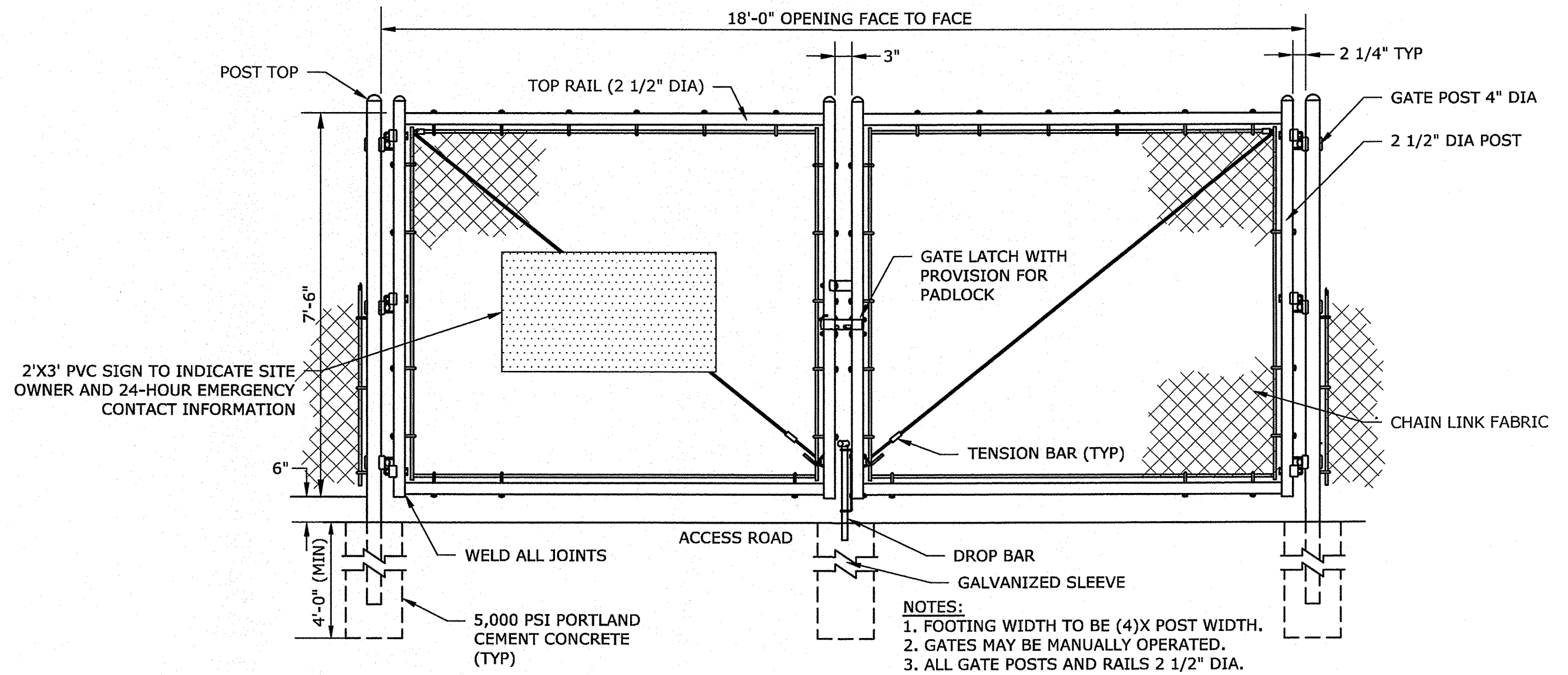
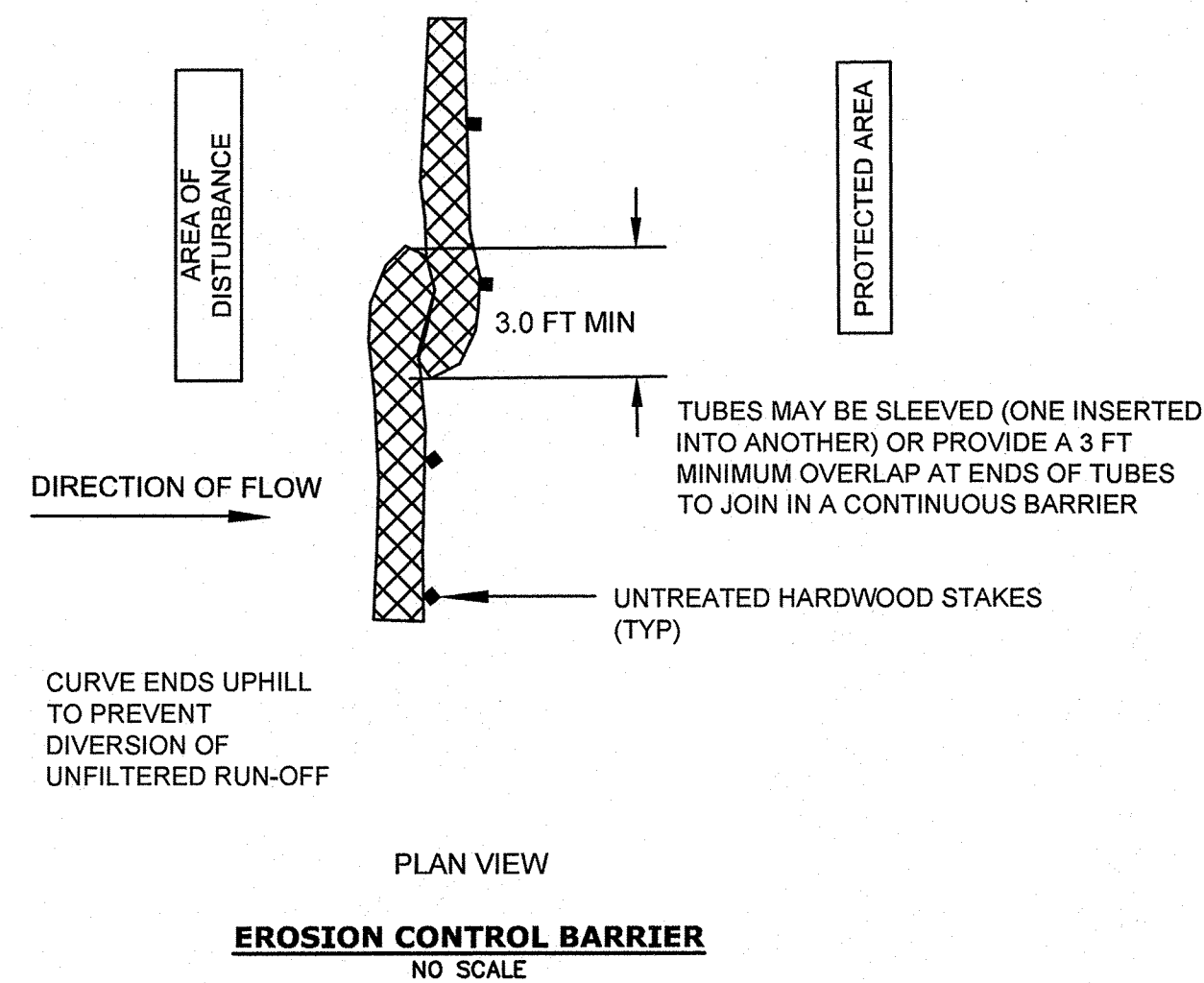
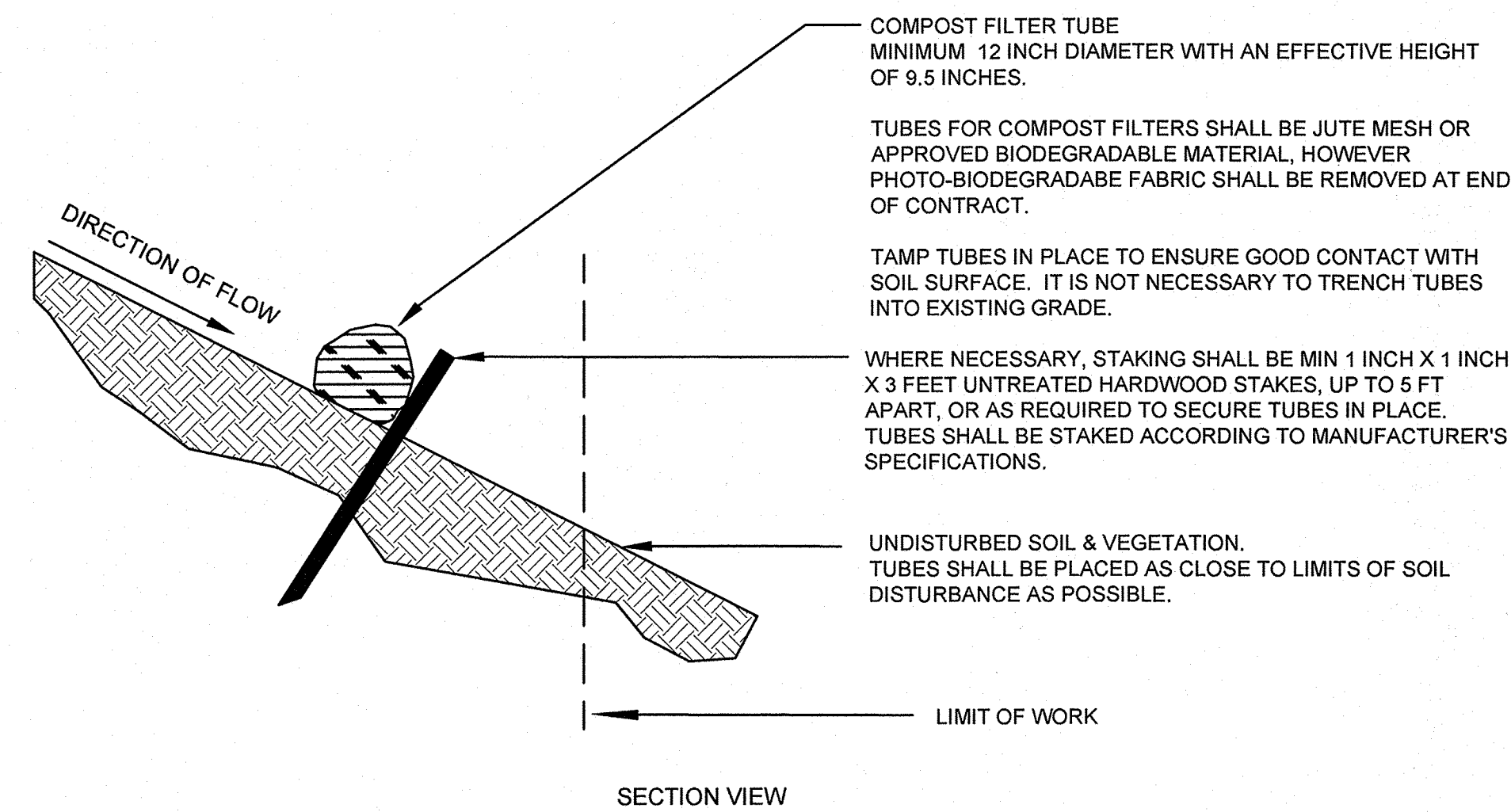




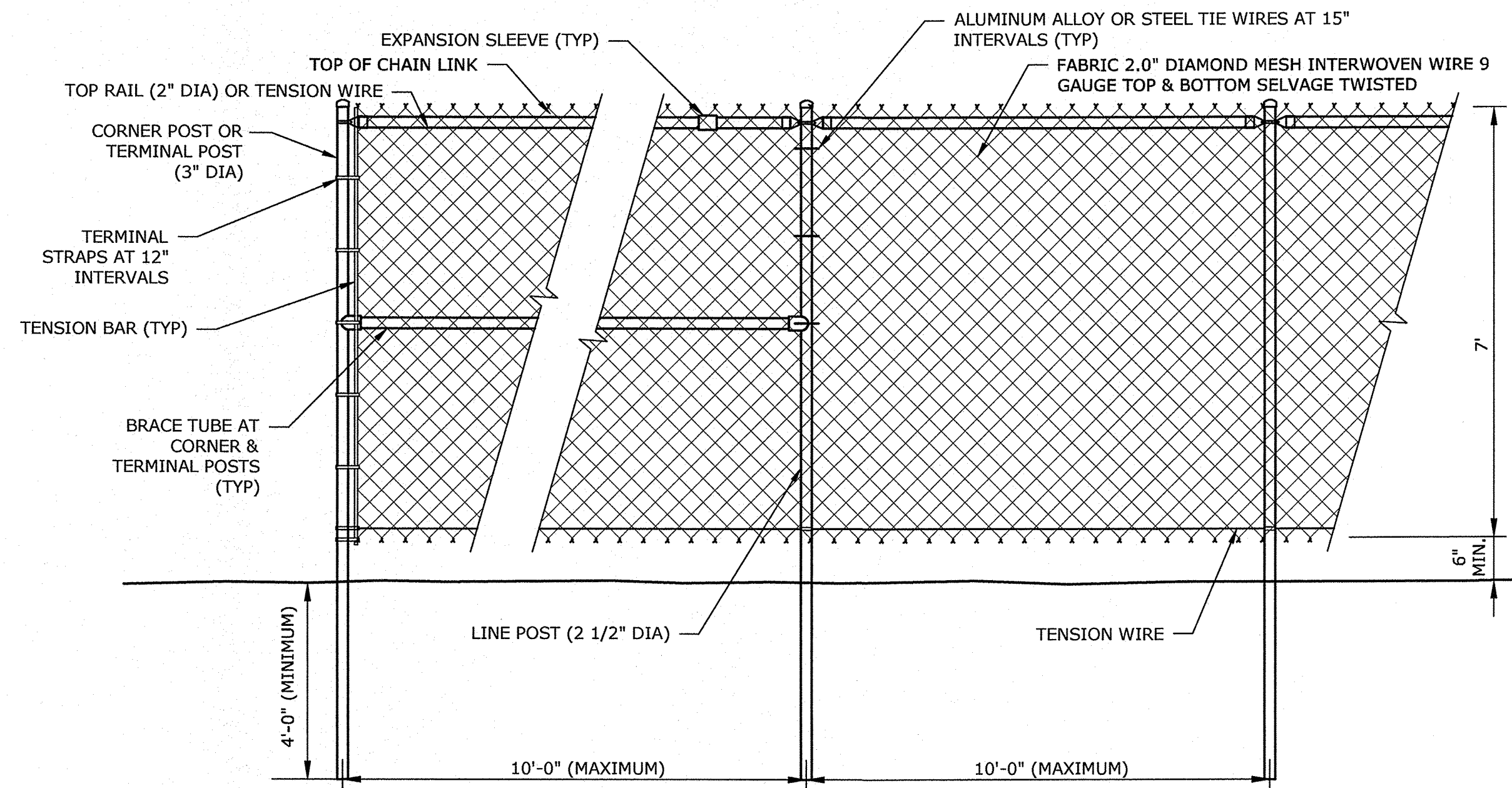
**STABILIZED CONSTRUCTION ENTRANCE/EXIT**  
NO SCALE



**CURB CUT**  
NO SCALE



**DOUBLE SWING GATE**  
NO SCALE



**CHAIN LINK FENCE**  
NO SCALE

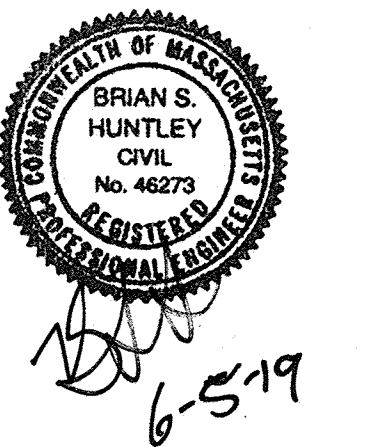
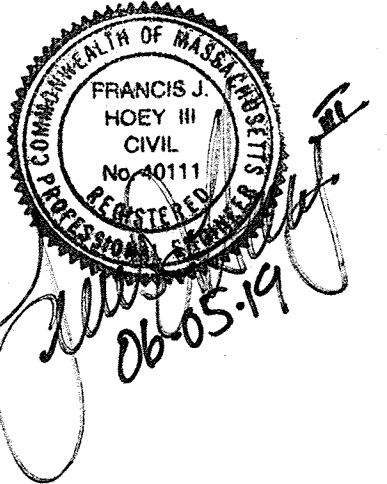
**CHAIN LINK FENCING NOTES:**

- UNLESS OTHERWISE NOTED ON THE SITE PLANS, ALL CHAIN LINK FENCING COMPONENTS SHALL HAVE A HOT DIPPED GALVANIZED FINISH. ANY CHIPS IN THE GALVANIZED FINISH DUE TO SITE INSTALLATION SHOULD BE MINIMIZED AND REPAIRED WITH INDUSTRIAL GRADE GALVANIZED PAINT. ALL CUT ENDS ARE TO BE FINISHED WITH INDUSTRIAL GRADE PAINT-ON GALVANIZED FINISH.
- CHAIN LINK FABRIC SHALL BE MADE OF 9 GAUGE STEEL WIRE, 2" MESH SIZE, AND HOT DIPPED GALVANIZED PRIOR TO WEAVING. THE FABRIC SHALL BE FINISHED WITH A SELVAGE TWIST TOP AND BOTTOM.
- ALL POSTS ARE TO BE PLUMB IN ALL DIRECTIONS.
- LINE POSTS TO BE HAMMER DRIVEN. POST END MUST BE CUT TO FINAL HEIGHT AFTER DRIVING IS COMPLETED. CUT END IS TO BE SQUARE AND FREE OF BENDS, MUSHROOMING, AND BURS. CUT END TO BE TREATED AS PER NOTE #1.
- LINE & TERMINAL POSTS, BRACE TUBES, TOP RAILS, & GATE POSTS SHALL ALL BE SCHEDULE 40 PIPE. REFERENCED DIAMETER IS NOMINAL.
- CHAIN LINK FENCE SHALL HAVE 1 "NO TRESPASSING" SIGN & 1 "DANGER-HIGH VOLTAGE-KEEP OUT" SIGN MOUNTED SIDE BY SIDE EVERY 100 FEET AROUND ENTIRE FENCE PERIMETER. SIGNS WILL BE 10-INCHES BY 14-INCHES.
- FENCE SHALL BE BLACK VINYL COATED ALONG EASTERN BOUNDARY OF SITE.

**Planning Board Endorsement:**

X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_

**PERMIT DRAWINGS- NOT FOR CONSTRUCTION**



**Franklin Solar Project**

Franklin Kearsarge, LLC

Franklin, Massachusetts

**VERIFY SCALE**  
 BAR IS 1 INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
A	4/23/2019	MUNICIPAL COMMENTS
PROJECT NO: K-0092		
DATE: 2018/12/27		
FILE: Details.dwg		
DRAWN BY: ELD		
CHECKED: BSH/JEC		
APPROVED: FJH		

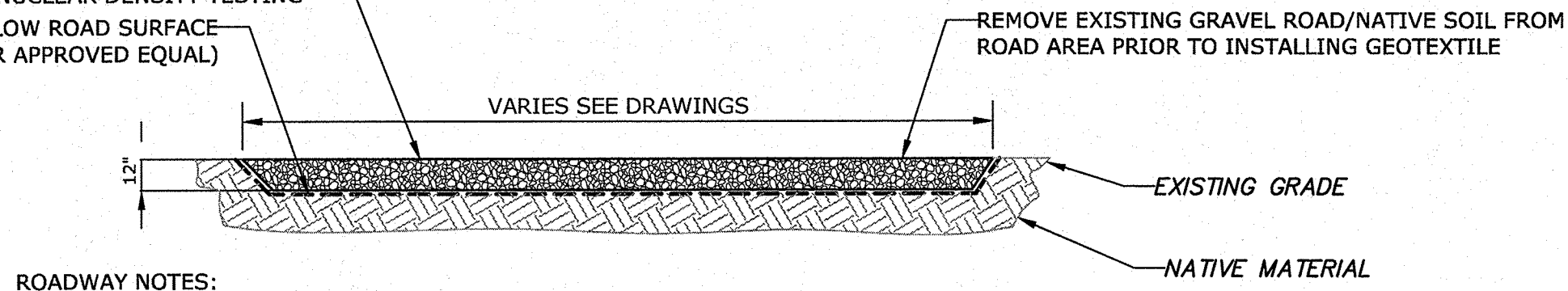
SITE DETAILS - 1

SCALE: AS NOTED

C-007



MINIMUM OF 12" OF PROCESSED GRAVEL (MASSDOT M1.03.1) COMPACT TO GREATER THAN 90% STANDARD PROCTOR DRY DENSITY AND VERIFY BY NUCLEAR DENSITY TESTING  
 WOVEN GEOTEXTILE BELOW ROAD SURFACE (MIRAFI 500X OR APPROVED EQUAL)

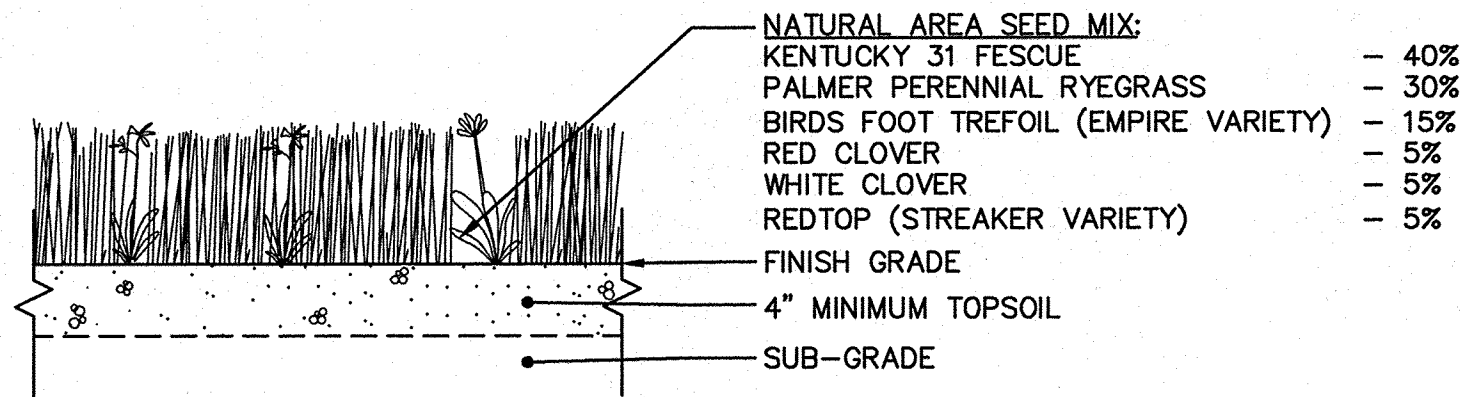


**ROADWAY NOTES:**

1. ROAD SURFACE IS TO BE GRADED SUCH THAT NO PONDING OF WATER OCCURS WITHIN THE LIMITS OF THE ROAD SURFACE.

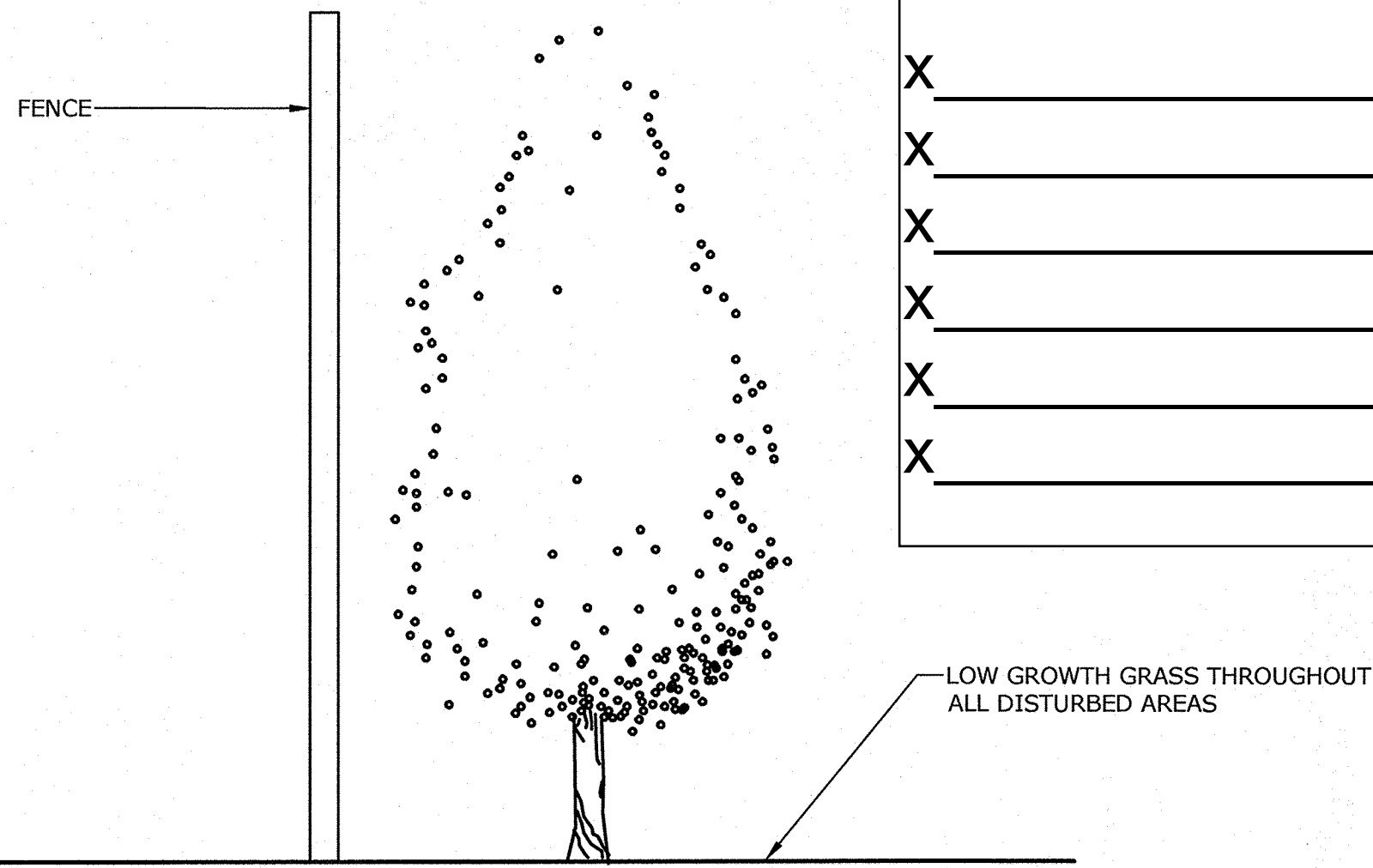
**TYPICAL ACCESS ROAD SECTION**

NO SCALE



**LAWN SECTION**

NO SCALE

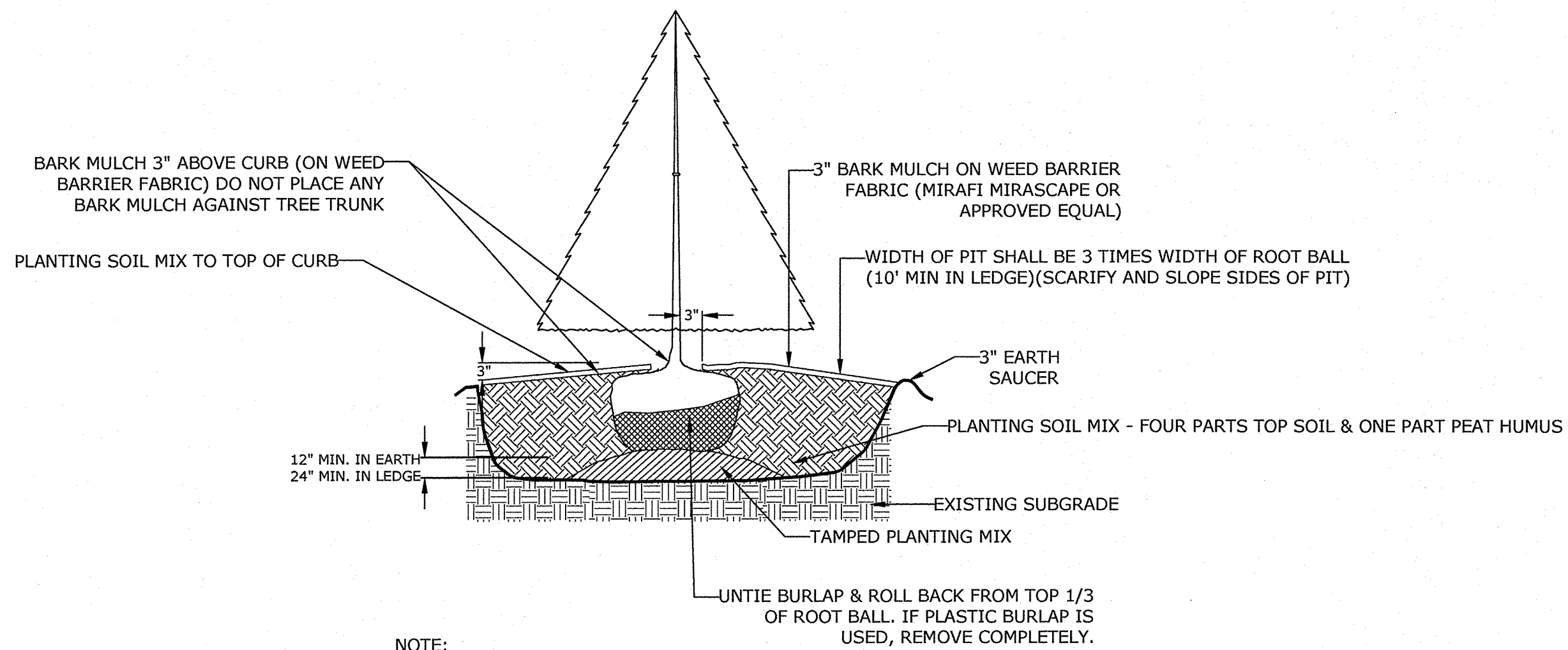


**PLANT LIST**

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
JUNIPERUS VIRGINIANA 'SKYROCKET'	EASTERN RED CEDAR	4-6' HT.	4' O.C.

**LANDSCAPE BUFFER - SECTION**

NO SCALE



**NOTE:**

1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED IN NURSERY, OR WITHIN 2" ABOVE.
2. TREEGATOR SLOW-RELEASE WATERING BAGS TO BE INSTALLED AT TIME OF PLANTING

**EVERGREEN TREE PLANTING**

NO SCALE

**Planning Board Endorsement:**

X \_\_\_\_\_

X \_\_\_\_\_

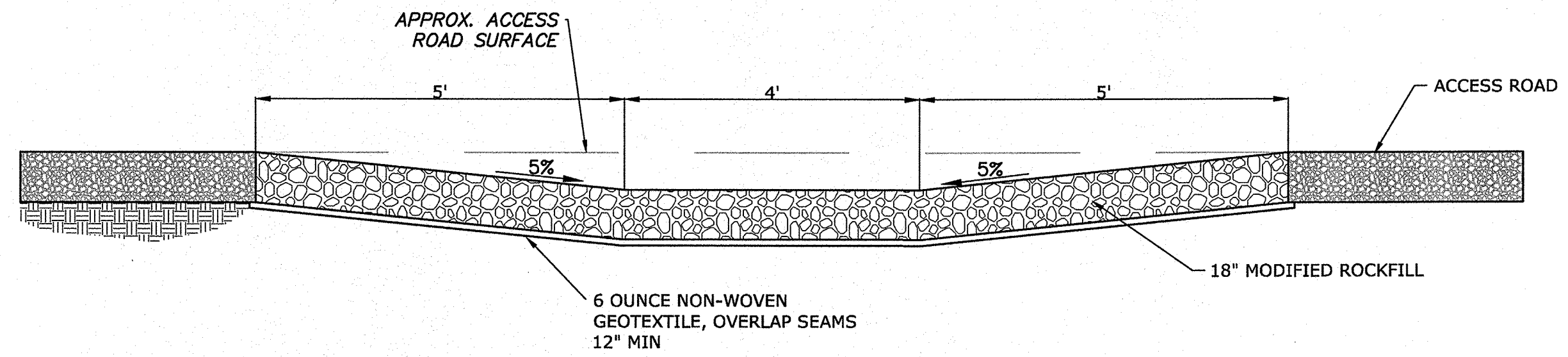
X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

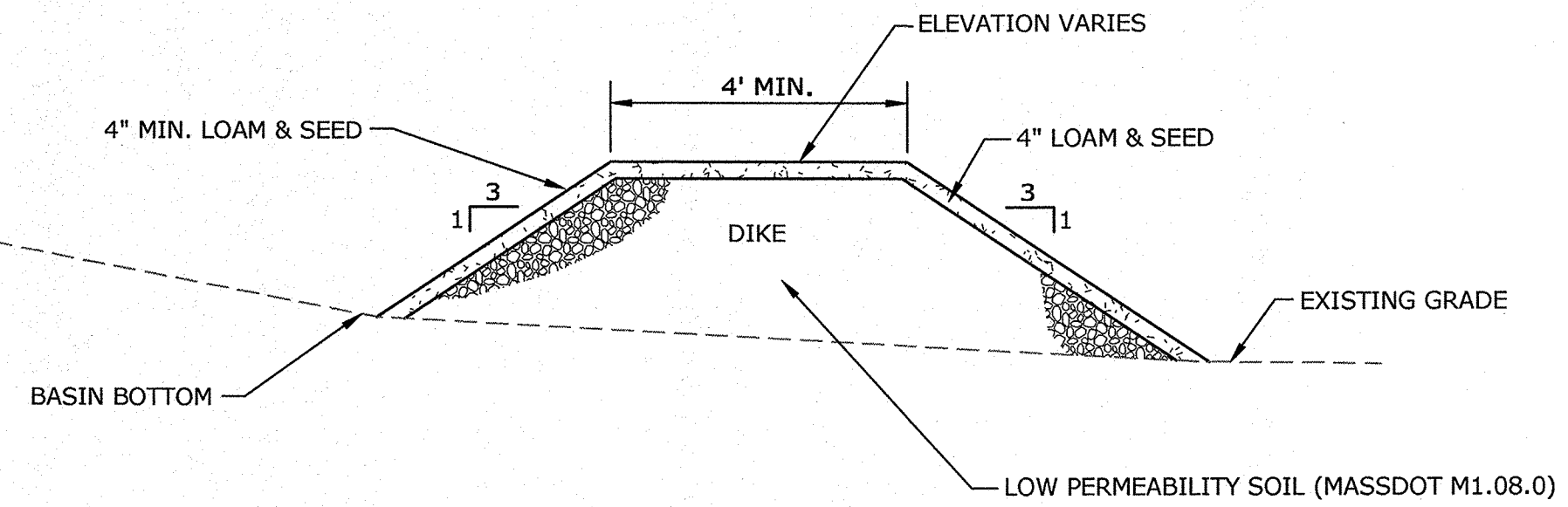
X \_\_\_\_\_

X \_\_\_\_\_



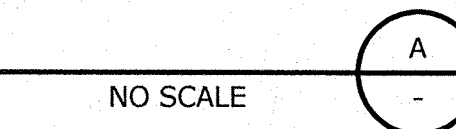
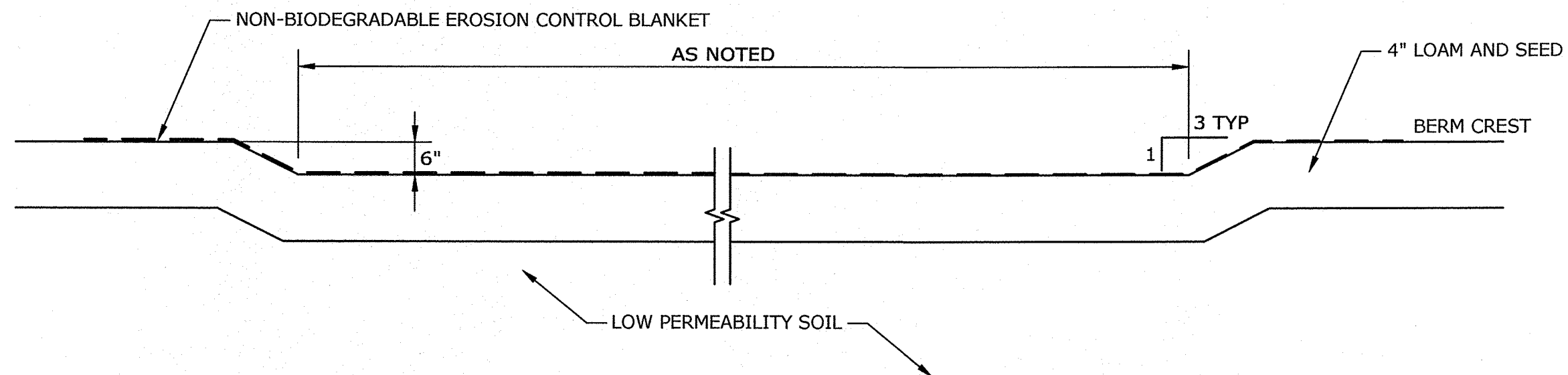
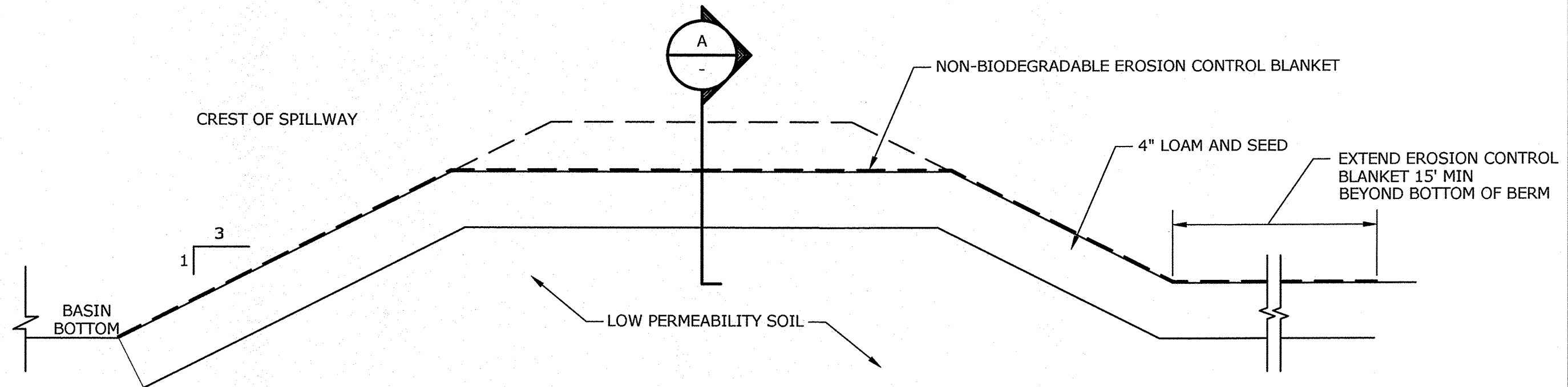
**LOW WATER CROSSING**

NO SCALE



**VEGETATED BERM DETAIL**

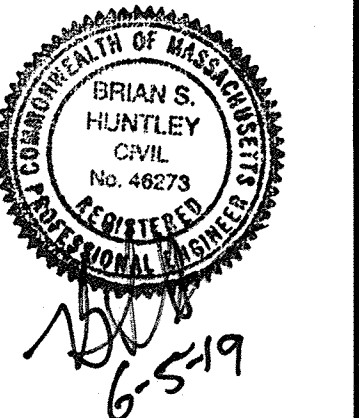
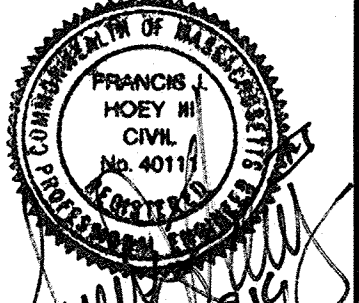
NO SCALE



**EMERGENCY SPILLWAY**

NO SCALE

**PERMIT DRAWINGS- NOT FOR CONSTRUCTION**



**Franklin Solar Project**

Franklin Kearsarge, LLC

Franklin, Massachusetts

**VERIFY SCALE**

BAR IS 1 INCH ON ORIGINAL DRAWING  
 0 1 INCH  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
D	6/5/2019	MUNICIPAL COMMENTS
A	4/23/2019	MUNICIPAL COMMENTS
PROJECT NO:		K-0092
DATE:		2018/12/27
FILE:		Details.dwg
DRAWN BY:		ELD
CHECKED:		BSH/JEC
APPROVED:		FJH

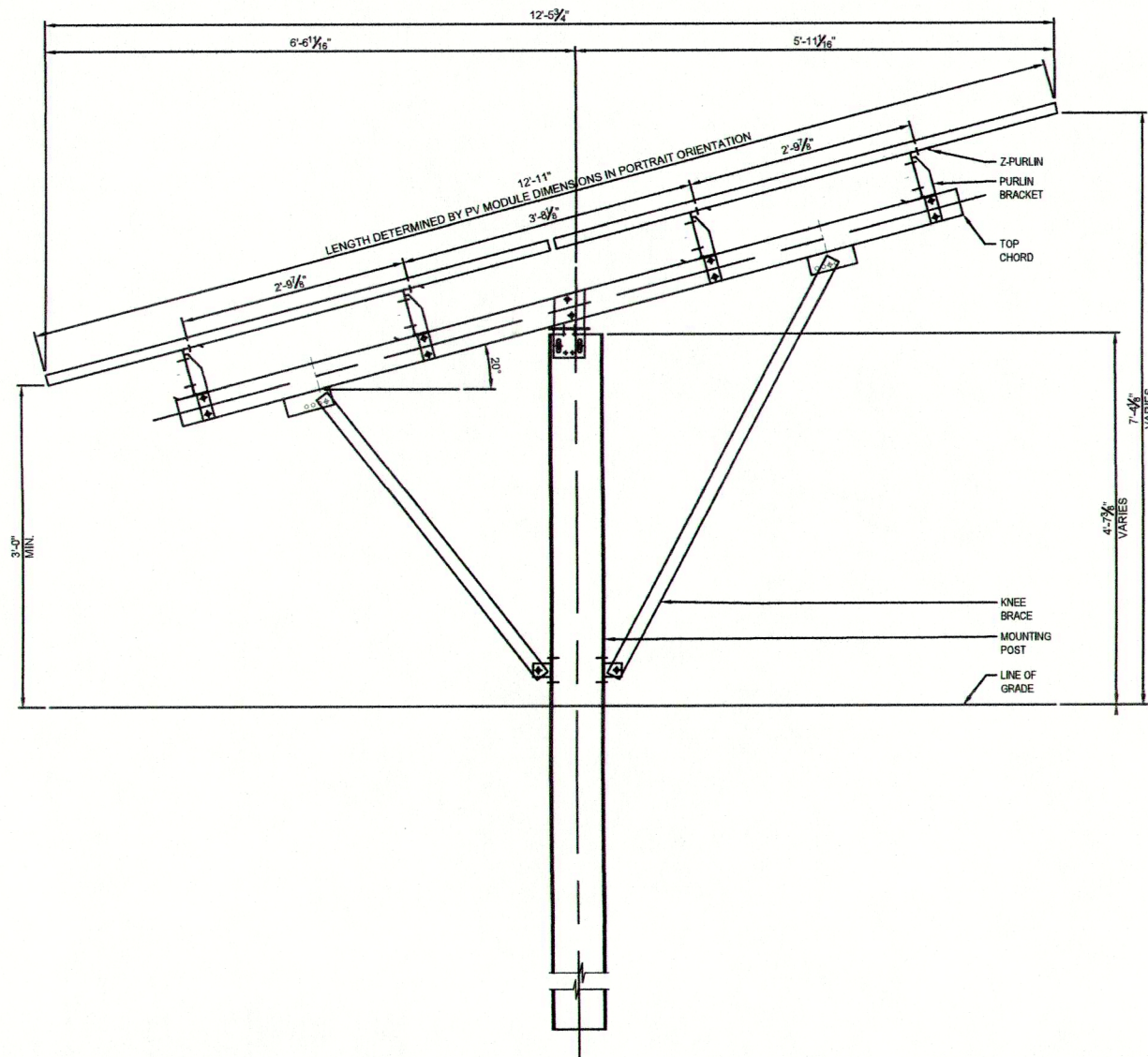
SITE DETAILS - 2

SCALE: AS NOTED

C-008

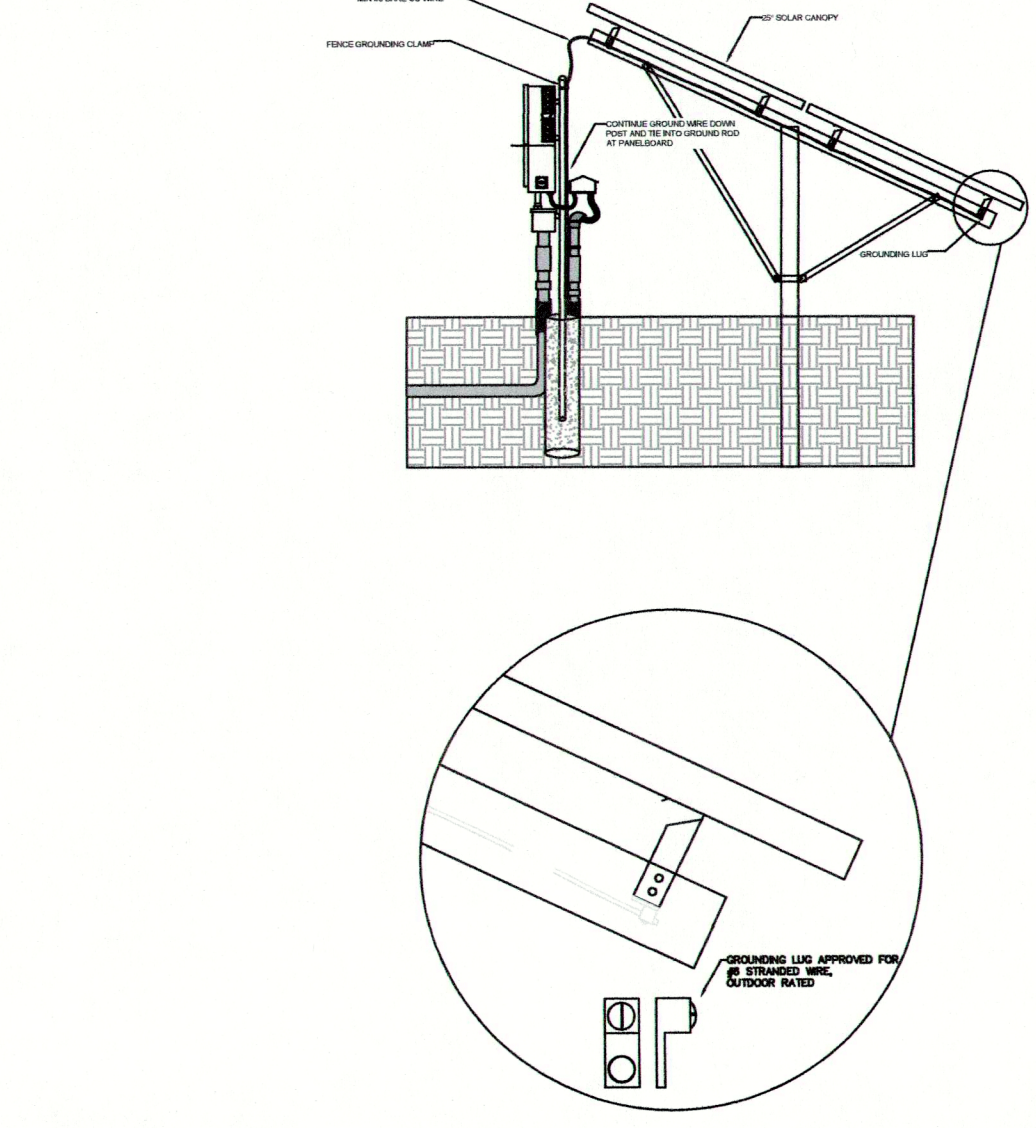
Last Saved: 6/6/2019 4:11pm By: Kaitlyn Tighe & Bond, Inc. 00002 Kearsarge Energy Drawings\Franklin, MA St. Mary\Details.dwg





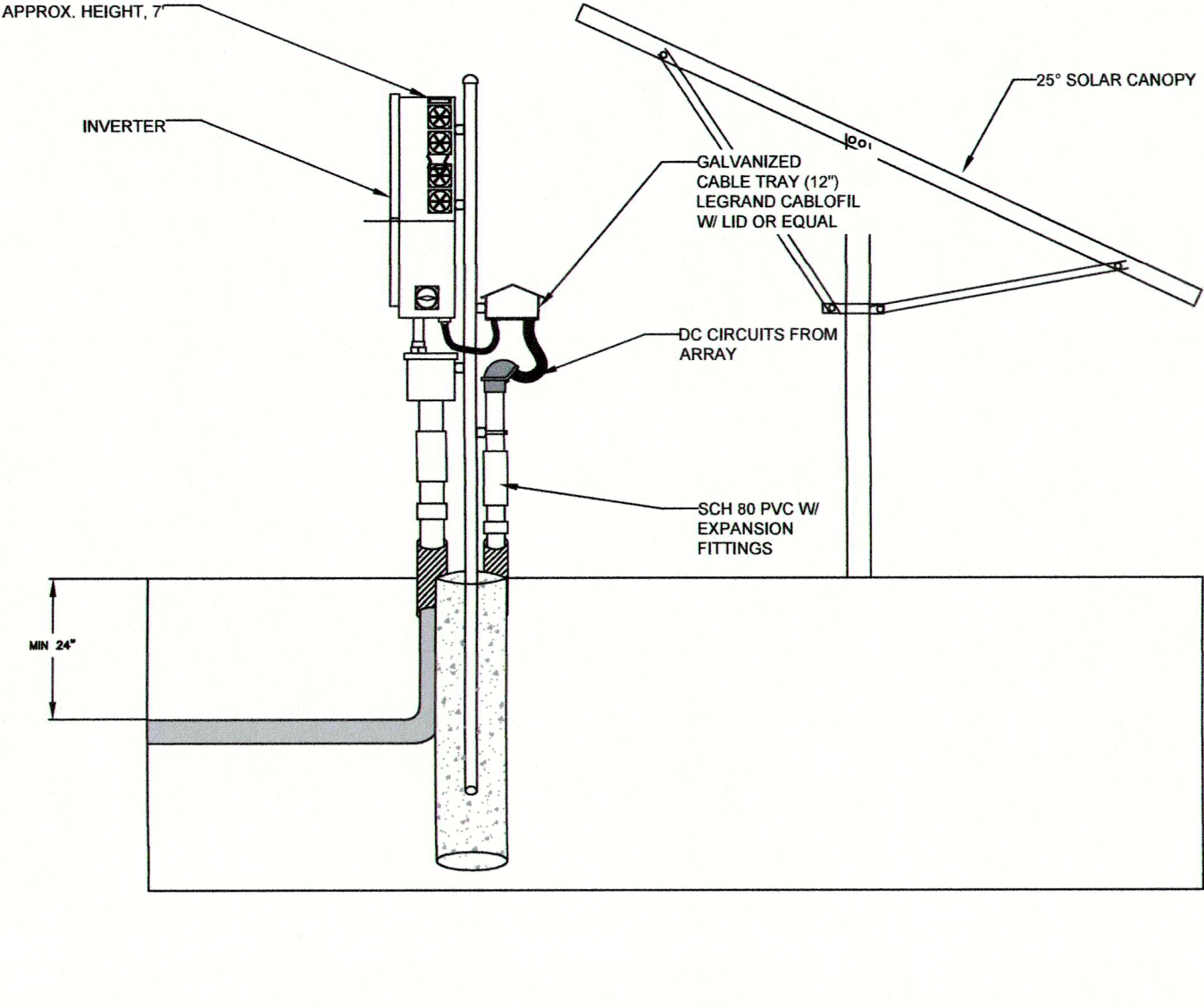
SOLAR MODULE RACKING DETAIL (TYPICAL) - SIDE VIEW

NOT TO SCALE



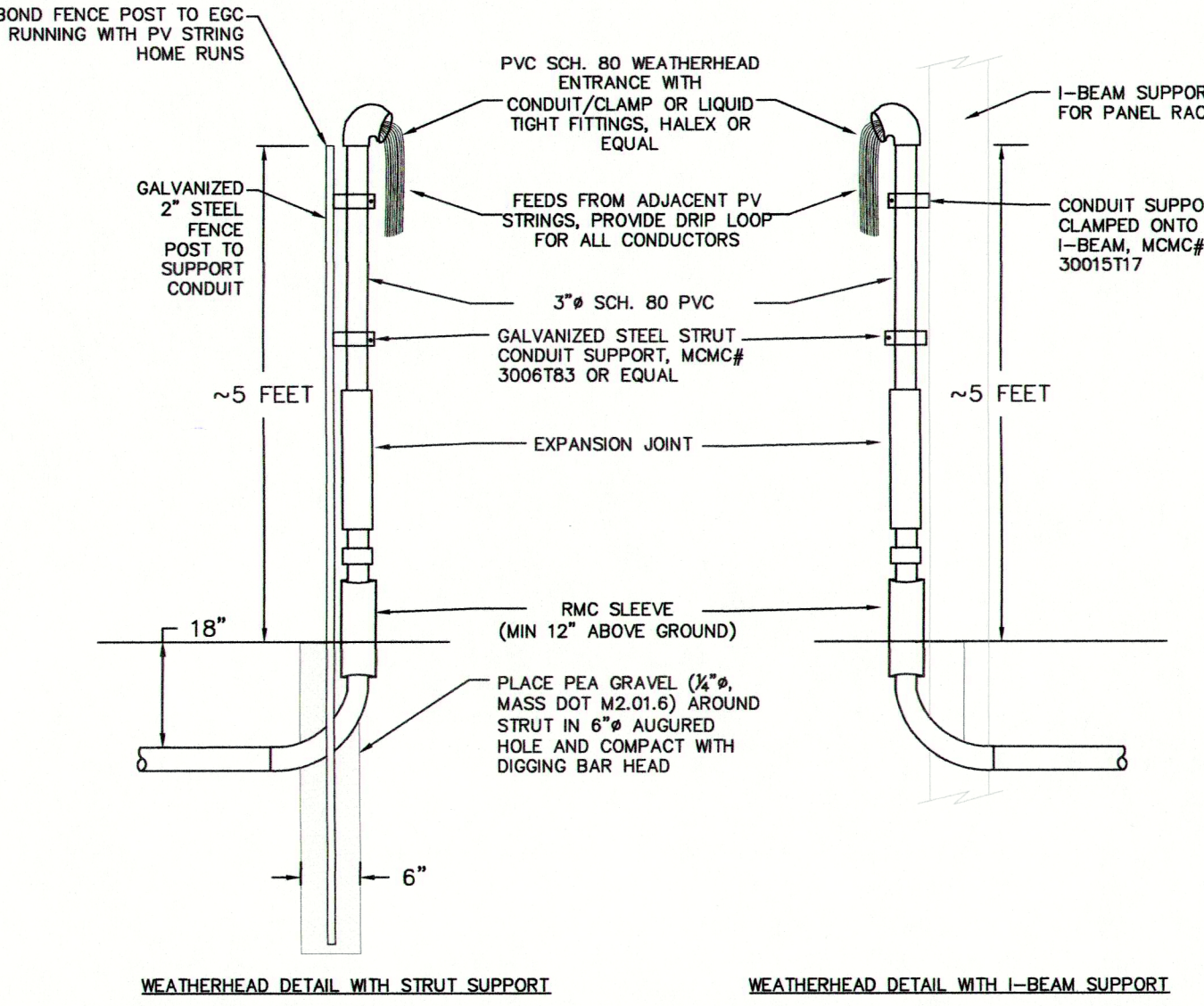
RACKING GROUNDING DETAIL (TYPICAL) - SIDE VIEW

NOT TO SCALE



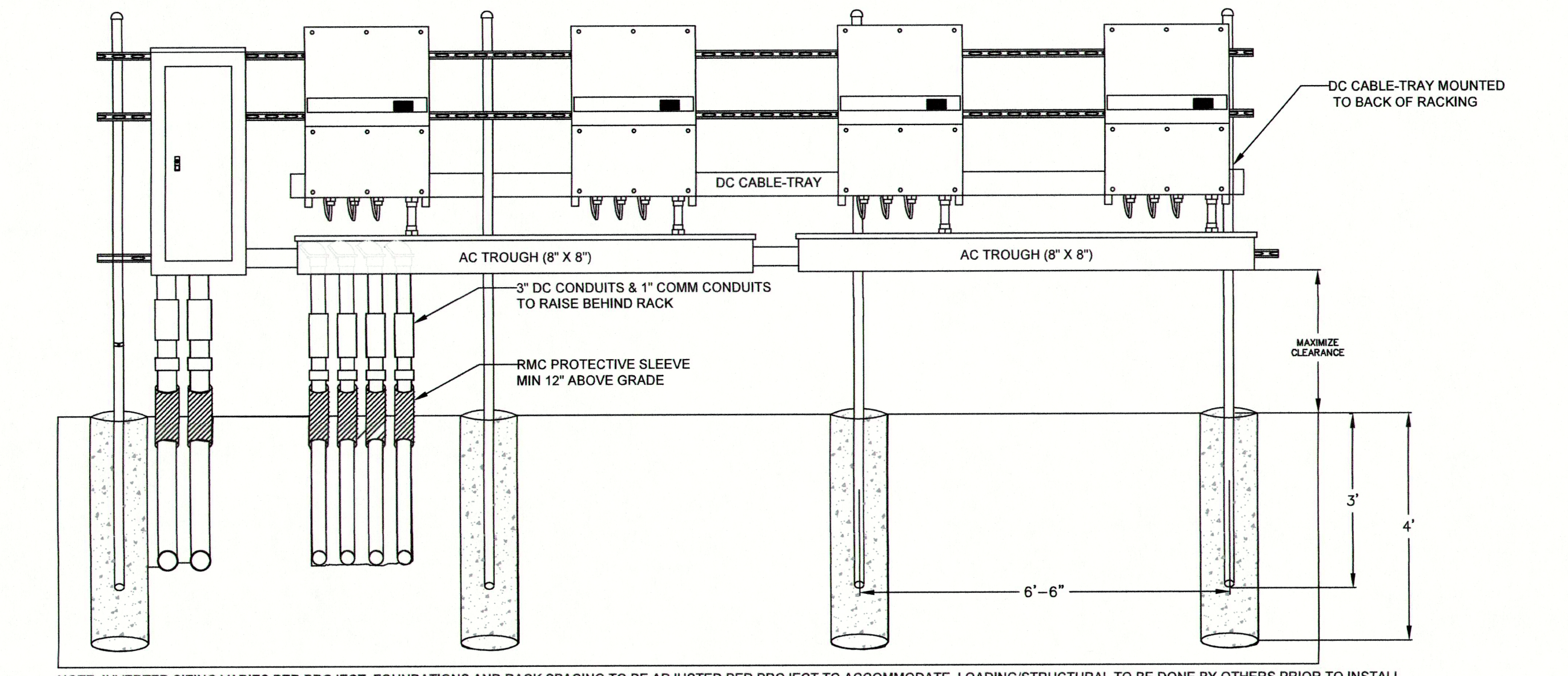
INVERTER RACK DETAIL (TYPICAL) - SIDE VIEW

NOT TO SCALE



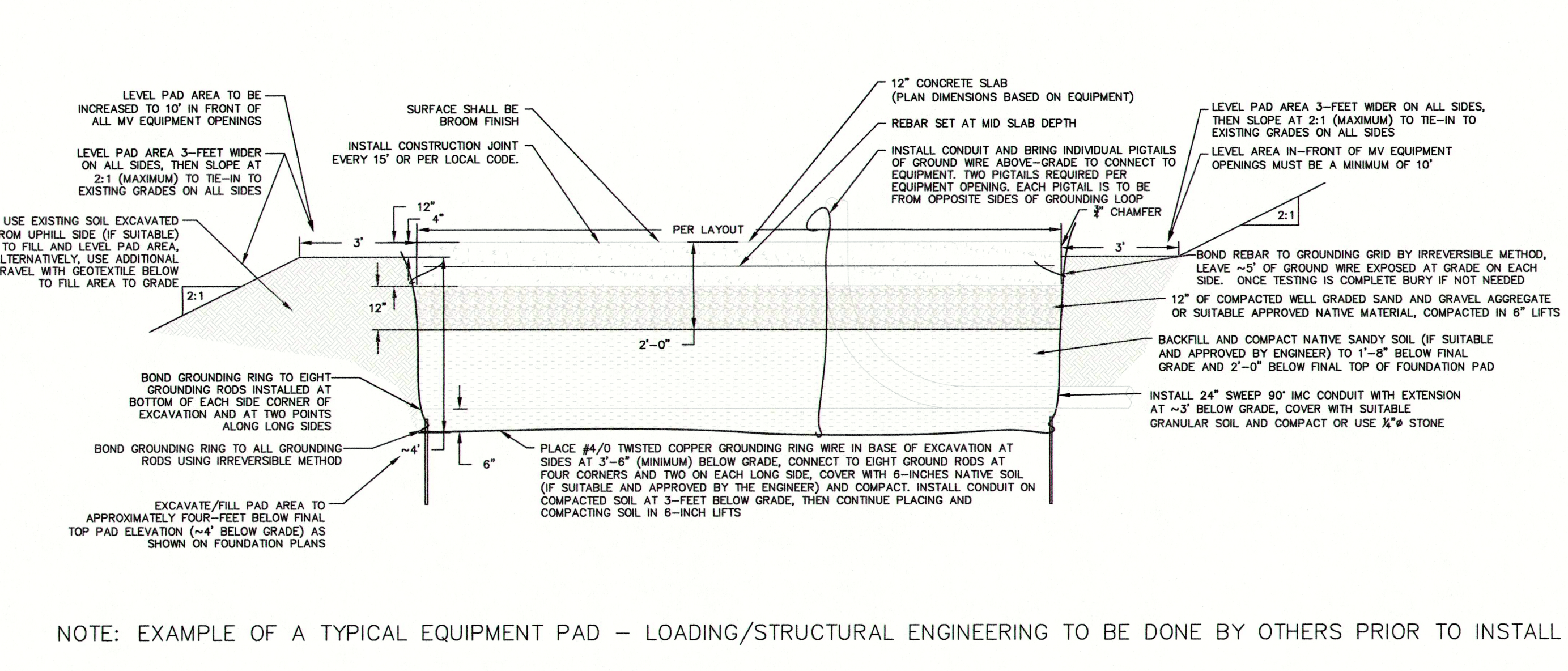
MODULE STRING JUMPER DETAIL (TYPICAL) - SIDE VIEW

NOT TO SCALE



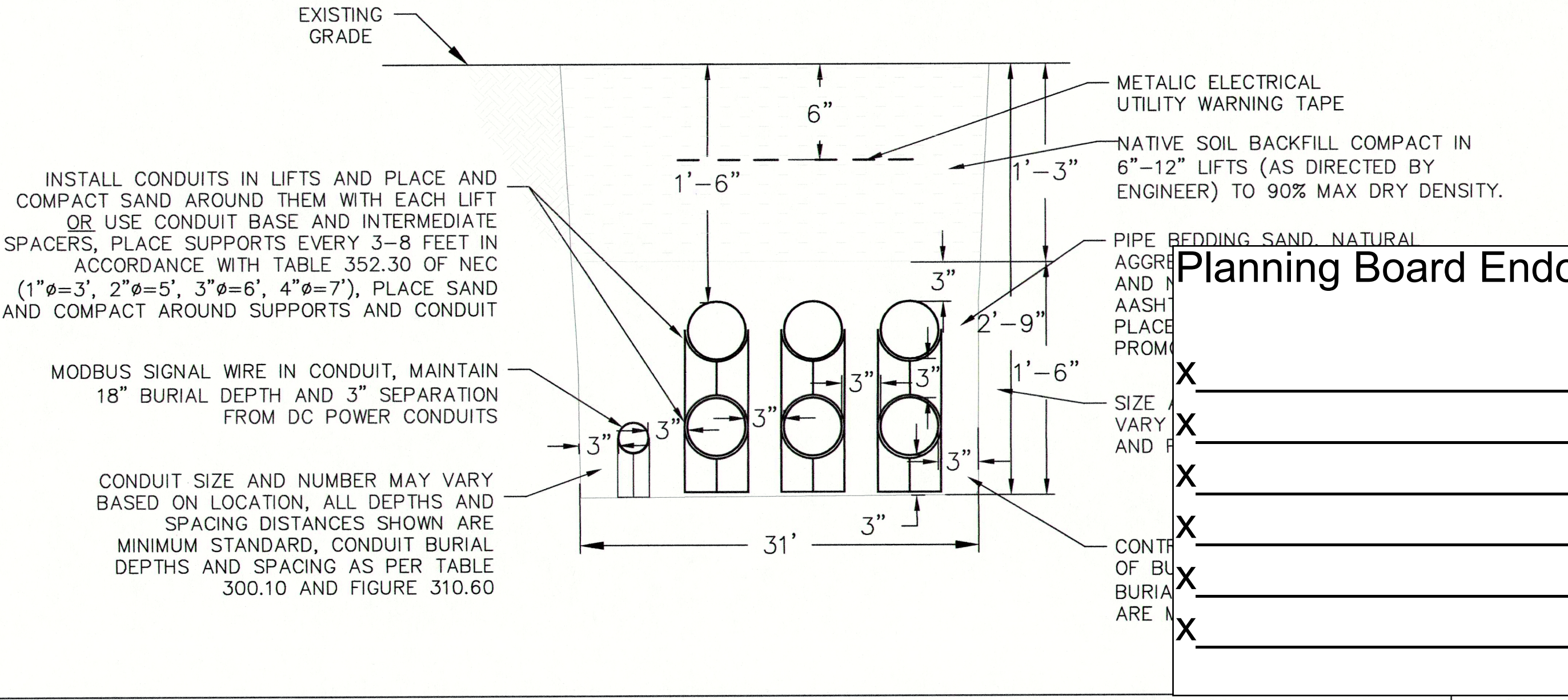
INVERTER RACK DETAIL (TYPICAL) - FRONT VIEW

NOT TO SCALE



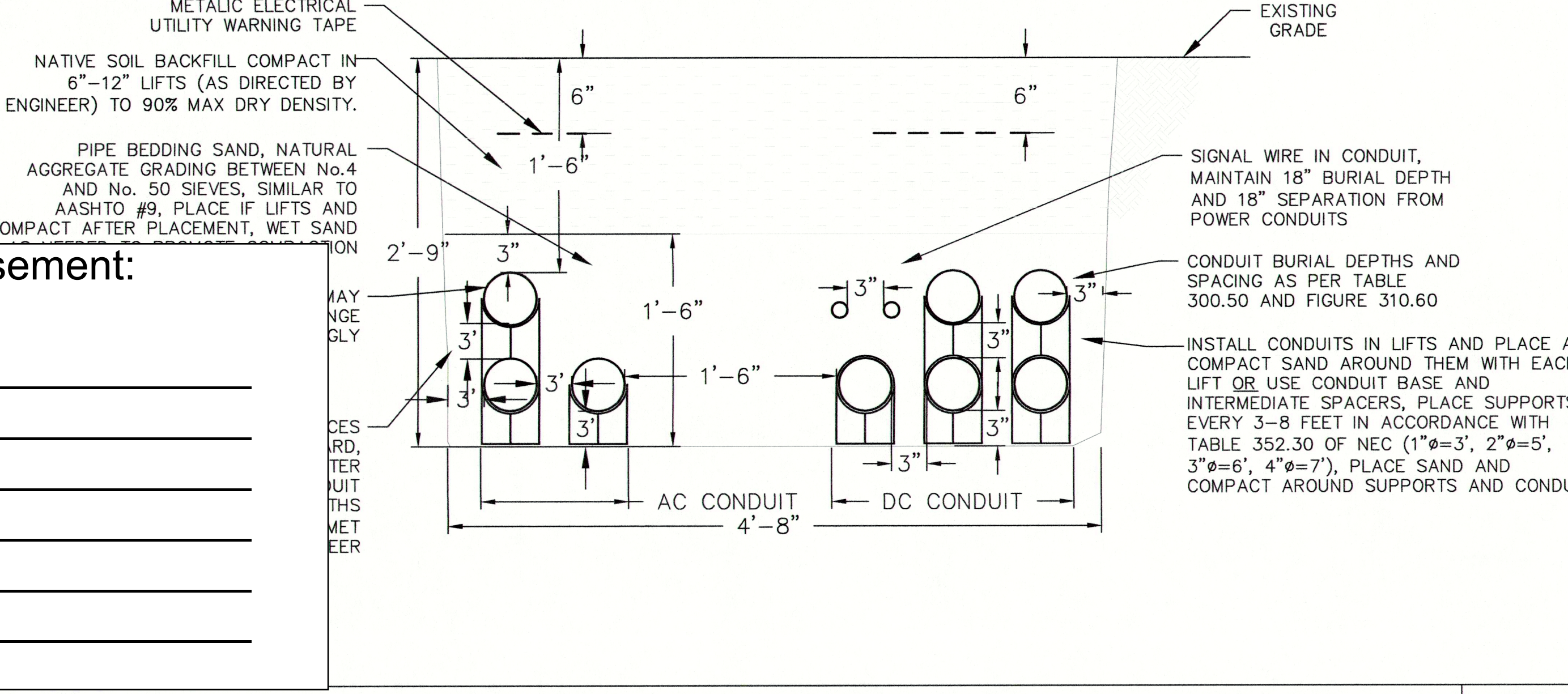
EQUIPMENT GROUNDING DETAIL (TYPICAL) - CROSS SECTION VIEW

NOT TO SCALE



DC AND COMMUNICATION CONDUIT TRENCH DETAIL (TYPICAL) - CROSS SECTIONAL VIEW

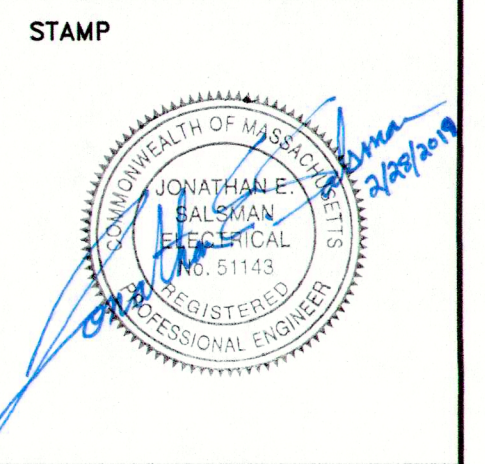
NOT TO SCALE



DC, 100V CLASS AND COMMUNICATION CONDUIT TRENCH DETAIL (TYPICAL) - CROSS SECTIONAL VIEW

NOT TO SCALE

**INDUSTRIA ENGINEERING**  
91 CEDAR STREET MILFORD, MA 01757



NOTE: DRAFTED IN ANS/D. PRINTING AT OTHER SIZES MAY AFFECT SCALING

DESCRIPTION OF REVISION

DATE  
REV. #

SITE DETAILS - 3	
FRANKLIN SOLAR PROJECT	
KEARSARGE ENERGY, LLC	
APPLICANT	
KEARSARGE ENERGY, LLC	
OWNER	CHECKED
DESIGNED	GM
DATE	FIGURE
FEB_2019	C-009

**Planning Board Endorsement:**

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_





June 20, 2019

Teresa M. Burr, Town Clerk  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038

**CERTIFICATE OF VOTE**  
**(1) SPECIAL PERMIT/SITE PLAN**  
**Upper Union St/Mount St Solar**

**Applicant:** Kearsage Upper Union LLC  
1200 Soldiers Field Road, Suite 202  
Boston, MA 02134

**Owner:** Cistercian Nuns of Strict Observance  
300 Arnold Street  
Wrentham, MA 02093

Prepared By: Surveyor/Engineer: Industria Engineering, 91 Cedar Street, Milford, MA 01757  
Plan Date: February 9, 2018 through April 9, 2019  
Property Location: 1061 Upper Union Street  
Map 333 Lot 001

Dear Mrs. Burr:

Please be advised that at its meeting on Monday, June 17, 2019 the Planning Board upon motion duly made and seconded, voted (4-0-0) to **APPROVE, with standard and special conditions** a Special Permits and Site Plan for Upper Union St/Mount St Solar for a Large Scale Ground Mounted Solar Energy under §185 Attachment 4, Use Regulations Schedule, Part III, 3.14.c. A brief description of the proceeding, the outcome of a roll call vote, and the Standard and Special Conditions of Approval are presented on pages 2-7 attached hereto.

Sincerely,

Anthony Padula, Chairman  
Franklin Planning Board

cc: Owners/Applicant/Applicant's Engineer/Applicant's Attorney  
Building Commissioner/DPW/Engineering/BETA Group, Inc.

**DECISION**  
**(1) SPECIAL PERMIT/SITE PLAN**  
**Upper Union St/Mount St Solar**

**Special Permits:** §185 Attachment 4, Use Regulations Schedule, Part III, 3.14.c. - Large Scale Ground Mounted Solar Energy in Rural Residential I Zoning District

(a) Proposed project addresses or is consistent with neighborhood or Town need.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES

(b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES

(c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES

(d) Neighborhood character and social structure will not be negatively impacted.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES

(e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES

**PROJECT DESCRIPTION**  
**(1) SPECIAL PERMIT/SITE PLAN**  
**Upper Union St/Mount St Solar**

The 142 acre property is listed as parcel 333-001-000 and is located at 1061 Upper Union Street. The property is near the intersection of Upper Union Street and Mount Street, with access for the property on Mount Street. The applicant proposed the construction of a ±1 MW AC ground-mounted solar energy system. The site includes approximately 4 acres of ground mounted solar modules, utility structure for battery storage, and security fencing surrounding the perimeter of the developed site. The site will not disturb any trees or stonewalls along Upper Union and Mount Street.

**PUBLIC HEARING**  
**(1) SPECIAL PERMIT/SITE PLAN**  
**Upper Union St/Mount St Solar**

A proper and complete notice of the February 11, 2019 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board continued to hold public hearings on March 11, 2019, April 8, 2019, May 6, 2019, June 3, 2019 and June 17, 2019.

Incorporated as part of the record are the following:

The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/ Engineering and Franklin Fire Department.

The Planning Board upon motion duly made and seconded, voted (4-0-0) to close the public hearing on June 17, 2019 for the Site Plan and Special Permit for a Large Scale Ground Mounted Solar Energy under §185 Attachment 4, Use Regulations Schedule, Part III, 3.14.c.

**PRESENTATION**  
**(1) SPECIAL PERMIT/SITE PLAN**  
**Upper Union St/Mount St Solar**

Mr. Michael Lotti, Industria Engineering, and Mr. Henry Barrett, Kearsage, addressed the Planning Board for a ground-mounted solar system. Mr. Lotti reviewed the Special Permit and Site Plan application and the drawings for the Franklin Solar Project. He discussed and identified the area that they propose to install the solar array. He stated that there are adjacent wetlands. They will install solar array posts with solar panels mounted on top. It will total approximately 1.0 megawatts and consist of approximately 3,600 solar panels installed in rows facing the south in an open field onsite. No tree clearing and no new contiguous impervious areas will be created. He reviewed the proposed accessway and the concrete pads for the transformers. They will go before the Conservation Commission for the work in the buffer zone. There is an adjacent residential property that will have a view of the solar array; the people from Kearsage have met with the owners. Kearsage will be installing a row of western red cedar, 3 to 4 ft. in size. The entire site will be surrounded by a fence. He stated he has met with some of the other neighbors and they had concerns about additional screening; they will show the additional screening on the plans. There are no lights, employees, occupied buildings, or significant noise on the property. He stated that the comments from the Town and BETA will be addressed before the next hearing.

Several abutters spoke and expressed their concerns for drainage issues, water runoff, screening of the solar panels, and the long-term effects of solar and any transformers. Many residents expressed concern for fencing around the property and additional trees to provide screening from Mount Street.

The Planning Board expressed concern for fire suppression, drainage, screening, noise, how solar farms affect people's property values in the area, and he would like to see the letter from the administration regarding tax dollars.

Mr. Lotti stated that usually the equipment has a fire suppression system built into it. He will show documentation on it. In response to the question of who is benefitting from these panels, he stated that the Sisters of St. Mary are benefitting directly from the lease payments. The solar energy is being put onto National Grid's system.

The applicant said there would be trees planted at 4-6 ft in height along the abutting property.

After a complete presentation and discussion of the project, Planning Board members closed the Public Hearing on June 17, 2019.

**FINDINGS OF FACTS**  
**(1) SPECIAL PERMIT/SITE PLAN**  
**Upper Union St/Mount St Solar**

The applicant submitted their proposed findings with the original application on January 4, 2019. The proposed findings are part of the record.

Based upon the information submitted during the public hearings, Planning Board's specific findings, the Planning Board specifically determines that allowing Site Plan and Special Permit §185 Attachment 4, Use Regulations Schedule, Part III, 3.14.c. - Large Scale Ground Mounted Solar Energy in Rural Residential I Zoning District at Spring Street (Franklin Tax Assessor's Map 309 Lot 015, Map 310 Lot 002 & Map 323 Lot 044) will not have adverse effects that overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Accordingly, at the Planning Board meeting on June 17, 2019 the Planning Board, upon motion duly made and seconded, voted (4-0-0) to **approve** the applicant's request to allow the Site Plan and Special Permits for Upper Union St/Mount St Solar.

The following members of the Planning Board were present at the hearing and voted as follows:

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES

Any person aggrieved by the above decision of the Franklin Planning 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 Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

**Planning Board Endorsement:**

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_



**STANDARD CONDITIONS OF APPROVAL**

**(1) SPECIAL PERMIT/SITE PLAN**

**Upper Union St/Mount St Solar**

1. This Special Permit shall not be construed to run with the land and shall run with the Site Plan as endorsed by the Planning Board. A new Special Permit shall be required from the Planning Board if any major change of use or major change to the site plan is proposed.
2. This Special Permit shall lapse if a substantial use or construction has not begun, except for good cause, within twenty four (24) months of approval, unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the Special Permit 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 and received approval by the Planning Board. 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 #4.
3. Construction or operations under this Special Permit shall conform to any subsequent amendment of the Town of Franklin Zoning Bylaw (§185) unless the use or construction is commenced within a period of six (6) months after the issuance of this Special Permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
4. **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.
5. 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 #4.
6. No alteration of the Special Permit and the plans associated with it 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.
7. 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.
8. Prior to the endorsement of the site plan, the following shall be done:
  - The owner/applicant shall make a notation on the site plan that references the Special Permit and 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.
9. 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.

10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
11. **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.**
12. Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.

**SPECIAL CONDITIONS OF APPROVAL**

**(1) SPECIAL PERMIT/SITE PLAN**

**Upper Union St/Mount St Solar**

1. Applicant shall enter into a monetary agreement (PILOT) at the sole discretion of Administration and the Town of Franklin prior to commencement of construction.
2. A Surety bond in the amount of \$46,768.00 shall be issued by a surety company acceptable to the Town of Franklin prior to commencement of construction.
3. There will be no trees or telephone poles removed on Mount Street or Upper Union Street.
4. All trees shall be planted prior to commencement of construction.

Planning Board Endorsement:

X	_____
X	_____
X	_____
X	_____
X	_____
X	_____



# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
www.franklinma.gov

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

**DATE:** March 21, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 461 West Central St – Outdoor Seating  
Site Plan Modification - Endorsement

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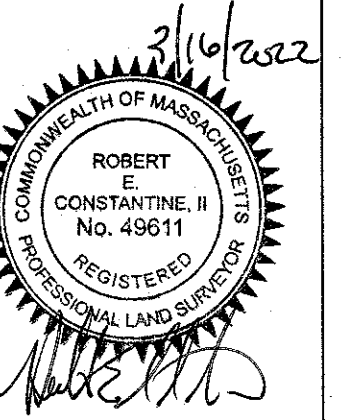
#### **General:**

1. Applicant has submitted plans for endorsement for the Limited Site Plan Modification for 461 West Central St for permanent outdoor dining.
2. The Planning Board approved the Limited Site Plan Modification on February 28, 2022, with the following condition, prior to endorsement:
  - Bollards will be added in front of the Aborvitaes
3. Applicant has added the Bollards to the plan.

DPCD has no further comments.



# LIMITED SITE PLAN "THREE" RESTAURANT AT 461 WEST CENTRAL STREET FRANKLIN MASSACHUSETTS



F4495

APPROVED DATE: \_\_\_\_\_  
FRANKLIN PLANNING BOARD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
BEING A MAJORITY

LEGAL NOTES

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 1(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

3 RESTAURANT  
461 WEST CENTRAL STREET  
FRANKLIN, MA 02038  
  
DEED BK. 24246 PG. 201  
PLAN NO. 565 OF 1970, PL. BK. 227  
PLAN NO. 921 OF 1980, BK. 5804 PG. 316  
1994 STATE HIGHWAY LAYOUT NO. 7100  
A.M. 270 LOTS 34 & 35

APPLICANT

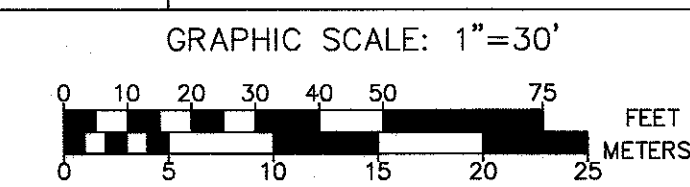
3 RESTAURANT  
461 WEST CENTRAL STREET  
FRANKLIN, MA 02038

COVER

LIMITED SITE PLAN  
"THREE" RESTAURANT  
AT  
461 WEST CENTRAL STREET  
FRANKLIN  
MASSACHUSETTS

FEBRUARY 18, 2022

DATE	REVISION DESCRIPTION
3/8/22	ADDED CERTIFICATE OF VOTE NOTE AND BOLLARDS PER CONDITIONS



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

Town of Franklin



355 East Central Street  
Franklin, Massachusetts 02038-1352

Phone: (508) 520-4907  
www.franklinma.gov

PLANNING BOARD

Nancy Danello, Town Clerk  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038

CERTIFICATE OF VOTE  
Limited Site Plan Modification  
Outdoor Seating  
461 West Central St

Site Plan: "Three Restaurant at 416 West Central Street"

Owner: 3 Restaurant  
461 West Central Street  
Franklin, MA 02038

Applicant: Same as Owner

Prepared By: Guerriere & Halnon, Inc., 55 West Central St, Franklin, MA

Dated: February 18, 2022  
Property Location: 461 West Central St  
Map 270, Lots 034 & 035

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, February 28, 2022 the Planning Board voted (4-0), upon motion duly made and seconded to **APPROVE, with conditions**, the above referenced Limited Site Plan for permanent outdoor seating. The Conditions of Approval are listed on page 2-3, attached hereto. **Both the Certificate of Vote as well as the conditions of approval shall be referenced on the site plan.**

Sincerely,  
*Gregory Rondeau*  
Gregory Rondeau, Chairman  
Franklin Planning Board

CERTIFICATE OF VOTE  
Limited Site Plan Modification  
461 West Central St

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
- 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

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.

- 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.
- Bollards will be in front of the Aborvitae prior to endorsement.



# ZONE: COMMERCIAL II

	REQUIRED	EXISTING/PROPOSED
MINIMUM LOT AREA	40,000 SF	94,308 SF
MINIMUM LOT FRONTAGE	175 FT	141.87 FT
MINIMUM LOT DEPTH	200 FT	433 FT
MINIMUM LOT CIRCLE	157.5 FT	70 FT
MINIMUM YARDS		
FRONT	40 FT	51.3 FT
SIDE	30 FT	25.9 FT
REAR	30 FT	298.1 FT
MAXIMUM BUILDING HEIGHT	3 STY	2 STY
% COVERAGE		
STRUCTURES	70%	5.3%
STRUCTURES + PAVEMENT	80%	77.5%

## NOTES

- THIS LAND IS ZONED COMMERCIAL II.
- THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 270 LOTS 34 & 35.
- THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY PANEL NO. 25021C0308E, EFFECTIVE JULY 17, 2012.
- THIS SITE IS NOT IN A FRANKLIN WATER RESOURCE DISTRICT PER FRANKLIN WATER RESOURCE DISTRICTS PLAN REVISED MAY 6, 2019.
- ELEVATIONS REFER TO NAVD88. BENCHMARKS SHOWN ARE TO BE VERIFIED BEFORE USE.
- BUILDING OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.

## PREVIOUSLY APPROVED NOTE

SEE SITE PLAN APPROVED 11/6/06 ENTITLED "EXISTING CONDITIONS SITE PLAN FOR "THREE" A RESTAURANT IN FRANKLIN MASSACHUSETTS, DATED OCTOBER 10, 2006, REVISED 10-17-06

## PREVIOUSLY APPROVED PARKING SCHEDULE

PARKING CALCULATED ASSUMING ALL SEATS ARE "FIXED":

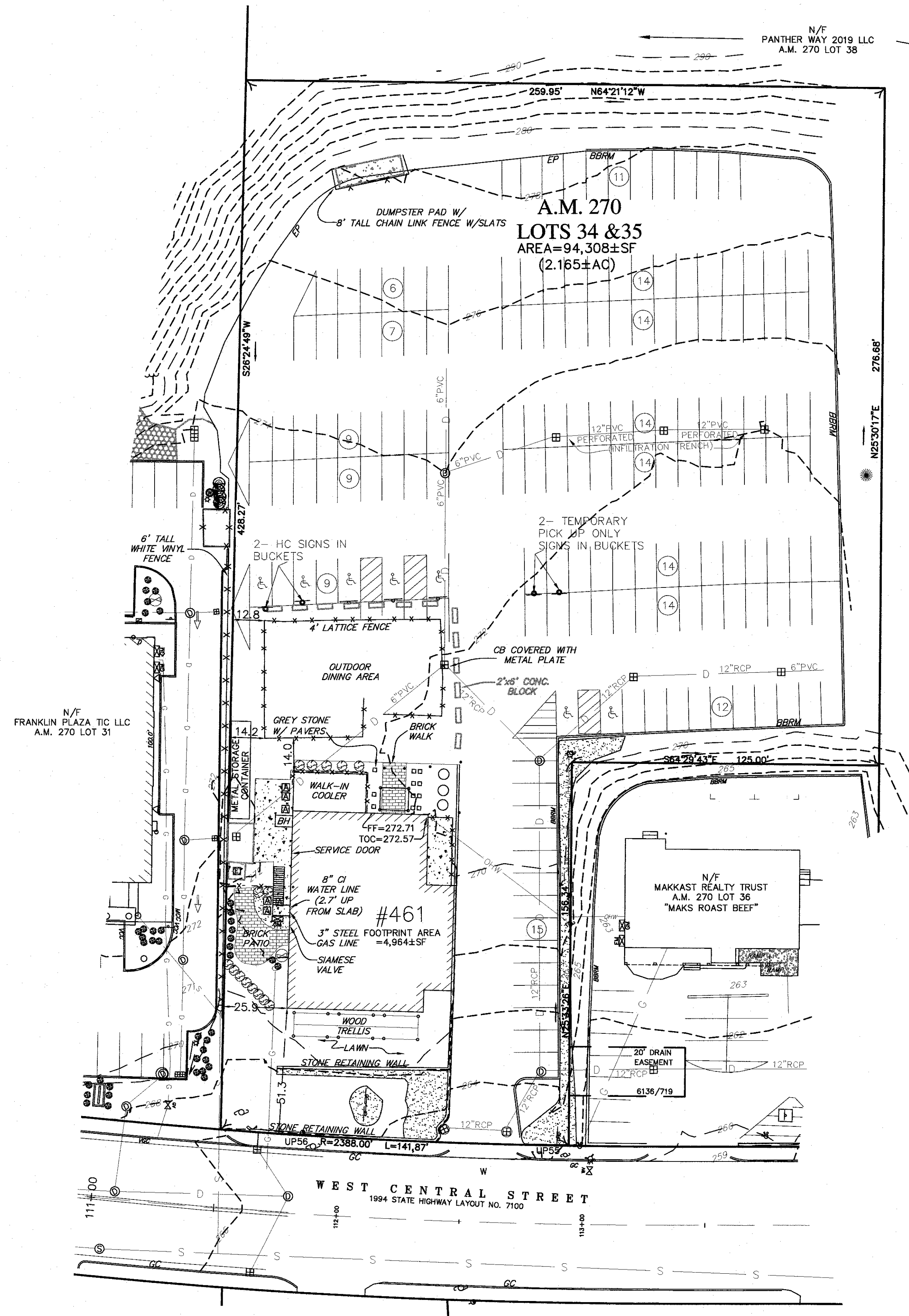
EXISTING SEATS (PIPINELLE'S): 377 SEATS @2.5 SPACES/SEAT= 151 SPACES REQ'D  
 APPROVED SEATS ("THREE"): 357 SEATS @2.5 SPACES/SEAT= 143 SPACES REQ'D

PARKING CALCULATED ASSUMING 1ST FLOOR SEATS ARE "FIXED" AND 2ND FLOOR SEATS ARE NOT "FIXED":

EXISTING SEATS (PIPINELLE'S): 1ST- 142 SEATS @2.5 SPACES/SEAT= 57  
 2ND- 4,964 SF @1 SPACE/60SF= 83  
 140 SPACES REQ'D

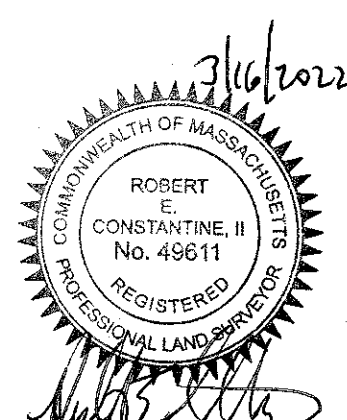
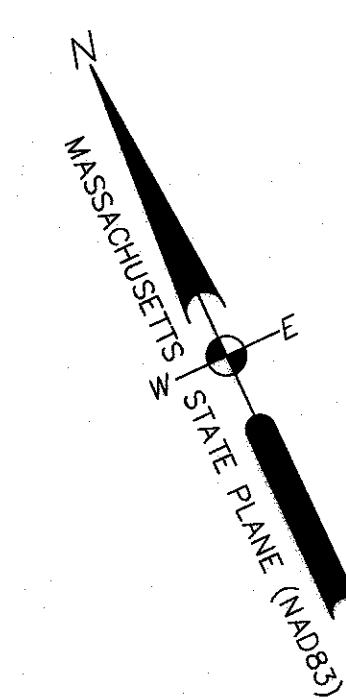
APPROVED SEATS ("THREE"): 1ST- 177 SEATS @2.5 SPACES/SEAT= 71  
 2ND- 4,964 SF @1 SPACE/60SF= 83  
 154 SPACES REQ'D

TOTAL EXISTING SPACES: 162 SPACES (INCLUDING 7 HC SPOTS)



## LEGEND

A.M.	ASSESSOR'S MAP
N/F	NOW OR FORMERLY
UP#	UTILITY POLE
⊗	EXISTING SEWER MANHOLE
⊗	EXISTING WATER VALVE
⊗	EXISTING FIRE HYDRANT
⊗	EXISTING UTILITY POLE
⊗	EXISTING AIR CONDITIONER/ REFRIGERATION UNIT
⊗	TRANSFORMER
●	BOLLARD
⊗	EXISTING ROUND CATCHBASIN
⊗	EXISTING CATCHBASIN
⊗	EXISTING DRAIN MANHOLE
⊗	EXISTING TREELINE
000.0x	EXISTING SPOT ELEVATION
---	EXISTING CONTOUR
-S-	EXISTING SEWERLINE
-W-	EXISTING WATERLINE
-G-	EXISTING GASLINE
-OHW-	EXISTING OVERHEAD WIRE
▨	EXISTING CONCRETE
▨	EXISTING LANDSCAPE AREA
♿	HANDICAP SPACE
(14)	EXISTING NUMBER OF SPACES
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
BBRM	BITUMINOUS BERM



APPROVED DATE:  
FRANKLIN PLANNING BOARD

BEING A MAJORITY

### LEGAL NOTES

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. ANY 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 1(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  
 3 RESTAURANT  
 461 WEST CENTRAL STREET  
 FRANKLIN, MA 02038  
 DEED BK. 24246 PG. 201  
 PLAN NO. 565 OF 1970, PL. BK. 227  
 PLAN NO. 921 OF 1980, BK. 5804 PG. 316  
 1994 STATE HIGHWAY LAYOUT NO. 7100  
 A.M. 270 LOTS 34 & 35

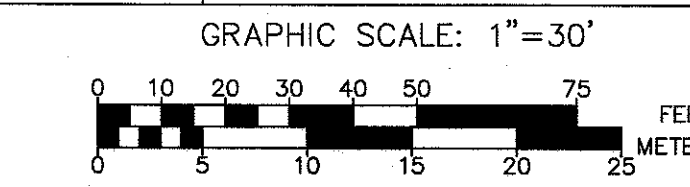
APPLICANT  
 3 RESTAURANT  
 461 WEST CENTRAL STREET  
 FRANKLIN, MA 02038

### EXISTING CONDITIONS

LIMITED SITE PLAN  
 "THREE" RESTAURANT  
 AT  
 461 WEST CENTRAL STREET  
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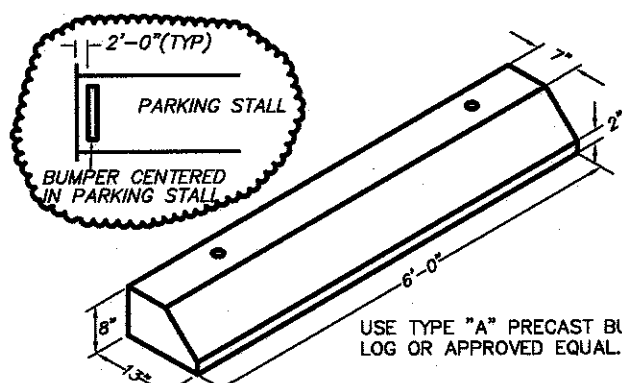
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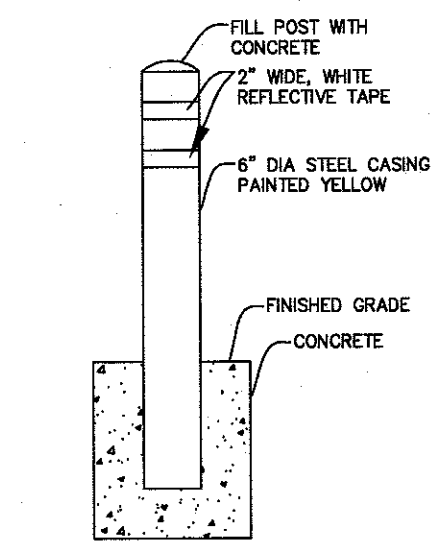
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STRUCTURES	70%	5.3%
STRUCTURES + PAVEMENT		77.5%

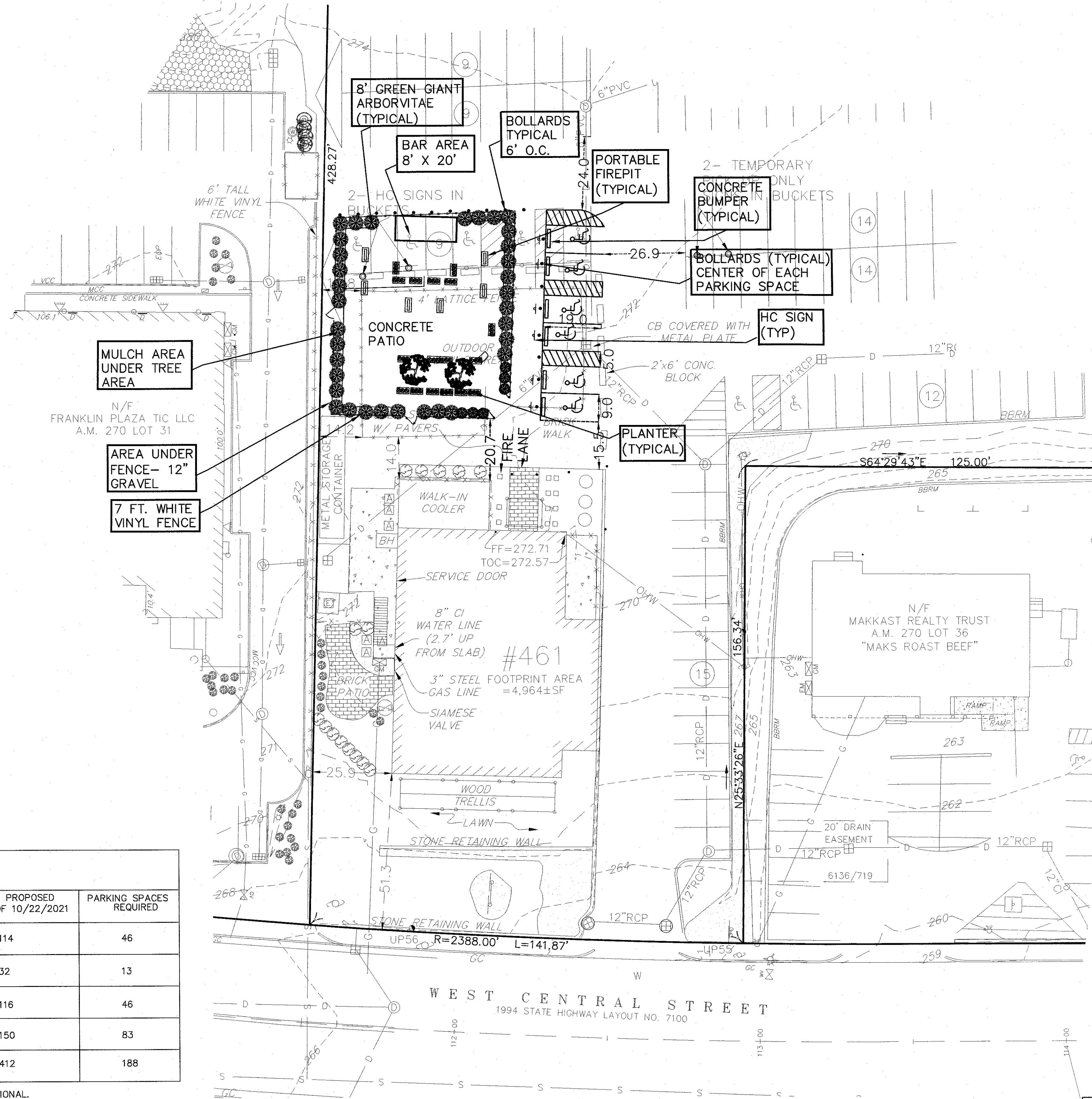
**NOTE:**  
FOR INSTALLATION OF EACH BUMPER LOG, DRIVE (2) 5/8" DIA. 15" LONG STEEL RODS THROUGH PROVIDED OPENINGS IN BUMPER LOG & INTO PAVEMENT UNTIL FLUSH WITH TOP OF BUMPER LOG (FOR PLACEMENT OF LOG, SEE DIAGRAM BELOW).



**PRECAST CONCRETE BUMPER LOG DETAIL**  
N.T.S.



**BOLLARD DETAIL**  
NOT TO SCALE



## LEGEND

A.M.	ASSESSOR'S MAP
N/F	NOW OR FORMERLY
UP#	UTILITY POLE
⊗	EXISTING SEWER MANHOLE
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING UTILITY POLE
⊕	EXISTING AIR CONDITIONER/ REFRIDGERATION UNIT
⊕	TRANSFORMER
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⊕	EXISTING ROUND CATCHBASIN
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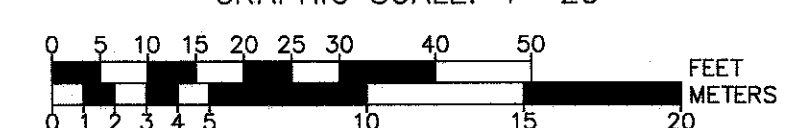
### PROPOSED SITE

LIMITED SITE PLAN  
"THREE" RESTAURANT  
AT  
461 WEST CENTRAL STREET  
FRANKLIN  
MASSACHUSETTS

FEBRUARY 18, 2022

DATE	REVISION DESCRIPTION
3/8/22	ADDED CERTIFICATE OF VOTE NOTE AND BOLLARDS PER CONDITIONS

GRAPHIC SCALE: 1"=20'



## PURPOSE OF PLAN:

REQUEST TO CONSTRUCT AND PERMIT A PERMANENT OUTSIDE SEATING/DINING AREA AS SHOWN.

TO OBTAIN A PARKING DETERMINATION FROM THE PLANNING BOARD FROM ZONING SECTION 185-21 PARKING, LOADING AND DRIVEWAY REQUIREMENTS (B)(IV) TO ALLOW 157 PARKING SPACES WHERE 188 ARE REQUIRED.

### NOTE:

- FOR PATIO DETAILS SEE ARCHITECTURAL PLANS BY SOUSA DESIGN DATED JANUARY 17, 2022
- THE PROPOSED PATIO SHALL BE CONSTRUCTED OF CONCRETE. THE EXISTING PAVEMENT SHALL BE REMOVED AND DISPOSED OF OFF SITE.

## PARKING SCHEDULE

	SEATS PREVIOUSLY APPROVED	PARKING SPACES REQUIRED	EXISTING & PROPOSED SEATS AS OF 10/22/2021	PARKING SPACES REQUIRED
DINING ROOM (FIXED)	100	40	114	46
BAR/LOUNGE (FIXED)	68	27	32	13
OUTDOOR (FIXED)	9	4	116	46
(1) 2ND FLOOR FUNCTION ROOM (NON FIXED)	180	83	150	83
TOTAL	357	154	412	188

- PATIO SEATING SHALL BE CONSIDERED AN ALTERNATIVE DINING AREA NOT ADDITIONAL. PATIO IS WEATHER DEPENDENT, ONLY UTILIZED IN GOOD WEATHER.
- PATIO LOUZE SEATING IS GROUPED IN SEATS OF 8. PATIO DINING TABLES ARE ALL 4 TOP TABLES. WHEN SMALLER PARTIES OCCUPY THESE SEATING AREA AND TABLES, THE OTHER GO UNOCCUPIED.
- THE PROPOSED OUTDOOR DINING AREA HAS BEEN UTILIZED UNDER THE TEMPORARY OUTDOOR DINING PERMIT.

A PARKING DETERMINATION IS REQUESTED FROM THE PLANNING BOARD FROM ZONING SECTION 185-21 PARKING, LOADING, AND DRIVEWAY REQUIREMENTS (B) (IV)  
(a) ONE SPACE PER 25 FIXED SEATS  
(b) ON SPACE PER 60 SF. OF GROSS FLOOR AREA, IF SEATING IS NOT FIXED

PROPOSED 9 EXISTING SPACES TO BE REMOVED AND 6 SPACES ARE PROPOSED TO ALLOW 157 PARKING SPACES WHERE 188 IS REQUIRED



# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
www.franklinma.gov

## PLANNING BOARD

### February 7, 2022 Meeting Minutes

Chair Gregory Rondeau called the above-captioned meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order this date at 7:00 PM. The public had the option of attending the meeting live at the Town Hall, dialing into the meeting using the provided phone number, or participating by copying the provided link. Members in attendance: Gregory Rondeau, Chair; William David, Vice Chair; Beth Wierling, Clerk; Jennifer Williams; Rick Power; Jay Mello, associate member. Members absent: None. Also present: Amy Love, Planner; Brooke Cotta, Assistant Town Engineer; Gary James, BETA Group, Inc.

#### 7:00 PM Commencement/General Business

Chair Rondeau reviewed the Zoom platform call-in phone number and the Zoom link which were provided on the meeting agenda. The meeting was audio and video recorded.

#### **A. 81-P ANR: 60 Daniels Street**

Ms. Love reviewed that the applicant submitted a Form A application for 81-P Plan Review to accompany the plan of land for Daniels Street. The parcels are located in Rural Residential II. The purpose of the plan is to move the lot lines between lots 1A and 2A. Lot 1A currently has a house and the proposed lot line conforms to zoning. Lot 2A is a buildable lot and by removing the lot line it still conforms to zoning.

*Motion to Approve 81-P ANR: 60 Daniels Street. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).*

#### **B. Meeting Minutes: January 10 & January 24, 2022**

*Motion to Approve the Meeting Minutes for January 10, 2022. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).*

*Motion to Approve the Meeting Minutes for January 24, 2022. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).*

#### **C. Update on Franklin for All**

Ms. Love stated that this is an exciting project going on in Franklin. The Town has received some grants and is working with the Metropolitan Area Planning Council to put this together. She stated that Franklin for All is looking at zoning in downtown and the surrounding areas to bring in a more vibrant downtown, bring in affordable housing and more businesses, bring more people to the downtown area, and with the train station there, bring in commuters. She noted that two members of the Planning Board, Chair Rondeau and Ms. Wierling, are members of the associated Steering Committee for this project. She stated that much public outreach will be done to provide information to the community about this program. She stated that on Monday, March 7, 2022, at 7 PM at the Franklin High School auditorium and on Zoom a public forum will be held. She noted that a website has been developed as well as a pamphlet for this project. She stated that participation from the public is encouraged. Ms. Wierling suggested a link to the website on the Planning Board webpage. Chair Rondeau suggested information be published in the Country Gazette. Ms. Love noted that information is being put on social media and Franklin TV.



7:15 PM

**PUBLIC HEARING** – *Continued*

***Washington Street***

Site Plan Modification

*Documents presented to the Planning Board are on file.*

Ms. Love stated that her letter to the Planning Board dated January 18, 2022, provides a summary of the waivers, recommendations, and suggested conditions of approval.

Mr. Rick Goodreau of United Consultants, Inc. provided an overview of the project. He stated that Mr. James requested a meeting to discuss making modifications to the slope. He stated that basically, what was requested was to construct a retaining wall of approximately 2 ft. in height. This would create a 3 ft. level area at the top of the slope. He stated that an additional waiver has been requested for the tree planting to have some flexibility with the 15 ft. He stated that it was agreed at the meeting to bring this change to the Planning Board.

Mr. James stated that providing this 3 ft. wide strip would make sure that there would be no intrusion over the property line, have the ability to anchor the Geoweb system, and have a row of trees that would be level. This would allow the screening to meet the intent of the bylaw. He stated that he also requested that the applicant provide a color rendering of the parking spaces. Mr. Goodreau stated that he is fine with doing that.

Ms. Cotta stated that Town Engineer Michael Maglio provided his comments in his letter to the Planning Board dated February 2, 2022, which was provided in the meeting packet. She noted Mr. Maglio's recommendation that the property line along the top of the proposed slope be staked out at least every 100 ft. to help ensure construction activity does not extend onto the adjacent properties. Mr. Goodreau stated that he is fine with that. Mr. David asked how the retaining wall will be constructed in the 3 ft. area. Mr. Goodreau stated that the retaining wall will be at the bottom of the slope.

***Motion to Close the public hearing for Washington Street, Site Plan Modification. Power. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

Ms. Wierling read aloud the Waivers:

- To allow less than 42" of cover over the RCP drain pipe. Proposed use of Class V RCP.
- To allow the use of HDPE pipe for the manifolds and Pond 1, Pond 2, Pond 3 and the Trench Drains.
- Light spillage allowed only on the NE Power Co. parcel. Light is not to spill on the abutting residential properties.
- To allow the plantings of the 15 ft. buffer to be completed as shown on sheet 5, per section 185-35.C.

Ms. Love read aloud the Suggested Conditions of Approval:

1. Applicant is to provide soil stabilization geo-technical designs prior to the start of construction.
2. The property line along the top of the proposed slope is to be staked out at least every 100 ft. to help ensure construction does not extend onto the adjacent property.
3. The retaining wall details are to be submitted and reviewed prior to the start of the construction.
4. The parking areas on the plan are to be completed with each phase of development and will be reviewed at each Partial Form H submission.
5. Limited Site Plan for Tenants: If the tenant is allowed by right in our Zoning By-Law, DPCD does not recommend Limited Site Plan for every tenant. Upon submittal of Partial and Final Form H, the applicant could provide an update to the Planning Board on the tenants.
6. Prior to endorsement, a note will be added to the plans to say that the builder will have a structural engineer on site during the construction phase to design a wall where needed using large boulders or concrete blocks.



7. Prior to endorsement, provide a color sketch outlining excess parking spaces for each phase which may be removed depending upon use.

Chair Rondeau confirmed that condition #6 refers to Mr. Maglio's letter. He requested Mr. Maglio's letter to the Planning Board dated February 2, 2022, be incorporated into the conditions.

Chair Rondeau requested that BETA's report to the Planning Board dated February 2, 2022, be incorporated regarding any items that were recommended by BETA as conditions of approval.

7:10 PM      **PUBLIC HEARING** – *Continued*  
***Taj Estates – 230 East Central Street***  
Special Permit & Site Plan  
*Documents presented to the Planning Board are on file.*

Mr. Richard Cornetta, attorney on behalf of the applicant Taj Estates of Franklin II LLC, and Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. addressed the Planning Board. Mr. Cornetta noted that the principals of Taj Estates of Franklin II LLC were present at the meeting and Mr. Jeffrey Dirk, traffic consultant of Vanasse & Associates, Inc., was attending via Zoom. He stated that at the last meeting the parking and size of the building were still concerns. He stated that Ms. Cavaliere would review the changes. He noted that Mr. James did not have time to review the submitted traffic study and provide comments.

Ms. Cavaliere stated that the parking was adjusted and it now complies with zoning. She stated that the number of units was reduced to 33 units. There are 31 one-bedroom units and 2 two-bedroom units. She reviewed the parking locations. She stated that 50 spaces are required based on 1.5 spaces per unit. They have 53 spaces in total. There are 3 handicap spaces based on ADA requirements. There are 46 standard size spaces and 7 compact size spaces. She stated that signage would be provided indicating compact size spaces. She provided color renderings to the Planning Board members. She stated that they have addressed all BETA's comments.

Ms. Love stated that Ms. Cavaliere addressed the changes that were made to the site. She reviewed comments from the Planning Board's January 24, 2022, meeting. 1. The Planning Board requested that the applicant define the commercial space whether it will be office or commercial use. This has not been addressed. 2. The Planning Board expressed concern with the noise of the dumpster as it abuts residential houses. 3. A traffic study has been submitted and is being reviewed by BETA; comments will be completed for the next Planning Board meeting. 4. The applicant is required to file with the Design Review Commission. 5. The applicant should show the elevation of the proposed building with the abutting buildings. 6. Color renderings should be submitted before the next meeting to allow time for Planning Board members to review.

Ms. Love stated that a waiver for parking will be required as seven (7) spaces do not meet the required width. Planning Board members asked questions. Ms. Cavaliere stated that they were planning to have an electric vehicle charging station. She reviewed the impervious coverage and noted that it is still under the maximum. She confirmed that they would provide renderings showing the elevation of the proposed building with the abutting buildings. She stated that a tenant is not determined at this time; therefore, they do not know if it will be commercial space or office space. She stated that the parking is based on the zoning requirements for Commercial I. Mr. James stated that he has just begun looking at the revised plans. He noted the proposed covered spaces. He noted that the applicant still has to determine the proposed management of the stormwater system in the central parking lot.

Ms. Cotta referenced Mr. Maglio's comments provided in his letter to the Planning Board dated February 2, 2022, and reviewed that 1. based on the traffic report recommendations, operation of the traffic signal at



King Street and East Central Street should be analyzed and an updated signal timing plan implemented after construction of the apartments, 2. a PIV valve should be shown on the proposed fire service line near the front of the building, and 3. a note should be added indicating that the invert of the existing sewer manhole that they will be connecting to shall be reconstructed.

In response to Ms. Cavaliere's question, Mr. James stated that he can provide information on the maintenance issues; they can speak with Mr. Maglio about it and come up with a solution. Ms. Williams questioned the depth for backing out of certain parking spaces. Ms. Cavaliere stated that the concern was addressed and there was room. Chair Rondeau requested that information be put on the plans. Ms. Williams stated that she feels like the street facing side of the building looks like the side of a building. She stated that she is aware this will go before the Design Review Commission. She requested a more accurate representation of the landscape plan. Ms. Love stated that she does not believe the Fire Department has reviewed the latest plan; she stated that she will have them review it.

Chair Rondeau stated that traffic will be discussed after BETA reviews the traffic study and provides a report. Attorney Cornetta confirmed that the paper road is not the Town's property. He stated that they have a legal firm working on it and he will provide an update.

Mr. Mark Rovani, representing his mother as a direct abutter at 240 East Central Street, stated that the traffic report indicates 314 trips a day in and out. That would mean with 53 spots and each spot would turn over three times a day. He stated that seems like a lot. He stated that the traffic report does not show pedestrian crossing and it should.

***Motion to Continue Taj Estates, 230 East Central Street, Special Permit & Site Plan, to February 28, 2022. Power. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:20 PM            **PUBLIC HEARING** – *Continued*  
***120 Constitution Boulevard***  
Site Plan Modification  
*Documents presented to the Planning Board are on file.*  
**TO BE CONTINUED**

Chair Rondeau noted that a continuance of the public hearing was requested.

***Motion to Continue 120 Constitution Boulevard, Site Plan Modification, to March 14, 2022. Wierling. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Adjourn the Planning Board Meeting. Wierling. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Meeting adjourned at 7:56 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary



# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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## PLANNING BOARD

### February 28, 2022 Meeting Minutes

Chair Gregory Rondeau called the above-captioned meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order this date at 7:00 PM. The public had the option of attending the meeting live at the Town Hall, dialing into the meeting using the provided phone number, or participating by copying the provided link. Members in attendance: Gregory Rondeau, Chair; William David, Vice Chair; Beth Wierling, Clerk; Rick Power. Members absent: Jennifer Williams, Jay Mello, associate member. Also present: Amy Love, Planner; Michael Maglio, Town Engineer; Gary James, BETA Group, Inc.

#### 7:00 PM Commencement/General Business

Chair Rondeau reviewed the Zoom platform call-in phone number and the Zoom link which were provided on the meeting agenda. The meeting was audio and video recorded.

#### **A. Decision: Washington Street Flex Space**

*Motion to Approve Washington Street Flex Space. David. Second: Power. Vote: 4-0-0 (4-Yes; 0-No), with waivers and Special Conditions.*

#### **B. Endorsement: Olam Estates**

*Motion to Endorse Olam Estates. David. Second: Power. Vote: 4-0-0 (4-Yes; 0-No).*

#### **C. Street Recommendation: Brandywine and Charles Drive**

*Motion to Approve Street Recommendation for Brandywine and Charles Drive to Town Council. David. Second: Power. Vote: 4-0-0 (4-Yes; 0-No).*

#### **D. Limited Site Plan: 461 West Central Street – Outdoor Dining**

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc., on behalf of the applicant, reviewed the proposal for permanent outdoor seating. She stated that the applicant has had temporary outdoor seating for the past two years similar in size. She reviewed the provided plans and explained the location of the proposed outdoor seating. She stated that that screening would be arborvitae and a fence. She stated that the applicant is proposing 157 parking spaces; 188 spaces are required. The outdoor seating will be considered alternate seating, not in addition to.

Ms. Love confirmed that the applicant is before the Planning Board for permanent outdoor seating. She reviewed that temporary seating began due to the COVID-19 pandemic. For the applicant to secure permanent outdoor seating, a Site Plan is required because it affects the square footage of the site. She noted that the applicant submitted a Limited Site Plan for permanent outdoor seating and a previously approved Site Plan; parking calculations are provided on the plans.



Mr. David requested bollards be installed. Ms. Cavaliere stated it could be done. The applicant reviewed the handicapped spaces and stated that the arborvitaes would be in the ground. Mr. David requested that Ms. Cavaliere put the requested information on the drawing. The applicant stated that the current blocks would be replaced with the bollards. Chair Rondeau asked what triggers the inside and outside seating as eight parking spaces will be removed for the outdoor seating. The applicant reviewed that the outdoor seating has been done for the past two years. He stated that the parking was more than sufficient and was never an issue even if there was a function upstairs.

***Motion to Approve Limited Site Plan for 461 West Central Street – Outdoor Dining. Rondeau. Second: Wierling. Vote: 4-0-0 (4-Yes; 0-No).***

7:05 PM      **PUBLIC HEARING** – *Initial*  
***72-94 East Central Street***  
Special Permit & Site Plan  
*Documents presented to the Planning Board are on file.*

***Motion to Waive the reading. Wierling. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

Mr. Brad Chaffee, owner of Camford Property Group, reviewed the changes to the project and discussed the revised plans. He stated that the house in front of the building was removed, and they created a 15,000 sq. ft. green space. He stated that they have eliminated their request for a four-story special permit; they will build three stories. He stated that they added three units to the building. They are keeping the parking at 2.5 cars per unit; they will construct a mixed-use three-story building with 17 residential units and 1 commercial unit.

Ms. Love reviewed that the applicant is proposing to construct a mixed-use three-story building with 17 residential units and 1 commercial unit. She stated that letters have been received from J.S. Barbieri, Deputy Fire Chief; Mike Maglio, Town Engineer; and Gary James, BETA Group. She stated that the site allows for 54 units per the zoning bylaw; the applicant is proposing 17 units. The site requires 27 parking spaces; the applicant is proposing 42 parking spaces. She reviewed the history of the site. She stated that the applicant was denied on December 21, 2020, a Special Permit application for a five-story building with 13 residential units and 1 commercial unit. The applicant returned to the Planning Board on January 11, 2021, with revised concept plans. The Planning Board determined at this meeting that the new concept plans are a substantial change to the Special Permit. The applicant provided the revised plans to the Planning Board. She noted that stormwater and drainage did not change very much from the information provided at the last public hearing.

Mr. Maglio stated that his comments were minor in nature essentially pointing out what permits would be needed as part of the work. He stated that he was curious about the proposed number of bedrooms per unit. He stated that depending on the proposed commercial use, an exterior grease trap may be required. He requested the applicant verify if the retaining wall at the back of the sidewalk will be removed along the entire frontage or if only portions of it are to be removed.

Mr. Rick Goodreau of United Consultants stated that they will incorporate Mr. Maglio's comments into the final design plans. As well, he thinks they are onboard with most of the changes indicated by Mr. James in his letter. Mr. James stated that he agreed with Mr. Goodreau that most of his comments were rather minor in nature. He asked about the AC units and the potential associated noise to determine if some noise buffers were needed. He noted that one end of the stormwater system was a little shallow. Mr. Chaffee stated that they have 5 two-bedroom units and 12 three-bedroom units.



Chair Rondeau asked if the green space would be deeded to the Town. Mr. Chaffee stated that he would be speaking with Town Attorney Mark Cerel. Ms. Wierling asked Chair Rondeau why he wanted the green space deeded to the Town. She asked if the applicant allowing its use by the Town could be a condition of approval rather than deeding it. Chair Rondeau stated that he would like to see it deeded; this project has gone so many different ways, he wants to make sure we get what is best for the Town. Ms. Love stated that this is a discussion she could run by the Town Attorney and the Town Administrator. The only issue of deeding something to the Town becomes the maintenance because now the Town has to take on the labor and maintenance of the grass and keeping it looking nice.

Ms. Wierling asked if on the previous plans there was any discussion about traffic generation. Ms. Love noted that the applicant had provided a traffic study. Ms. Wierling asked for some discussion about traffic generation be visited as it would be helpful. Discussion commenced on the previous traffic study. Mr. Goodreau stated that they can provide a summary of traffic trip generation for all the buildings. Mr. Chaffee stated that there are no children in the current two buildings. Ms. Wierling asked for the height of the building to be provided on the plans. Chair Rondeau stated that he received a call from an abutter who expressed concern about the size of the building. He asked if the building could be pulled a little forward as that would go a long way with the neighbor, if it is feasible. Mr. Chaffee stated that parking is important for this product. Mr. David asked about the parking spaces. Mr. Chaffee reviewed the parking spaces. Chair Rondeau noted the applicant is now integrating building three with the spaces from building one and building two. Mr. Goodreau confirmed that he will look at the traffic flow.

Mr. Shawn O'Neill, 70 East Central Street, discussed traffic and congestion in the parking lot. He stated that he is in and out all the time and he has never experienced that, so he does not think it is a concern. He stated that from personal experience, it has been the best place that he has ever lived.

Mr. Cobi Frongillo, 140 Maple Street, commended Mr. Chaffee on putting together a good proposal. He discussed how they got to the current park. He stated that the first rendering he ever saw of this was saving the beautiful white house and turning it into an event space. He stated that was shot down by the Planning Board. He stated that they came back and created a pop-up shop with activities and the Planning Board shot that down. He stated that his question to the Planning Board is why did we turn down positive projects to just end up with a grass hill, and is there an opportunity to revisit that with the new Planning Board. Chair Rondeau stated that this project has gone through many renditions. The Planning Board felt the latest proposal is what is best for the Town. He stated that the white house was not owned and he does not know if they purchased it yet. They have worked within four or five parcels to make one project out of it. He stated that what is before them currently is an agreement with this Planning Board, the former Planning Board, and the applicant about what is best suited for the site at this point. He stated that regarding the green space out front, the Planning Board wants to make sure that is going to happen; it is a good positive attribute.

Resident of 72 East Central Street stated that the project at hand it something he is very interested in; it ties together the 70 and 72 East Central Street development into one development, and it is good for the downtown partnership to have something tied together. He stated that he has never had any parking issues, and it has been a positive experience.

***Motion to Continue 72-94 East Central Street, Special Permit & Site Plan, to March 28, 2022. Wierling. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

7:10 PM      **PUBLIC HEARING** – *Continued*  
***Taj Estates – 230 East Central Street***  
Special Permit & Site Plan  
*Documents presented to the Planning Board are on file.*



Mr. Richard Cornetta, attorney on behalf of the applicant Taj Estates of Franklin II LLC, and Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. addressed the Planning Board. Mr. Cornetta noted that Mr. Jeffrey Dirk, traffic consultant of Vanasse & Associates, Inc., was attending the meeting via Zoom. He reviewed that the applicant is proposing to construct a three-story building with 41 residential units and an 825 sq. ft. commercial area. He stated that the traffic information would be provided at this meeting.

Mr. Dirk narrated his slideshow presentation titled Transportation Impact Assessment Summary which was provided in the Planning Board's meeting packet. He stated that he has provided responses to BETA's comments. He stated that the report was prepared in accordance with MassDOT's Transportation Impact Assessment (TIA) Guidelines. He stated that pre-COVID traffic volumes were used and adjusted to 2022 following MassDOT guidelines. He discussed that the analysis concluded that the project will not result in a significant impact/increase on motorist delays or vehicle queuing over existing or anticipated future conditions without the project, with the majority of the movements shown to continue to operate at acceptable levels. He stated that no apparent safety deficiencies were noted with respect to the motor vehicle crash history at the study area intersections, and lines of sight at the project site driveway intersection were found to exceed the recommended minimum distances for safe and efficient operation based on the appropriate approach speed. He reviewed the trip generation summary and noted there are both a residential and commercial component as shown on his chart. He reviewed that there are 314 daily trips over a 24-hour period. The morning peak period shows 36 trips; the evening peak period shows 38 trips. He discussed his recommendations regarding site access. The project site driveway and internal circulating drives should be 24 ft. in width and designed to accommodate the turning and maneuvering requirements of the largest anticipated responding emergency vehicle. Where perpendicular parking is proposed, the drive aisle behind the parking should be a minimum of 23 ft. in order to facilitate parking maneuvers. Vehicles exiting the project site should be placed under STOP-sign control with a marked STOP-line provided. All signs and pavement markings to be installed within the project site should conform to the applicable standards of the Manual on Uniform Traffic Control Devices (MUTCD). Signs, landscaping, and snow accumulations within intersection sight triangle areas should be designed and maintained so as not to restrict lines of sight. He discussed his recommendations regarding off-site. The applicant will contribute \$5,000 to the Town for a post-development study of operating conditions at the intersection. He reviewed the Transportation Demand Management Program for the project. He stated a response letter has been provided to BETA regarding their comments. Ms. Love noted that Ms. Jaklyn Centracchio, BETA Project Manager, regarding the Traffic Impact Assessment (TIA), was attending the meeting via Zoom.

Mr. Maglio reviewed that based on the traffic report recommendations, operation of the traffic signal at King Street and East Central Street should be analyzed and an updated signal timing plan implemented after construction of the apartments. Ms. Wierling discussed the \$5,000 being put toward a study. She asked who would pay for any improvements that may need to be done if a study showed changes are needed. Mr. Maglio confirmed the \$5,000 would not go toward any major construction improvements. He stated that if something else were needed, the Town would be stuck with that. He stated that section was looked at a couple of years ago. He stated that what really needs to happen is an additional turn lane and widen the intersection; however, there is no way to really do that right now without acquiring one of the properties.

Ms. Centracchio stated that she looked through Mr. Dirk's responses and they appear to be adequate. She stated that the \$5,000 was mentioned to take care of the main intersection. That amount would be sufficient to observe one intersection, collect additional traffic data, and put together a signal timing table that the on-call contractor could implement into the controller. Chair Rondeau asked if it would entail all three lights to coordinate them. Ms. Centracchio stated that would be insufficient to coordinate them. Mr. David stated that Route 140 is congested already. He stated that the \$5,000 would be helpful; however, we are talking



about 33 units. There are other projects current and proposed in the area. He stated that he really does not see money being needed to correct something as it should have already been corrected. He appreciates the traffic study; however, he does not see that this project is going to generate that big of a deal regarding that light considering what is already there.

Ms. Wierling stated that this project before the Planning Board is maxing everything out; we have to draw a line somewhere. She stated let's look at a plan that is going to be adequate for this site. She stated that the applicant needs to look at the site and provide a realistic project and not max everything out. She stated that she thinks it is insufficient at this point. Chair Rondeau stated that Ms. Centracchio should get back with Mr. Dirk. He stated that he thinks all these traffic studies tie all the projects together.

Mr. James commented that the applicant has their parking adjacent to the right of way; there is a requirement for screening. He stated that they have indicated that they feel there is enough vegetation; in his opinion they are still going to require a waiver. He commented on the sub-surface installation. He stated that the applicant requested to provide the test pit data prior to construction. He noted concern about the ledge whether blasting or hammering would be needed.

Chair Rondeau asked about the paper road. Mr. Cornetta stated that he had no updates; they are still in negotiations with the property owners.

Ms. Love stated that at the rear of the building there are two parking spaces within 10 ft. of the right of way; the applicant will require a waiver for these parking spaces. She stated that the applicant has provided 51 parking spaces; however, only 44 meet the zoning requirements. The applicant will require a waiver for parking since 7 spaces do not meet the required width. The building and parking area is at 78.8 percent impervious as 80 percent is permitted. The applicant is to provide documentation on the ownership of Hill Avenue. She stated that the question is who owns the street and is the applicant allowed to work in the right of way. She asked how the Planning Board will handle the traffic studies coming in for projects along Route 140. Planning Board members discussed the current road conditions.

Mr. Marc Rovani, representing his mother as a direct abutter at 240 East Central Street, stated the traffic report was pretty much useless. He stated that if a person sat at the location at 4:30 PM, they would see the traffic from King Street. He stated that nowhere on the study does it talk about pedestrian travel. He asked what happens when a pedestrian hits the light to cross as that adds to the traffic. As soon as a person presses the cross light, it throws off everything else. He noted that the applicant plans to clear cut the lot; however, another applicant before the Planning Board is required to put in green space and deed it to the Town. He asked where is the logic to this.

Mr. Mark Letourneau, 29 Hill Avenue, asked about pedestrian and bike travel and stated that the sidewalks there are horrible. He stated that the pedestrian crossing location at the CVS is very dangerous. He stated that the Town needs to do better with their sidewalks in Franklin.

Ms. Doris Madden, 9 Lewis Street, stated that her concern is the Lewis Street intersection. She stated that apparently, the traffic study looked at Rockland Trust, but no one looked at Lewis Street. There is a school bus stop on it. It is a dangerous area. She stated that leaving Lewis Street to make a left-hand turn to go uptown in the afternoon is almost impossible. She stated that regardless of whether the project is accepted or not, this is a serious issue. She stated that Lewis Street deserves a traffic study, in general.

Mr. Dirk responded to the Lewis Street traffic and stated that the volume associated with Lewis Street was included in the traffic analysis. He reiterated that they are less than 40 vehicles during the peak hours. He stated that it is an increase in traffic, but it is not going to be noticeable.



Ms. Lorraine Rovani, 240 East Central Street, stated that in addition to everything else that has already been brought up, she is concerned about property values. She stated that she has been a daycare provider in Franklin for 40 years. The job requires her to be home and using her yard all day long. She stated that this is going to be a nightmare with all the construction, noise, dust, and clearing of at least 50 trees; she will not be able to be outside with the kids. She stated that she is concerned about the safety of the kids, and she is going to have to keep them inside. There will be a lack of privacy for her and the kids. She is concerned if blasting has to be done. She is concerned for the safety of the kids and that she has a fieldstone foundation. She stated that no one notified her about removing the wooden fence which belongs to her.

Mr. Craig Rovani, 10 Farrington Street, stated that Ms. Lorraine Rovani is his mother. He stated that the fence has been the assumed plot line for over 20 years. He stated that the applicant had a survey done. The stakes are on the inside of the fence on his mother's property and she loses about four feet including trees. He stated that the applicant has not discussed any of this with his mother. He stated that the balconies on the proposed building will overlook his mother's yard; the privacy will be gone. He discussed that his mother cannot move. He stated that the applicant is maxing this out for profit. He stated that his mother has a legal right and they are willing to fight it. He stated that if his mother gets the four feet, it will cut directly into the applicant's plan for parking.

Mr. Power stated that many comments regard the applicant putting in the apartments. If this were to be a restaurant, sub shop, or office building, it would not fix some of the issues with potential traffic. He stated that something is going in there.

Mr. Craig Rovani agreed that the applicant has the right to put something in there; but he asked do they have the right to destroy everything around it. He stated that there is not a single tree left and what he has known as the property line since he was a child, five feet is being taken. He stated that the applicant has not spoken to any of the neighbors.

Mr. Marc Rovani provided the Planning Board members with two pictures showing the property line and the survey stakes.

Chair Rondeau stated that there is work to be done: work with the neighbors, confirmation of lot lines, DPW, BETA, and traffic.

Mr. Cornetta stated that the project went before the Design Review Commission and they gave it some favorable comments. The applicant is to return to the Design Review Commission this week to provide some materials.

***Motion to Continue Taj Estates, 230 East Central Street, Special Permit & Site Plan, to March 28, 2022. Power. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

7:20 PM      **PUBLIC HEARING** – *Continued*  
***585 King Street***  
Special Permit & Site Plan  
*Documents presented to the Planning Board are on file.*  
**TO BE CONTINUED**

Chair Rondeau noted that a continuance of the public hearing was requested.

***Motion to Continue 585 King Street, Special Permit & Site Plan, to March 28, 2022. Wierling. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***



Ms. Love noted the Franklin for All public forum meeting regarding rezoning Franklin Center for economic growth and diverse housing opportunities is to be held in Council Chambers and on Zoom on March 7, 2022, at 7 PM. She reviewed the streets/areas involved.

***Motion to Adjourn the Planning Board Meeting. Wieling. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

***Meeting adjourned at 8:31 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary