

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

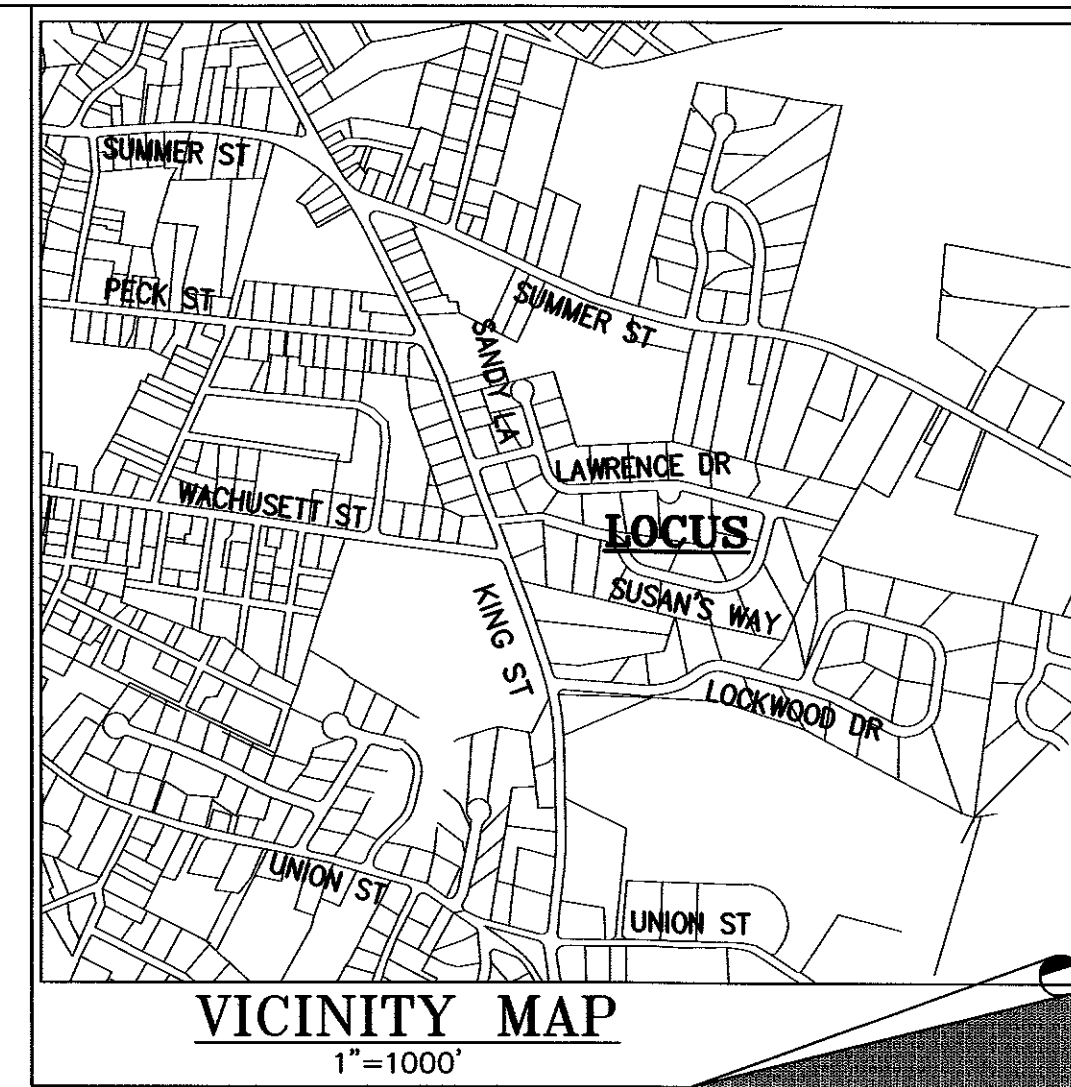
DATE: April 19, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Road Acceptance – Joseph Circle, Lawrence Drive and Susan's Way

General:

1. The Town has put together as-built plans to accept the roadways listed above.
2. The vote to accept the roadways is a recommendation to Town Council.

Recommendation:

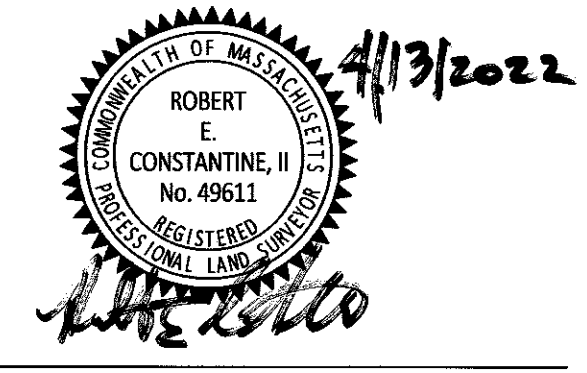
DPCD recommends that the Board vote to recommend to Town Council.



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



LEGEND

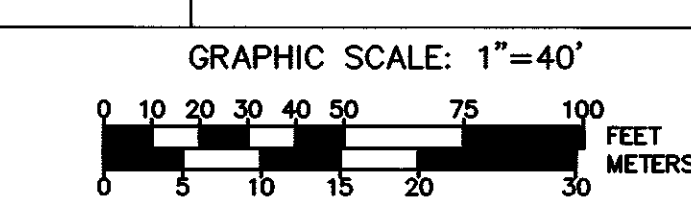
■	CONCRETE BOUND DRILL HOLE FOUND
□	CONCRETE BOUND NOT FOUND
N/F	NOW OR FORMERLY
DHCB	CONCRETE BOUND DRILL HOLE
CBND	CONCRETE BOUND NO DRILLHOLE
IR	IRON ROD
(F)	FOUND

SEE DEFINITIVE PLAN IN PLAN BK. 432 PL.No. 500

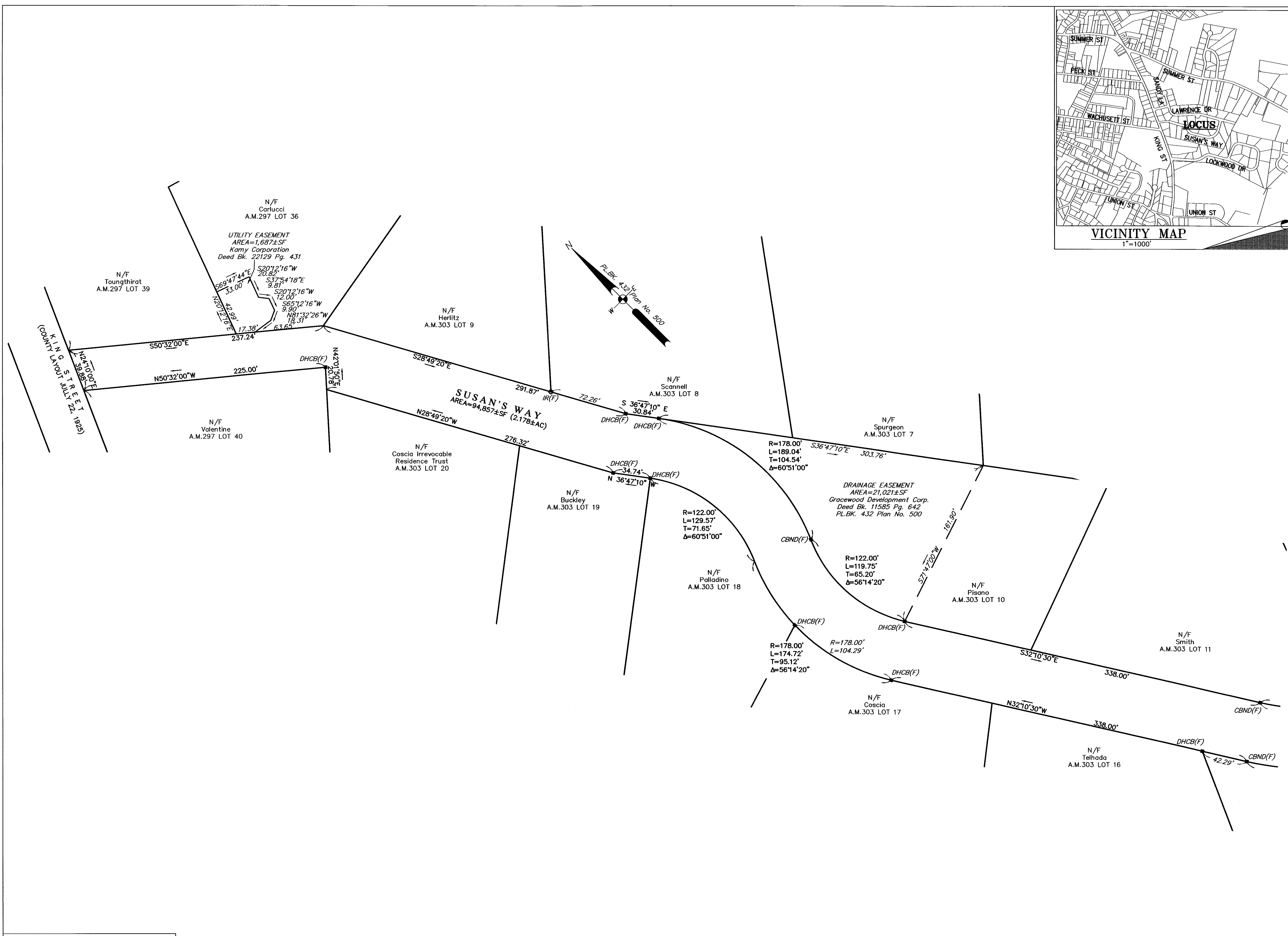
**SUSAN'S WAY & LAWRENCE DRIVE
ACCEPTANCE PLAN
FRANKLIN
MASSACHUSETTS**

APRIL 2, 2021

DATE	REVISION DESCRIPTION
04.13.2022	STATIONS ADDED TO LAWRENCE DRIVE.



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

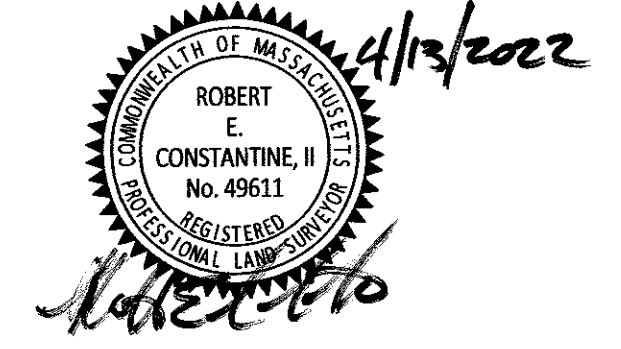


CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

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LEGEND

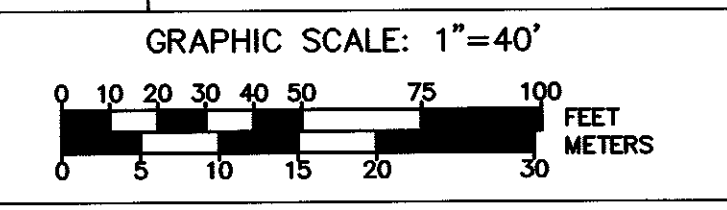
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IR	IRON ROD
(F)	FOUND

SEE DEFINITIVE PLAN IN PLAN BK. 432 PL.No. 500

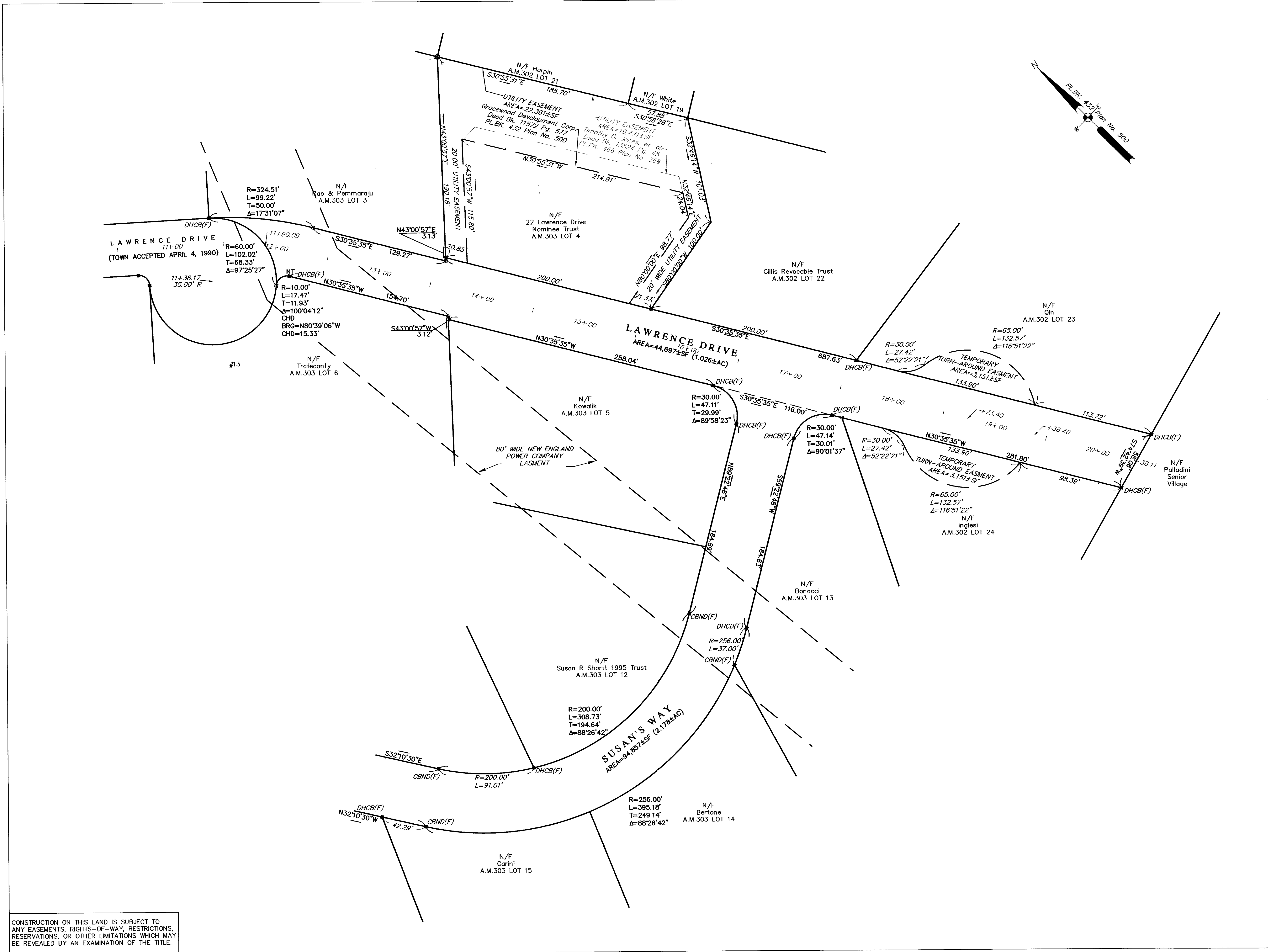
SUSAN'S WAY & LAWRENCE DRIVE ACCEPTANCE PLAN FRANKLIN MASSACHUSETTS

APRIL 2, 2021

DATE	REVISION DESCRIPTION
04.13.2022	STATIONS ADDED TO LAWRENCE DRIVE.



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FOR REGISTRY USE ONLY

PLAN-8K697-PLAN78

LOCUS MAP
SCALE: 1" = 750'±

NOTES:

- 1) THE SOLE PURPOSE OF THIS PLAN IS TO SHOW THE PORTION OF JOSEPH CIRCLE TO BE ACCEPTED BY THE TOWN OF FRANKLIN AS A PUBLIC WAY.
- 2) AREA OF JOSEPH CIRCLE ACCEPTANCE 43,700 S.F. ±
- 3) PROPOSED BOUNDS SHOWN ON RECORDED PLAN #419 OF 1992 APPEAR TO HAVE NEVER BEEN SET. ZERO ROADWAY BOUNDS WERE LOCATED WITHIN THE FRANKLIN SECTION OF JOSEPH CIRCLE. 2 DRILL HOLES FROM THE ORIGINAL SUBDIVISION PLAN HAVE BEEN FOUND AND LOCATED. 4 CONCRETE BOUNDS WITHIN THE BELLINGHAM SECTION OF JOSEPH CIRCLE WERE FOUND AND LOCATED.
- 4) LOT LINES FOR LOTS 1-5 ARE SHOWN HOW THEY EXISTED AT TIME OF SUBDIVISION AS SHOWN ON RECORDED PLAN #419 OF 1992. LOT LINES FOR PARCELS A AND B ARE SHOWN HOW THEY EXISTED AT TIME OF SUBDIVISION AS SHOWN ON RECORDED PLAN #79 OF 2020.
- 5) THE EASEMENTS SHOWN ARE NOT NECESSARILY ALL THE EASEMENTS OF RECORD. THE EXISTING DETENTION BASIN EASEMENT AS SHOWN AND DESCRIBED IN PLAN #419 OF 1992 DOES NOT MATHEMATICALLY CLOSE WITH THE PROVIDED BEARINGS AND DISTANCES. A SINGLE LINE SEGMENT OF THE EASEMENT HAS BEEN CALCULATED ON THIS PLAN TO ALLOW FOR MATHEMATICAL PARCEL CLOSURE.

PLAN
SCALE: 1" = 40'

GRAPHIC SCALE
0 20 40 60 80 100
(IN FEET)
1 inch = 40 ft.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THE CERTIFICATIONS SHOWN HERE ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN.

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

LEGEND:
CONCRETE BOUND W/DRILL HOLE □
ORIGINAL SUBDIVISION DRILL HOLE ●

J. Purseglove
HAVELOCK J. PURSEGLOVE, P.L.S. #54318
DATE: 4/20/22

J. Purseglove
HAVELOCK J. PURSEGLOVE, P.L.S. #54318
DATE: 4/20/22

STREET LAYOUT AND ACCEPTANCE PLAN FOR JOSEPH CIRCLE

JOSEPH CIRCLE
PREPARED FOR
TOWN OF FRANKLIN, MASSACHUSETTS

GCG ASSOCIATES, INC.
WILMINGTON MASSACHUSETTS

SCALE: 1"=40' DATE: 04/20/2022

JOB NO. \FILE NAME: 2207-ACCEPTANCE DESIGNED BY: X.X.X. DRAWN BY: H.J.P. CHECKED BY: M.J.C. PLAN NO. 1 of 1

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: April 14, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Bond Release – Gracewood Estates
Lawrence Drive and Susan’s Way

General:

1. The Planning Board is currently holding \$1,515 in Bond money for Gracewood Estates, in the form of a Passbook.
2. The Town has completed the as-builts and necessary paperwork for road acceptance.
3. The Bond release would go back to the Town to cover the costs of the road acceptance.

Recommendation:

DPCD recommends that the Board vote to *approve* the Bond release.



Amy Love <alove@franklinma.gov>

648 Old West Central Street

1 message

John Kane <jkane@keypointpartners.com>
To: ALove@franklinma.gov
Cc: Chris Domos <cdomos@keypointpartners.com>

Wed, Mar 23, 2022 at 3:59 PM

Amy, I've managed the property since 2015 and I understand there were certain requirements the Town and the developer agreed to specifically the white PVC fence separating the neighboring house and Starbuck's drive-thru and I understand the intent of the "solid" fence was to block the light from the cars in the drive-thru lane. PVC fences are fit together and not attached by any sort of fasteners between the top and bottom rails and the slats so when there is a strong gust or sustained high winds the fence is often blown apart. We've repaired it many times and tried to secure in other way to help strengthen the fence but to no avail.

With your permission we would like to remove the PVC fence and install a chain link fence of the same height and interlace plastic vanity strips to block any light from the cars headlights, also the arborvitae shrubs between the fence and the drive-thru lane have now matured and filled in the area, basically blocking most of the any light. We are also hoping that the small gaps in the chain link fence between the vanity slats will allow the wind to past through and not knock the fence over.

We have been fortunate that no one has been hurt or no property has been damaged when the PVC fence breaks apart. Which is another reason we would like to replace the fence.

I hope the attached pictures help you understanding our request.

Please let me know.

Thanks

John M. Kane
Vice President
Property & Asset Management
Direct- 781-418-6262
Mobile -617-721-6944

JKane@KeyPointPartners.com

KeyPoint Partners LLC

One Van De Graaff Drive Suite 402

Burlington MA 01803

2 attachments



IMG_6404_result.jpg
2433K



IMG_6401_result.jpg
1387K

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Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: April 13, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 648 Old West Central St - Fence

General:

1. The Owner's of 648 Old west Central St are requesting to replace the white vinyl fence with chain link fence. The chain link fence will also include plastic vanity strips to block the light from the cars.
2. The Planning Board issued a Certificate of Vote on August 4, 2014. In the Certificate of Vote, there was a Special Condition that required a 6 ft vinyl fence.
3. DPCD feels this is a minor modification and can be discussed under General Business.
4. DPCD did recommend to the applicant that they contact the direct abutter and let them know of the requested change.
5. DPCD recommends the vanity strips be dark green to blend in with the aborivities.

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: April 19, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 120 Constitution Blvd
Site Plan Modification

Planning Board closed the Public Hearing on April 11, 2022.

Following are waivers and conditions to be voted on for the Site Plan Modification:

Waiver:

- To allow 50 parking spaces where 75 parking spaces are required.

Special Conditions:

1. Prior to endorsement of the plans, the applicant shall provide a signed illicit discharge compliance statement to maintain compliance with the stormwater standards.
2. The as built connection from CB-8 to the 36" culvert in the easement along the west edge of the site shall be located and confirmed prior to issuance of the Certificate of Compliance.
3. The as built pipe arrangement and the connections to, from, and around the existing drain manhole on the north side of the building shall be confirmed and shown on the final as built plan prior to issuance of the Form H
4. The floor drain outlets shall be located and confirmed with the Town Engineer. If it is determined that they are connected to the stormwater system, the design engineer shall present the Town of Franklin Engineering Department a revised design necessary to connect this piping with the sanitary sewer collection system prior to issuance of the Form H.
5. As built connections from the roof drains and all area drains on site to the stormwater collection system shall be investigated and shown on the as built plan prior to issuance of the Form H.

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: April 15, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 72-94 East Central St
Special Permit & Site Plan Modification

Planning Board closed the Public Hearing on April 11, 2022.

Following are waivers and conditions to be voted on, along with the Special Condition findings:

Waivers:

- To allow less than 42" of cover over the RCP drain pipe, proposed class V RCP
- To allow the use of HPDE pipe from catch basin 92 to the underground pond, from the underground pond to drain manhole 93, the roof leader collection system and from roof leader connection to DMH 95.

Special Conditions:

- Prior to endorsement, the applicant will provide a recommendation from the Design Review Commission.
- The Applicant and Planning Board both agree the house located at 88 East Central St will be demolished prior to the Final occupancy permit.

This determination shall be in addition to the following specific findings:

If you vote NO on any of the following, please state reason why you are voting NO:

(1) **Special Permits:** To allow Multi-Family in the Commercial I Zoning District, under 185 Attachment 7, 6.1.

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

(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.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

(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.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

(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.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

The proposed use will not have adverse effects which 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.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled "Site Plan Modification of 15 Reason Way" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Barnett Distribution Center
Address of Applicant: 15 Reason Way
Phone No.: 781 389 7178 Email: M.Sotn @ barnettdistribution.com

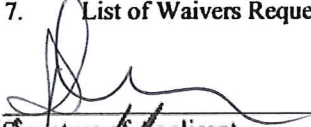
 2. Name of Owner (if not the Applicant): Prop - 1ms Franklin MA LLC
Address of Owner: 51 Madison Ave NY NY 10010
Phone No.: 212 576 8161 Email: dennismorris @ ny4life.com

 3. Name of Engineer: Boy Colony Group LLC
Address of Engineer: 4 School St Foxboro MA 02035
Phone No.: 508 542 3979 Email: Bullisvelly @ boycolonygroup.com

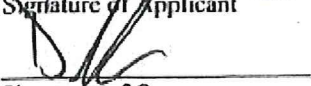
 4. Deed of Property recorded with Norfolk Registry of Deeds in Book 410, Page 257, (or Certificate of Title No. _____)

 5. Location and Description of Property:
15 Reason Way / Lot 982 in Plat Book 410, 4757-1992
- Square Footage of Building(s) 259,658 +/-
Assessor's Map 330 Lot 29
6. Purpose of Site Plan: Construction of 82 Parking Spaces

 7. List of Waivers Requested (if any): Attach Form R for each waiver



Signature of Applicant



Signature of Owner

Mark Sotn

Print Name of Applicant

DENNIS MORRIS

Print Name of Owner

CERTIFICATE OF OWNERSHIP

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

SECTION A:

Title of Plan: Site Specific Plan for 15 Freedom Way Lowell MA

Date of Plan: 7/19/21 Assessor's Information: MAP 330, Parcel 029

Prepared by: Bay Colony Group Inc

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

SECTION B:

Name of Record Owner(s): ROEP-MA Franklin MA LLC

Address of Record Owner(s): 51 Main St
NY NY 10010

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

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

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

Executed as a sealed instrument this

day of _____ 20

[Signature]
Signature of Applicant

MARK SON
Print name of Applicant

[Signature]
Signature of Owner

DENNIS MORRIS
Print name of Owner

Bronx, NY ss.

20 22

On this 6th day of April 20 22, before me, the undersigned notary public, personally appeared Dennis Morris (name of Applicant), proved to me through satisfactory evidence of identification, which were personally known to be the person whose name is signed on the preceding document in my presence.

Vanessa M. Hill

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 2-27-26

VANESSA M HILL

Notary Public, State of New York

No. 01HI6031892

Qualified in Bronx County

Commission Expires 2-27-26



15 Freedom Way, Franklin, MA 02038
p: 508.553.8800 • f: 508.553.2929

www.barrettdistribution.com

April 19, 2022

To: The Franklin Planning Board
Fr: Barrett Distribution Centers
Re: 15 Freedom Way Parking Lot Appeal

Dear Planning Board Members,

I, Mark Sotir, representing Barrett Distribution Centers appear before you in the matter of the 15 Freedom Way Parking Lot Expansion Approved in November of 2021. The original plan called for a monolithic berm to be put on the perimeter of the parking area, located at the end of our driveway and a dead end on Freedom Way. It was changed to a granite curb by the pervious sitting board, and we are before you to respectfully ask for consideration for the monolithic berm to be put back into the plan. Last year on Freedom Way itself, the town removed granite curbing in favor of the monolithic berm, and that was on the street. Our stance for requesting approval for the berm is as follows:

1. If the town of Franklin felt removing granite curbing and replacing it with the monolithic berm was sufficient for the revitalized Freedom Way in early 2021, should it not be deemed suitable for a parking lot on a dead end with no through traffic.
2. It is an economic hardship to add ~ 800 linear feet of granite curbing
3. The monolithic berm is a stable and secure solution, unlike the berm that used to be applied as a separate application to the asphalt, as recognized by the town on Freedom Way.
4. We are installing the parking area at the very end of our existing parking area on a dead-end road so there is no traffic or aesthetic reason for the granite curbing.

Thank you for the opportunity to appear before you and I again ask for your understanding and consideration in this matter.

Respectfully,

Mark Sotir
Barrett Distribution Centers

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: April 19, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 15 Freedom Way - Curbing
Limited Site Plan Modification

The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, April 25, 2022 Planning Board meeting and offers the following commentary:

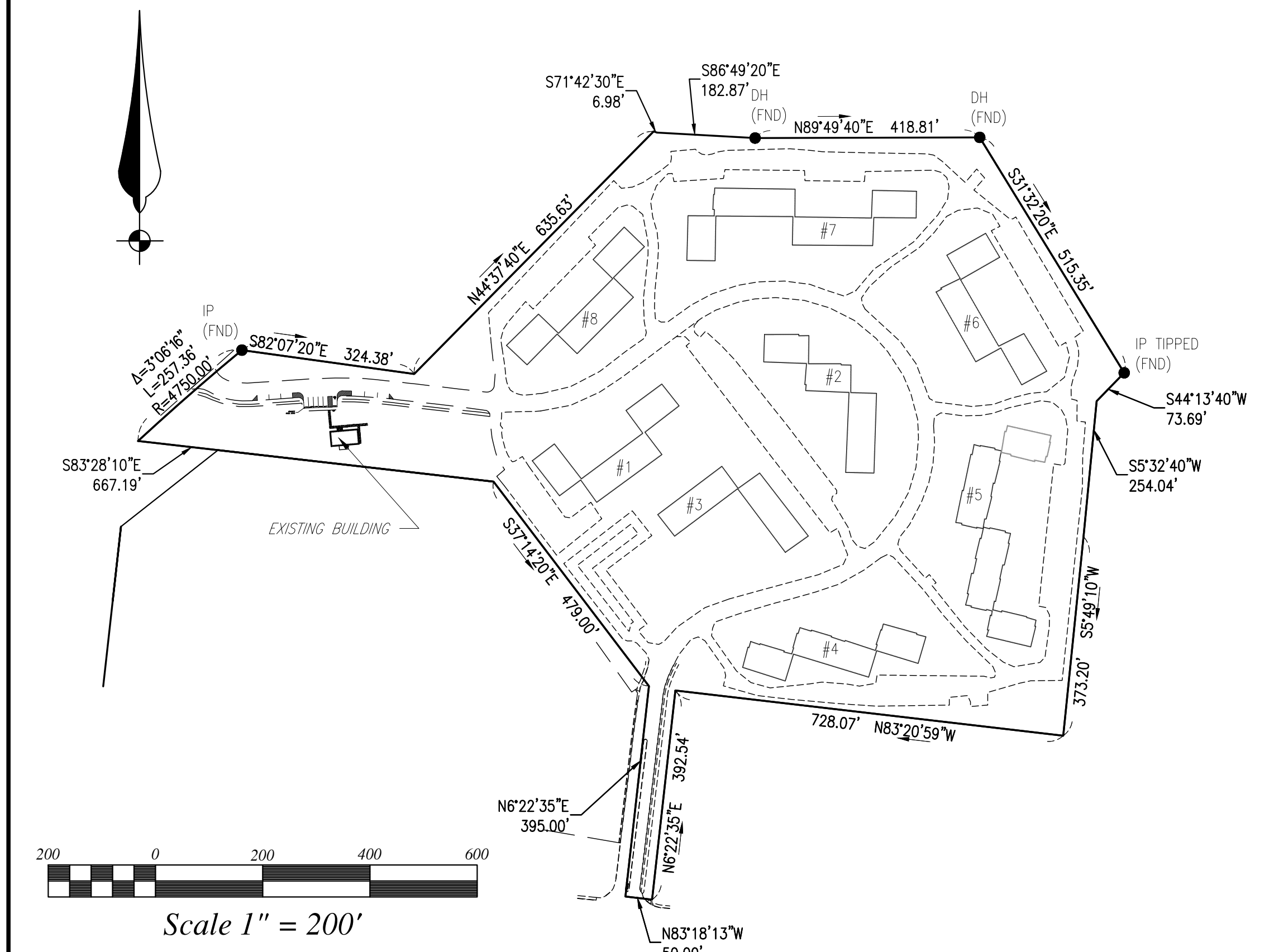
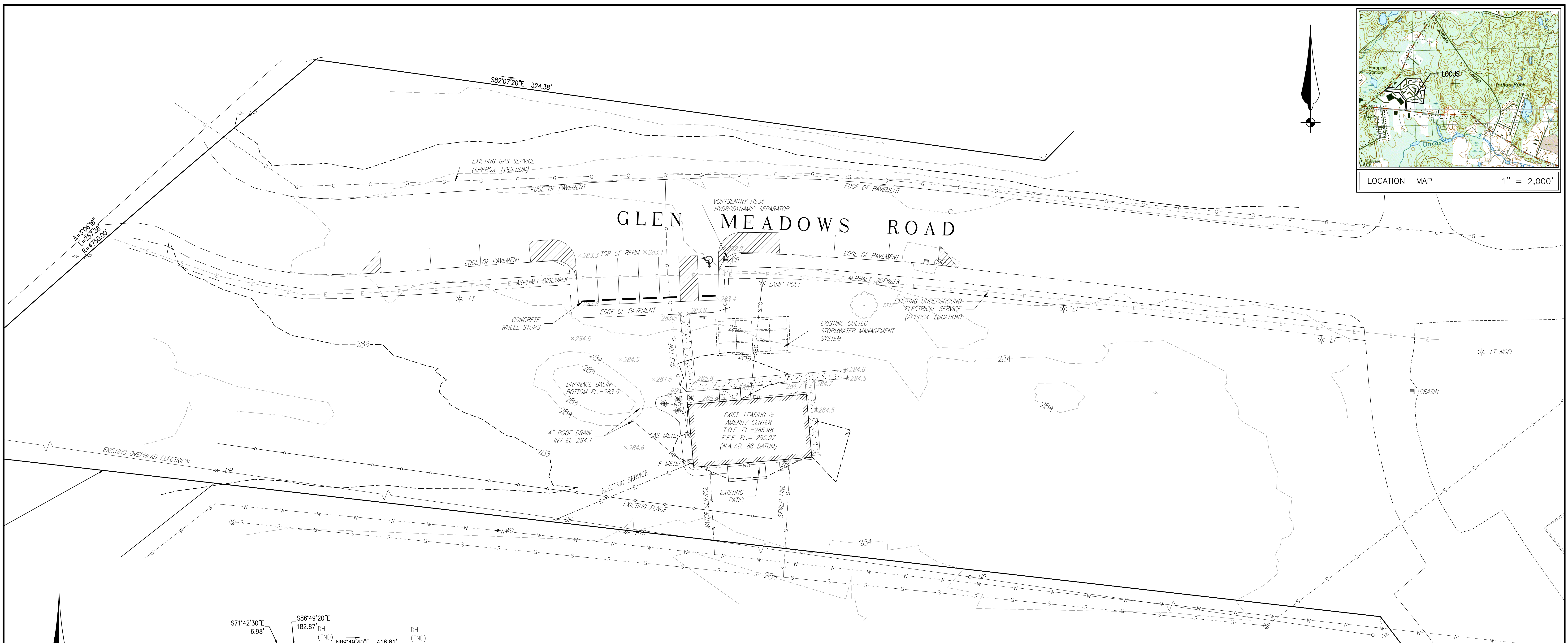
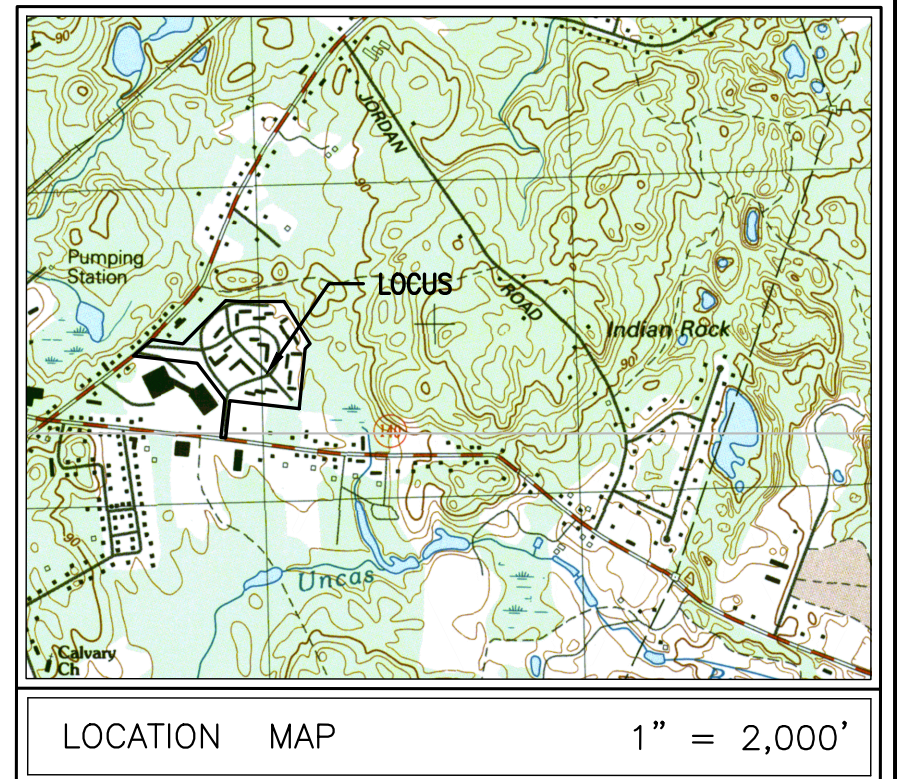
General:

1. The site is located at 15 Freedom Way in the Industrial Zoning District (Assessors Map 330 Lot 029).
2. The applicant is applying for a medication for curbing.

Comments

1. On November 1, 2021, the Planning Board approved a Site Plan Modification to add 82 Parking spaces, drainage and landscaping at 120 Constitution Blvd.
2. The Certificate of Vote required the curbing material to be granite or reinforced concrete.
3. The Applicant has submitted a plan requesting curbing material to be cape cod berm. The proposed berm is shown in tan color on the plan submitted.
4. As the Applicant is requesting a material change, BETA and DPW was not asked to review the plans.

DPCD refers the Planning Board for a decision.



ZONING DATA

DISTRICT: COMMERCIAL II

USE: APARTMENTS

MINIMUM REQUIREMENTS

	REQUIRED	PROPOSED CLUBHOUSE
LOT AREA (SF)	40,000 SF	1,181,059 SF
CONTINUOUS FRONTAGE	175 FT	257.39 FT
MINIMUM LOT DEPTH	200 FT	1769.1 FT
LOT WIDTH	157.5 FT	1,030.1 FT
FRONT SETBACK	40 FT	223 FT
SIDE SETBACK	30 FT	31.1 FT
REAR SETBACK	30 FT	- FT
MAX. BUILDING HEIGHT	40 FT	- FT
MAX. SITE COVERAGE	80%	40.5%

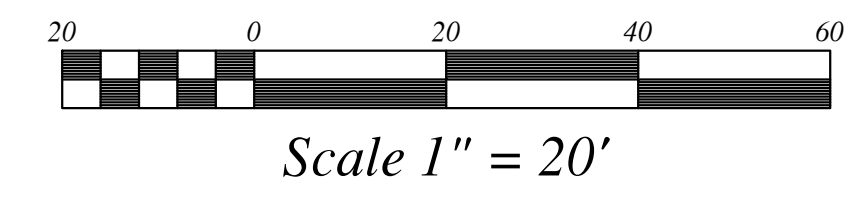
EXISTING COVERAGE

BUILDING COVERAGE - 149,787 (12.7%)
 IMPERVIOUS COVERAGE (BUILDING AND PAVEMENT) - 478,142 S.F. (40.5%)
 PARKING

REQUIRED: 1 SPACE PER 250 S.F. CH. 185-21(C) 1,430 S.F./250 = 6 SPACES
 PROVIDED: 6 SPACES

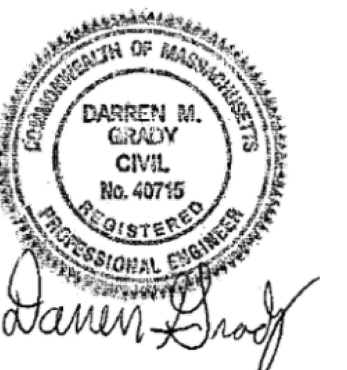
NOTES:

1. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON DECEMBER 27, 2021 AND MARCH 11, 2022.
2. ALL ELEVATIONS ARE BASED ON A BENCHMARK ESTABLISHED USING G.P.S. REFERENCE BASE SMARTNET NORTH AMERICA.
3. NO WETLAND RESOURCE AREAS WERE OBSERVED DURING THIS SURVEY.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS DEPICTED ON COMMUNITY PANEL No. 250240 0309E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



RECORD OWNER:
 ASSESSOR PARCEL # 280-079-000
 GLEN MEADOW OWNER LLC
 536 GRANITE ST, SUITE 301
 BRAINTREE, MA 02184
 BOOK 35149 PAGE 409

PLAN REFERENCES:
 1. LOT A PLAN # 965 OF 1969

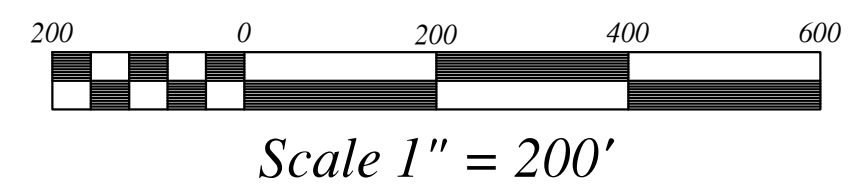


AS-BUILT PLAN
 ASSESSORS PARCEL # 280-079-000
 GLEN MEADOW ROAD
 FRANKLIN, MASSACHUSETTS

PREPARED FOR:
 THE SCHOCHET COMPANIES
 536 GRANITE STREET, SUITE 301
 BRAINTREE, MA 02184

REVISED MARCH 11, 2022
 FEBRUARY 22, 2022
 SCALE: AS NOTED
 JOB No. 19-018

GRADY CONSULTING, L.L.C.
 Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingston, MA 02364
 Phone (781) 585-2300 Fax (781) 585-2378



SITE PLAN OF LAND
FORM H
ENGINEER'S CERTIFICATE OF COMPLETION
(to be executed by developer's engineer)

Site Plan known as Glen Meadow Road

I hereby certify that all improvements required for the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled Site Plan, Glen Meadow Road prepared by Grady Consulting, L.L.C. and dated June 13, 2019, as approved by the said Planning Board on July 8, 2019.

Signed this 11 day of April, 2022
By Darren Grady Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. April 11, 2022

On this 11th day of April, 2022 before me, the undersigned notary public, personally appeared Darren Grady (name of engineer), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding document in my presence.

Marianne O'Neill
(Official signature and seal of notary)
Notary Public:
My Commission Expires: September 30, 2027



MARIANNE O'NEILL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 30, 2027

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: April 20, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Glen Meadows Leasing Office
Final Form H

General

1. The Planning Board approved a Limited Site Plan Modification at Glen Meadows leasing office on June 3, 2019.
A Partial Form H was approved on March 14, 2022. The Partial form H indicated the following shall be added to the final As-Built plans:
 - Loam to be added around the patio
 - Topsoil pile of loam to be removed or spread within the site
 - Completed landscaping
2. The applicant has submitted a Final Form H and Engineer's Certificate of Completion and an as-built plan
3. BETA has indicated that everything is complete except the grass needs to grow (hydro seed is down).

SITE PLAN OF LAND

**FORM H- PART 1 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION
(to be executed by developer's engineer)**

Site plan known as Benjamin Franklin Classical Charter Public School

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan and performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled:

Benjamin Franklin Classical Charter Public School prepared by Samiotes Consultants and dated March 26, 2021, as approved by the said Planning Board on May 10, 2021.

Signed this 13th day of April, 2022

By  STEPHEN GARVIN, Reg. C.E.


COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

On this 13th day of April, 2022, before me, the undersigned notary public, personally appeared Stephen R Garvin (name of engineer), proved to me through satisfactory evidence of identification, which were MA Driver's License to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



NICHOLAS M. ABRAHAM
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES DEC. 9, 2027


(Official signature and seal of notary)
Notary Public: Nicholas M Abraham
My Commission Expires: DEC. 9, 2027

SITE PLAN OF LAND
FORM H- PART 2 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION

Site plan known as Benjamin Franklin Classical Charter Public School

Site Address: 100 Financial Park, Franklin, MA 02038

OWNER'S CERTIFICATION:

By signing this form, I am agreeing to the list of outstanding items as attached and defined by the Town Engineer, that must be completed at the above referenced site prior to the issuance of a Certificate of Final Completion by the Planning Board; I also agree to complete work by the required date listed next to each outstanding item. If these items are not completed by the date stated, I acknowledge that I am aware I will be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin and is enforceable by the Building Commissioner or his designee.

A separate form including the following information shall be attached to this document: outstanding items and date of required completion for each item and shall be signed by the Owner's Engineer and the Owner and approved by Town Engineer.

I will return to the Planning Board for the issuance of a Certificate of Final Completion by To be negotiated with Town planning board, 2022 or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

Signed this 14 day of April, 2022

By Heather Zolnowski, Owner

Norfolk, SS. sem
On this 13 day of April, 2022, before me, the undersigned notary public, personally appeared Heather Zolnowski (name of owner), proved to me through satisfactory evidence of identification, which were Mass. License to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Susan E. Merullo
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
11/27/2026

Susan E. Merullo
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 11/27/26



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

BENJAMIN FRANKLIN CHARTER SCHOOL

Report No.:	4831 56 - 41	Date:	April 13, 2022	Arrive:	3:30 PM
Observer:	Matt Crowley, PE	Weather:	Sunny ~82°	Leave	4:30 PM
Owner:	Franklin Property Owner, LLC c/o CRE Management, LLC 133 Pearl Street, Suite 300 Boston, MA 02110	Contractor:	CTA Construction 400 Totten Pond Road Waltham, MA 02451		

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Partial Completion**

OBSERVATIONS

Observation Requested By: Dan Snider - Arrowstreet

Met/walked site with: N/A

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Partial Completion. The required Form H and as-built plan are anticipated to be provided in the future. BETA’s site walk and review of the Approved Plans confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- The accessible ramp proposed as part of the approved 2021 Gymnasium Sidewalk and Plaza Grading site modification has been altered from the approved design and appears to require handrails in accordance with MAAB requirements (slope exceeding 5% with a rise of greater than 3”). The Engineer of Record is requested to review survey as-built information to confirm grades at this location, along the constructed concrete plaza, and at the others accessible areas highlighted in the memorandum dated August 8, 2019 from Stephen Garvin, PE (attached for reference).
- The landscaping area adjacent to the concrete plaza requires loam and seed to bring area to grade.
- Signage for accessible parking spaces adjacent to the gymnasium appear to be mounted high. The as-built plan should include information on the mounting height showing conformance with 521 CMR 23.6.4 (i.e. no more than 8’ to top of the sign).
- Curb reveal in proximity to the main entrance has been revised through approved grading changes to provide a minimum 4” reveal (5”- 6” proposed).
- Erosion and sedimentation were observed along the edge of pavement on the interior of the exit driveway, indicating that stormwater is not entering the swale or catchment structures as designed. Regrading may be required to correct the issue and prevent flow from being directed onto Financial Way.

- A small section of damaged granite curb was observed near the site exit
- The equipment pad installed to the south of the gymnasium has been primarily enclosed but is open adjacent to the gymnasium entrance. The Engineer of Record should evaluate if additional fencing is required to prevent access for safety purposes.
- Trash was observed on the westerly slope of the site in proximity to wetlands and should be removed in accordance with regular site operations.
- There is significant erosion in the area of the 24" outfall on the east of the site. Recommend for the "scourstop" mat to be replaced with a rip rap outlet that has been sized for anticipated discharges.
- Two "India" sewer castings were installed in proximity to the pump chamber. All other castings were observed to be acceptable domestic castings.
- The bioretention area near the front of the site appears to have some woody vegetation. This and other stormwater areas should be maintained in accordance with the approved Operations and Maintenance Plan.
- Areas of the swale adjacent to the bus drop off area do not have any topsoil or established vegetation. There is also some damage at the edge of pavement in this area.

SITE PHOTOS



Accessible ramp which appears to require handrails, loam needs to bring landscape area to grade



Accessible signage, possibly mounted higher than permitted



Curb reveal in proximity to main entrance 4"±



Erosion located adjacent to swale



Erosion and sedimentation near catchment structure. Flow may bypass onto Financial Way



Damaged curb at site exit



Equipment area located off accessible walkway near gymnasium



Trash located on western slope near wetlands



Significant erosion at easterly outfall



"India" casting near pump chamber



Bioretention area with woody vegetation



Stormwater swale lacking vegetation, some damage to adjacent pavement (not pictured).

Town of Franklin

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: April 20, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Benjamin Franklin Charter School
Partial Form H

General

1. The Planning Board approved a Site Plan for Benjamin Franklin Charter School on July 11, 2016.
2. A Partial Form H was issued on August 19, 2019 to occupy the building.
3. The Charter school still had plans to construct the gymnasium.
4. The Partial Form H is to occupy the gymnasium.
5. BETA has provided an onsite report with description of the existing conditions.