

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: May 26, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 158 Grove Street
Special Permit and Limited Site Plan Modification

General:

1. The application is for 158 Grove Street located in the Industrial Zoning District.
2. The Application has filed for a Modification for change in hours, expand square footage of tasting room and add permanent outdoor seating.
3. The Applicant submitted the Special Permit criteria a-g.

Conditions:

1. Prior to endorsement, 2 barriers should be 44" apart with a gate.

Special Permit Modifications: To amend the Special Permit at 158 Grove Street, and allow the following:

1. Expand hours of operation to include Tuesday – Sunday from 12:00PM – 10:00PM.
2. Expand square footage of the tasting room

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

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

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

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

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

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

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: May 26, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 341 Union Street St
Special Permit and Limited Site Plan

General:

1. The application is for 341 Union Street located in the Commercial I Zoning District.
2. The Application is for a change in use at the property and the Special Permit is for:
 - a. §185 Attachment 4, Section 3.13 – Brewery, distillery or winery production with Tasting Room.
3. The Applicant submitted the Special Permit criteria a-g.

Special Conditions:

1. No signage or exterior changes are permitted until filed with the Design Review Commission.
2. Any future change in use, will require a Site Plan Modification.

Waivers:

1. To allow less than “42 of cover over the RCP drainpipe, proposed class V RCP.
2. To allow the use of PVC and HDPE pipe for the roof drain, CB 1 to Pond 1, the outlet pipes and manifolds.
3. To allow minimal light spillage as shown on the plan.

Special Permit: To allow the following at 341 Union Street:

- a. §185 Attachment 4, Section 3.13 – Brewery, distillery or winery production with Tasting Room.

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

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

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

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

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

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

Town of Franklin

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Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: June 1, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 72-94 East Central St
Special Permit & Site Plan - Endorsement

General:

- The Planning Board approved the Special Permit and Site Plan Modification on April 25, 2022 for a multi-family development at 72-94 East Central St.
- The Applicant has submitted plans for endorsement.
- The Certificate of Vote and Conditions are included in the plans to be endorsed.
- The appeal period has ended, and no appeals have been filed.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



PLANNING BOARD

April 27, 2022

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

CERTIFICATE OF VOTE SPECIAL PERMIT/SITE PLAN MODIFICATION 72-94 East Central Street

Applicant: 70 East Central St LLC
37 East Central St
Franklin, MA 02038

Owner: 70 East Central St LLC John and Carmel Sherry
37 East Central St 88 East Central Street
Franklin, MA 02038 Franklin, MA 02038

Prepared By: United Consultants, 850 Franklin Street #11D, Wrentham, MA 02093
Surveyor/Engineer: January 10, 2020
Plan Date:
Property Location: 72-94 East Central Street
Map 286 Lot 032, 033 & 034

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, April 25, 2022 the Planning Board upon motion duly made and seconded, voted (5-0) to approve the Special Permit and Site Plan Modification at 72-94 East Central Street for \$185 Attachment 7: Multifamily in Commercial I Zoning District. The Project Description, Public Hearing Presentation, Findings of Fact, Conditions and the Decision, are listed on pages 2-7, attached hereto.

Sincerely,

Gregory Rondeau, Chairman
Franklin Planning Board

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

I, Nancy Danello, Town Clerk Franklin, Mass.
do hereby certify that no appeal has been received
since the decision of the Planning Board
Board, or during the twenty day appeal period.
Attest: Nancy Danello
Date: May 17, 2022

A True Copy of the Record
ATTEST: Nancy Danello
Town Clerk, Franklin, MA

TOWN OF FRANKLIN
TOWN CLERK
APR 27 P 4:1
RECEIVED

PROJECT DESCRIPTION SPECIAL PERMIT/SITE PLAN MODIFICATION 72-94 East Central Street

The existing sites consists of two parcels with a single family house on each parcel. The site is 54,814+ sq/ft by combining both parcels and is located in the Commercial I Zoning District. The applicant proposed to construct a 10,554+ sq/ft 3 story building, a site driveway and parking areas for tenants. The site will also have 15,000+ sq/ft of green space. The Site Plans include landscaping, municipal utilities and stormwater management.

PUBLIC HEARING SPECIAL PERMIT/SITE PLAN MODIFICATION 72-94 East Central Street

A proper and complete notice of the February 28, 2022 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 28, 2022 and April 11, 2022.

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 also reviewed engineering reports from their peer review Consultant.

The Planning Board upon motion duly made and seconded, voted (5-0) to close the public hearing on April 11, 2022 for the Site Plan Modification and Special Permits for \$185 Attachment 7: Multifamily in Commercial I Zoning District.

PRESENTATION SPECIAL PERMIT/SITE PLAN MODIFICATION 72-94 East Central Street

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 and stated they will build three stories. Mr. Chaffee stated that they added three units to the building. They are keeping the parking at 2.5 cars per unit and will construct a mixed-use three-story building with 17 residential units and 1 commercial unit. Mr. Chaffee discussed current and proposed parking, proposed driveway to connect the properties, stormwater, sewer connections, and drainage. He stated the plans have been reviewed by BETA and the Town Engineer.

Amy Love, Town Planner, 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.

Beth Wierling, Clerk, 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 Greg 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.

Gary James, BETA, discussed the AC units at the back right of the proposed building. He stated that the amount of noise would be calculated at 75 decibels. The applicant should put in another row of trees to cut that down and mitigate the noise. He noted that there is a little bit of light spillage in the back. Mr. Goodreau stated that the applicant would be amenable to installing six additional trees.

Chair Rondeau asked about the white house. Mr. Chaffee stated that it is under agreement; they do not own it yet. Chair Rondeau stated that as agreed, the white house comes down before the building goes up. Mr. Chaffee reviewed the phasing plan that he provided to the Planning Board. He stated that he is taking ownership of the house; however, he cannot take it down until the building is complete as the occupants will be given a condo unit in the building. Ms. Love stated that the white house occupants are co-applicants in this special permit; they are aware the development is going on within their property and they have given permission for it. At the final Form H point the house will be taken down. Mr. Chaffee confirmed. Ms. Wierling stated that she does not think holding up the project by making the house come down first is good. Mr. Mello asked if there were any safety, traffic, or construction issues with the house being there. Mr. Chaffee stated that they have designed it to work around the building while the occupants are still living there. Ms. Love stated that in January 2021, Mr. Chaffee provided a new design. The Planning Board at the time agreed it was a significant change and to move forward with it. Chair Rondeau asked to read those meeting minutes. Ms. Love stated that she would provide them. Ms. Williams stated that she feels the applicant has done everything that the Planning Board has asked to date. She stated that she is very supportive of this. She does not want to hold it up any further.

After a complete presentation and discussion of the project, Planning Board members closed the Public Hearing on April 11, 2022.

FINDINGS OF FACTS SPECIAL PERMIT/SITE PLAN MODIFICATION 72-94 East Central Street

The applicant submitted their proposed findings with the original application on February 2, 2022 and are on record.

DECISION SPECIAL PERMIT/SITE PLAN MODIFICATION 72-94 East Central Street

Special Permit: (1) \$185 Attachment 7: Multifamily in Commercial I Zoning District.

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

Gregory Rondeau	YES	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	YES		

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

Gregory Rondeau	YES	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	YES		

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

Gregory Rondeau	YES	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	YES		

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

Gregory Rondeau	YES	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	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.

Gregory Rondeau	YES	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	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.

Gregory Rondeau	YES	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	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.

Gregory Rondeau	YES	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	YES		

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	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	YES		

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 7: Multifamily in Commercial I Zoning District, 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.

Accordingly, at the Planning Board meeting on April 25, 2022 the Planning Board, upon motion duly made and seconded, voted (5-0) to approve the applicant's request to allow the Site Plan Modification and Special Permit at 72-94 East Central Street.

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

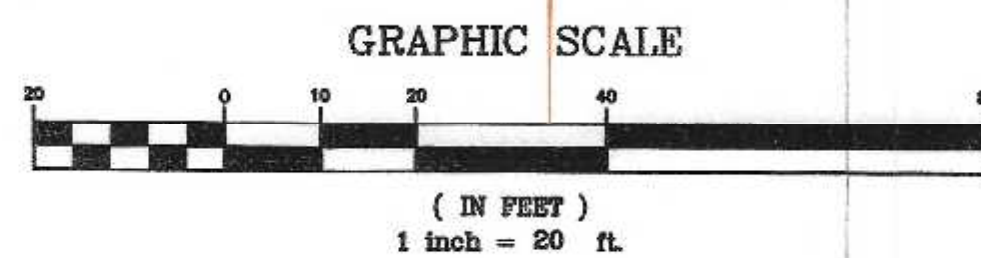
Gregory Rondeau	YES	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	YES		

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.

SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
3	5/26/22	ADDED CERTIFICATE OF VOTE	RRG
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	FIELD BOOK	PG# 63
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
3/20	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6560

DATE	DEC. 24, 2021
SCALE	1" = 20'
PROJECT	UC1334
SHEET	1 of 11

STANDARD CONDITIONS OF APPROVAL
72-94 East Central Street

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.

6

- 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. Any signage requires the Applicant to file with the Design Review Commission.
 13. Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.

WAIVERS
SPECIAL PERMIT/SITE PLAN MODIFICATION
72-94 East Central Street

- 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 DMIT 95.

SPECIAL CONDITIONS OF APPROVAL
SPECIAL PERMIT/SITE PLAN MODIFICATION
72-94 East Central Street

- 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 Residential occupancy permit.

7

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NO.	DATE	DESCRIPTION	BY
3	5/26/22	ADDED CERTIFICATE OF VOTE	RRG
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	BL	BL
BK# 74	FIELD BOOK	PG# 63
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

UNITED
CONSULTANTS
INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

SITE PLAN MODIFICATION
CERTIFICATE OF VOTE
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

DATE	DEC. 24, 2021
SCALE	1" = 20'
PROJECT	UC1334
SHEET	2 of 11

SITE PLAN MODIFICATION

70, 72, 88 AND 94 EAST CENTRAL STREET

PLAN 1079 OF 1988



LOCUS MAP
SCALE: 1" = 100'

70 AND 72 EAST CENTRAL STREET PROPERTY ARE LOCATED WITHIN A DOWNTOWN COMMERCIAL ZONE.
88 AND 94 EAST CENTRAL STREET PROPERTY ARE LOCATED WITHIN A COMMERCIAL I ZONE.
ZONING TABLE VALUES FOR #94 AND # 88 EAST CENTRAL STREET ARE BASED ON PARCELS "A" AND "B" BEING PART OF #94
EAST CENTRAL STREET AND ARE NOT REFLECTED AS PART OF # 88 EAST CENTRAL STREET.

#88 AND 94 EAST CENTRAL STREET - COMMERCIAL I ZONING DISTRICT			
	REQUIREMENTS:	EXISTING	PROPOSED
AREA:	5,000 S.F.	54,614± S.F.	54,614± S.F.
FRONTAGE:	50'	159.43'	159.43'
DEPTH:	50'	271'	271'
HEIGHT:	3 STORIES - 40' *15	2 STORIES	# 94 3 STORIES < 40' SEE ARCHITECTURAL PLANS
WIDTH:	45'	163.5'	163.5'
SETBACKS			
FRONT:	20' *1	160.3'	172.5'
SIDE:	10' *14	24.6'	11.0'
REAR:	15'	35.5'	17.2'
COVERAGE	80%	6.9%	19.3%
STRUCTURES:	90%	15.4%	46.2%
STRUC. & PAVING:			

#70-72 EAST CENTRAL STREET - DOWNTOWN COMMERCIAL ZONING DISTRICT			
	REQUIREMENTS:	EXISTING	PROPOSED
DOWNTOWN COM.			
AREA:	5,000 S.F.	32,810 S.F.	32,810± S.F.
FRONTAGE:	50'	186.07'	186.07'
DEPTH:	50'	266'	266'
HEIGHT:	3 STORIES - 40' *9	2 STORIES	4 STORIES - 49.5'
WIDTH:	45'	>45'	>45'
COVERAGE -			
STRUCTURES:	80%	7.6%	26%
STRUC. & PAVING:	90%	19.2%	72.7%
SETBACKS-			
FRONT:	15' *10	20.7'	15.7'
SIDE:	0' *2	25.2'	15.0' & 5'
REAR:	15'	105'	23.3' & 17.5'

THE ABOVE INFORMATION WAS TAKEN FROM THE APPROVED SITE PLAN FOR 70 - 72 EAST CENTRAL STREET.

*1 - BUT NO NEW STRUCTURE SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN EXISTED ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.

*14 - THE 10-FOOT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF THE LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT, A 20-FOOT SETBACK IS REQUIRED ON THE ABUTTING SIDE.

*15 - BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

REQUIREMENTS FOR 94 EAST CENTRAL STREET ZONE COMMERCIAL I
EXISTING AND PROPOSED LOT AREA, FRONTAGE, DEPTH, WIDTH AND COVERAGE BASED ON THE LOTS BEING COMBINED.
BUILDING HEIGHT, AND SETBACKS BASED ON EXISTING AND PROPOSED BUILDINGS LOCATED ON 88 AND 94 EAST CENTRAL STREET.

PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE PROPERTY IS LOCATED IN A ZONE C BASED ON FEMA FIRM MAP 25021C0309E DATED JULY 17, 2012.

94 EAST CENTRAL STREET:
EXISTING BUILDING USE RESIDENTIAL.
PROPOSED BUILDING USE MIXED WITH RESIDENTIAL.

88 EAST CENTRAL STREET
EXISTING BUILDING USE RESIDENTIAL.

70-72 EAST CENTRAL STREET
CURRENT BUILDING USE MIXED WITH RESIDENTIAL.

DRAWING INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SITE LAYOUT PLAN
4. SITE GRADING AND UTILITY PLAN
5. SITE PLANTING PLAN
6. EROSION CONTROL PLAN
7. CONSTRUCTION DETAILS
8. CONSTRUCTION DETAILS
9. CONSTRUCTION DETAILS

SITE LIGHTING-LIGHTING PLAN,
PHOTOMETRICS AND SCHEDULES
BY SK & ASSOCIATES

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION COVER SHEET

70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

DECEMBER 24, 2021
SCALE: 1" = 100'

- REFERENCE CERTIFICATE OF VOTE - (1) ONE SPECIAL
PERMIT/SITE PLAN 72-94 EAST CENTRAL STREET AS WELL AS
THE STANDARD AND SPECIAL CONDITIONS OF APPROVAL VOTED
APRIL 27, 2022 RECORDED WITH THE TOWN CLERK ON APRIL
27, 2022.
- ALL EROSION MITIGATION MEASURES SHALL BE IN PLACE
PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE
COMMENCING ON THE SITE.

WAIVER REQUESTS:
1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN
PIPE. PROPOSED CLASS V RCP.
2. 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.

REFERENCES:
ASSESSORS MAP 286 PARCELS 32, 33 AND 34
DEED BOOK 36860 PAGE 516
DEED BOOK 35983 PAGE 116
DEED BOOK 24648 PAGE 492
PLAN 108 OF 1908
PLAN 576 OF 1900
OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC
DATED OCTOBER 22, 2018
PLAN 3334 OF 1913
PLAN 853 OF 1928

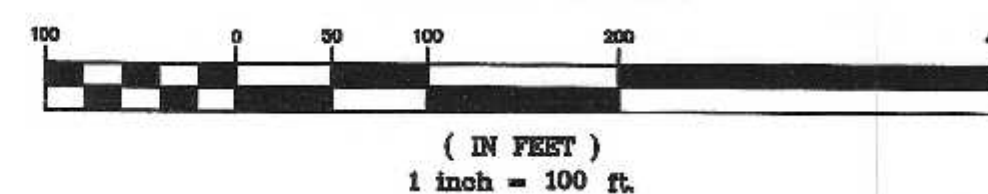


CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE

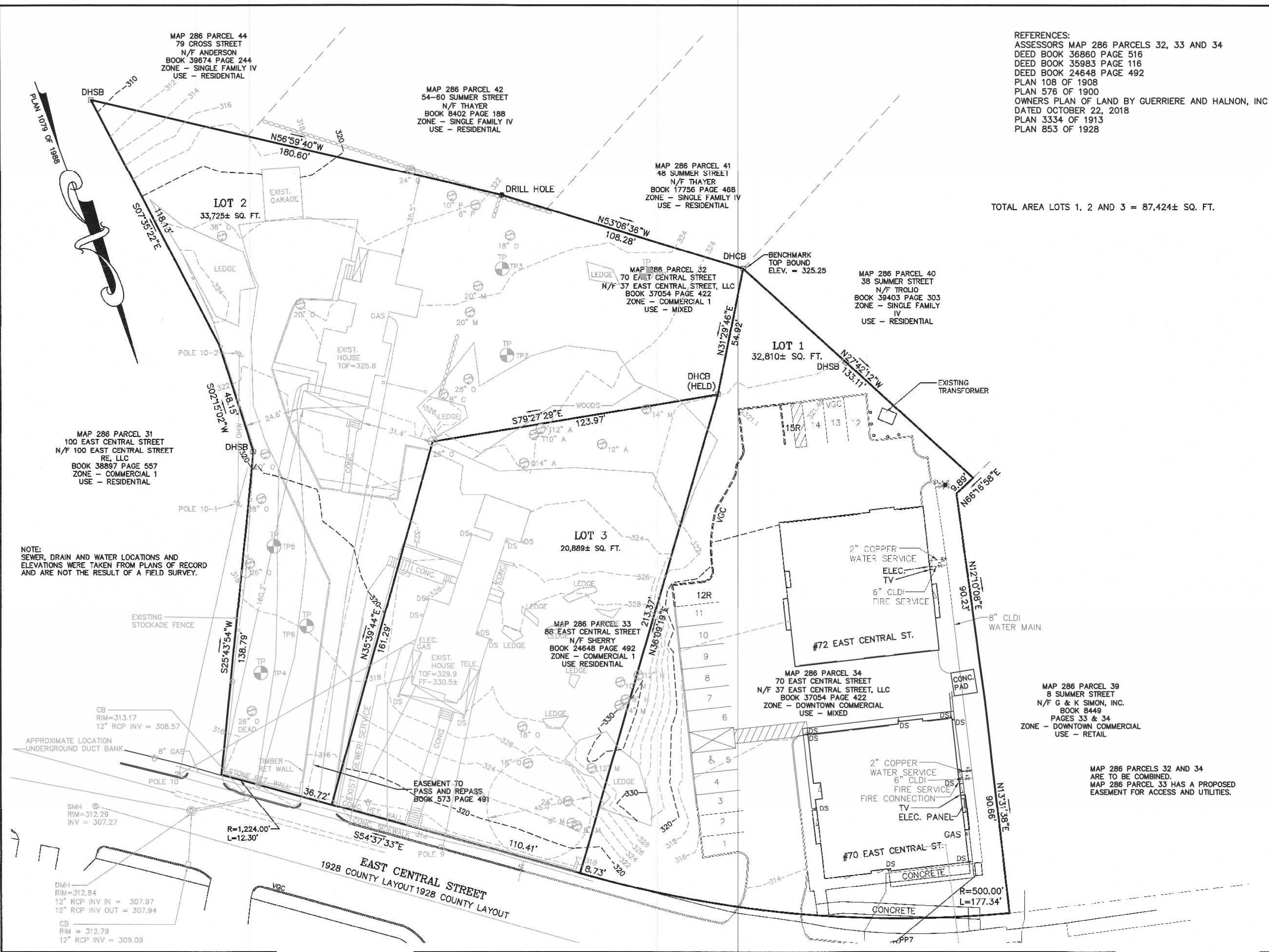


NO.	DATE	DESCRIPTION	BY
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2	3/29/22	REVIEW COMMENTS	RRG
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12/21	CHECKED BY:	CAQ

UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	DEC. 24, 2021
SCALE	1" = 100'
PROJECT	UC1334
SHEET	3 of 11



REFERENCES:
ASSESSORS MAP 286 PARCELS 32, 33 AND 34
DEED BOOK 36860 PAGE 516
DEED BOOK 35983 PAGE 116
DEED BOOK 24648 PAGE 492
PLAN 108 OF 1908
PLAN 576 OF 1900
OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC
DATED OCTOBER 22, 2018
PLAN 3334 OF 1913
PLAN 853 OF 1928

NOTES:
1. ELEVATIONS DATUM NGVD 1929.
2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN JUNE 12, 2019 AND JANUARY 6, 2020.
3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

ANDREW C. MURPHY P.L.S. #35042
5/27/22

- LEGEND:
- DHSB DRILL HOLE STONE BOUND
 - 297- EXISTING COUNTOUR
 - 297- PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX SPOT GRADE - EXISTING
 - 48M EXIST. TREE - DIAMETER - SPECIES
 - UP4-1 UTILITY POLE
 - OHW OVERHEAD WIRES
 - GAS GATE
 - WATER CURB STOP
 - WATER GATE
 - FIRE HYDRANT
 - DRAIN MANHOLE
 - CATCH BASIN
 - SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING
 - VGC VERTICAL GRANITE CURBING
 - Handicap Parking Space
 - Building Mounted Light
 - Pole Mounted Light

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

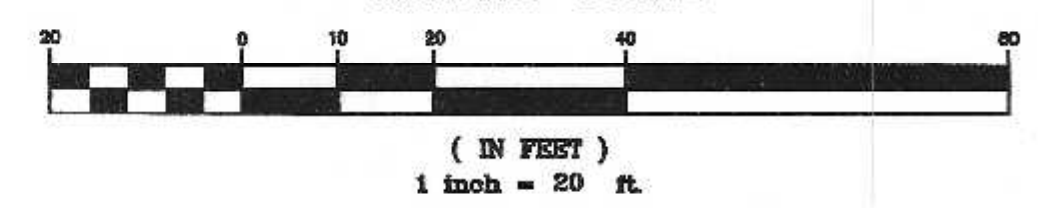
APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION
EXISTING CONDITIONS PLAN
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

SITE PLAN APPROVAL
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FRANKLIN PLANNING BOARD

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UNITED CONSULTANTS INC.
860 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8586

DATE
DEC. 24, 2021
SCALE
1" = 20'
PROJECT
UC1334
SHEET
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NOTE:
THE SITE USES ARE NOT ANTICIPATED TO REQUIRE A LOADING AREA HOWEVER THE FOLLOWING PROVISIONS HAVE BEEN LISTED.

A SU-30 TRUCK (LARGEST DELIVERY VEHICLE TO ACCESS THE SITE) WILL BE ABLE TO ACCESS THE SITE AND WOULD BE ABLE TO TRAVEL THROUGH THE 70 EAST CENTRAL STREET SITE DRIVEWAY. THE TRUCK COULD OFF LOAD AT THE DRIVEWAY CONNECTING THE PARKING AREAS.

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

GARAGE PARKING NOTES:

1. GARAGE PARKING SPACES PROVIDED FOR SITE PLAN APPROVAL.
2. FINAL LOCATIONS AND DIMENSIONS TO BE CONFIRMED BY THE ARCHITECT.

NOTES:

- NO SITE SIGNS ARE PROPOSED AT THIS TIME. ONCE TENANTS ARE SECURED THE TENANT AND OR DEVELOPER WILL SUBMIT AND OBTAIN APPROVAL FOR SIGNS. AT THIS TIME THE DEVELOPER IS PLANNING TO UTILIZE BUILDING MOUNTED SIGNAGE THAT WILL COMPLY WITH THE TOWN OF FRANKLIN REQUIREMENTS.

MAP 286 PARCELS 32 AND 34
ARE TO BE COMBINED.
MAP 286 PARCEL 33 HAS A PROPOSED
EASEMENT FOR ACCESS AND UTILITIES.

LEGEND:

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

NOTE:
ALL SITE CURBING TO BE
VETICAL GRANITE.

MAP 286 PARCEL 44
79 CROSS STREET
N/F ANDERSON
BOOK 39674 PAGE 244
ZONE - SINGLE FAMILY IV
USE - RESIDENTIAL

MAP 286 PARCEL 42
54-60 SUMMER STREET
N/F THAYER
BOOK 8402 PAGE 188
ZONE - SINGLE FAMILY IV
USE - RESIDENTIAL

MAP 286 PARCEL 41
48 SUMMER STREET
N/F THAYER
BOOK 17756 PAGE 488
ZONE - SINGLE FAMILY IV
USE - RESIDENTIAL



CARLOS A. QUINTAL P.E. #30812

NOTE:
PROPOSED CHAIN LINK
FENCE HAS BEEN SHOWN
BASED ON LIMITED SITE
PLAN 70 EAST CENTRAL
STREET DATED OCTOBER
29, 2019.
THE SOUTHERLY END OF
THE FENCE LOCATION HAS
BEEN ELIMINATED TO
ACCOMMODATE THE
PROPOSED DRIVEWAY
CONNECTION.

MAP 286 PARCEL 40
38 SUMMER STREET
N/F TROLO
BOOK 39403 PAGE 303
ZONE - SINGLE FAMILY
IV
USE - RESIDENTIAL

MAP 286 PARCEL 39
8 SUMMER STREET
N/F G & K SIMON, INC.
BOOK 8448
PAGES 33 & 34
ZONE - DOWNTOWN COMMERCIAL
USE - RETAIL

RESIDENTIAL DENSITY:

C-1 DISTRICT: 88 AND 94 EAST CENTRAL STREET
COMMERCIAL I REQUIREMENTS (185 ATTACHMENT 7 - 6.1*3)
*3 - NO MORE THAN ONE DWELLING UNIT PER 1,000 SQUARE FEET OF
LOT AREA MAY BE PERMITTED.

AREA 88 AND 94 EAST CENTRAL STREET - 54,614± SQ. FT. / 1,000 =
54 UNITS PERMISSIBLE
17 UNITS PROPOSED.

NOTE: 88 EAST CENTRAL STREET AND 94 EAST CENTRAL STREET
PROPERTIES TO BE COMBINED.

DC DISTRICT: 70 AND 72 EAST CENTRAL STREET
DOWNTOWN COMMERCIAL REQUIREMENTS (185 ATTACHMENT 7 - 6.1*6)
*6 - NO MORE THAN ONE DWELLING UNIT PER 2,000 SQUARE FEET OF
LOT AREA MAY BE PERMITTED; ADDITIONAL DWELLING UNITS MAY BE
ALLOWED BY SPECIAL PERMIT FROM THE PLANNING BOARD
LOT AREA - 32,810± SQ. FT. / 1,000 = 32 UNITS PERMISSIBLE
12 UNITS PROPOSED.

SITE PLAN MODIFICATION SITE LAYOUT PLAN

70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

UNITED
CONSULTANTS
INC.

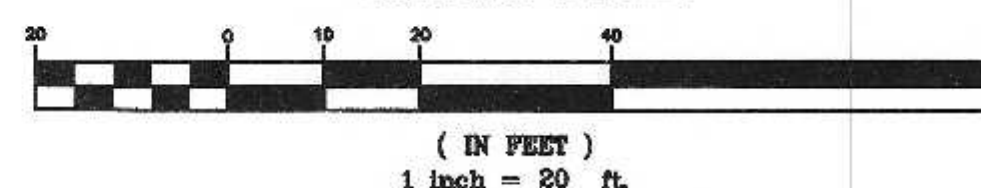
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-364-8560 FAX 508-364-8566

DATE
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UC1334
SHEET
5 of 11

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



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12/21	DRAWN BY:	COMP
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LEGEND:

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

MARCH 13, 2019

PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

TP 1 ELEV. = 324.24 - ABANDONED

TP 2 ELEV. = 324.75
0 - 8" A 10YR 3/3 SANDY LOAM
8" - 24" B 10YR 6/6 SANDY LOAM
24" - 60" C 2.5Y 5/6 SANDY LOAM

TP 3 ELEV. = 323.85
0 - 8" A 10YR 3/3 SANDY LOAM
8" - 24" B 10YR 6/6 SANDY LOAM
24" - 64" C 2.5Y 5/6 SANDY LOAM

TP 4 ELEV. = 317.52
0 - 12" A 10YR 3/3 SANDY LOAM
12" - 36" B 10YR 6/6 SANDY LOAM
36" - 90" C 2.5Y 4/3 GRAVELLY SANDY LOAM
NO GROUNDWATER
NO MOTILES AT 90" ELEV. = 310.02

TP 5 ELEV. = 318.53
0 - 18" A 10YR 3/3 SANDY LOAM
18" - 42" B 10YR 6/6 SANDY LOAM
42" - 109" C 2.5Y 5/6 SANDY LOAM
GROUNDWATER AT 100" ELEV. = 310.20
NO MOTILES OBSERVED

TP 6 ELEV. = 318.03
0 - 10" A 10YR 3/3 SANDY LOAM
10" - 42" B 10YR 6/6 SANDY LOAM
42" - 97" C 2.5Y 5/6 SANDY LOAM
NO GROUNDWATER OBSERVED
NO MOTILES OBSERVED AT 97" ELEV. = 309.94

ALL TEST PITS WERE DUG TO REFUSAL

SIGHT DISTANCE BASED ON POSTED SPEED OF 25 MPH AT THE INTERSECTION OF EAST CENTRAL STREET AND ALPINE PLACE.
PER MASDOT STOPPING SIGHT DISTANCE FOR 25 MPH AT 0% GRADE - 155 FEET.
SIGHT DISTANCE WAS MEASURED 14.5 FEET FROM EDGE LINE.
EXITING THE SITE:
LOOKING WEST 200 + FEET.
LOOKING EAST 300 + FEET.

REFERENCE MASS HIGHWAY EXHIBIT 3.8
200 FOOT SIGHT DISTANCE AT ZERO GRADE HAD A DESIGN SPEED OF 30 MPH.

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

ACCESSIBLE ROUTE SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% OR A RUNNING SLOPE GREATER THAN 5% SEE 521 CMR 20.9.

PAVEMENT RESTORATION WITHIN THE 140 RIGHT OF WAY SHALL MATCH THE EXISTING GRAVEL, DENSE GRADE, BINDER COURSE AND FINISH COURSE DEPTHS OF BITUMINOUS CONCRETE.

CONSTRUCT A NEW CONCRETE SIDEWALK AT THE DRIVEWAY AREA. MATCH EXISTING GRAVEL, AND CONCRETE THICKNESS.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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DRAINAGE SYSTEM NOTES:
1. POND 94 AND ALL ASSOCIATED PIPING TO BE HDPE PIPE.
2. ALL RCP DRAIN PIPE TO BE CLASS V.
3. ALL ROOF DRAIN PIPE WILL BE 8" SDR 35 PVC.
4. WHERE HDPE CONNECTS TO RCP INSTALL A FERNCO LDC 10 37.00 x 32.00 COUPLING.
5. THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL OR STONE MATERIAL BEING PLACED.

NOTE:
PROPOSED CHAIN LINK FENCE HAS BEEN SHOWN BASED ON LIMITED SITE PLAN 70 EAST CENTRAL STREET DATED OCTOBER 29, 2019.
THE SOUTHERLY END OF THE FENCE LOCATION HAS BEEN ELIMINATED TO ACCOMMODATE THE PROPOSED DRIVEWAY CONNECTION.

PROPOSED DRAINAGE STRUCTURE SCHEDULE:

CB 90 RIM = 314.2 INV OUT = 310.42 12" RCP	DMH 91 - STORMCEPTOR 450 RIM = 315.0 INV IN = 310.18 12" RCP - CB 90 INV IN = 309.68 12" RCP - CB 91 INV OUT = 309.58 12" RCP
CB 91 RIM = 314.1 INV OUT = 309.74 12" RCP	DMH 92 RIM 314.5 INV IN = 309.5 12" RCP - DMH 91 INV IN = 310.5 12" RCP - DMH 93 INV OUT = 308.5 12" RCP
CB 92 STORMCEPTOR 450I RIM = 317.58 INV OUT = 314.65 12" HDPE	DMH 93 RIM=317.9 INV IN =315.0 12" HDPE INV OUT = 314.46 12" RCP
CB 93 STORMCEPTOR 450I RIM = 319.25 INV OUT = 315.54 12" RCP	DMH 94 RIM = 322.3 INV IN = 314.92 12" RCP INV OUT = 314.82 12" HDPE
CB 94 STORMCEPTOR 450I RIM = 318.8 INV OUT = 315.87 12" RCP	DMH 95 RIM = 323.5 INV IN = 318.77 8" SDR 35 INV OUT = 315.92 12" RCP
	DMH 96 RIM = 319.2 INV IN = 315.46 12" RCP INV OUT = 315.36 12" RCP
	DMH 100 - DOGHOUSE MANHOLE RIM = 319.0 INV IN = 315.22 12" RCP INV OUT = 315.12 12" RCP

NOTE:
PRIOR TO COMMENCING WITH THE DRAINAGE STRUCTURE OR PIPING FOR CB 93, CB 94 DMH 96, THE CONTRACTOR SHALL CONFIRM ELEVATION OF THE EXISTING DRAIN PIPE AT THE PROPOSED CONNECTION OF DMH 100. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.

UTILITY NOTES:
1. DOMESTIC WATER SUPPLY SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS.
2. FIRE SUPPLY LINE TO BE CONNECTED TO EXISTING WATER MAIN IN STREET. LOCATION SHOWN APPROXIMATELY. FINAL SIZING AND LOCATION SHALL BE DETERMINED BY THE PLUMBING ENGINEER.
3. ELECTRIC, TELEPHONE AND CABLE TV LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES. SERVICES ARE PROPOSED TO BE CONNECTED TO THE 70-72 EAST CENTRAL STREET SITE AND SHALL BE UNDERGROUND.
4. GAS SERVICE AND LOCATIONS TO BE DETERMINED BY THE GAS COMPANY.
5. PIV AND SIAMESE CONNECTIONS SHOWN APPROXIMATE. FINAL LOCATIONS TO BE DESIGNED BY PLUMBING ENGINEER AND APPROVED BY FIRE DEPARTMENT.
6. THE DRAINAGE INSTALLATION SHALL BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO BACKFILLING.
7. EXISTING WATER SERVICE TO BE CUT AND CAPPED AT THE MAIN PER DPW REQUIREMENTS.
8. EXISTING SEWER SERVICE TO BE CUT AND CAPPED AT THE PROPERTY LINE.
9. EXISTING ELECTRIC, TELEPHONE AND CTV SERVICES TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANIES.

NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED.
MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.



CARLOS A. QUINTAL P.E. #30812

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION
GRADING & UTILITY PLAN
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8566

DATE	DEC. 24, 2021
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SHEET	6 of 11

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

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
4	AMERICAN ELM — AE	ULMUS AMERICANA	3"	B&B
4	RED MAPLE — RM	ACER RUBRUM	3"	B&B
34	ARBORVITAE — AR	THUJA PLICATA	4 — 6 FEET	B&B

PLANTINGS FOR 88 AND 94 EAST CENTRAL STREET AREAS
 - PER SECTION 185-21(C)5 PROVIDE 1 TREE PER 10 PARKING SPACES.
 - 42 PARKING SPACES LOCATED OUTSIDE OF BUILDING AND INSIDE OF BUILDING = 42 / 10 = 5 TREES
 8 TREES PROVIDED.
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.



OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS


OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

PROPOSED
ILITIES.



Carlos A. Quintal
CARLOS A. QUINTAL P.E.

DATE _____

(IN FEET)
1 inch = 20 ft.

3	5/26/22	ADDED CERTIFICATE OF VOTE	RRC
2	3/29/22	REVIEW COMMENTS	RRC
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DATE	DEC. 24, 2021
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SHEET	7 of 11

OPERATION AND MAINTENANCE PLAN

CONSTRUCTION PHASE

1. THE OWNERS REPRESENTATIVE, BRAD CHAFFEE (1-508-331-6161), SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
5. DAMAGED OR DETERIORATED COMPOST SOCK AREAS SHALL BE REPLACED IMMEDIATELY.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.
9. THE STORMCEPTOR UNITS SHALL BE CLEANED WITH A VACUUM TRUCK.

INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY.
2. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
3. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENT ARE TO BE REMOVED.
4. INSPECTIONS OF THE STORMCEPTOR UNITS TO DETERMINE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
5. INSPECTION OF THE EXISTING CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
6. INSPECTION OF POND 94 AND THE EXISTING PONDS TO DETERMINE IF CLEANING IS NECESSARY.

CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. ONCE THE PARKING LOT HAS BEEN PAVED DAILY INSPECTIONS SHALL BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
3. SILT SAKS SHALL BE INSTALLED AT THE STORMCEPTOR UNITS, CATCH BASIN 91 AND CB97 AND THE TWO CATCH BASINS ON 70 - 72 EAST CENTRAL STREET SITE. ONCE INSTALLED THEY SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
4. THE STORMCEPTOR UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"
5. THE PONDS (UNDERGROUND INFILTRATION AREAS) SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

LONG TERM:

1. THE PARKING LOT AND CURBING SHALL BE INSPECTED 4 TIMES PER YEAR AND SHALL BE SWEEPED FOUR TIMES PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
2. THE STORMCEPTORS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES
3. ALL CATCH BASINS SHALL BE INSPECTED FOUR TIMES PER YEAR AND SHALL BE CLEANED WHEN THE SEDIMENT DEPTH IS 18".
4. THE PONDS SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET. MAINTENANCE TO INCLUDE INSPECTION OF THE INLET AND OUTLET PIPES TO DETERMINE IF THEY ARE CLOGGED. REMOVAL OF ACCUMULATED SEDIMENT, TRASH, DEBRIS, LEAVES AND GRASS CLIPPINGS.
5. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

NOTES:

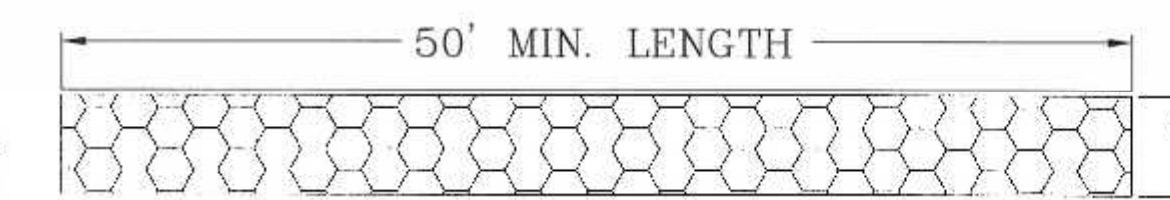
1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.
2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 DAYS.
3. NON-PHOSPHORUS FERTILIZER SHALL BE APPLIED AS NECESSARY.
4. NON-HALOGENATED ICE MELT SHALL BE APPLIED AS NECESSARY.

PROJECT NARRATIVE:

THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING BUILDING AND IMPROVEMENTS. UPON RECEIPT OF ALL NECESSARY APPROVALS THE APPLICANT WILL FILE FOR AND OBTAIN THE NECESSARY ADDITIONAL PERMITS INCLUDING SEWER AND WATER CONNECTION PERMITS, STREET OPENING PERMITS AND BUILDING PERMIT. UPON SECURING ALL THE NECESSARY PERMITS THE PROJECT WILL MOVE TO THE CONSTRUCTION PHASE AND WILL BE COMPLETED BASED ON THE CONSTRUCTION SEQUENCE.

EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. ENTRY MAT TO BE INSTALLED.
3. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
4. SLOPES GREATER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE STABILIZED WITH HYDROSEED, SECURED GEOTEXTILE FABRIC OR RIPRAP AS REQUIRED TO PREVENT EROSION. ALL SLOPE FLATTER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE HYDROSEED.
5. STORMCEPTOR UNITS, CATCH BASINS AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
6. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
8. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
10. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.



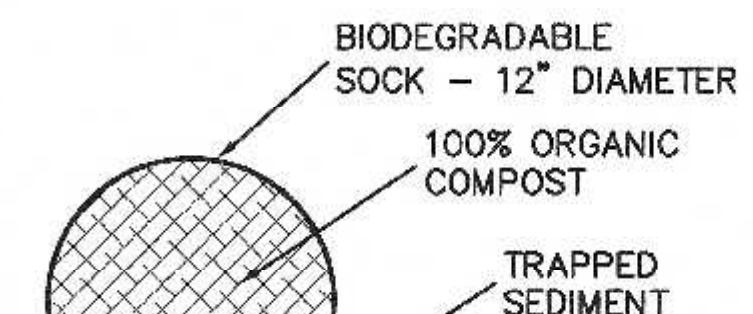
ENTRY SEDIMENTATION CONTROL MAT SECTION
N.T.S.

NOTES:

1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.



CARLOS A. QUINTAL P.E. #30812



COMPOST SOCK DETAIL

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION
EROSION CONTROL PLAN
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

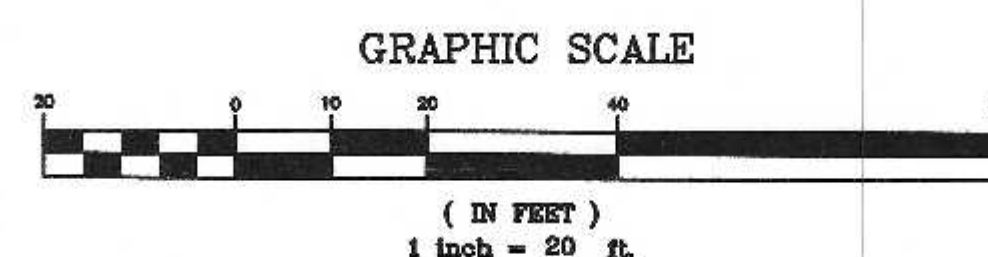
UNITED
CONSULTANTS
INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	DEC. 24, 2021
SCALE	1" = 20'
PROJECT	UC1334
SHEET	8 of 11

DATE	FIELD BY:	INT.
6/19	BL	
BK#	FIELD BOOK	PG#
12/21	RRG	
12/21	RRG	
12/21	RRG	
12/21	COMP	
12/21	CAQ	

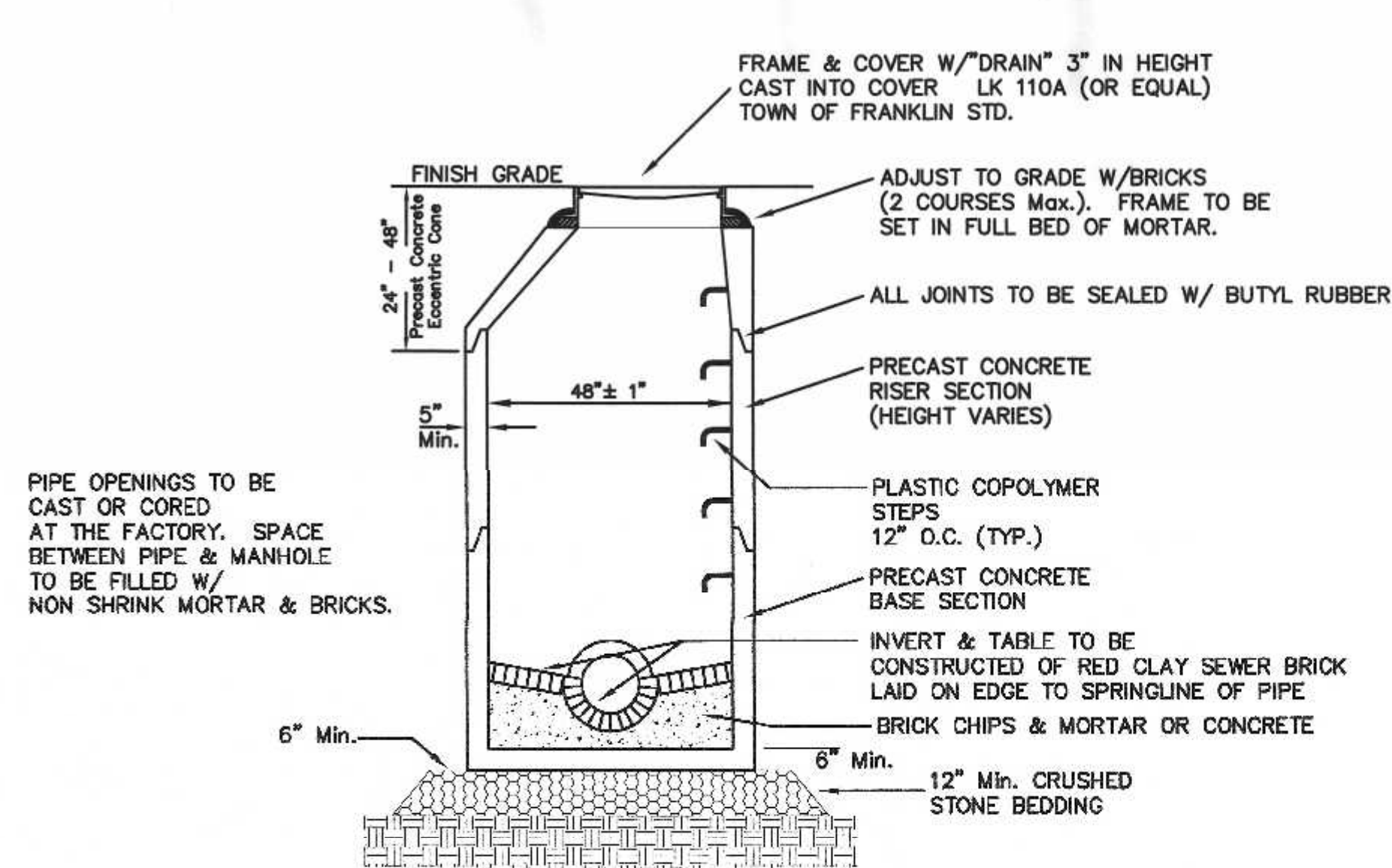
NO.	DATE	DESCRIPTION	BY
3	5/26/22	ADDED CERTIFICATE OF VOTE	RRG
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG



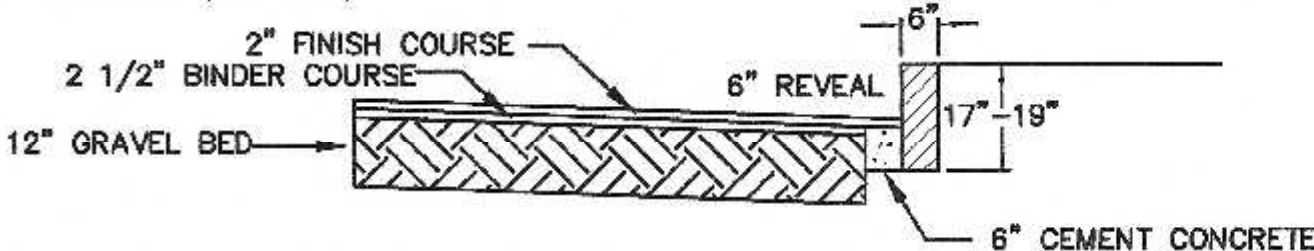
SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

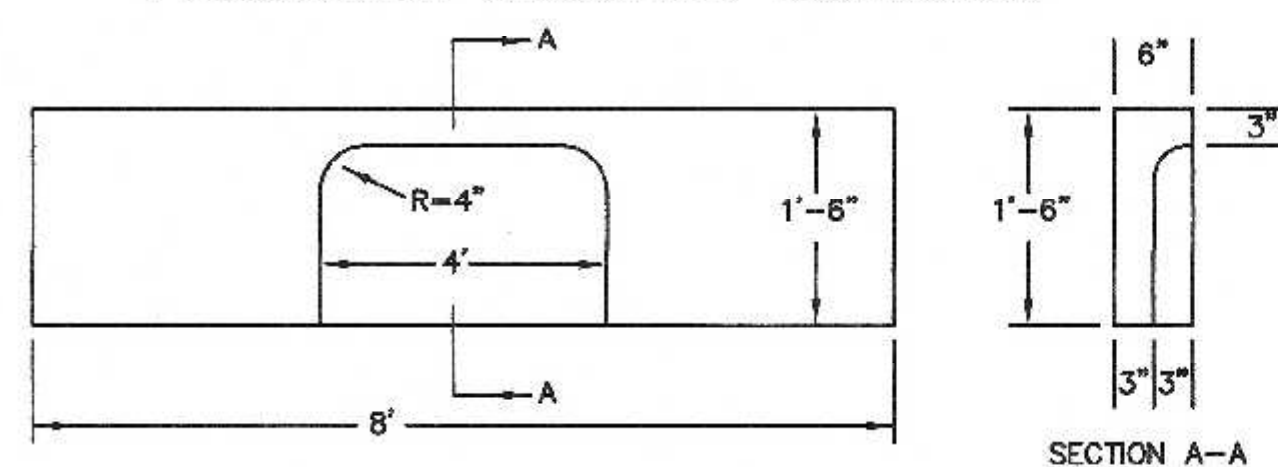
IF PERMITTED BY THE TOWN OF FRANKLIN DPW, INSTALL
CATCH BASIN INLET PROTECTION AT EXISTING CATCH BASIN.



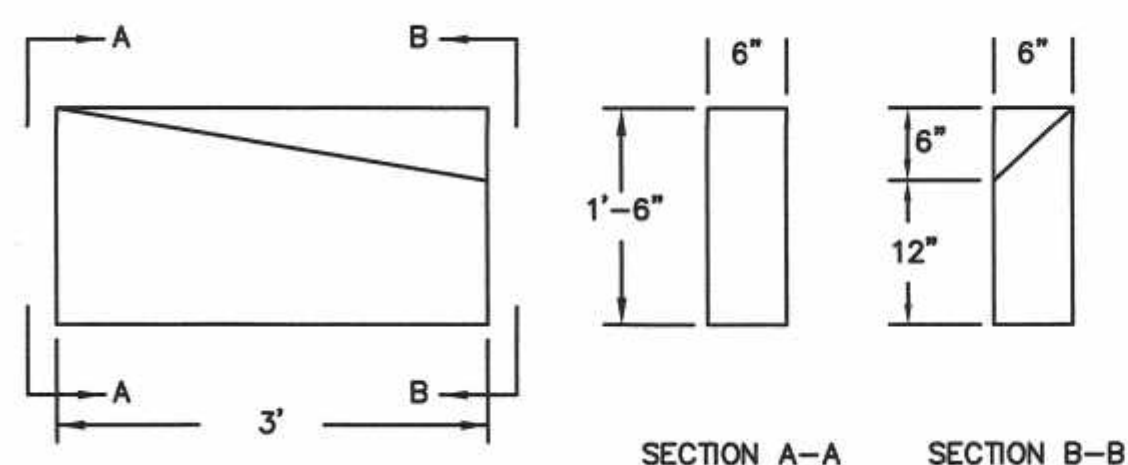
NOTE: GRAVEL UNDER PAVEMENT AND SIDEWALKS TO BE M1.03.0 (TYPE 3)



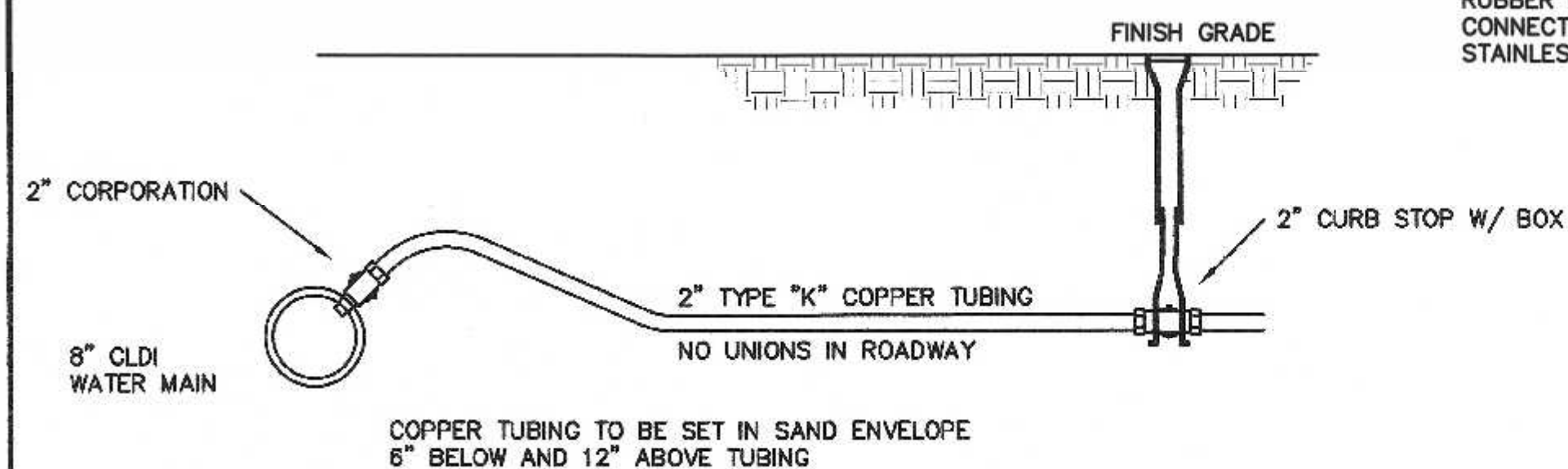
PAVEMENT AND VA-4 VERTICAL GRANITE CURBING



GRANITE CURB INLET DETAIL



GRANITE CURB TRANSITION DETAIL

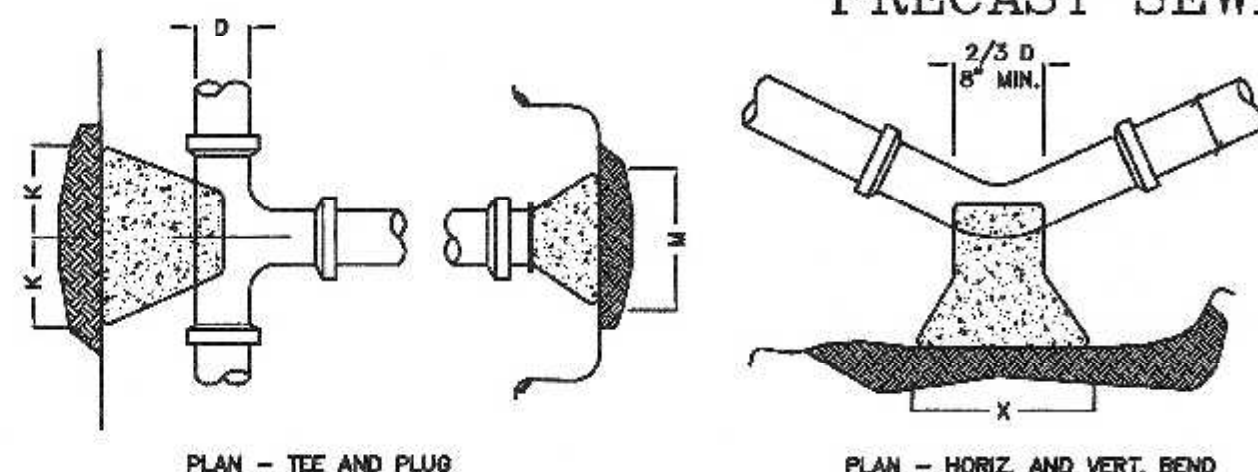


2" DOMESTIC WATER SERVICE

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE

PRECAST SEWER MANHOLE



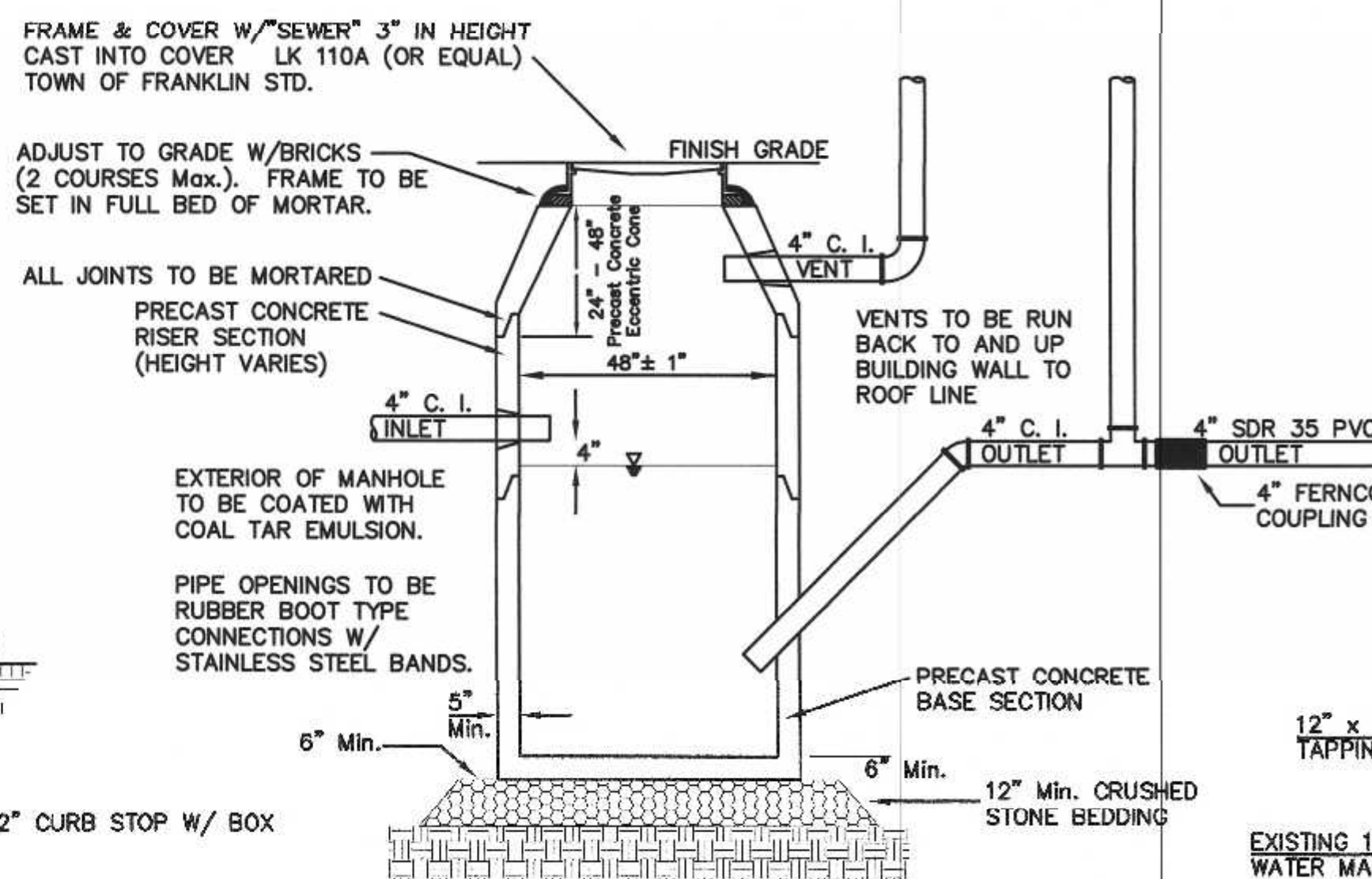
SIZE OF BRANCH	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 16"	1'-0"	1'-6"	1'-8"	3'-10"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-8"	1'-8"

TEES AND PLUGS

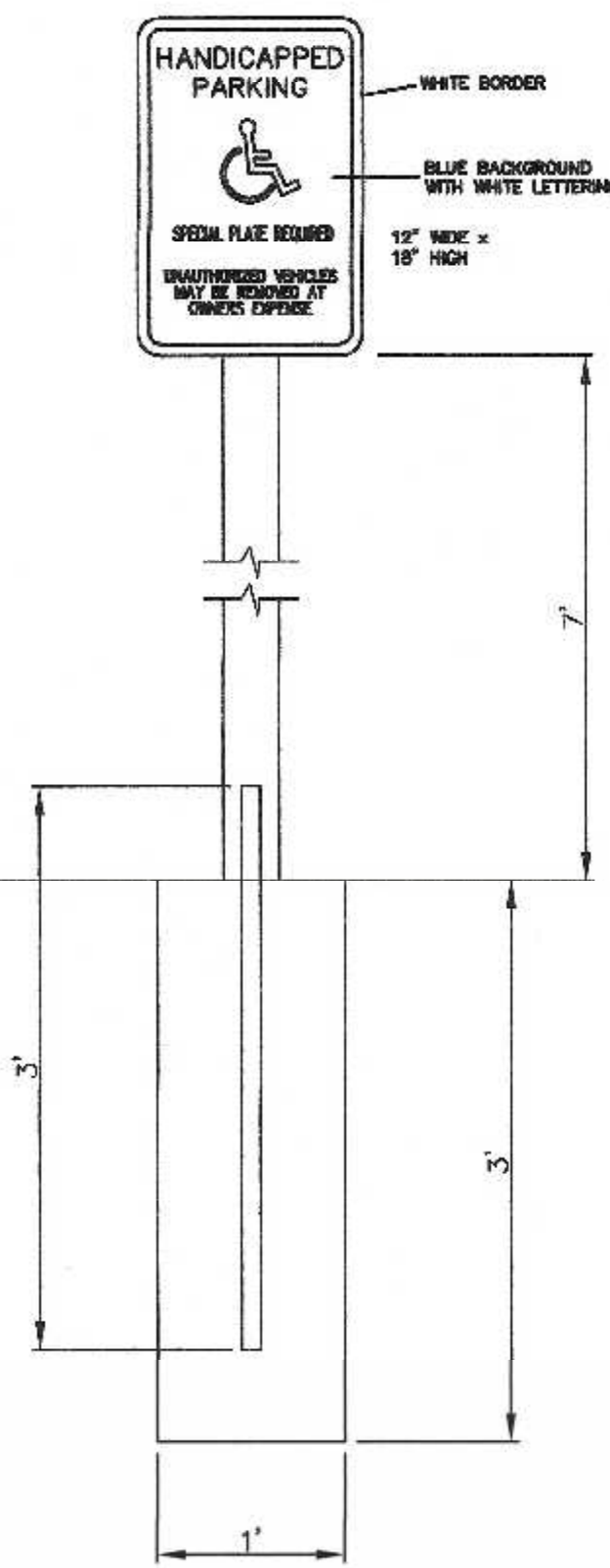
90 & 45° BENDS	22 1/2° & 11 1/4°
D 4" TO 8" 10" TO 16" 24"	4" TO 8" 10" TO 16" 24"
X 1'-8" 3'-4" 3'-6"	1'-4" 2'-0" 3'-6"
Y 1'-2" 1'-8" 2'-4"	1'-0" 1'-2" 2'-4"

BENDS

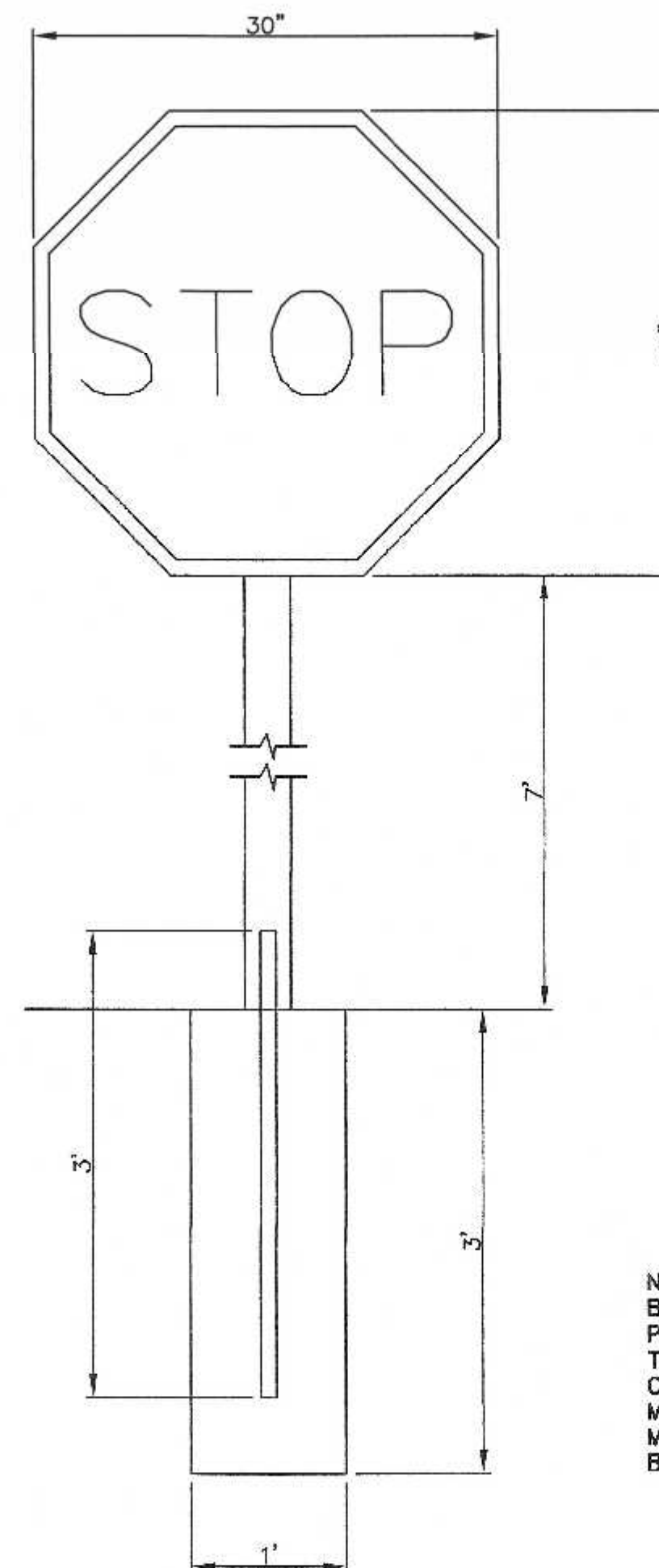
THRUST BLOCK DETAILS



M.D.C. STYLE TRAP



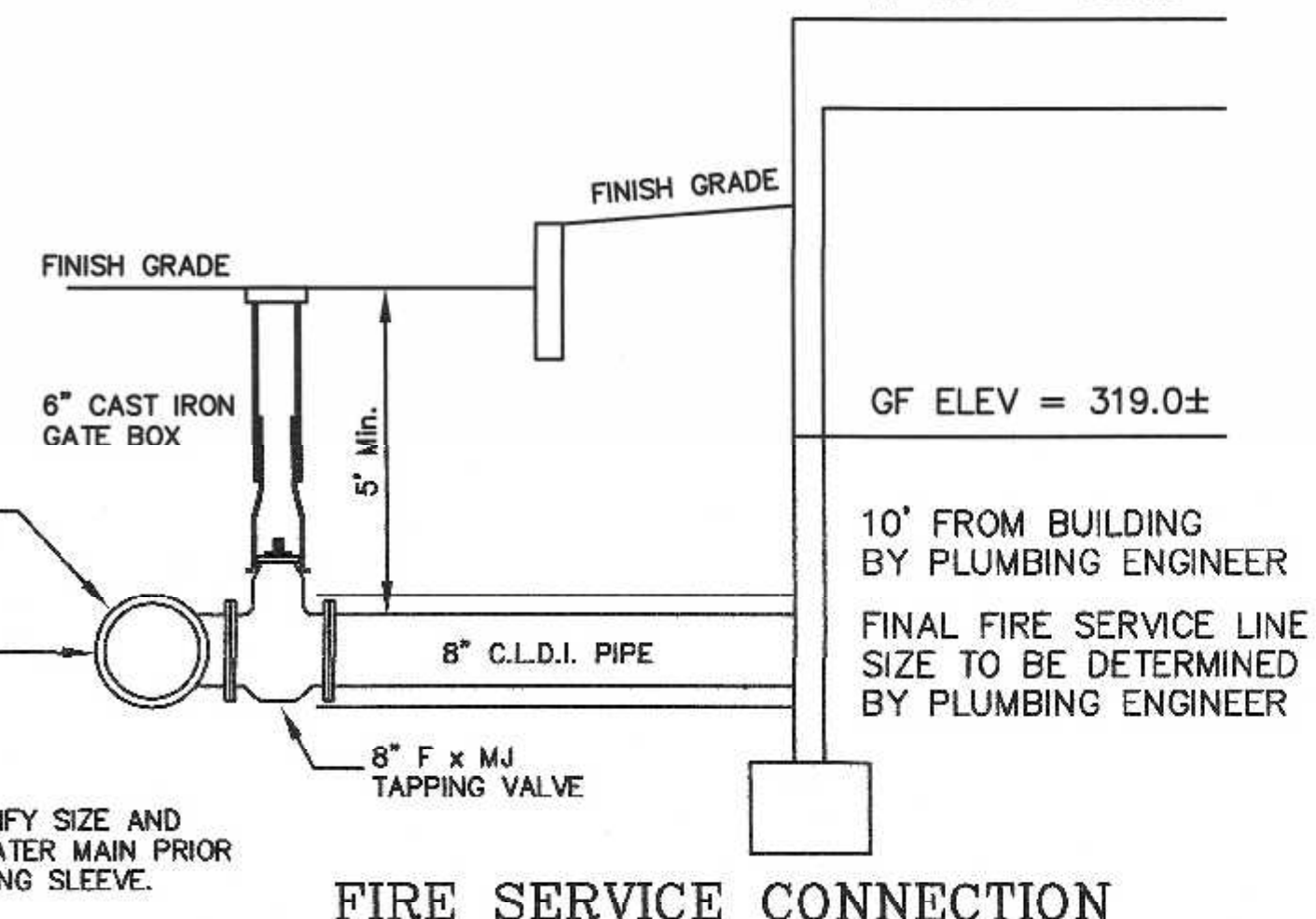
HANDICAP SIGN DETAIL



STOP SIGN DETAIL

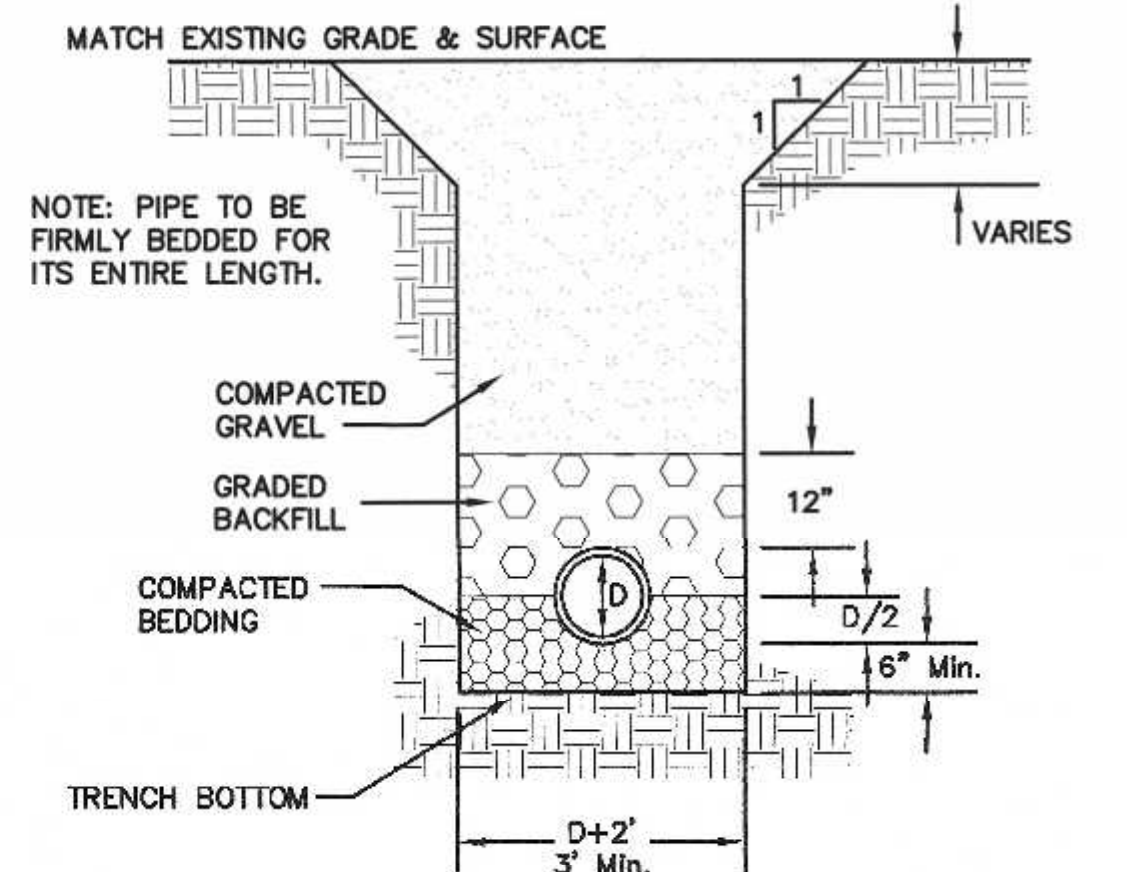
- NOTES:
- CONTRACTOR TO CONTACT DISSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 - ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 - MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

FF ELEV = 329.0



FIRE SERVICE CONNECTION

NOTE: CONTRACTOR TO VERIFY SIZE AND TYPE OF EXISTING WATER MAIN PRIOR TO INSTALLING TAPPING SLEEVE.

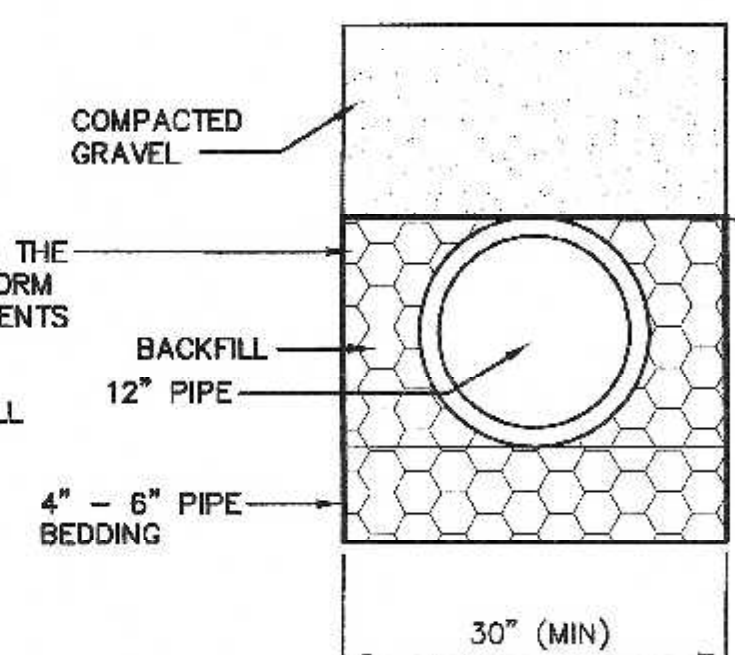


TYPE OF PIPE	RCP DRAIN	CLDI WATER	PVC SEWER	D.I. SEWER
BEDDING	PROG. GRAVEL	SAND	3/4" STONE	3/8" STONE
MATERIAL SPEC.	ORD. FILL	SAND	3/4" STONE	3/8" STONE

UTILITY TRENCH DETAIL

NOTE: BACKFILL AROUND THE PIPE SHALL CONFORM TO THE REQUIREMENTS OF MASS DOT MATERIAL SPEC. M2.01.4 AND SHALL BE COMPACTED.

ADS GEOSYNTHETICS 370HP WOVEN GEOTEXTILE OR APPROVED EQUAL ON BOTH SIDES AND THE TOP OF THE TRENCH.



HDPE TRENCH DETAIL

HDPE PIPE TO BE ADS OR APPROVED EQUAL.

CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AT CONNECTION POINT AND NOTIFY THE DESIGN ENGINEER.

SEWER PIPE TO BE 8" SDR 35. SEWER PIPE SIZE AND TYPE WITHIN 10 FEET OF THE BUILDING SHALL BE PROVIDED BY THE PLUMBING ENGINEER.

SEWER PIPE TO MDC SHALL BE 4" CAST IRON INTO AND OUT OF MDC MANHOLE. REFER TO DETAIL FOR CONNECTION TO PVC.

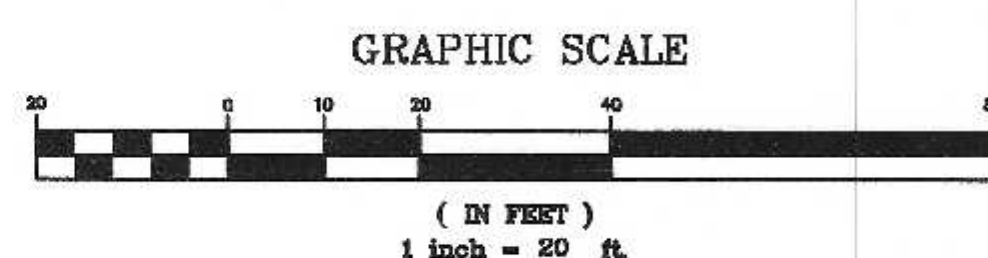
OWNER: MAP 286 PARCELS 32 AND 34 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33 JOHN AND CARMEL SHERRY 88 EAST CENTRAL STREET

APPLICANT: 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION
CONSTRUCTION DETAIL PLAN - 1
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

CARLOS A. QUINTAL
P.E. #30812



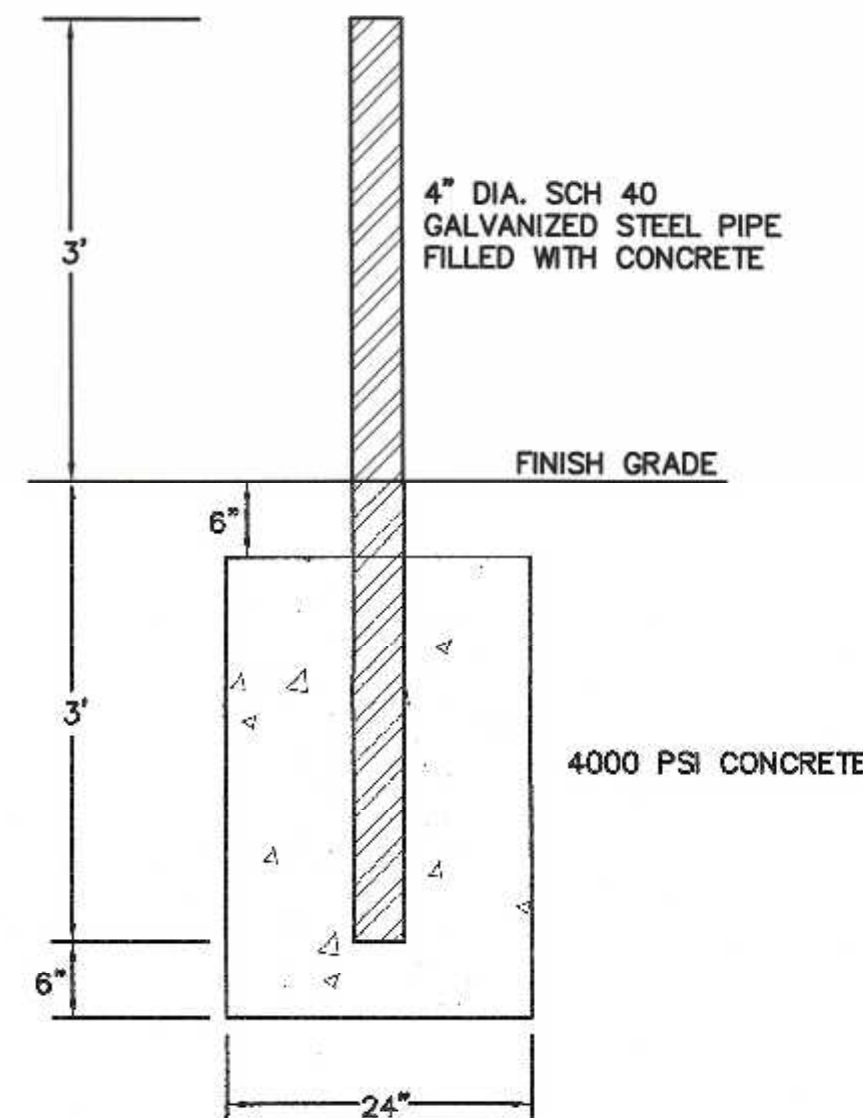
NO.	DATE	DESCRIPTION	BY
3	5/26/22	ADDED CERTIFICATE OF VOTE	RRG
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	BL	
12/21	FIELD BOOK	PG# 63
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

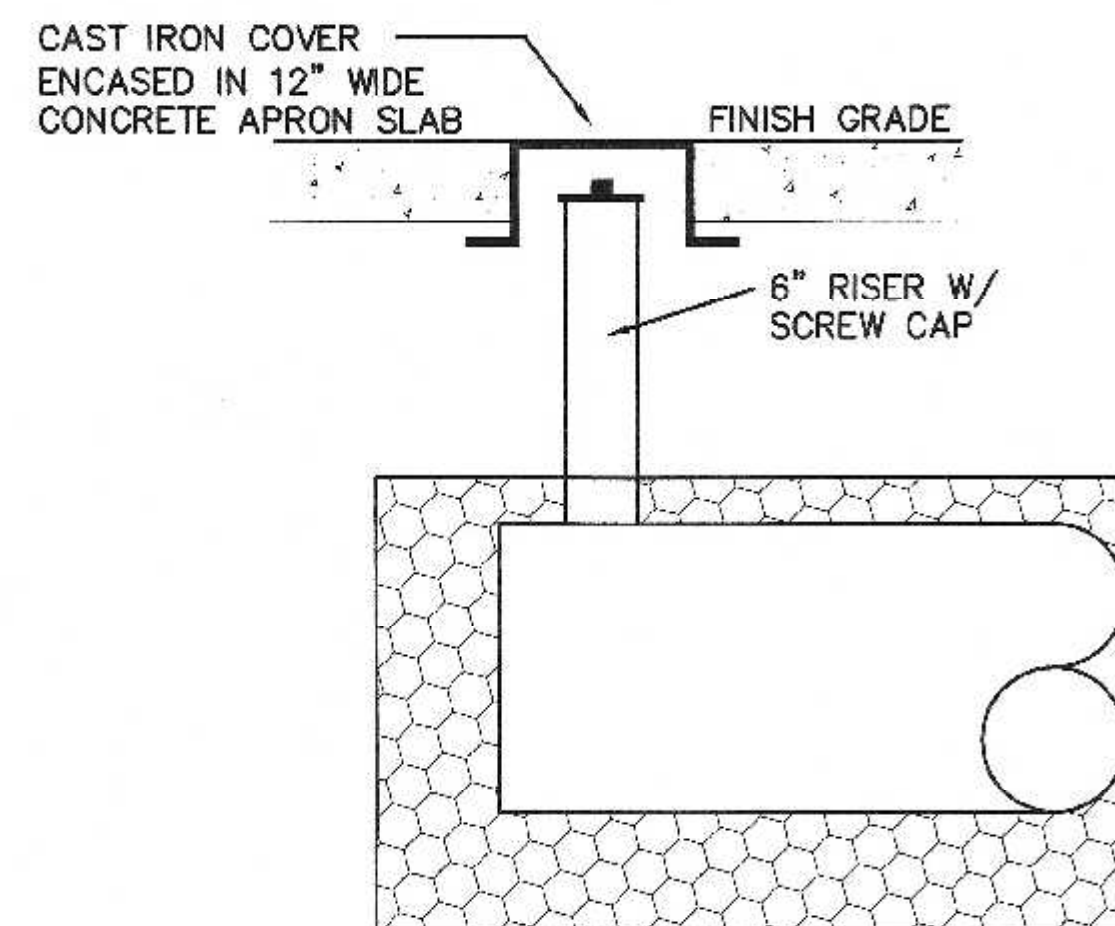
UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6568

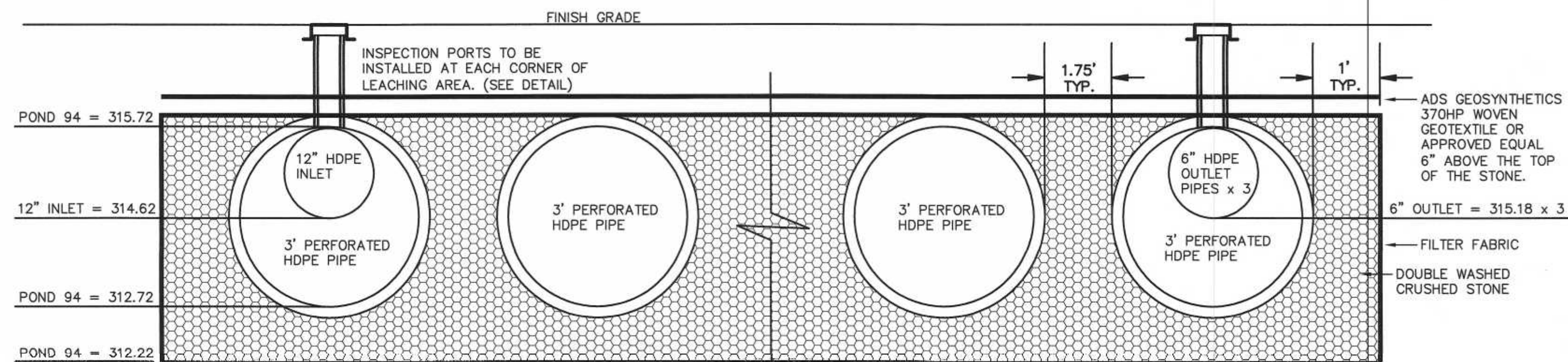
DATE	DEC. 24, 2021
SCALE	1" = 20'
PROJECT	UC1334
SHEET	9 of 11



BOLLARD DETAIL



INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS
N.T.S.



DRAINAGE INFILTRATION AREA

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

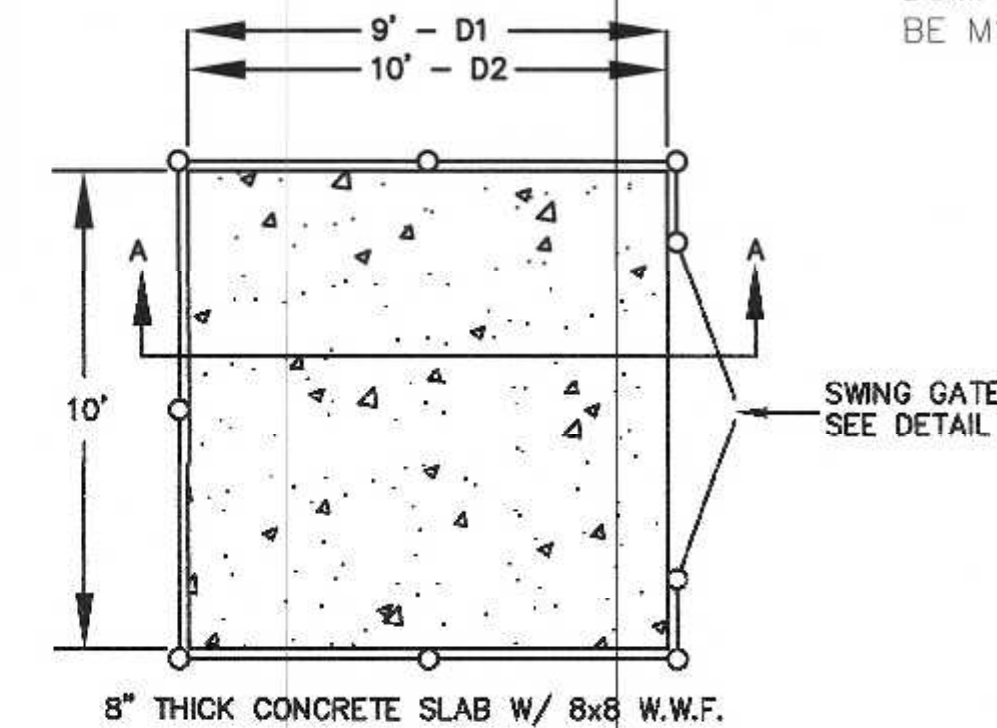
OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

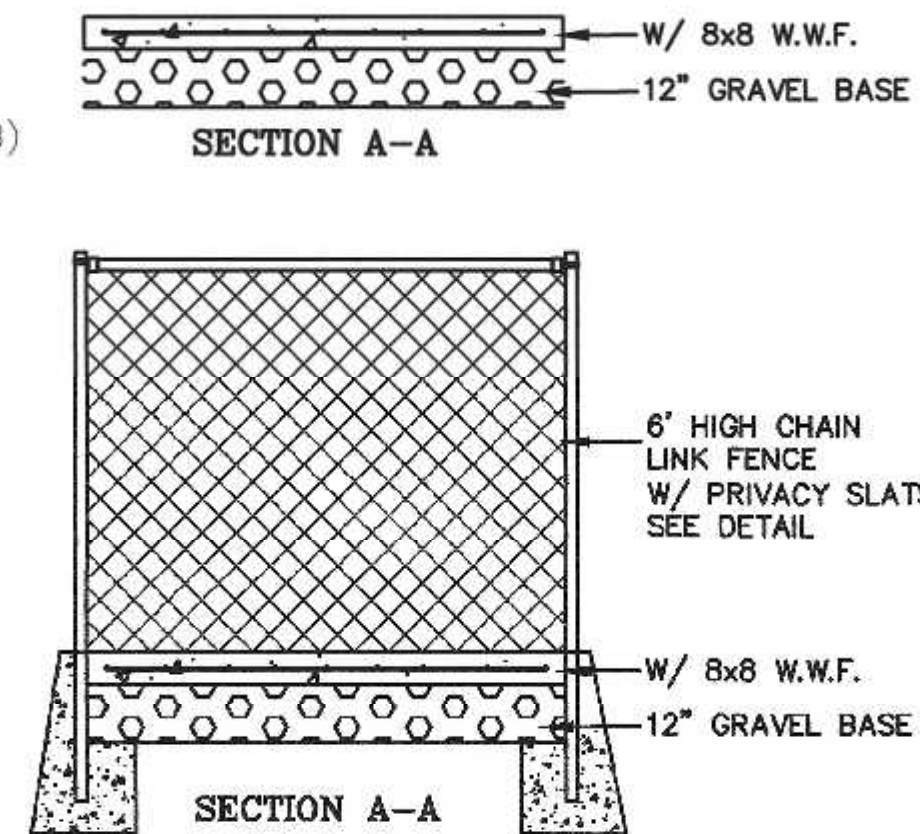
THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL BEING PLACED.

- NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

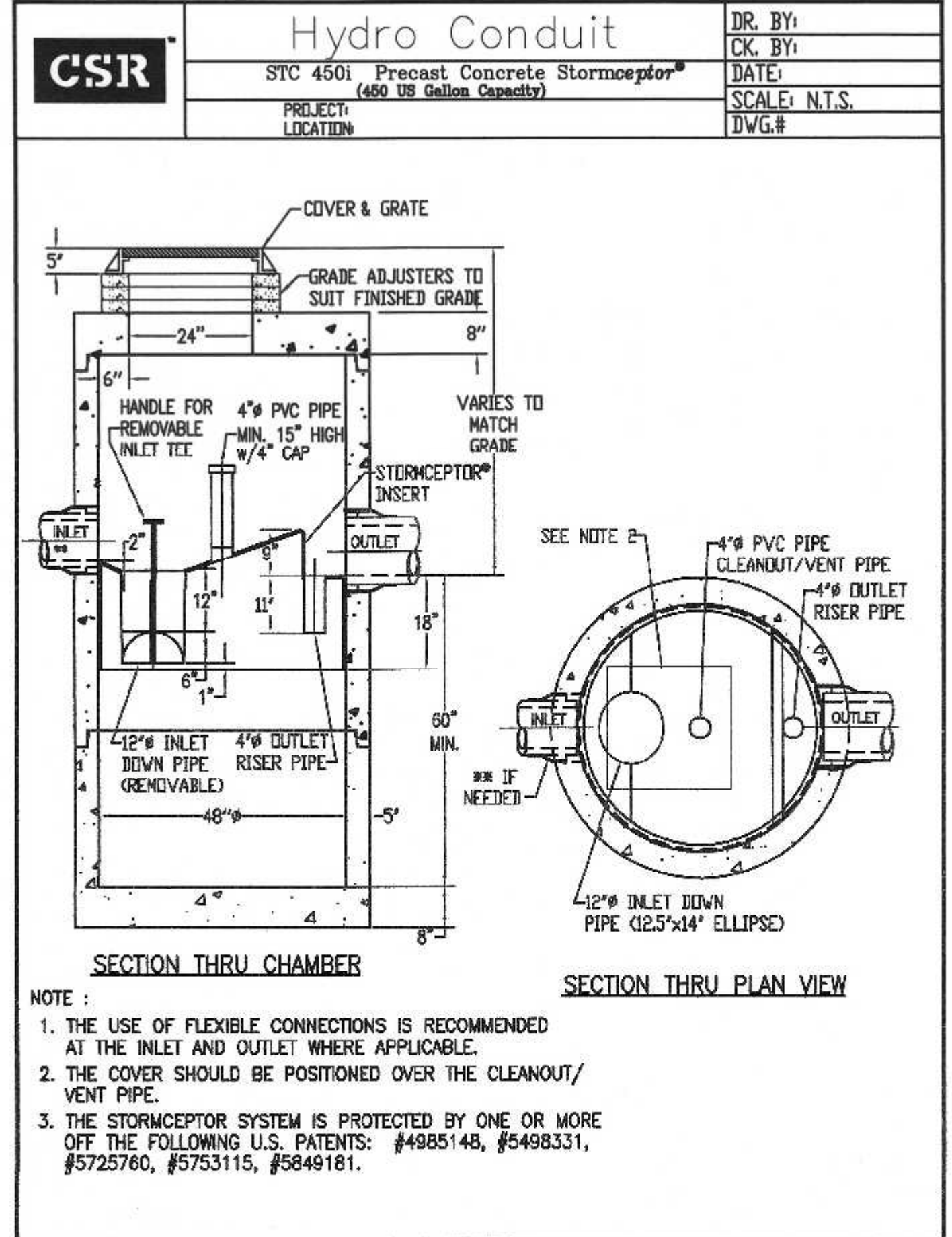
NOTE:
GRAVEL UNDER
DUMPSTER PAD TO
BE M1.03.0 (TYPE B)



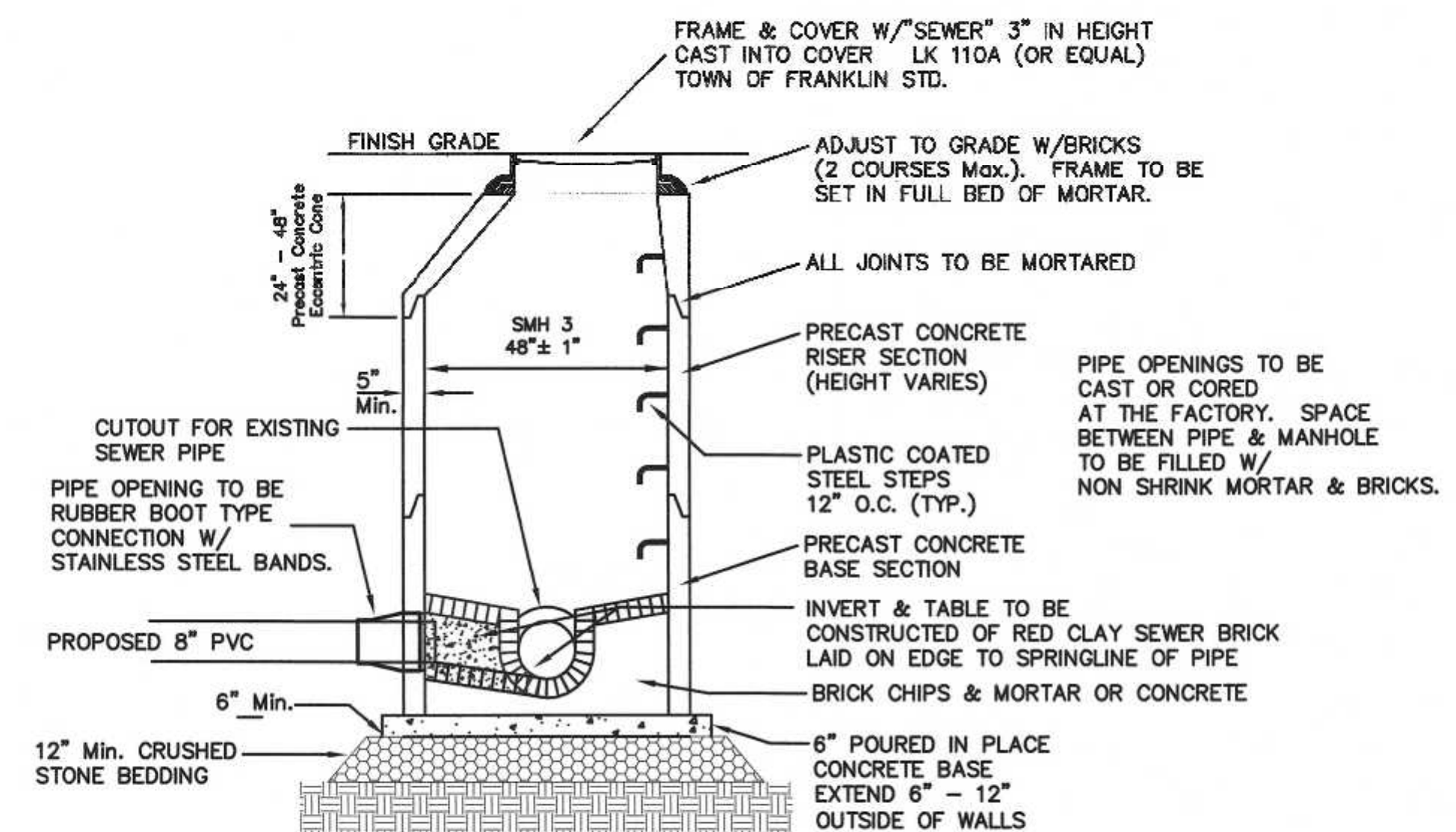
CONCRETE DUMPSTER PAD



DUMPSTER AREA FENCE



- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/VENT PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OFF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.



PRECAST DOG HOUSE SEWER MANHOLE

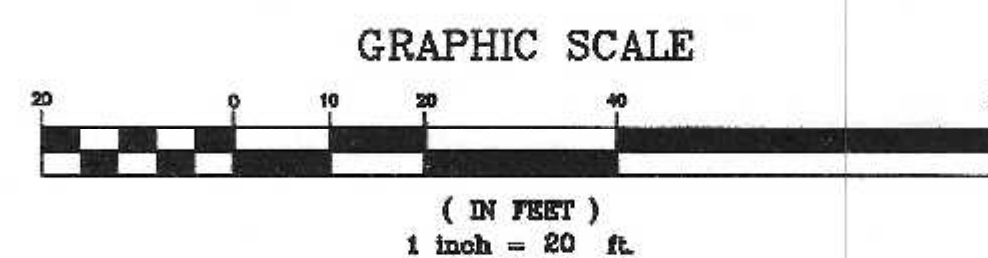


CARLOS A. QUINTAL P.E. #30812

SITE PLAN MODIFICATION
CONSTRUCTION DETAIL PLAN - 2
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

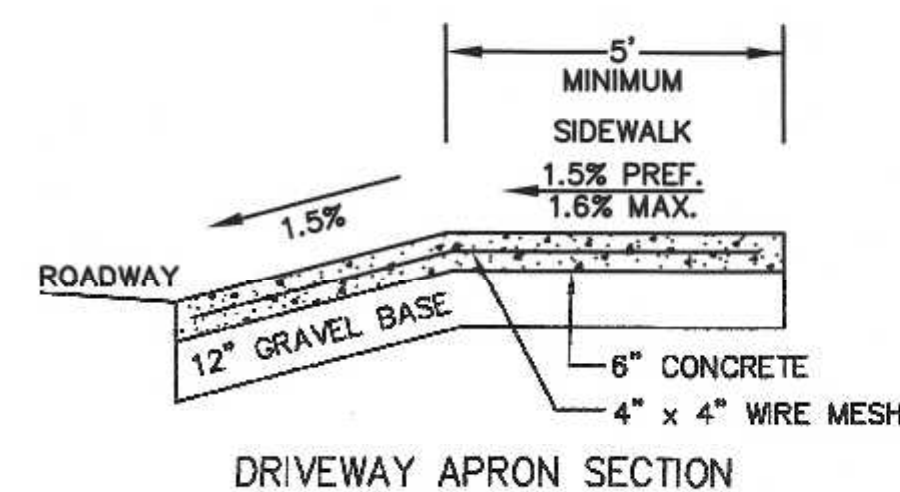
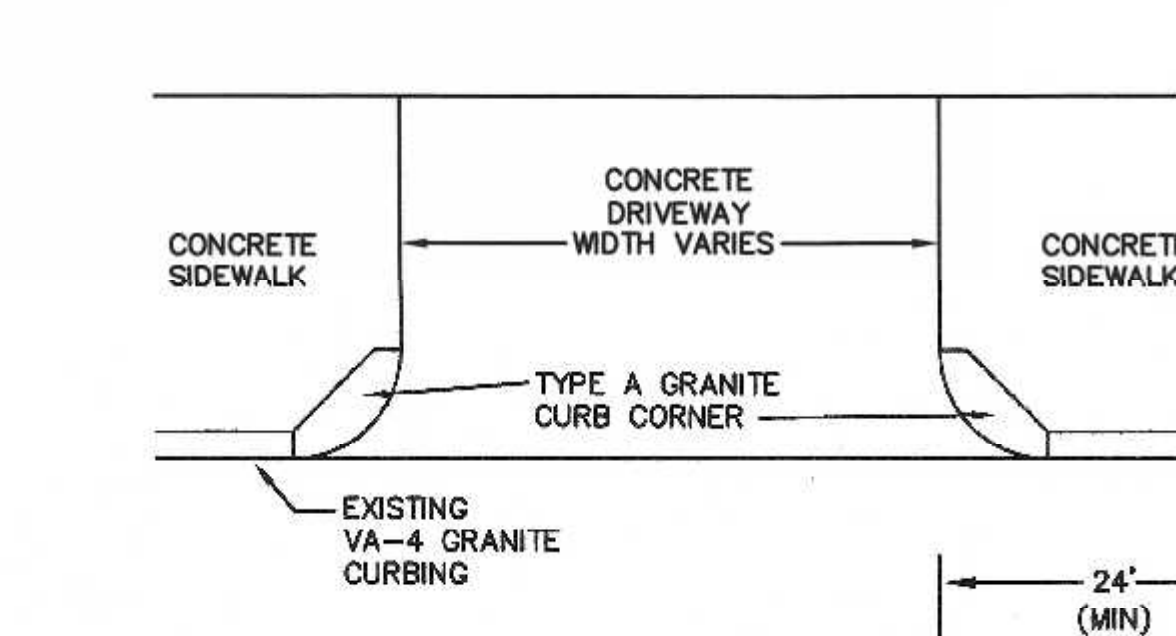


NO.	DATE	DESCRIPTION	BY
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2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

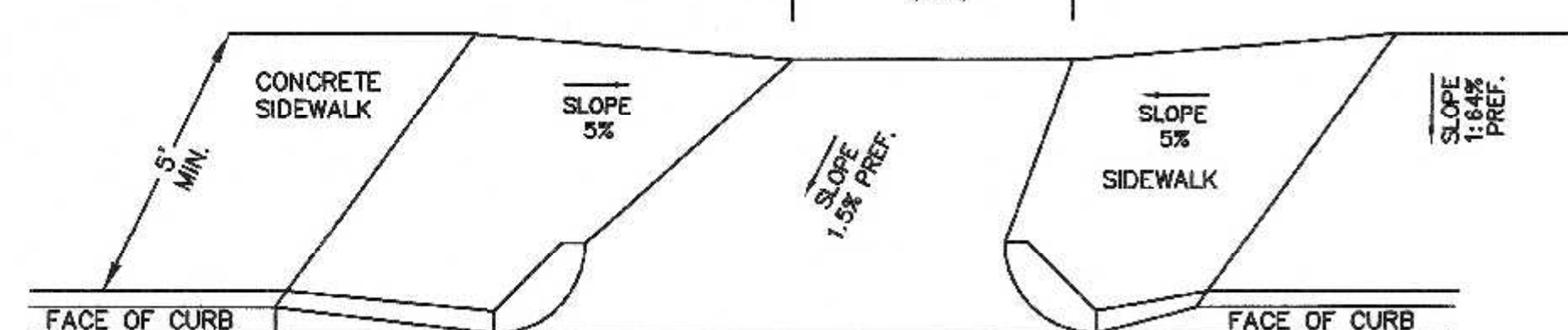
DATE	FIELD BY:	INT.
6/19	FIELD BOOK	BL
BK# 74	PG# 63	
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

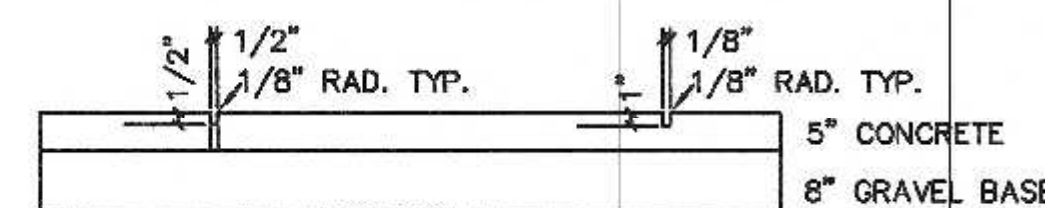
DATE
DEC. 24, 2021
SCALE
1" = 20'
PROJECT
UC1334
SHEET
10 of 11



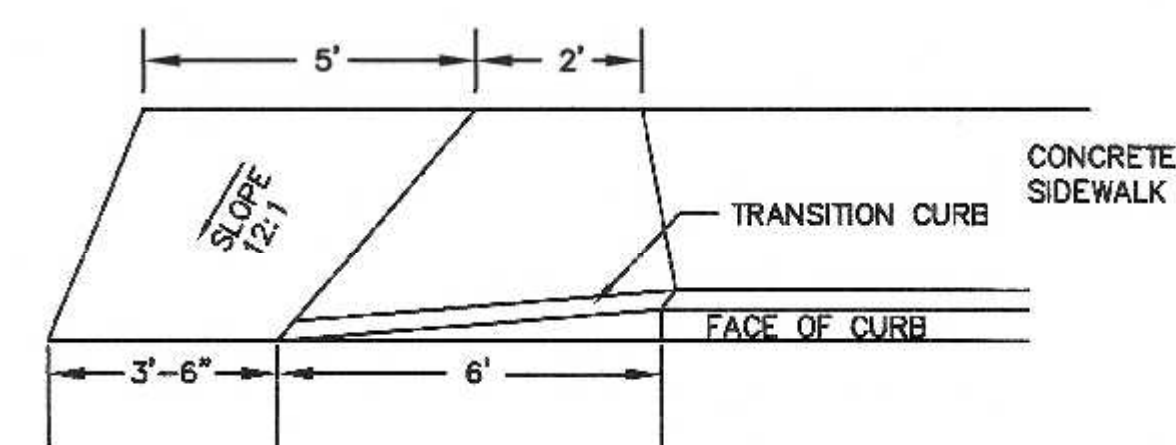
- NOTES:
1. CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
 2. THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.
 3. ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.
 4. GRAVEL UNDER SIDEWALK TO BE M1.03.0 (TYPE B)



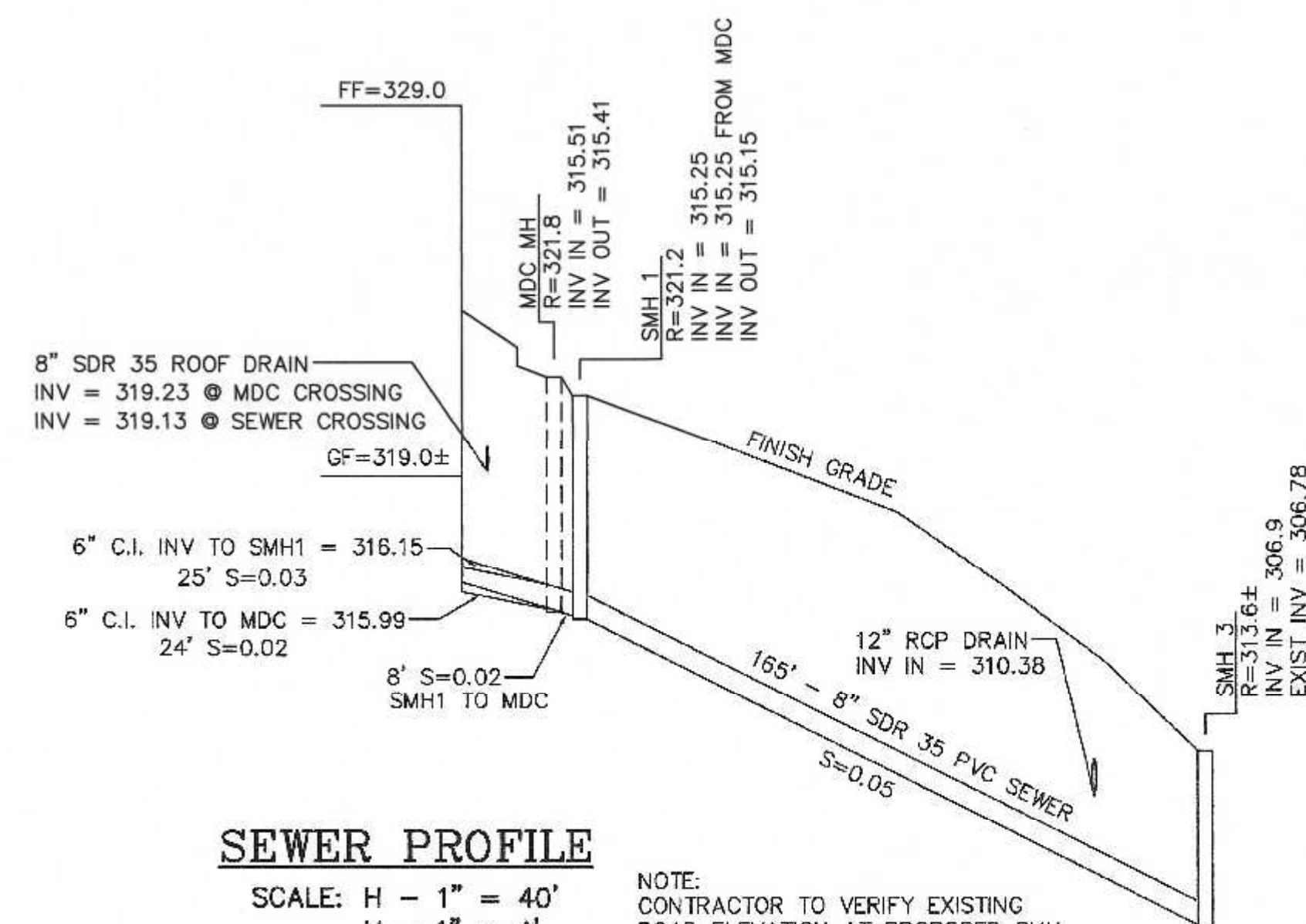
DRIVEWAY APRON



SIDEWALK JOINT DETAIL



WHEELCHAIR RAMP

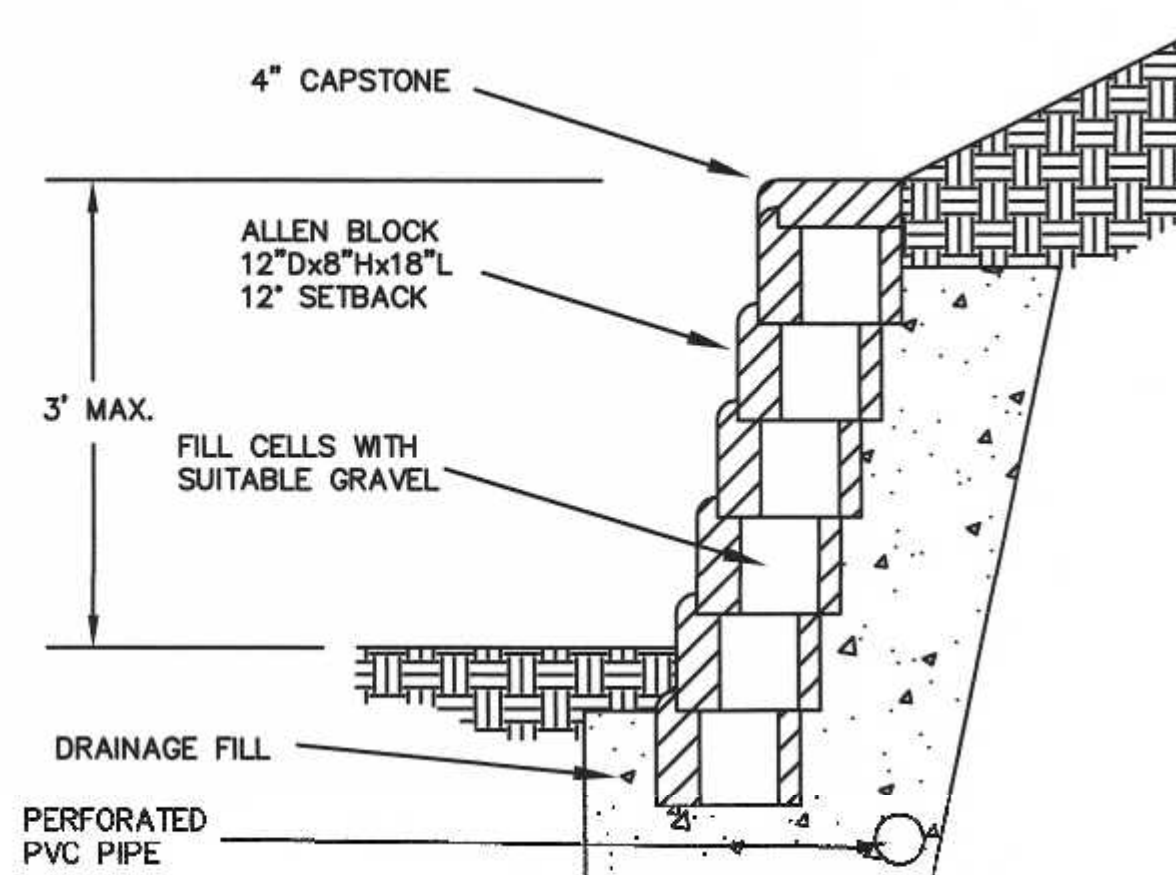


SEWER PROFILE

SCALE: H - 1" = 40'
V - 1" = 4'

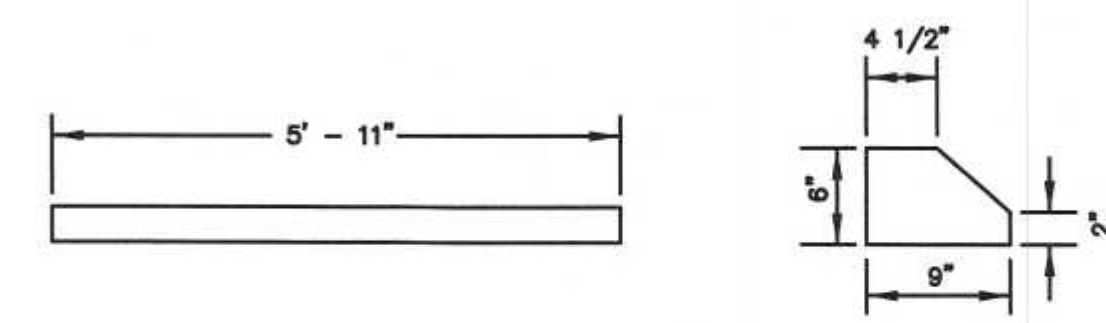
NOTE:
CONTRACTOR TO VERIFY EXISTING ROAD ELEVATION AT PROPOSED SMH 3 PRIOR TO ORDERING THE PRECAST MANHOLE AND REPORT THE ELEVATION TO THE DESIGN ENGINEER.

SEWER NOTE:
THE PROJECT PLUMBING ENGINEER SHALL CONFIRM THE ELEVATIONS OF THE SEWER CONNECTIONS UPON COMPLETION OF THE FLOOR DRAIN DESIGN. ANY REVISIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION.



RETAINING WALL DETAIL

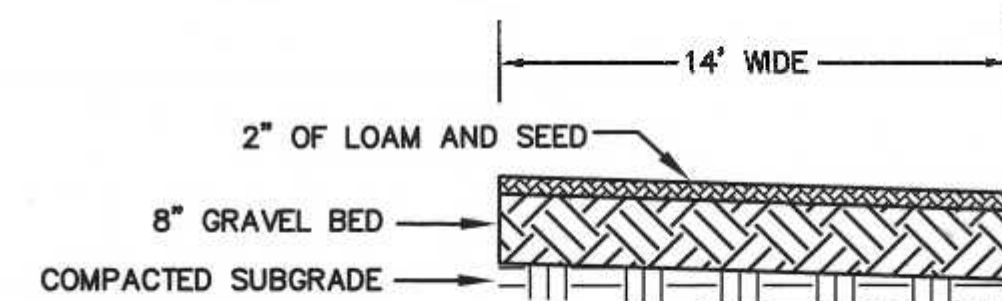
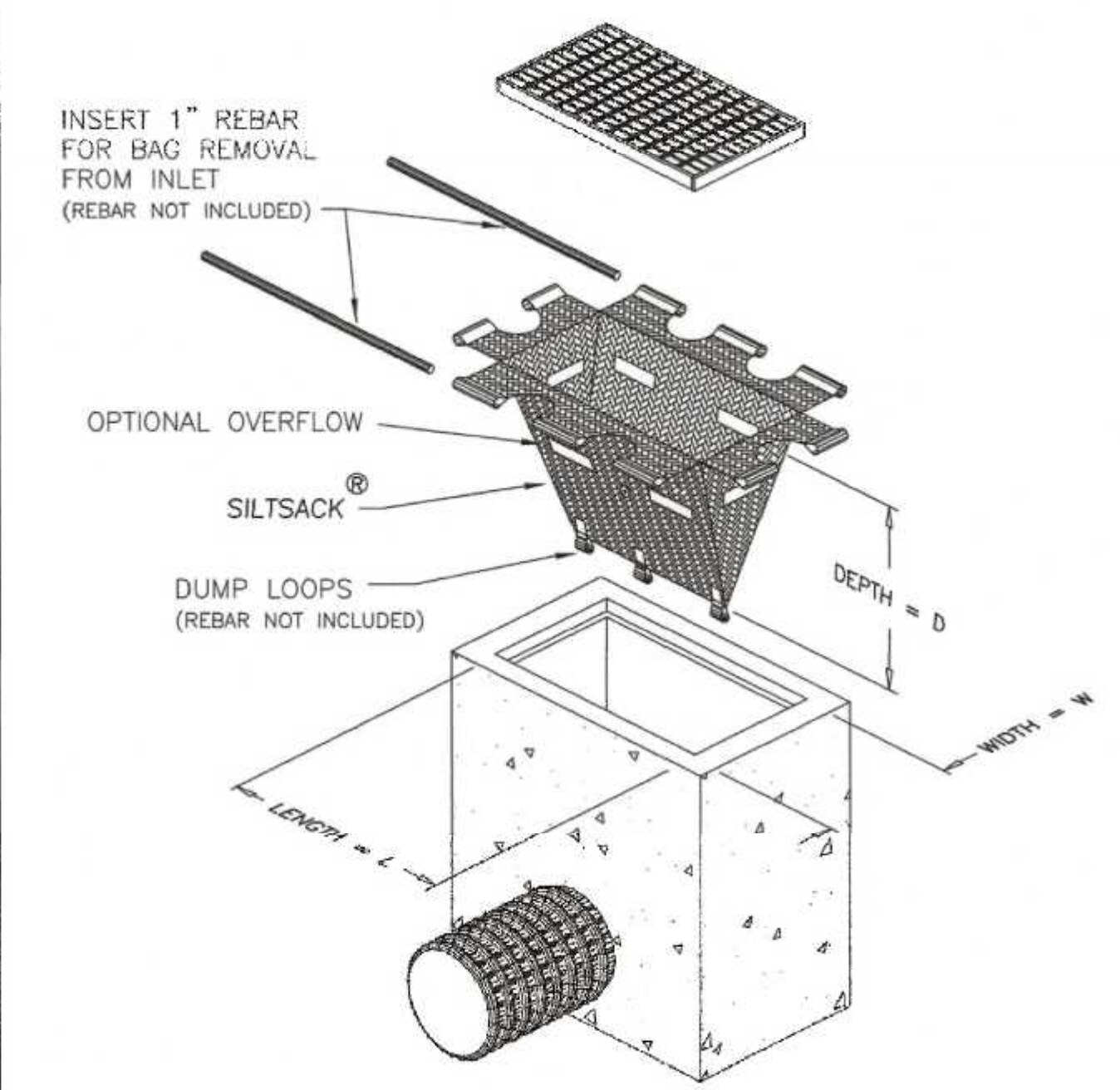
N.T.S.



BUMPER CURB DETAIL

BUMPER CURB SHALL BE E.F. SHEA ITEM NO. B-BBSF OR APPROVED EQUAL.

Typical Siltsack® Construction - Type B



EMERGENCY ACCESS DRIVE

SITE PLAN MODIFICATION
CONSTRUCTION DETAIL PLAN - 3
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

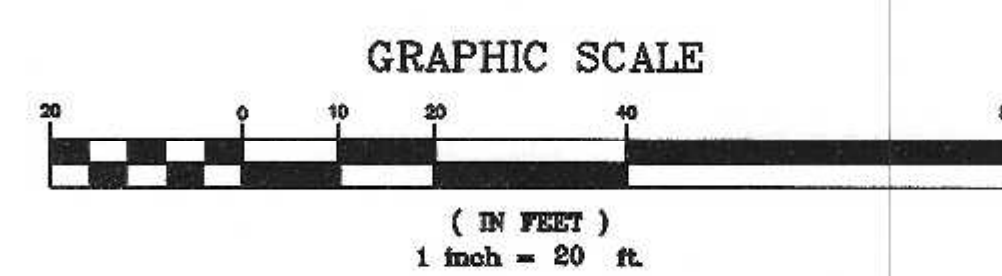
UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8580 FAX 508-384-8586

DATE	FIELD BY:	INT.
6/19	BL	
BK# 74	FIELD BOOK	PG# 63
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET
APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS



CARLOS A. QUINTAL P.E. #30812

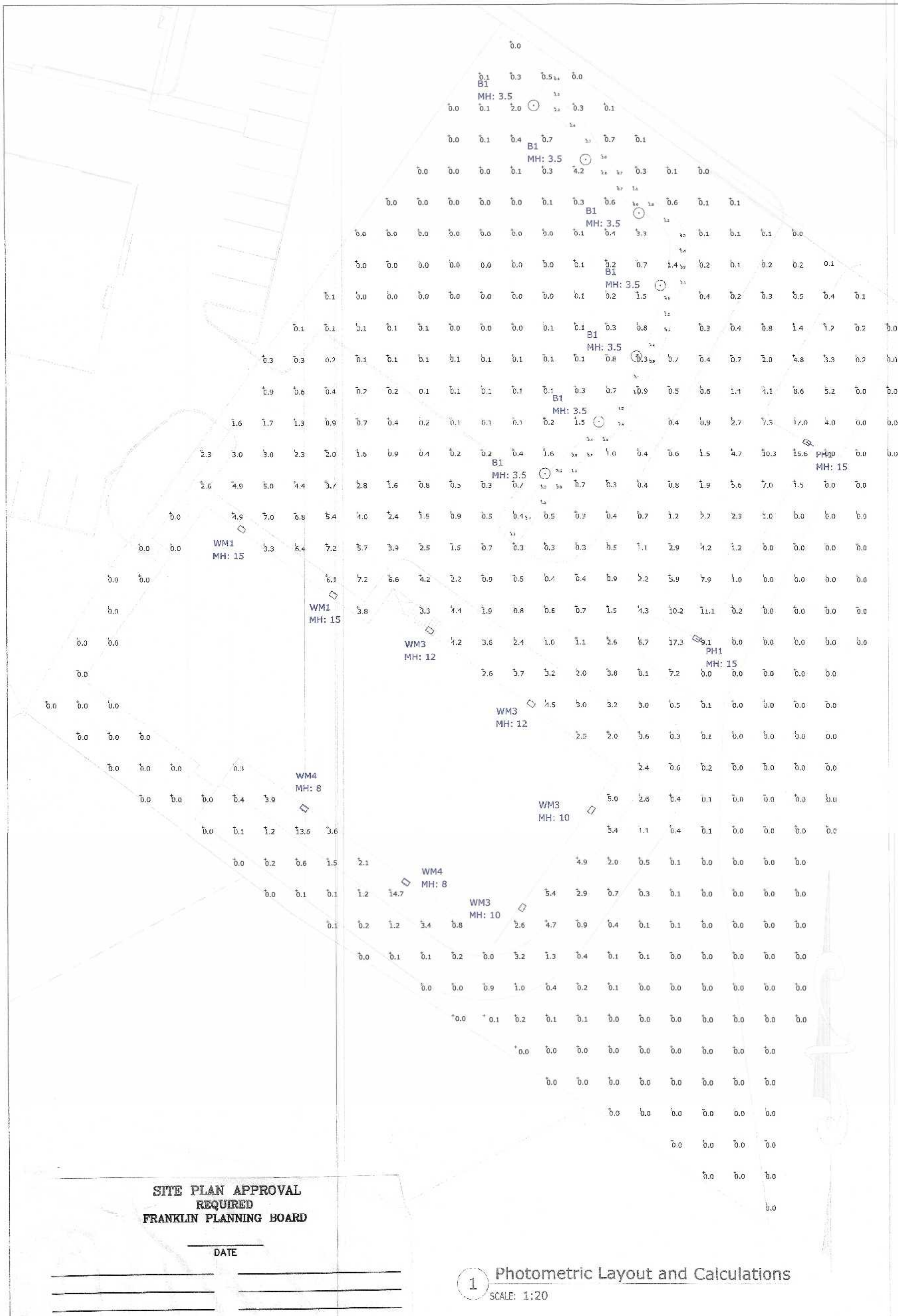


NO.	DATE	DESCRIPTION	BY
3	5/26/22	ADDED CERTIFICATE OF VOTE	RRG
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

DATE
DEC. 24, 2021
SCALE
1" = 20'
PROJECT
UC1334
SHEET
11 of 11



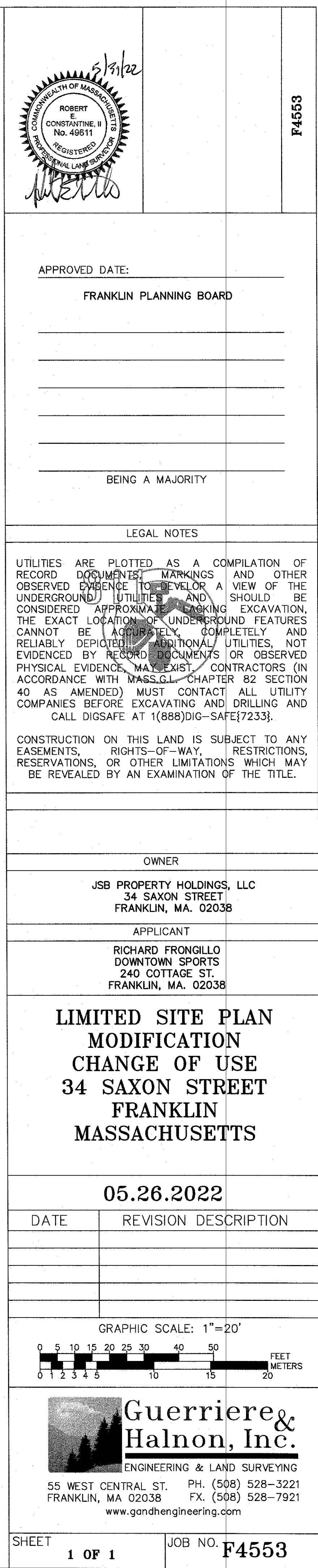
2 XtraLight Type Viento Specifications

3 XtraLight Type Viento Area Specifications

4 Utopia Type BLD2 Specifications

5 XtraLight Viento House Side Shield Specifications

DATE:	2/1/2022	REVISIONS	DESCRIPTION	DATE
PROJECT NUMBER:		1		
DRAWN BY:	AD	2		
CHECKED BY:	HD	3		
APPROVED BY:	HD	4		
SCALE:	1"=20'-0"	5		
		6		
		7		



Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: May 31, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 34 Saxon St - Daycare
Limited Site Plan Modification

The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, June 6, 2022 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 34 Saxon Street in the Commercial I District (Assessors Map 296 Lot 137).
2. The applicant is applying to add a daycare within the existing building.

Comments

1. The Applicant is proposing to add a daycare to an existing area within the building.
2. The Applicant will also need to file with the State for state regulations in operating a daycare.
3. There is no exterior change to the existing building or parking areas.
4. BETA was not asked to review this project, as no exterior changes are being proposed.

DPCD refers the Planning Board for a decision.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

June 2, 2022

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

RE: Limited Site Plan Modification – 34 Saxon St, Downtown Sports

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and we do not have any comments at this time as there are no proposed exterior modifications being planned.

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

Sincerely,

Michael Maglio, P.E.
Town Engineer



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

www.gandhengineering.com
Est. 1972

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

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

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4553

May 31, 2022

Town of Franklin Planning Board
Town Hall
355 East Central Street
Franklin, Massachusetts 02038

Atten: Amy Love

Re: Limited Site Plan Modification Change of Use 34 Saxon Street

Dear Ms. Love:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Limited Site Plan Modification Change of Use "34 Saxon Street". We have provided (1) original application and (7) copies of the application plus the following documentation for your review and approval.

As part of the submittal G & H has included the following:

- (8) Form P;
- (8) Project Narratives;
- (8) Certificate of Ownership;
- (8) Current Property Deed;
- (8) locus plans;
- (8) Previous Approved 11 x 17 set of plans;
- (6) 11 x 17 set of plans;
- (2) 24 x 36 set of plans

On behalf of the Applicant, we respectfully request the Planning Board waive the filing fees. We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager

**Project Narrative
Downtown Sports
34 Saxon Street
Franklin, MA 02038**

Property Owner: JSB Property Holdings, LLC
34 Saxon Street
Franklin, Massachusetts 02038

Applicant: Richard Frongillo
240 Cottage Street
Franklin, Massachusetts 02038

Site Description:

The property located at 34 Saxon Street in Franklin, is a predeveloped site, currently occupied by Carpe Diem Technologies, Inc., Franklin Youth Soccer Association (FYSA) and Downtown Sports and consists of an existing 27,000+/- sf building, 50 parking spaces and associated utilities. The current uses are further described herein:

Downtown Sports

- A local athletic facility for various sports activities including soccer, basketball, volleyball open to the community, teams, and clubs. The facility has a turf field and multi-sport court as well as training space and skill center.
- Current hours of operation are weekdays between 4pm – 9pm and weekends between 8am – 8pm.
- Based on the hours of operation, there are no more than 5 staff members onsite

Carpe Diem Technologies, Inc.

- Small business that operates weekdays from 8am – 5pm with a staff of 9 full-time employees. However, since the pandemic, approximately 50 percent of the staff works remotely and 50 percent frequent the office.

Franklin Youth Soccer Association (FYSA)

- FYSA has office hours two days per week from 6pm-8pm and staffing consists of 1-2 people.

Proposed Project:

The Applicant is proposing to convert an interior portion of the existing building, currently utilized by Downtown Sports, to a daycare/preschool center for children between the ages of 2.9 years – 5 years old, which is similar in comparison to the existing Downtown Sports use. The proposed daycare/preschool will have hours of operation between 7:30am – 3:30 pm during the weekdays, which is opposite hours of the Downtown Sports operations.

The daycare/preschool operations will not have a kitchen and children will be required to bring their own snacks and lunch for daily consumption. No exterior modifications to the existing building or site are proposed.

FORM P

APPLICATION FOR APPROVAL OF A LIMITED SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan entitled
“ ***** ” for approval under the provisions of the Zoning By-
Laws of the Town of Franklin Section §185-31.1.D covering Limited Site Plans.

***** Limited Site Plan Modification Change In Use 34 Saxon St. Franklin, Massachusetts

1. Name of Applicant: Richard Frongillo
Address of Applicant: 240 Cottage St. Franklin, MA. 02038 Downtown Sports
Phone No.: 508.528.1339 Email: rjf@downtownsports.net
2. Name of Owner (if not the Applicant): JSB Property Holdings, LLC
Address of Owner: 34 Saxon St. Franklin, MA. 02038
Phone No.: 508.570.2042 Email: _____
3. Name of Engineer: Guerriere & Halnon, Inc. Amanda Cavaliere
Address of Owner: 55 West Central Street Franklin, MA. 02038
Phone No.: 508.528.3221 Email: acavalliere@gandhengineering.com
4. Deed of Property recorded with Norfolk Registry of Deeds in
Book 23219, Page 452, (or Certificate of Title No. _____)
5. Location and Description of Property:
Existing youth sports facility located at 34 Saxon Street Franklin.

Square Footage of Building(s) 27,066+/- sf
Assessor's Map 296 Lot 173

Change of Use - Convert a portion of the Downtown Sports facility
6. Purpose of Site Plan: to a daycare center.

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



Signature of Applicant

Richard Frongillo

Print Name of Applicant



Signature of Owner

John Berg

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:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision; Site Plan; Special Permit

Limited Site Plan Modification - Change in

Title of Plan: Use 34 Saxon St. Franklin, Massachusetts

Date of Plan: May 26, 2022 Assessor's Information: 296-173

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Richard Frongillo
240 Cottage Street
Franklin, MA 02038

SECTION B:

Name of Record Owner(s): JSB Property Holdings, LLC

Address of Record Owner(s): 34 Saxon Street

Franklin, MA 02038

****Attach Property Deed matching the owner name's listed above.**

*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

Richard Frongillo
Signature of Applicant

Richard Frongillo
Print name of Applicant

John Berg
Signature of Owner

John Berg
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Dorset ss.

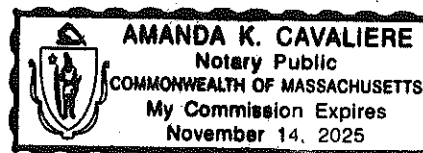
2022

On this 27th day of May 2022, before me, the undersigned notary public, personally appeared John Berg (name of owner), proved to me through satisfactory evidence of identification, which were MA License to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov 14, 2025



CERTIFICATE OF OWNERSHIP

LIMITED SITE PLAN
MODIFICATION -
CHANGE IN USE

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: Limited Site Plan Modification Change In Use 34 Saxon Street
Franklin, Massachusetts

Date of Plan: May 26, 2022 Assessor's Information: 296-173

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

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

SECTION B:

Name of Record Owner(s): JSB Property Holdings , LLC

Address of Record Owner(s): 34 Saxon Street
Franklin, MA. 02038

*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 27th day of may 2020


Signature of Applicant

Richard Frongillo
Print name of Applicant


Signature of Owner

John Berg
Print name of Owner

Dorset SS.

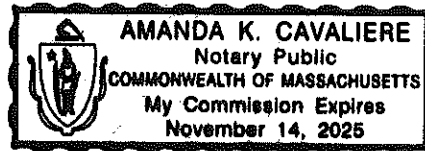
2022

On this 27th day of May, 2022, before me, the undersigned notary public, personally appeared Richard Frongillo (name of Applicant), proved to me through satisfactory evidence of identification, which were MA License to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov. 14, 2025



RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

BK 23219 P452 #162389
12-14-2005 @ 01:24P

CERTIFY

William P. O'Donnell NOT
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED O T Waltham, MA 02452
A N

Saxon Street BLG, a Massachusetts limited liability company having a usual place of business at 80 Donizetti Street, Wellesley, Massachusetts 02482, for consideration paid, and in full consideration of NINE HUNDRED FIFTY THOUSAND DOLLARS (\$950,000.00), hereby grants to JSB Property Holdings, LLC, a Massachusetts limited liability company having a usual place of business at 58 Jefferson Road, Franklin, Massachusetts 02038, with Quitclaim Covenants, the land with the buildings thereon situated on the easterly side of Cottage Street and Saxon Street in Franklin, Norfolk County, Massachusetts, and being shown as Parcel "A" on a plan entitled, "Plan of Land in Franklin, Mass. Prepared For: Aubuchon Realty, Inc. Scale: 20 ft. to an inch Date: January 25, 1988 Guerriere & Halnon, Inc. Engineering and Land Surveying 205 East Central St. Franklin Mass.," recorded with Norfolk County District Registry of Deeds in Plan Book 365, Plan No. 159 of 1988, reference to which may be had for a more particular description.

Said Parcel "A" contains 57, 073 square feet, more or less, according to said plan.

The said premises have the benefit of an easement over Parcel "B" as shown on the plan hereinbefore referred to, which easement is for the purpose of ingress and egress to Parcel "A", and for the storage and parking of motor vehicles.

Said Parcel "B" contains 502 square feet, more or less, according to said plan.

The said premises also have the benefit of the right to place an illuminated sign on the steel pylon located on other land described in Norfolk County District Registry of Deeds, Book 5810, Page 321, provided that the person who shall erect such sign shall be liable for the cost of installation and maintenance and repair of said sign and electric charges relating thereto.

The premises also have the benefit of the following restrictions on other land described in Norfolk County District Registry of Deeds, Book 5810, Page 321 and Book 7889, Page 715, to the extent the same is in force and applicable: that the same shall not be used for retail sales of hardware items and it is expressly understood and agreed that the covenant above specified shall attach to and run with the land and it shall be lawful not only for the said Grantee [Aubuchon Realty Co., Inc.], but for its assigns to institute and prosecute proceedings at law or in equity against any person or persons violating or threatening to violate the same and that this covenant constitutes a portion of the consideration paid by the Grantee and it is expressly understood and agreed that the foregoing covenant is accepted and agreed to by the Grantor [John R. Dean, Trustee of Dean Franklin Realty Trust] and shall bind their heirs, executors and assigns and that any conveyances hereafter made by the Grantor or Grantors, their heirs, executors or assigns, shall have inserted in any deed or deeds the foregoing covenant.

The said premises also are subject to and have the benefit of a Variance dated February 6, 1984 granted by the Board of Appeals of the Town of Franklin, Massachusetts and the

Special Permit dated December 28, 1987 granted by the Planning Board of the said Town of Franklin.

A N A N
O F F I C I A L O F F I C I A L

The said premises are subject to any rights, restrictions and easements of record, insofar as in force and applicable.

The said premises are also conveyed subject to such real estate taxes which are assessed, but are not yet due and payable, which Grantee by the acceptance of this deed assumes and agrees to pay.

Being the same premises described in Deed of Aubuchon Realty Company, Inc. to Saxon Street LLC dated May 14, 2001, and recorded with the Norfolk County Registry of Deeds at Book 15030, Page 161.

Witness the execution hereof as a sealed instrument this 14th day of December, 2005.

SAXON STREET LLC

By: Richard C. Herring
Richard C. Herring, Its Manager

Property Address:
34 Saxon Street
Franklin, Massachusetts 02038

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

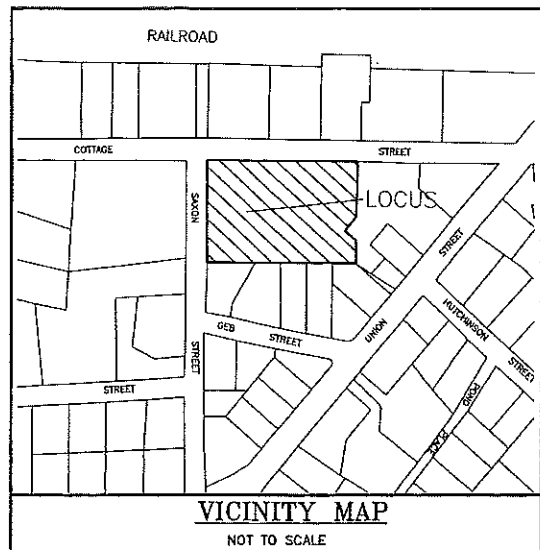
December 14, 2005

On this 14th day of December, 2005, before me, L. Richard LeClair, III, the undersigned Notary Public, personally appeared Richard C. Herring, proved to me through satisfactory evidence of identity, which was a driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of Saxon Street, LLC.

L. Richard LeClair, III
Notary Public:
L. Richard LeClair, III
My Commission Expires: May 3, 2007

DEDHAM
RECORDS REG#17
CANCELLED
DEC 14 2005 01
12/14/05 11:27 AM
000000 46573
FEE 44332.00
CASH 44332.00





CERTIFICATE OF VOTE NOTE:

SEE CERTIFICATE OF VOTE NOTE FROM THE FRANKLIN PLANNING BOARD VOTING TO APPROVE WITH CONDITIONS* AT THE MEETING DATED AUGUST 7, 2017 THE PLAN ENTITLED "CHANGE OF USE & SITE PLAN MODIFICATION AT 34 SAXON STREET IN FRANKLIN, MA" PLAN DATED JULY 17, 2017 BY GUERRIERE AND HALNON, INC.

* 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.

EXISTING LEGEND

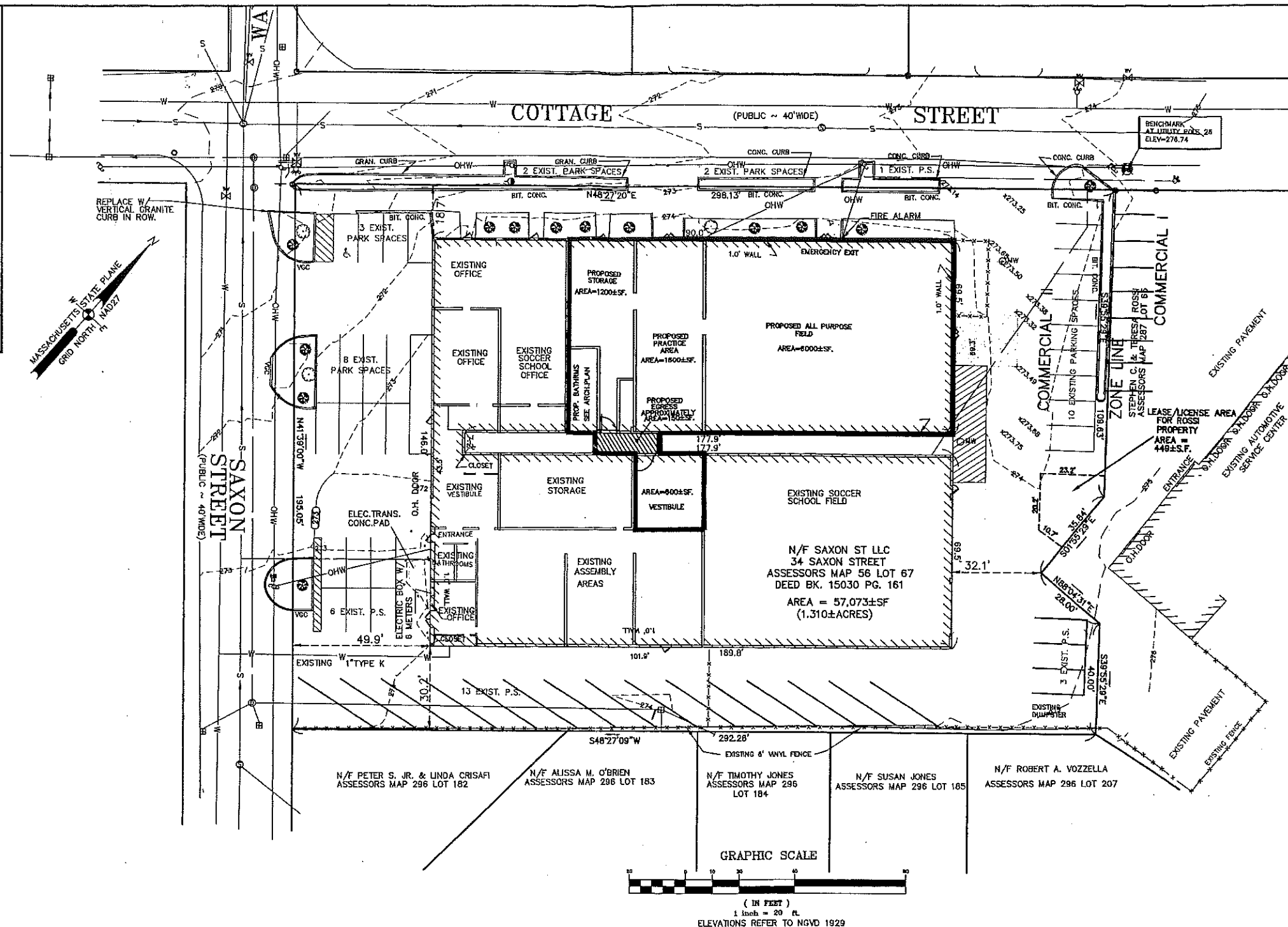
- EXISTING TREE
- GAS SHUTOFF
- IRON ROD
- BENCHMARK
- UTILITY POLE
- HANDICAP PARKING
- MANHOLE
- MONITOR WELL
- WATER SHUTOFF
- WATER VALVE
- SEWER MANHOLE
- GUY WIRE
- DRAIN LINE
- SEWER LINE
- OVER HANG WIRE
- GAS LINE
- WATER LINE



DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION HAS NOT AVAILABLE. CONTRACTORS ON ACCORDANCE WITH MASS. CH. 269A, SECTION 40 (AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (800)344-7233 (OR) (508)344-7233.

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.



REQUEST FOR DETERMINATION OF PARKING

SECTION 185-21 B(2), PARKING REQUIREMENTS FOR NON-RESIDENTIAL BUILDINGS.

CARPE DIEM TECHNOLOGIES - BUSINESS HOURS OPERATE WEEKDAYS

HOURS FOR 5 ENGINEERS: 8:30 AM TO 5:30 PM
HOURS FOR 2 OFFICE EMPLOYEES: 7:30 AM TO 4:00 PM
HOURS FOR 2 P.T. EMPLOYEES: 8:30 AM TO 3:00 PM
TOTAL PARKING REQUIREMENTS = 10 SPACES
(8 SPACES AFTER 3:00)

FRANKLIN YOUTH SOCCER ASSOCIATION - HOURS OF OPERATION
WEEKDAYS FROM 3:30PM - 8:30PM WEEKENDS 8:00AM - 5:00PM
PRESENT PARKING REQUIREMENTS ARE 20 SPACES PER ACTIVITY
15 MINUTE GAP BETWEEN PROGRAMS ARE BEING IMPLEMENTED
PROPOSED FRANKLIN YOUTH SOCCER ASSOCIATION EXPANSION
WEEKDAYS FROM 3:30PM - 8:30PM WEEKENDS 8:00AM - 5:00PM
PROPOSED PARKING REQUIREMENTS WILL BE 20 SPACES PER ACTIVITY
15 MINUTE GAP BETWEEN PROGRAMS ARE BEING IMPLEMENTED

A TOTAL OF 40 SPACES ARE PROPOSED TO BE REQUIRED FOR YOUTH SOCCER
8 SPACES ARE REQUIRED FOR CARPE DIEM TECH.
48 SPACES ARE PROVIDED ON SITE

PURPOSE OF PLAN

TO CONSTRUCT A ALL PURPOSE FIELD AS A CHANGE OF USE PRIOR USE WAS AUBUCHON HARDWARE, RETAIL STORE.
PROPOSED USE ALL PURPOSE FIELD FOR FRANKLIN YOUTH SOCCER ASSOCIATION

APPROVED PARKING FOR 2006 APPROVAL

ESTIMATED EMPLOYEES/PATRONS

OFFICE SPACE F.Y.S.A. -1,400± SF. / 250 = 5.76 SPACES(6 SPACES)
OFFICE SPACE RETAIL -1,440± SF. / 250 = 5.76 SPACES(6 SPACES)
RETAIL SPACE BAKERY -1,440± SF. / 200 = 7.2 SPACES(9 SPACES)
STORAGE -1184± SF. / 1000 = 1.18 SPACES(1 SPACE)
OFFICE SPACE 1ST & 2ND FLOOR 1263 ± SF. / 250 = 5.05 SPACES(5 SPACES)
LT. MFG. ASSEMBLY 5589±SF./400 =13.97 SPACES(14 SPACES)
RECREATIONAL USE 6210±SF.
YOUTH SOCCER 1 SPACE PER.8 PATRONS/CHILDREN- OFF PEAK USE
15 CHILDREN/8 + 2 INSTRUCTORS=12 SPACES

RETAIL SPACE- AUBUCHON 6210SF/200= 31.05 (31 SPACES)
STORAGE 1794SF/1000= 1.79 SPACES (2 SPACES)
TOTAL SPACES REQUIRED = 77 - OFF PEAK USE(12) = 65 TOTAL SPACES

TOTAL SPACES REQUIRED = 51 = 50 TOTAL SPACES PROVIDED

NOTES

- THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 296 LOT 173.
- SEE DEED BOOK 23219 PAGE 452.
- BUILDING OFFSETS SHOWN HEREON ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.
- ZONING DISTRICT 'COMMERCIAL II'.
- BUILDING OFFSETS ARE TAKEN FROM THE SIDING AND ARE 90 DEGREES TO THE LOTLINE.
- MEASUREMENTS TAKEN FROM METAL SIDING WHICH HAS 3" INSULATION AND 8" HORIZONTAL METAL BEAMS.
- SPRINKLER SYSTEM TO BE INSTALLED.



8-11-2017

SITE PLAN APPROVED
FRANKLIN PLANNING BOARD

John Connolly
City Planner
William D. Dwyer

DATE: 9-11-17

OWNER:
JOHN BERG
JSB HOLDINGS LLC
58 JEFFERSON ROAD
FRANKLIN, MA 02038

REVISIONS

DATE	REVISED
7/24/17	PER PLANNER COMMENTS
8/7/17	ADDED CERTIFICATE OF VOTE NOTE



Guerriere
&
Halnon, Inc.

Engineering & Land Surveying
Ph. (508) 528-3221 38 POND STREET, STE 206
Fx. (508) 528-7921 FRANKLIN, MASS. 02038
www.guerriereandhalnon.com

CHANGE OF USE

SITE PLAN MODIFICATION

34 SAXON STREET

IN
FRANKLIN
MASSACHUSETTS

DATE	SCALE
JULY 17, 2017	1"=20'
SHEET	JOB NO.
1 OF 1	F-4143 (REV. F-4143)

EXISTING LEGEND

- EXISTING TREE
- GAS SHUTOFF
- IRON ROD
- BENCHMARK
- UTILITY POLE
- HANDICAP PARKING
- MANHOLE
- MONITOR WELL
- WATER SHUTOFF
- WATER VALVE
- SEWER MANHOLE
- GUY WIRE
- DRAIN LINE
- SEWER LINE
- OVER-HANG WIRE
- GAS LINE
- WATER LINE

PROPOSED LEGEND

- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- EXISTING SPOT ELEV.
- PROPOSED SPOT ELEV.

SITE PLAN APPROVED
FRANKLIN PLANNING BOARD

Thomas C. Blandford
Robert D. Blandford
Robert D. Blandford
DATE: _____

NOTES

- THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 56 LOT 67.
- SEE DEED BOOK 15030 PAGE 161.
- BUILDING OFFSETS SHOWN HEREON ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.
- ZONING DISTRICT "COMMERCIAL II".
- BUILDING OFFSETS ARE TAKEN FROM THE SIDING AND ARE 90 DEGREES TO THE LOTLINE.
- MEASUREMENTS TAKEN FROM METAL SIDING WHICH HAS 3" INSULATION AND 8" HORIZONTAL METAL BEAMS.
- SPRINKLER SYSTEM TO BE INSTALLED.
- LOCATION OF THE WATER LINE TO BE DETERMINED BY THE SPRINKLER ENGINEER AND THE FRANKLIN D.P.W.
- EXISTING 6" PVC DRAIN LINE LOCATED ON THE WEST SIDE OF BUILDING IS TO BE INSPECTED FOR BLOCKAGE AND/OR COLLAPSE BY FRANKLIN DEPT OF PUBLIC WORKS AND DESIGN ENGINEER. IF NO DAMAGE IS FOUND, NO INSTALLATION OF THE ALTERNATE 12" ROP OR DMH IS REQUIRED.
- TOTAL PARKING AREA TO BE REPAVED WITH 1- 1 1/2" OVERLAY TOP COAT AND RESTRIPE PARKING AND REPAIR CURBING AS REQUIRED.
- TOWN OF FRANKLIN D.P.W. TO REPAVE SAXON STREET AS REQUIRED.



DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 92 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (603)544-7233 (603)544-SAFE.

REFERENCES

- PLAN ENTITLED "PLAN OF LAND IN FRANKLIN, MASS. PREPARED FOR AUBUCHON REALTY INC." SCALE 1"=20'; PREPARED BY GUERRIERE & HALNON, INC.; DATED JANUARY 25, 1988; RECORDED AS PLAN NO. 159 OF 1988 IN PLAN BOOK 385 AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
- SEE SITE PLAN ENTITLED "SITE PLAN OF EXISTING BUILDINGS IN FRANKLIN, MASS. PREPARED FOR AUBUCHON REALTY COMPANY, INC. DATED DECEMBER 17, 1987 SEE CERTIFICATE OF VOTE DATED JANUARY 21, 1988 BY THE FRANKLIN PLANNING BOARD.
- SEE SPECIAL PERMIT GRANTED BY THE TOWN OF FRANKLIN PLANNING BOARD ON DECEMBER 14, 1988 TO REDUCE THE REQUIRED PARKING.
- SEE VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS DATED FEBRUARY 5, 1984 TO GRANT A VARIANCE FROM THE FRONTAGE AND/OR SIDELINE REQUIREMENTS AND FROM THE MAXIMUM PERCENTAGE OF LOT COVERED BY STRUCTURES PLUS PAVING.



"I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS PROPOSED."

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

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

"THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON."

E. O'Brien
06-05-2004
PROFESSIONAL LAND SURVEYOR DATE

REQUEST FOR DETERMINATION OF PARKING

PARKING REQUIREMENTS

APPROVED PARKING SPACES FROM PLAN BY GUERRIERE & HALNON, INC. DATED DECEMBER 17, 1987
COMMERCIAL RETAIL SPACE: 8,900 ± SF. REQUIRES 45 SPACES
STORAGE / WAREHOUSE / HALLS: 17,618 ± SF. REQUIRES 18 SPACES
TOTAL REQUIRED = 63 SPACES
TOTAL PROVIDED AND APPROVED 1987= 44 PUBLIC SPACES ON SITE
7 EMPLOYEE SPACES ON SITE
5 SPACES IN R.O.W., COTTAGE ST.
56 TOTAL SPACES APPROVED

PROPOSED PARKING FOR 2004

OFFICE SPACE UNIT 5 -1,263± SF. / 250 = 5.05 SPACES
RETAIL SPACE -9418.6± SF. / 200 = 47 SPACES
COMMERCIAL SERVICE / COMMON AREAS / STORAGE - 14,664± SF. / 1000 = 14.7 SPACES
TOTAL SPACES REQUIRED = 66.75

EXISTING PAINTED PARKING SPACES 2004= 32 SPACES

EXISTING PAINTED PARKING SPACES TO REMAIN=27 SPACES

EXISTING SPACES WITHIN THE RIGHT OF WAY =5

PROPOSED PARKING NEW STRIPING / OR RESTRIPE = 18 SPACES
PROPOSED TOTAL PARKING = 50 TOTAL SPACES PROVIDED

34 SAXON STREET
COMMERCIAL
CONDOMINIUM

REVISIONS

DATE	REVISED
3/5/04	PER TOWN REQUEST



Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 38 POND STREET, STE 206
Fr. (508) 528-7921 FRANKLIN, MASS. 02038
www.guerriereandhalnon.com

PROPOSED
CONDITIONS
FOR

LIMITED SITE PLAN
MODIFICATION
IN
FRANKLIN
MASSACHUSETTS

DATE FEBRUARY 20, 2004	SCALE 1"=20'
SHEET 2 OF 4	JOB NO. F2975



Chas H. Strickland II
5/5/04
PREPARED FOR:
RICHARD HERRING
SAXON STREET LLC
P.O. BOX 57137
BABSON PARK, MA 02457

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
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PLANNING BOARD

April 25, 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; Jennifer Williams. Members absent: 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. Street Acceptances: Joseph Circle, Lawrence Drive & Susan's Way

Ms. Love reviewed that the Town put together as-built plans to accept the roadways listed. The vote to accept the roadways is a recommendation to Town Council to accept the roadways. Mr. Maglio stated that every time the Town accepts a roadway, it goes into the mileage for Chapter 90 funds. The roads were built in the 1990s and were never finalized.

Motion to Move Street Acceptances, Joseph Circle, Lawrence Drive & Susan's Way, to Town Council. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

B. Bond Release: Gracewood Estates (Lawrence Drive and Susan's Way).

Mr. Maglio reviewed that this is the bond that was left over from the 1990s, but it was never fully closed out. There was approximately \$1,500 left in the account; that will be put towards the costs, and he will have the plans drawn up.

Motion to Move Bond Release, Gracewood Estates (Lawrence Drive and Susan's Way), to Town Council. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

C. Minor Site Plan Change: 648 Old West Central Street – Fence

Ms. Love reviewed that the owners of 648 Old West Central Street are requesting a minor modification 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. The Planning Board issued a Certificate of Vote on August 4, 2014, in which there was a Special Condition that required a 6 ft. vinyl fence. The DPCD feels this is a minor modification and can be discussed under General Business. She stated that DPCD recommended to the applicant that they contact the direct abutter and let them know of the requested change; she stated that she has not received any information regarding contact with the abutter. She stated that DPCD recommends the vanity strips be dark green to blend in with the arborvitaes. Ms. Wierling suggested waiting to hear from the abutter and wanted to have the applicant attend the meeting to explain some things. Chair Rondeau suggested the applicant may be willing to put in some arborvitaes as well. He requested this item be

continued to the next meeting. Ms. Love stated that as it is General Business, a vote to continue is not needed. She stated that she will get in touch with the owner and reschedule this item.

D. Decision: 120 Constitution Boulevard

Ms. Love stated that the Planning Board closed the public hearing on April 11, 2022. She reviewed the following 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 in. 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.

Motion to Approve the Waiver request to allow 50 parking spaces where 75 parking spaces are required. Wierling. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve with Special Conditions #1-5 as listed in a memo from the Department of Planning and Community Development to the Franklin Planning Board dated April 19, 2022. Wierling. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

E. Decision: 72-94 East Central Street

Chair Rondeau wanted to confirm that there will be no temporary Certificate of Occupancy or final Certificate of Occupancy until the white house comes down. Ms. Love stated that it was in the second bullet of Special Conditions. Chair Rondeau asked Ms. Love to change the wording to “of the final residential unit occupancy permit.”

Motion to Approve the following Waivers: To allow less than 42” of cover over the RCP drain pipe, proposed class V RCP, and 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. Wierling. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the following Special Conditions: Prior to endorsement, the applicant will provide a recommendation from the Design Review Commission, and the applicant and Planning Board both agree the house located at 88 East Central Street will be demolished prior to the final residential occupancy permit being issued. Wierling. No Second Made. No Vote Taken.

ROLE CALL VOTE:

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

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

Ms. Wierling read aloud the following.

- a) Proposed project addresses or is consistent with neighbor or Town need.

Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)

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

Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)

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

Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)

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

Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-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.

Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)

f) Number, height, bulk, location and siting of building(s) and structures(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.

Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-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.

Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-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.

Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)

Motion to Approve the Site Plan and Special Permit as stated for 72-94 East Central Street. Wierling. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

F. Limited Site Plan Modification: 15 Freedom Way

Mr. Mark Sotir of Barrett Industries representative of the tenant at 15 Freedom Way, stated that they were before the Planning Board last year for approval of additional parking to accommodate the expansion of the business. He reviewed the current request for the curbing material to be cape cod berm as the Certificate of Vote required the curbing material to be granite or reinforced concrete. He stated that it is a financial hardship for the granite curbing.

Ms. Love reviewed that on November 1, 2021, the Planning Board approved a Site Plan Modification to add 82 parking spaces, drainage and landscaping at 120 Constitution Boulevard. The Certificate of Vote required the curbing material to be granite or reinforced concrete. She stated that the applicant has submitted a plan requesting curbing material to be cape cod berm. As the applicant is requesting a material change, BETA and DPW were not asked to review the plans.

Mr. Maglio reviewed that the roadways in the Industrial Park were redone. On Freedom Way there are a lot of tractor trailers parked along the side of the road and the sloped granite was in bad shape. The cost to redo that would have delayed the project. So, it was decided to have the highway department pull the granite edging out. When they repaved it, monolithic cape cod berm was installed on both sides. He stated that at

the end of the cul de sac there is no through traffic; this is on a private site. He stated that he does not have any issues with this. Mr. James stated that BETA did not really review this.

Motion to Approve the Limited Site Plan Modification for 15 Freedom Way, for monolithic berm in the rear of the parking lot in place of the granite/vertical berm. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

G. Final Form H: Glen Meadows Office Building

Mr. Darren Grady stated that they are before the Planning Board for a Final Form H. He stated the contractor added stone as requested. He believes the site is fully hydroseeded.

Ms. Love reviewed that the Planning Board approved a Partial Form H on March 14, 2022. She stated that BETA has been out to the site. Mr. James indicated that everything is complete except the grass needs to grow; the hydroseed is down.

Chair Rondeau asked if outdoor gas grills were going to be installed. Mr. Grady stated that he was there on Saturday and there are no gas grills there right now. He has not had any discussions with the client in regard to the gas grills.

Motion to Approve the Final Form H for Glen Meadows Office Building. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

H. Partial Form H: Benjamin Franklin Charter School

The applicant stated that this is the second phase of the school which is the gym. The building itself is complete, and they are waiting for their civil engineer to perform an as-built drawing; they would like to obtain a temporary Certificate of Occupancy in the meantime.

Ms. Love reviewed that the Planning Board approved a Site Plan for Benjamin Franklin Charter School on July 11, 2016, to construct the school. A Partial Form H was issued on August 19, 2019, to occupy the building. The school still had plans to construct the gymnasium. This Partial Form H is to occupy the gymnasium. BETA has provided an onsite report with a description of the existing conditions. The applicant will have to return to the Planning Board for a Final Form H.

Mr. Maglio stated that he has no comments. Mr. James stated that Mr. Matthew Crowley of BETA did the report which contains a laundry list of items. Mr. James stated that he was fine with a Partial Form H and believes the applicant can clean up the remaining items.

Ms. Williams questioned the accessibility of the sidewalks/walkway to the gymnasium. She would like it confirmed that it does meet the requirements. She asked what the slope of the walkway is. The applicant stated that he believes that area was over 5 percent maximum. He stated that will be addressed and he will confirm that area when the as-built is performed by Samiotes Consultants. He stated that as far as the accessible parking spaces on that side of the building, there is a separate ramp onto the sidewalk. Ms. Williams questioned that on the Form H submitted there seems to be only two outstanding items listed; however, BETA's provided list is much longer. She wants to make sure all the items end up on the list if the Planning Board is going to issue a Partial Form H. Chair Rondeau suggested including BETA's list into the partial approval.

Motion to Approve the Partial Form H for Benjamin Franklin Charter School and to incorporate BETA's list into the temporary Form H as well. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Initial

158 Grove Street

Special Permit & Limited Site Plan Modification

Documents presented to the Planning Board are on file.

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. on behalf of Franklin Brewing addressed the Planning Board. She stated that they are requesting a Limited Site Plan approval to continue their outdoor seating and to amend the Special Permit for the hours of operation to extend their hours from Tuesday through Sunday 12 PM to 10 PM. She reviewed the current 14 ft. x 66 ft. outdoor seating area being used on their temporary outdoor dining permit. She stated that they were informed by the Building Commissioner that they needed to file as their temporary permit was up in the middle of April. She stated that the area will be secure and accessed only from the tap room.

Ms. Love reviewed that the applicant filed for a Modification for change in hours, expand square footage of tasting room, and add permanent outdoor seating. She stated that the applicant should include the following with the outdoor seating plan: what is the material of barriers and location of each barrier, how many tables and chairs will be added to the outdoor seating, and will there be any trees or shrubs added around the barrier. The applicant may want to consider signage for outdoor seating and consider adding additional parking spaces to the north side of the building. She reviewed the requested extended hours of operation.

Motion to Waive the reading. Rondeau. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Maglio agreed that the plan should depict what type of barriers will be used to protect the area from vehicular traffic. He stated that the vehicular travel lane will be less than 16 ft. wide at the far end of the seating area. He recommended that consideration should be given to eliminating the first parallel parking space that overlaps the outdoor seating area.

Ms. Cavaliere stated that this is temporary seating just for this season; they are not doing the permanent seating at this point.

Ms. Wierling stated that the outdoor seating was extended until April 2023. Ms. Cavaliere stated that it must have been extended after they filed. Ms. Love stated that the applicant did not actually need this application for temporary seating. She recommended that since the applicant already paid to file, Ms. Cavaliere should request permanent seating as that is what they actually applied for. Or, the applicant can withdraw the seating request and just request the extended hours. Mr. Olivier Edouard, owner, (via Zoom) stated that he would like to request permanent seating as the application has already been submitted. In response to questions, Mr. Edouard discussed the setup of the concrete barriers; they are tightly close together. The barriers are about 4 ft. high and 3 ft. to 4 ft. in thickness. Ms. Cavaliere confirmed the applicant has requested the Special Permit fee of \$750 be waived for the expansion of the hours. Planning Board members informally agreed to waive the fee.

Chair Rondeau confirmed that the applicant will not be increasing the number of patrons and the allowed occupancy. Ms. Cavaliere stated yes that they are aware of that. Mr. Edouard reviewed the means of egress. Ms. Williams asked if the applicant was considering adding parking spaces to the north side of the site. Mr. Edouard stated that adding more parking is not something he is inclined to do at this time. Chair Rondeau confirmed that the applicant will return with the additional information for the outdoor seating plan including materials, barriers, and letter from the Fire Department regarding turning radius.

Motion to Continue 158 Grove Street, Special Permit & Limited Site Plan Modification, to May 9, 2022. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – Continued

585 King Street
Special Permit & Site Plan
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Ms. Love stated that the applicant requested a continuance of the public hearing to May 9, 2022.

Motion to Continue 585 King Street, Special Permit & Site Plan, to May 9, 2022. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Continued*
Upper Union Street
Site Plan
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Ms. Love confirmed that the applicant requested a continuance of the public hearing.

Motion to Continue Upper Union Street, Site Plan, to May 23, 2022. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

7:25 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. Ms. Cavaliere stated that since they were last before the Planning Board, they have made some changes. She stated that they started with 41 one-bedroom units and a 74 ft. x 198 ft. building. They are now at 69 ft. x 192 ft. for a reduction of 1,300 sq. ft. of the building footprint. They are now proposing 31 one-bedroom units and 2 two-bedroom units. She stated that parking and safety were revisited. They initially requested a waiver but are now complying with the 1.5 spaces requirement and a waiver for 7 compact spaces out of the total. They also added additional screening to the property to accommodate the abutting residents and minimize visibility. She reviewed the originally proposed grading and noted the applicant is working with the abutting properties and making accommodations regarding Hill Avenue; they are proposing a retaining wall along the property line. She discussed the elevations and the height of the retaining wall. The retaining wall at some points would be 10 ft. All work is proposed within the constraints of the property. They meet the parking requirements for the proposed use. She stated the utilization of the commercial space will be for a leasing office; any further changes for use would require them to return to the Planning Board.

Ms. Love stated that Ms. Cavaliere touched on the parking. She stated that the applicant proposed not to do the grading on Hill Avenue, but there is still no information on who owns Hill Avenue. She recommended getting the retaining wall at least 10 ft. off of Hill Avenue to make sure Hill Avenue is not disturbed unless they are able to determine the ownership. She reviewed that at the rear of the building there are 2 parking spaces within 10 ft. of the right-of-way. The applicant will require a waiver for these parking spaces. Since the applicant has not provided the owner of the right-of-way, the Planning Board should consider whether this waiver can be granted. She stated this was sent to the Fire Department; however, she has not yet heard back regarding the proposed changes.

Mr. Maglio stated that his comments regarded the proposed retaining wall. The revised plans have eliminated any proposed work within the Hill Avenue right-of-way and have instead proposed a retaining wall along the property line. The plans note that the wall will be designed by others and that constructability completely within the limits of the property will be determined by the contractor. He noted that the proposed wall will be over 10 ft. tall at its highest point and there is only 1.8 ft. between the face of the wall and the property line behind it. He indicated concern that it would be possible to construct a concrete retaining wall, any type of footing, and associated wall drainage within this 1.8 ft. width without encroaching onto the adjacent property. He noted that the proposed wall will create a 9 ft. wide alley between the building and retaining wall.

Mr. James stated that he has the same issues regarding the constructability of the wall and they may lose 3 parking spaces which would bring the applicant into non-conformance with the zoning requirements.

Ms. Cavaliere stated that regarding the law, before the wall is being constructed, she would ask the Planning Board to add into their decision if approved, that they do need a building permit for the wall which would require a stamped set of drawings from a structural engineer showing that it is able to be built. She stated that they could provide a letter of constructability by a certified engineer to the Planning Board at the next meeting.

Ms. Williams stated that she has real concerns about the feasibility of building the wall and the parking spots. She stated that she would need to see more details of how the retaining wall will be built and how that relates to the building being built. Planning Board members, Mr. Cornetta, and Ms. Cavaliere discussed the abandoned right-of-way, the ownership, and the proposed retaining wall. Ms. Wierling discussed that at this time, she is not seeing a benefit for this building; she asked what the applicant can do to make it good for the community.

Mr. Cornetta requested that the Planning Board give them an opportunity to prove that they can build the proposed wall. He stated that it seems that they are making a conclusion based on something that has been hypothesized. They are willing to have a structural engineer look at the wall and come back to the Planning Board to demonstrate that it can be constructed before the Planning Board determines that the project is too large. He suggested that the facts may not be being looked at when things are being said such as the project is maxed out. He discussed the uniqueness of the project is that there are 31 units that are one-bedroom. He noted the comment made by Ms. Wierling that 21 or 22 units may fit better here. He stated when they look at units, what does that mean. He discussed that he thinks the more relevant issue is occupants; the number of parking spaces are directly impacted by the number of potential occupants in the project rather than the number of units. He reviewed the changes that have been made to the project and discussed requirements that they have met for the project. He asked for an opportunity to prove that they can build the wall.

Chair Rondeau recommended that the applicant go back to the drawing board regarding the retaining wall. He noted this will determine if any of the parking spaces will be lost. The project must also be run by the Fire Department.

Mr. Mark Rovani, on behalf of his mother Ms. Lorraine Rovani, direct abutter at 240 East Central Street, stated that the building that Mr. Cornetta just brought up (on Summer Street) is not the most savory building in Franklin; it does not have a reputation of being a nice place. It may have changed now; however, he knows how it was. He stated that Mr. Joseph Halligan banged on his mother's door to talk to her, and it seems he basically offered money for Mr. Rovani/his mother to go away. Mr. Rovani wondered how Mr. Halligan is connected to this project. Mr. Cornetta stated that he does not think it is relevant regarding Mr. Halligan's connection to the project. Mr. Cornetta stated that he does believe it was informed from the last meeting that these folks have been in here several times and he believes there was an outreach to them as there was to other people in the neighborhood to try to determine some solutions with regard to

mitigating some of the concerns that they raised like putting a fence along the property line and there was some money discussed for the screening to put trees on their side of the property as they have been raising concerns about the balconies looking into the day care center. He does not think there was anything that came of that. Mr. Rovani stated that there was nothing reasonable offered. He discussed concern about the person knocking on his mother's door. He would like to know how Mr. Halligan is connected to the project or is he just some random guy and he needs to call the police. Mr. Cornetta stated that he thinks they could have a representative from the applicant contact Mr. Rovani. Mr. Rovani stated that he was comfortable talking about it right now.

Chair Rondeau stated that negotiations between parties are outside of this board between neighbors and whatnot. Mr. Rovani clarified that therefore, some random guy came up and offered me money to be quiet, but he is not in any way connected to this. Mr. Cornetta stated that he thinks that is a conclusion. Mr. Rovani stated what he wants is a nice neighborhood. Mr. Power clarified that by right, the applicant has the right to build a commercial structure on the site. He asked about the number of units that could be built. He stated that if it were him, he would talk to someone who was a representative of the applicant to see what would make the residents who have to live with this make it a little less of a pain to deal with. He would talk to them and try to get the most out of it that he could to make it reasonable. Discussion commenced between Planning Board members and Mr. Rovani. Mr. Power noted that something is going to go there so it is probably better to be involved and have a say in it.

Mr. Cornetta stated that he would pass along the information. Ms. Wierling stated that it is a common theme throughout the meetings. The abutters have been asking who it is that they can talk to from the applicant's side of things. It sounds as though Mr. Halligan, if he is showing up, perhaps he should be identified as a party that is someone they can talk to and discuss this project with. It is not up to the abutter to try to search Mr. Halligan down to find out who he is; it is up to the applicant. Mr. Cornetta stated that he hears what they are saying.

Motion to Continue Taj Estates, 230 East Central Street, Special Permit & Site Plan, to May 23, 2022. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Love stated that the next Franklin for All public forum is May 16, 2022, at The Black Box. The doors will open at 6 PM; it will begin at 6:30 PM. They hope to have some recommendations from MAPC on the zoning for downtown. The meeting will also be available on Zoom. She stated that the next Planning Board meeting on May 9, 2022, will be held on the third floor in the Training Room; the Town needed the Council Chambers. The meeting will be available in person and via Zoom.

Ms. Williams asked for a review of certain bylaws or have a discussion about potentially making changes to some bylaws on an upcoming agenda to potentially bring to Town Council. Ms. Love reviewed the process for making bylaw changes.

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

Meeting adjourned at 8:34 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

May 9, 2022 Meeting Minutes

Chair Gregory Rondeau called the above-captioned meeting to order this date at 7:00 PM. As stated on the meeting agenda, this Planning Board meeting will be held remotely only via ZOOM. To attend the meeting, dial into the meeting using the provided phone number (cell phone or landline required), or citizens can participate by copying the link (phone, computer, or tablet required). This meeting will not air live on Franklin TV, but will be recorded. Members in attendance via Zoom: Gregory Rondeau, Chair; William David, Vice Chair; Beth Wierling, Clerk; Rick Power; Jennifer Williams; Jay Mello, associate member. Members absent: None. Also present via Zoom: Amy Love, Planner; Matthew Crowley, 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. Endorsement: 5 Fisher Street

Ms. Love stated that this project was approved on December 20, 2021, for a complete Site Plan. She stated that one of the outstanding items was that they needed to work out the stormwater management with the Town Engineer and BETA; they have done that. She stated that she has been given the go-ahead that the plans can be endorsed.

Motion to Endorse 5 Fisher Street. Rondeau. Second: Wierling. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

B. Final Form H: 27 Forge Parkway – Loading Dock

Ms. Love reviewed that the applicant filed a Limited Site Plan and received approval on August 9, 2021. It was mainly to install additional loading docks at their site. She stated that they are also doing solar canopies, but that is a separate filing. Tonight, the applicant is before the Planning Board for a Final Form H. BETA has been out to the site and provided a report of any outstanding items; she stated that Mr. Crowley did point out a few items. Therefore, the Planning Board can approve it as a Partial Form H, or a Final Form H with conditions.

Ms. Wierling stated that if the Planning Board is going to approve this, they should do a Partial and include the comments from BETA Group in that approval. Chair Rondeau agreed that the Planning Board should approve a Partial and put the item back on an agenda for a Final when the applicant has everything completed.

Chair Rondeau, Ms. Wierling, and Mr. David stated that they read Mr. Crowley's report and are comfortable with it.

Motion to Approve Partial Form H: 27 Forge Parkway – Loading Dock. Rondeau. Second: Williams. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

C. Meeting Minutes – April 11, 2022

Motion to Approve the Meeting Minutes for April 11, 2022. Rondeau. Second: Wierling. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Continued
 341 Union Street
 Special Permit & Limited Site Plan
 Documents presented to the Planning Board are on file.
 TO BE CONTINUED

Chair Rondeau stated that the applicant requested continuation of the public hearing.

Motion to Continue 341 Union Street, Special Permit & Limited Site Plan, to May 23, 2022. Rondeau. Second: Williams. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Continued
 158 Grove Street
 Special Permit & Limited Site Plan Modification
 Documents presented to the Planning Board are on file.
 TO BE CONTINUED

Chair Rondeau stated that the applicant requested continuation of the public hearing.

Motion to Continue 158 Grove Street, Special Permit & Limited Site Plan Modification, to May 23, 2022. Rondeau. Second: Power. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

7:05 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 stated that the applicant requested continuation of the public hearing.

Motion to Continue 585 King Street, Special Permit & Site Plan, to June 6, 2022. Rondeau. Second: Wierling. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

Ms. Love stated that May 16, 2022, is the second public forum for Franklin for All. It is a hybrid meeting. It will be held at The Black Box. Doors open at 6 PM; the meeting starts at 6:30 PM. It will be on Zoom and on Franklin TV. There will be chairs for 75 people at The Black Box and standing room.

Motion to Adjourn the Planning Board Meeting. Power. Second: Rondeau. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

Meeting adjourned at 7:11 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin

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PLANNING BOARD

May 23, 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; Jennifer Williams; Jay Mello, associate member. Members absent: None. Also present: Amy Love, Planner; Michael Maglio, Town Engineer; Gary James, BETA Group, Inc. (via Zoom).

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. Endorsement: 120 Constitution Boulevard

Motion to Endorse 120 Constitution Boulevard. Rondeau. Second: David. Vote: 5-0 (5-Yes; 0-No).

B. Field Change: 15 Freedom Way

Chair Rondeau asked if BETA verified the catch basin cleaning. Mr. Maglio explained that during the design phase when the applicant was coming in for permitting, they had a history of backups along the driveway going to the site, so that was the reason for proposing a new 24 in. drain line. He stated that the catch basins were cleaned out. He stated that this did not really have anything to do with the expansion of the parking lot. He noted that catch basins should usually be cleaned about once a year or when more than half full.

Motion to Approve Field Change for 15 Freedom Way. Rondeau. Second: Power. Vote: 5-0 (5-Yes; 0-No).

C. CPC Appointee

Motion to Approve Rick Power as continuing as CPC Appointee. Rondeau. Second: David. Vote: 5-0 (5-Yes; 0-No).

Chair Rondeau stated that as requested by the applicant, the public hearing for 230 East Central Street will be tentatively continued to June 6, 2022. Members of the public present in the Council Chambers made comments and asked questions about the continuance.

7:05 PM PUBLIC HEARING – Continued

Upper Union Street

Site Plan

Documents presented to the Planning Board are on file.

Mr. Nick Dewhurst (via Zoom) of Bohler Engineering, Mr. Randy Miron (via Zoom) of Bohler Engineering, Mr. Matthew Clark (via Zoom), owner/developer, and Mr. John Vignone (via Zoom) attorney on behalf of the applicant, addressed the Planning Board. Mr. Dewhurst stated that since they were last before the Planning Board, they have been working with Ms. Love, Mr. Maglio, and Mr. James of BETA regarding some of the outstanding issues. He highlighted some items that have changed. He noted that the sidewalk was added along the frontage of Upper Union Street, and some additional landscaping was added at the request of the Planning Board at the last meeting. He stated that they added additional landscaping along the wetland buffer in the rear, and they have been working with the Conservation Commission regarding the NOI. He stated that they are confident they have satisfied all of their issues and expect approval at the Conservation Commission's May 26, 2022, meeting. They have slightly revised the retaining wall layout along the southern property line as well as the driveway. He stated that at the request of the Planning Board, they have revised their parking calculations to exclude any spaces along the front of the building; they still meet the required parking per the zoning regulations. He stated that a lot of Mr. James's issues that they worked through together were stormwater related. He stated that Mr. James has a few minor outstanding issues regarding requests for additional information; he expects to have those responses and materials to Mr. James in the coming days. He stated that they have addressed Mr. Maglio's questions.

Ms. Love stated that the applicant is still before the Conservation Commission and the next meeting will be May 26, 2022. She stated that the applicant is proposing Cape Code berm throughout the site, except as required; the entrance is vertical granite curb. The Planning Board requested concrete or granite curbing. She stated that the Planning Board requested certificate of ownership be submitted from the abutting property owner to allow use of the drainage system; the easement deed was provided. The applicant should provide any waivers that they are requesting.

Mr. Maglio stated that he reviewed the plans last week and had about four comments related to drainage and grading. They had a meeting with the applicant. The comments were addressed and the applicant submitted an updated plan. Therefore, all his comments have been addressed.

Mr. James stated that most of his comments were related to stormwater, and most have been addressed. It is anticipated that the applicant will get approval from the Conservation Commission based on the changes made. He stated that he had a few legal questions regarding the abutting parcel; he is hoping the applicant's counsel will provide an update. He stated that he believes the applicant will require two minor waivers associated with landscaping. He confirmed that he is comfortable with the one entry. He stated that this was approved with one entry on the far side; he does not see the access as being an issue.

Ms. Love confirmed that the Planning Board requested the curbing change, but it has not been made. Mr. Dewhurst stated that he did not remember getting specific guidance on the type of curbing; they would be happy to change the curbing. Chair Rondeau stated sloped or vertical granite is fine. Mr. Maglio stated that typically the Planning Board requires granite or reinforced concrete. Mr. Dewhurst stated that probably pre-cast concrete would be ideal for this use.

Attorney Vignone stated that he provided a letter to the Planning Board providing information on the reciprocal easement agreement; he reviewed the agreement.

Ms. Williams discussed the location of parking spaces, the impervious area, and the heat coming off the pavement. She asked if they would consider some changes which she reviewed. She noted the applicant was not going to have the appropriate number of trees within 5 ft. of the parking spaces. She asked if

they would replace parking spaces with an island where they can put in some of the trees in order to get the tree count up to closer to where it should be.

Mr. James noted the applicant was short two or three trees and the question was the proximity to the parking spaces within 5 ft. Chair Rondeau stated that if the trees cannot be installed, could they put in some shrubs. Mr. Dewhurst stated that they could take a look at that. He stated that the units are individually rented; he stated that the parking spaces in front of each bay are meant for access to that bay. He discussed the reason for the excess spaces.

Mr. Clark responded to Ms. Williams's questions. He stated that it makes sense to mirror those doors to have pedestrian access. He stated that it is likely that it will not be 15 tenants, but rather three to four larger tenants. They can make some changes and make it more user friendly for pedestrian access.

Ms. Wierling noted that they are waiting for an opinion from the tree warden on some street trees. Ms. Love noted that the Best Development Practices Guidebook has most of the trees listed. Ms. Wierling noted minor light spillage and stated that the Planning Board usually requires zero-tolerance on light spillage. She reiterated the needed waivers and Conservation Commission approval.

Chair Rondeau stated that the applicant can cleanup all the loose ends and the hearing can be continued to the next Planning Board meeting.

Motion to Continue Upper Union Street, Site Plan, to June 6, 2022. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

7:25 PM **PUBLIC HEARING** – *Continued*
Taj Estates – 230 East Central Street
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

Chair Rondeau confirmed the applicant requested a continuance of the public hearing to June 6, 2022.

Motion to Continue Taj Estates, 230 East Central Street, Special Permit & Site Plan, to June 6, 2022. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*
341 Union Street
Special Permit & Limited Site Plan
Documents presented to the Planning Board are on file.

Mr. Rick Goodreau of United Consultants and Mr. Robert Vozzella, applicant, addressed the Planning Board. Mr. Goodreau stated that they previously presented before the Planning Board. Since then, they have addressed the comment letters from the town engineer and planning staff and the comments from the Planning Board. They have made updates and revisions to the plans. He stated that they provided a letter to the Planning Board outlining those changes. He noted highlights including that they added a dumpster pad location, showed the truck turning availability to the dumpster, made some revisions to the parking space count, did soil testing which eliminated the need for protection around the rain gardens, provided details on some fencing and trees, added the HVAC units as requested and screening around the units, added walkway detail, and provided curb bumpers along all of the spaces along the building. He stated that they have requested three waivers which he reviewed. He stated that they

provided a photometric lighting plan. He stated that the area around the building is screened with 6 ft. PVC fence. He reviewed snow storage and additional fencing.

Ms. Love stated that she thinks the only outstanding item is that the applicant will need to go to the Design Review Commission for the building and any signage; this is something the Planning Board could condition. She noted that BETA was not requested to review this plan.

Mr. Maglio stated that the design of the site has changed since the applicant's last submission. There is a net reduction in impervious area on the site. They have addressed all his concerns.

Ms. Williams asked about the 5 ft. walkway in front of the building and if the patio could only be accessed through the building. Mr. Vozzella stated yes. Ms. Williams asked about snow storage on the patio and if the clearances were large enough. Mr. Goodreau explained the snow storage procedure.

Chair Rondeau asked for a layout of the curbing. Mr. Goodreau reviewed the curbing and berm proposed as shown on the plans. He reviewed the location of the dumpster pad. Chair Rondeau asked about the shared parking. He stated that he wants to make sure it is documented on the drawings and in the meeting minutes that any change of use or transfer of ownership from both sides triggers/requires the applicant to return to the Planning Board regarding the shared parking. He stated that for instance if they sell that building, it will potentially change the applicant's parking situation. Mr. Goodreau stated that they have adequate parking for their use; this is for overflow. Chair Rondeau reiterated that he wanted it documented. Ms. Wierling asked that if the applicant has adequate parking for the site and this is overflow parking, do they have to return to the Planning Board. As it is not technically required, why would the Planning Board have them return as they meet the regulations. Chair Rondeau stated that since it is shared, it should be documented. Mr. Goodreau stated that he could add a note to the plans. Chair Rondeau asked about entertainment and stated that the applicant will keep it low key and very well controlled; he does not want this to turn into a night club. Mr. Vozzella stated yes. Chair Rondeau confirmed the two sites will not be combined. Mr. Vozzella stated correct. Mr. David asked about the existing berm and who owns it. He stated that he is concerned with the stopping of a vehicle as it is very low. Mr. Goodreau stated that the berm is on the abutting site. He stated that they could add some additional curb stops along the edge. Mr. Mello stated that some of the business owners adjacent to this site reached out to him with concerns about parking. He stated that he does not think the parking is adequate. He noted that at one event, other property owners had to shoo people out of their parking spaces. He noted that in any other area it would require 40 spots. He noted that this is a Special Permit.

Mr. Goodreau stated that at this time the applicant has no plans for any signage and there are no exterior changes proposed to the building with the exception of the one-person door being replaced from a white aluminum steel door to a full glass door. He does not know if the door change would require Design Review. Ms. Love stated that she does not think the door change would require Design Review. She stated that paint would require Design Review. Chair Rondeau stated that he would like to see them go to Design Review. Ms. Love stated that if the applicant is not going to apply to Design Review for any changes, then she would have a condition that says that at this time there is no filing of exterior changes or signage. Mr. Goodreau said they would go to Design Review for signage or exterior paint in the future if needed.

Motion to Approve 341 Union Street, Special Permit & Limited Site Plan, with the condition that at this time there is no signage proposed and no plans for exterior changes except for the door, and the applicant would need to go to Design Review if exterior upgrades or signage is proposed. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

Residents stated support for Mr. Vozzella.

7:15 PM **PUBLIC HEARING** – *Continued*
158 Grove Street
Special Permit & Limited Site Plan Modification
Documents presented to the Planning Board are on file.

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc., representing the applicant, addressed the Planning Board. She stated that they were previously before the Planning Board and received comments. She stated that the applicant is proposing permanent outdoor seating rather than temporary. They are proposing Jersey barriers that would run along the edge; this is now on the plans. She stated that they had about 2 ft. of spacing between the barriers so people could go through if needed. She stated that there is a door to the left of the seating area, and access to the patio is through the building only. She stated that they are proposing three whiskey barrels of about 3 ft. in diameter for two seats each. They are not planning to increase the seating capacity. She discussed the parking. She stated that the applicant has had discussions with the fire chief regarding the parking. She reviewed the proposed amended operating hours to include Tuesdays through Sunday from 12 PM to 10 PM.

Ms. Love reviewed some of the concerns that the Planning Board had at the last meeting. She stated that a letter was received from the Fire Department. She noted that at the last meeting, the Planning Board waived the \$750 permit fee and indicated agreement with the change of hours.

Mr. Maglio stated that his previous comments had to do with providing detail on the separation of the barriers which was provided. He stated that he will defer to the Fire Department regarding the parking space.

Ms. Williams stated that 2 ft. is not legally wide enough to be considered a means of egress; therefore, she would like to see at least one of the spaces between the Jersey barriers to be wide enough to exist the patio area. She stated that 44 in. clearance is what is required. Mr. Mello asked if the garage doors would be continued for use. Mr. Olivier Edouard (via Zoom), applicant, stated that there are three garage doors and one of them is used for delivery. Mr. Mello questioned that one of the Jersey barriers would have to be moved for a delivery. Mr. Edouard explained the setup of the garage doors and patio area and that one garage door is used for delivery. Mr. David questioned that if there is a 44 in. open space, should a gate be put there so people can exit only through the space. Chair Rondeau noted that people can walk through even a 2 ft. space. Mr. David asked how high were the barriers. Ms. Cavaliere stated they were standard Jersey barriers. Chair Rondeau confirmed they were occupying the entire building. He stated that he wanted to make sure a truck for deliveries could get around the corner. Ms. Cavaliere suggested they could maybe make some room. Ms. Wierling noted that this outdoor seating has been existing since the pandemic. Therefore, they have had trucks make the deliveries without issues. Chair Rondeau stated that he wanted to make sure there were no safety concerns. Mr. Edouard stated that there have been all kinds of deliveries/trucks and there have been no issues with the existing barriers.

Motion to Close the public hearing for 158 Grove Street, Special Permit & Limited Site Plan Modification. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

Ms. Love noted that regarding the Planning Board meeting dates, one of the dates, June 20, 2022, is a holiday. She asked if the Planning Board would like to move that meeting to June 27, 2022. Planning Board members agreed.

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

Meeting adjourned at 8:07 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary