# **QUINN ENGINEERING, INC.**

P.O. Box 107 Paxton, Massachusetts 01612 (508)753-7999 Fax:(508)795-0939

August 10, 2022

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

Re: Amego, Inc.

Washington Street

Form H – Partial Certificate of Completion

To the Board:

Please find attached a signed and notarized Form H for the project located on Washington Street in Franklin. We ask that the Board and its Engineer review the project for completeness, as Amego moves toward temporary occupancy of the buildings.

If you have any questions in these regards, or require any further information for this project, please contact our office.

Sincerely,

Christopher Keenan

Project Engineer

# SITE PLAN OF LAND

# FORM H- PART 1 of 2 ENGINEER'S AND OWNER'S CERTIFICATE OF PARTIAL COMPLETION

(to be executed by developer's engineer)

Site plan known as SITE PLAN OF LAND IN FRANKLIN, MA; WASHINGTON ST

· ·
ENGINEERS CERTIFICATION:
I hereby certify that the work/improvements shown on the above referenced site plan and performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled:  SEE ABOVE prepared by OUIDI FIGURE and dated  prepared by 1, 2019, as approved by the said Planning Board on
Signed this 24 day of func. 2022
By, Reg. C.E.
COMMONWEALTH OF MASSACHUSETTS
Dorcester, , ss.
On this 24 day of
RANA B. GEORGE Notary Public COMMONWEALTH OF MASSACHUSETTS My Comm. Expires March 15, 2024  RANA B. GEORGE (Official signature and seat of notary) Notary Public: Para B. George My Commission Expires: 3-15 30 34

# SITE PLAN OF LAND

# FORM H- PART 2 of 2 ENGINEER'S AND OWNER'S CERTIFICATE OF PARTIAL COMPLETION

Site plan known as SITE PLANOF LAND IN FRAHKLIN, MA, WASHINGTON ST.
Site plan known as SITE PLANOF LAND IN FRAHKLIN, MA, WASHINGTON ST.  Site Address: WASHINGTON STREET
OWNER'S CERTIFICATION:
By signing this form, I am agreeing to the list of outstanding items as attached and defined by the Town Engineer, that must be completed at the above referenced site prior to the issuance of a Certificate of Final Completion by the Planning Board; I also agree to complete work by the required date listed next to each outstanding item. If these items are not completed by the date stated, I acknowledge that I am aware I will be fined \$300 for each offense as stated in §185-31of the Code of the Town of Franklin and is enforceable by the Building Commissioner or his designee.
A separate form including the following information shall be attached to this document: outstanding items and date of required completion for each item and shall be signed by the Owner's Engineer and the Owner and approved by Town Engineer.
I will return to the Planning Board for the issuance of a Certificate of Final Completion by, 20 or be fined \$300 for each offense as stated in \$185-31of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.
Signed this May of Any f, 2022  By Mull , Owner
On this

CHERYL L. DUARTE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 24, 2024

<u>Site Plan Work Completion List</u> (To accompany Form H- Engineer's and Owner's Certificate of Partial Completion)

Site Plan Name:	Site Plan, Washington Street		
Owner Name:	Amego, Inc. Quinn Engineering, Inc.		
Owner's Engineer:	Quinn l	Engineering, Inc.	
Date of Partial Certificate of Completion:	August	1, 2022	
Outstanding Items:	Require	d Date of Completion:	
Decorative Fencing		October 31, 2022	
Stable stands of grass - Lawn Areas, Basin Slope	s	November 30, 2022	
Playground Features		October 31, 2022	
Dumpsters and Dumpster Enclosures		October 31, 2022	
Security Gates	Transiti Anna In	Deleted from project	
Asbuilt plans and Permit Closeouts		January 31, 2023	
Certificate of Compliance/Erosion Control Rem	oval	January 31, 2023	
Approved by:, Tow	n Engineer	Date:	
Signed by:, Engi	neer	Date:	
Signed by: Own	er	Date:	

<sup>\*</sup> A Notarized Form H- Engineer's and Owner's Certificate of Partial Completion Part 1 and 2 must accompany this form prior to acceptance by the Planning Board.



# **TOWN OF FRANKLIN - SITE OBSERVATION REPORT 724 Washington Street (Amego School)**

Report No.: 4831 88 - 32 Date: August 17, 2022 Arrive: 11:30 AM

Observer: Nick O'Connell, Staff Eng. Weather: Sunny, ~88° Leave: 1:30 PM

Matt Crowley, PE

Applicant: Amego, Inc. Contractor: Lauring Construction

33 Perry Ave 23 Brigham Road Attleboro, MA 02703 Worcester, MA 01609

Items Observed: Conformance Observation – Submitted in conjunction with

Applicant's request for acceptance of Form H - Certificate of Partial Completion

#### **OBSERVATIONS**

Observation Requested By: Chris Keenan – Quinn Engineering

Met/walked site with: N/A

Current Activity on Site: Playground Assembly, Interior Construction

**Observed Construction:** BETA arrived on-site to perform a conformance observation in conjunction with the Applicant's request for acceptance Form H – Certificate of Partial Completion. The required Form H was provided via email, and it is anticipated that the as-built plan will be provided in the future. BETA walked the site and noted that the project has been constructed in general accordance with the Approved Plans and approved modifications with the following exceptions/notations:

- Items noted on the provided Form H.
- The concrete dumpster pad has not been installed. The dumpster area is currently surfaced with bituminous pavement.
- The hydrant in front of Unit B is too low and will need to be raised so the breakaway flange is above the ground in accordance with DPW requirements.
- Minimal curb reveal (2"±) is provided in several locations, including adjacent to the common area and playground. The Approved Plans call for a curb reveal of 4".
- Signage at westerly site entrance has not been fully installed (missing one "Do Not Enter" and one "one way" sign).
- Curb inlet stones were not installed at catch basins, as show in the details of the Approved Plans.
- There is no hood installed in CB 6A.
- The majority of the site is well stabilized with vegetation; however, there are numerous small areas that will require additional seeding.
- Visible erosion is present along the Westerly slope of Sediment Forebay 2 and should be repaired and seeded.
- The existing CB at the northwest boundary of the site is filled with debris and will need to be cleaned.
- One of the roof drain outlet pipes in Infiltration Basin 2 is clogged.

724 Washington Street (Amego School) Site Observation Report No. 32 August 17, 2022

- Minimal rip rap is installed at the outlets in Sediment Forebay 1 and is lacking at the drainage swale at the south of the site. Additional rip rap should be installed to match the dimensions detailed in the Approved Plans.
- The walking path at the drainage path crossing at the south of the site has a steep soft slope at the edge. While not considered to be a significant safety concern, the proponent may want to consider stabilizing or regrading the adjacent slope. Also, there is a large dead tree directly next to the walking path to the east of the crossing.
- There is substantial overgrowth in Infiltration Basin 3. The basin should be maintained in accordance with the stormwater operation and maintenance plan and reseeded, if necessary.
- Various pine trees on the eastern boundary of the site appear to no longer be viable and will likely need to be replaced.
- The five Mountain Laurels (KLAs) shown on the Approved Plans behind Unit A-3 have not been planted.
- The Columnar Sargent Cherry (PSC) tree shown next to the basketball slab has not yet been planted.
- All sewer and septic components were observed by an agent of the Board of Health.



2 of 14

# **Site Photos**



Western site entrance and Typical Pavement Markings



Site driveway near western entrance





Typical transition curb and bit ramp on the Western side of the Community Bldg.



Building A-1 and typical accessible parking





Detectable Warning Panel (Typ.)



Patio in front of the Community Building





Typical Bit Walkway within the Common Area



Minimal curb reveal between parking and the westerly side of the Common Area





Curb inlet stones have not been installed



Typical Concrete Sidewalk





Erosion along the westerly slope of Sediment Forebay 2



Minimal Rip Rap in Sediment Forebay 1





Easterly site entrance and signage



Western property line with plantings and privacy fence. Several pine trees in poor health





Infiltration Basin 2



Clogged Roof Drain coming into Infiltration Basin 2





Overgrowth present in Infiltration Basin 3



Typical rear of building and Privacy Fence (Bldg. C1)





Sloping and sudden drop off across the foot bridge at the rear of the site may present safety issue



Additional Rip Rap should be installed at the Drainage Swale at the rear of the site



724 Washington Street (Amego School) Site Observation Report No. 32 August 17, 2022





Hydrant in front of Unit B will need to be raised

Typical Lighting



724 Washington Street (Amego School) Site Observation Report No. 32 August 17, 2022



Dead tree against the walking path at the rear of the site may present safety issue



# 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:** August 17, 2022

**TO:** Franklin Planning Board

FROM: Department of Planning and Community Development

**RE:** Amego, 16 Sangree Way

Partial Form H

# **General**

1. The Planning Board approved a Site Plan for 76 Grove Street on June 17, 2019.

- 2. The Applicant has submitted a Partial Form H for the Site Plan and listed all outstanding items.
- 3. BETA has provided an observation report and has submitted a comment letter.
- 4. DPCD recommends a Partial Form H be issued until all outstanding items are complete.

# PROPOSED BUILDING ADDITION | SITE IMPROVEMENTS

# 115 CONSTITUTION BOULEVARD FRANKLIN, MASSACHUSETTS 02038





LOCUS SCALE: 1"=300'

TECHNICAL DATA:

ZONING DISTRICT: **OVERLAY DISTRICT:** PROPOSED USE:

INDUSTRIAL

**FACTORY** 

TOWN OF FRANKLIN PLANNING BOARD		
DECISION DATE: JULY 26, 2022		
APPROVAL SIGNATURES:		

**INDEX OF DRAWINGS** ISSUE HISTORY **GENERAL** TITLE SHEET **EXISTING CONDITIONS SURVEY** EROSION CONTROL AND SEDIMENTATION PLAN LAYOUT & MATERIALS PLAN GRADING PLAN LANDSCAPE PLAN LANDSCAPE PLAN

WAIVER REQUEST

STALL DIMENSIONS FROM 9'x19' TO 9'x18' TO ALLOW INSTALLATION OF REPLACEMENT PARKING STALLS TO MAINTAIN EXISTING 24' ISLE WIDTH.

PROJECT TEAM

OWNER/APPLICANT:

**PLANSEE LLC** 115 CONSTITUTION BOULEVARD FRANKLIN, MASSACHUSETTS, 02028 TEL: (508) 918-1225 WWW.PLANSEE.COM

**CIVIL ENGINEER:** 

HIGHPOINT ENGINEERING

980 WASHINGTON STREET, SUITE 216 DEDHAM, MA 02026 TEL: (781) 254-6862 ATTN: DOUG HARTNETT WWW.HIGHPOINTENG.COM

ARCHITECT:

**EMBARCDESIGN** 

580 HARRISON AVE, SUITE 2W BOSTON, MA 02118 TEL: (617) 765-8000 ATTN: DANIEL RIGGS WWW.EMBARCDESIGN.COM

LAND SURVEY:

**GUERRIERE & HALNON, INC.** 

55 WEST CENTRAL STREET NORWOOD, MA 02038 TEL: (508) 528-3221 FAX: (508) 528-7921

**CERTIFICATE OF VOTE - SITE PLAN** 115 CONSTITUTION BLVD - PROPOSED BUILDING ADDITION / SITE IMPROVEMENTS

SITE PLAN: 115 CONSTITUTION BLVD -

PROPOSED BUILDING ADDITION / SITE IMPROVEMENTS

PLANSEE, INC. 115 CONSTITUTION BLVD FRANKLIN, MA 02038

APPLICANT: SAME AS OWNER

PREPARED BY: SURVEYOR / ENGINEER:

OWNER:

HIGHPOINT ENGINEERING, DEDHAM, MA JULY 1, 2022

115 CONSTITUTION BLVD PROPERTY LOCATION:

CONDITIONS OF APPROVAL ARE LISTED AS FOLLOWS:

PLEASE BE ADVISED THAT AT ITS MEETING ON MONDAY, JULY 25, 2022 THE PLANNING

BOARD VOTED (5-0), UPON MOTION DULY MADE AND SECONDED TO APPROVE, WITH

CONDITIONS AND SPECIAL CONDITIONS, THE ABOVE REFERENCED SITE PLAN. THE

MAP 330 LOT 030

# **CERTIFICATE OF VOTE - SITE PLAN WASHINGTON STREET**

- 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 UPON A MAJORITY VOTE OF THE BOARD.
- 2. ACTUAL AND REASONABLE COSTS OF INSPECTION CONSULTING SERVICES SHALL BE PAID BY THE OWNER/APPLICANT BEFORE OR AT THE TIME OF THE PRE-CONSTRUCTION MEETING. SHOULD ADDITIONAL INSPECTIONS BE REQUIRED BEYOND THE ORIGINAL SCOPE OF WORK, THE OWNER/APPLICANT SHALL BE REQUIRED TO SUBMIT FEES PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF COMPLETION BY THE PLANNING BOARD (FORM H). SAID INSPECTION IS FURTHER OUTLINED IN CONDITION #1. 3. NO ALTERATION OF THESE PLANS SHALL BE MADE OR AFFECTED OTHER THAN BY AN AFFIRMATIVE VOTE OF
- THE MEMBERS OF THE BOARD AT A DULY POSTED MEETING AND UPON THE ISSUANCE OF A WRITTEN 4. ALL APPLICABLE LAWS, BY-LAWS, RULES, REGULATIONS, AND CODES SHALL BE COMPLIED WITH, AND ALL
- NECESSARY LICENSES, PERMITS AND APPROVALS SHALL BE OBTAINED BY THE OWNER/APPLICANT. 5. PRIOR TO THE ENDORSEMENT OF THE SITE PLAN, THE FOLLOWING SHALL BE DONE: • THE OWNER/APPLICANT SHALL MAKE A NOTATION ON THE PLAN THAT REFERENCES THE CONDITIONS
- AND DATES OF THIS CERTIFICATE OF VOTE. A NOTATION SHALL BE MADE ON THE PLANS THAT ALL EROSION MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.
- ALL OUTSTANDING INVOICES FOR SERVICES RENDERED BY THE TOWN'S ENGINEERS AND OTHER REVIEWING DEPARTMENTS OF THE TOWN RELATIVE TO THEIR REVIEW OF THE OWNER/APPLICANT'S APPLICATION AND PLANS SHALL HAVE BEEN PAID IN FULL.

- 6. ALL REQUIRED IMPROVEMENTS SPECIFIED IN THIS CETIFICATE OF VOTE SHALL BE CONSTRUCTED WITHIN A ONE-YEAR PERIOD UNLESS THE BOARD GRANTS AN EXTENSION. NO FINAL CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIREMENTS OF THE APPROVED PLAN HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD UNLESS THE APPLICANT HAS SUBMITTED A PARTIAL CERTIFICATE OF COMPLETION FOR THE REMAINDER OF THE REQUIRED IMPROVEMENTS. THE APPLICANT'S ENGINEER OR SURVEYOR, UPON COMPLETION OF ALL REQUIRED IMPROVEMENTS, SHALL SUBMIT A CERTIFICATE OF COMPLETION. THE BOARD OR ITS AGENT(S) SHALL COMPLETE A FINAL INSPECTION OF THE SITE UPON FILING OF THE CE1IIFICATE OF COMPLETION BY THE APPLICANT. SAID INSPECTION IS FURTHER OUTLINED IN CONDITION #1.
- 7. PRIOR TO ANY WORK COMMENCING ON THE SUBJECT PROPERTY, THE OWNER/APPLICANT SHALL PROVIDE PLANS TO LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO ANY PUBLIC WAY, THE OWNER/APPLICANT AND HIS ASSIGNS SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY. ALL CLEANUPS SHALL OCCUR WITHIN TWENTY-FOUR (24) HOURS AFTER FIRST WRITTEN NOTIFICATION TO THE OWNER/APPLICANT BY THE BOARD OR ITS DESIGNEE. FAILURE TO COMPLETE SUCH CLEANUP MAY RESULT IN SUSPENSION OF CONSTRUCTION OF THE SITE UNTIL SUCH PUBLIC WAY IS CLEAR OF
- 8. THE OWNER/APPLICANT SHALL INSTALL EROSION CONTROL DEVICES AS NECESSARY AND AS DIRECTED BY THE TOWN'S CONSTRUCTION INSPECTOR.
- 9. MAINTENANCE AND REPAIR OF THE PM-KING AREA, WATER SUPPLY SYSTEM, SEWER PIPES, ELECTRIC DISTRIBUTION SYSTEM, AND STORM WATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER/APPLICANT AND SHALL NEVER BE THE RESPONSIBILITY OF THE TOWN AND THE TOWN SHALL NEVER BE REQUIRED TO PERFORM ANY SERVICE, REPAIR OR MAINTENANCE WITH RESPECT TO SAID AREAS, OR ANY OF THE AFOREMENTIONED SYSTEMS WITHIN THE SUBJECT PROPELIY. THE TOWN WILL NEVER BE REQUIRED TO PROVIDE SNOW PLOWING OR TRASH PICKUP, WITH RESPECT TO THE SUBJECT PROPERTY.
- 10. PRIOR TO CONSTRUCTION ACTIVITIES, THERE SHALL BE A PRE-CONSTRUCTION MEETING WITH THE OWNER/APPLICANT, AND HIS CONTRACTOR(S), THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING BOARD'S OBSERVATION CONTRACTOR.

WAIVERS	
SITE PLAN	
115 CONSTITUTION	BLVD.

- PLANNING BOARD APPROVED PLAN SPECIFICATIONS. SUCH CONSULTANTS SHALL BE SELECTED AND RETAINED § 185-2L(A)(B)- WAIVER GRANTED TO ALLOW THE REDUCTION IF REQUIRED NUMBER OF PARKING SPACES FROM
  - §185-21(C)(9)(A)-WAIVER GRANTED TO INSTALL PARKING SPACES AT BE 9"X18" AND MAINTAIN THE EXISTING 24' ISLE WIDTH.

# SPECIAL CONDITIONS OF APPROVAL **CERTIFICATE OF VOTE**

115 CONSTITUTION BLVD.

PRIOR TO ENDORSEMENT, THE APPLICANT WILL HAVE A RECOMMENDATION FROM THE DESIGN REVIEW COMMISSION.

SITE

115 CONSTITUTION BLVD.

PHONE: (508) 553-3800

IITECT: EMBARCDESIGN

580 HARRISON AVE. SUITE 2W

PHONE: (617) 765-8000

**EMBARC** 

DING N BO ONSTITUTION OPO!

DA	- 7	FRAN		
	and the control of th			
				×
 			***************************************	
		NAME AND DESCRIPTION OF THE PERSON OF THE PE	Particular de la constitución de	

DATE DESCRIPTION ISSUE TYPE:

PERMIT ISSUE DATE: JULY 1, 2022 PROJECT NUMBER: 22022

DRAWN BY: CM/WH CHECKED BY: DH

Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

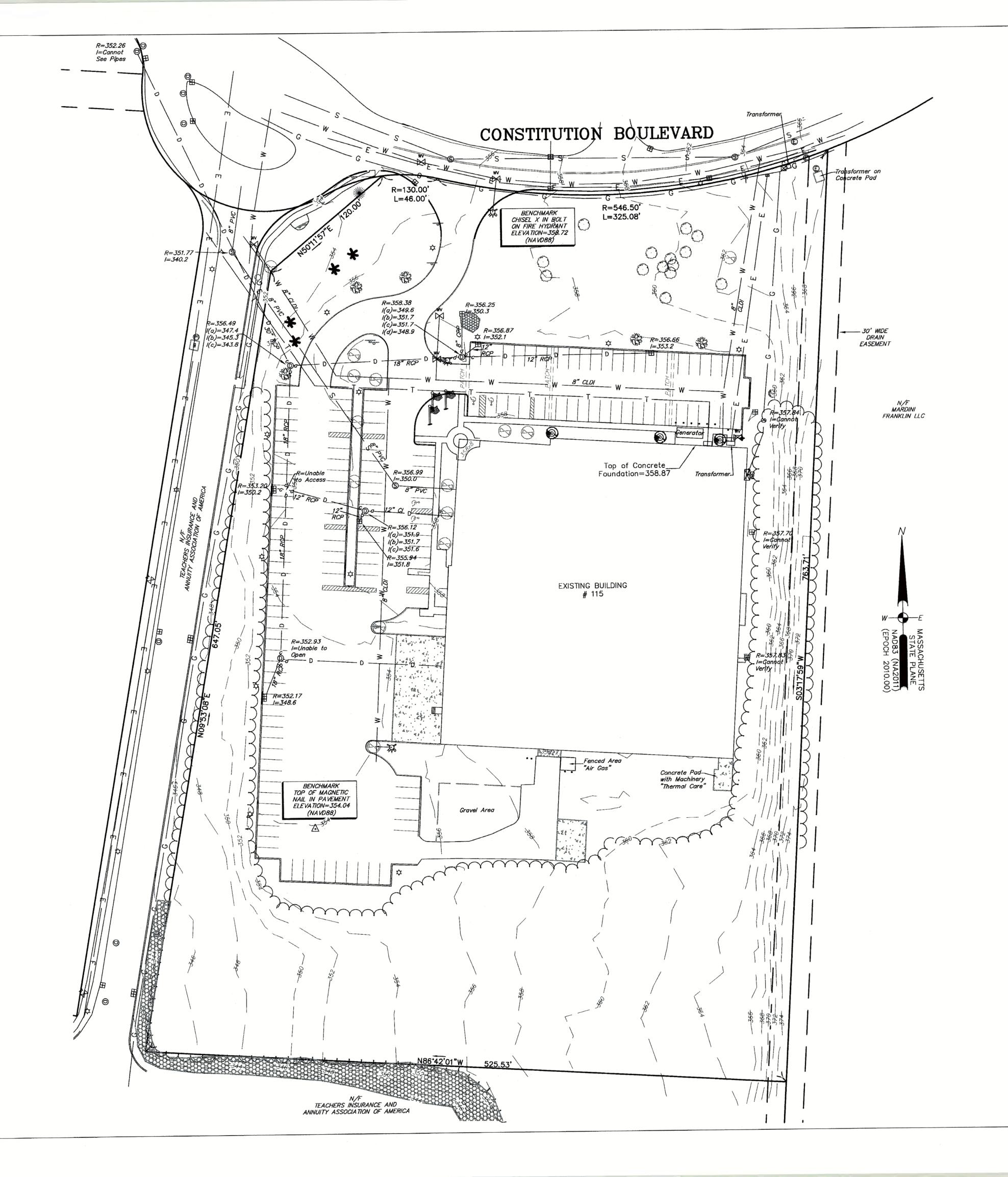
TITLE SHEET

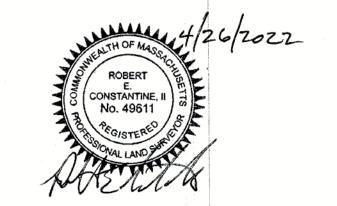


LOCUS (SCALE: 1'=250')

# LEGEND

	The second secon		
	CONCRETE BOUND FOUND		
<u> </u>	MAGNETIC NAIL		
0	IRON ROD OR PIPE FOUND		
*	FIRE HYDRANT		
w <sub>V</sub> ⊠	WATER VALVE		
<b>S</b>	SEWER MANHOLE		
Ç ⊠	CABLE JUNCTION BOX		
	ELECTRIC HANDHOLE		
GM ⊠	GAS METER		
<b>\$</b>	LAMP POST		
MB.	MAILBOX		
*	CONIFEROUS TREE		
9	DECIDUOUS TREE		
········	TREE LINE		
—-s—	SEWER LINE		
—-G—	GAS LINE		
W	WATER LINE		
284	CONTOUR LINE		
283×7	SPOT ELEVATION		
: <u>-</u> : - : <u>-</u> :	MULCHED AREA		
	CONCRETE		





LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EXBENCE TO DEVELOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMAL ACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATED ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DICLIMENTS OR OBSERVED PHYSICAL EVIDENCE, MALEXIST, CONTRACTORS (IN ACCORDANCE WITH MASS.G. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG—SAFE{7233}.

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

OWNER

SCHWARZKOPF TECHNOLOGIES LLC 115 CONSTITUTION BOULEVARD FRANKLIN, MA 02038

DEED BOOK 21685 PAGE 290 PLAN NO. 630 PLAN BK. 433 A.M. 330 LOT 30

EXISTING CONDITIONS
115 CONSTITUTION BLVD
FRANKLIN
MASSACHUSETTS

APRIL 26, 2022

DATE REVISION DESCRIPTION

GRAPHIC SCALE: 1"=40'



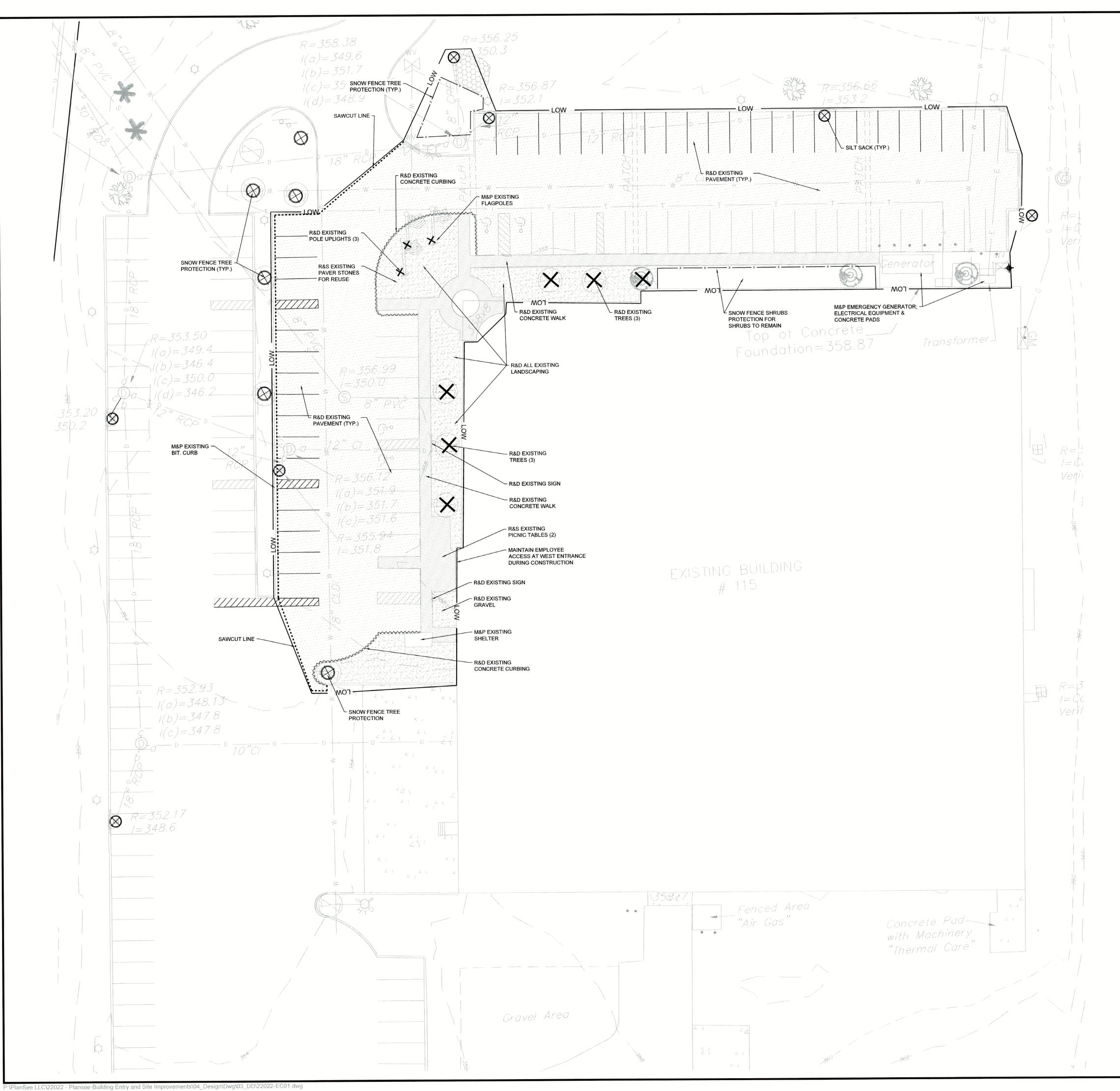
Halnon, Inc

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

SHEET 1 OF 1

JOB NO. F4541

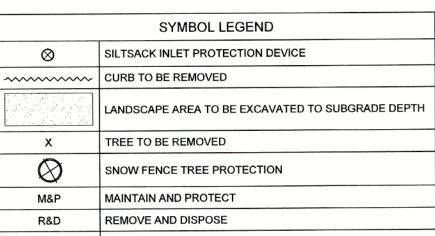
3DFranklin\F4541\DWG\F4541-SURVEY BASE.dwg, 4/26/2022 12:21:27 PM, |



SYMBOL LEGEND				
8	SILTSACK INLET PROTECTION DEVICE			
~~~~~~	CURB TO BE REMOVED			
	LANDSCAPE AREA TO BE EXCAVATED TO SUBGRADE DEPTH			
х	TREE TO BE REMOVED			
$\otimes$	SNOW FENCE TREE PROTECTION			
M&P	MAINTAIN AND PROTECT			
R&D	REMOVE AND DISPOSE			
R&S	REMOVE AND STOCKPILE			

# SITE PREPARATION, DEMOLITION AND EROSION CONTROL NOTES

- 1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE CRITERIA OUTLINED TO PREVENT OR MINIMIZE SOIL EROSION.
- 2. CONTRACTOR SHALL NOTIFY DIG-SAFE AT 8-1-1 AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THESE PLANS AND OBSERVED EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ROADS, DRIVEWAYS, AND PARKING AREAS; CONTROLLING DUST; AND TAKING ALL NECESSARY MEASURES TO ENSURE THAT ALL PAVED AREAS ADJACENT TO THE WORK SITE ARE MAINTAINED IN A CLEAN, SEDIMENT- AND DUST-FREE CONDITION AT
- 4. EROSION CONTROL MATTING SHALL BE MIRAFI "MIRAMAT TM8" GEOSYNTHETIC EROSION CONTROL MAT OR APPROVED EQUAL. CONTRACTOR SHALL ADHERE TO MANUFACTURER SPECIFICATIONS FOR PLACEMENT AND INSTALLATION.
- 5. FILTER FABRIC SHALL BE "MIRAFI 140 N", "PHILLIPS SUPAC S-P", OR APPROVED EQUAL. CONTRACTOR SHALL ADHERE TO MANUFACTURER SPECIFICATIONS FOR PLACEMENT AND INSTALLATION.
- 6. ASPHALT PAVEMENT TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH OF GRAVEL BASE UNLESS OTHERWISE INDICATED HEREON.
- 7. ALL CURBS, IF EXISTING, TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH OF GRAVEL BASE.
- 8. SILTSACK INLET PROTECTION DEVICES SHALL BE INSTALLED AT ALL LOCATIONS INDICATED HEREON PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE FOR DURATION OF CONSTRUCTION ACTIVITIES, OR UNTIL REMOVAL OF EXISTING STRUCTURES TO ACCOMMODATE NEW CONSTRUCTION,
- 9. ALL DEMOLITION AND SITE PREPARATION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE ALL NECESSARY INSPECTIONS WITH THE FRANKLIN BUILDING DEPARTMENT.
- 10. THE EROSION CONTROL MEASURES SHOWN AND DESCRIBED HEREON SHALL BE CONSIDERED
- 11. CONTRACTOR SHALL KEEP ON SITE, AT ALL TIMES, ADDITIONAL FILTER SOCK, CONSTRUCTION FENCE, AND SILTSACK MATERIALS FOR EMERGENCY INSTALLATION OR FOR INSTALLATION AT THE DIRECTION OF THE OWNER, THE ENGINEER, OR THE TOWN OF FRANKLIN REPRESENTATIVE.
- 12. CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND WITHIN 24 HOURS OF EACH RAINFALL EVENT.
- 13. PAVED SURFACES SHALL REMAIN IN PLACE AS LONG AS POSSIBLE TO PREVENT SOILS FROM MIGRATING OFF THE SITE. CONTRACTOR TO COORDINATE.
- 14. CONSTRUCTION FENCE SHALL BE STAKED ORANGE VINYL SNOW FENCE OR APPROVED EQUAL AND SHALL REMAIN FOR DURATION OF CONSTRUCTION.



ARCHITECT: EMBARCDESIGN 580 HARRISON AVE. SUITE 2W BOSTON, MA 02118 PHONE: (617) 765-8000 WWW.EMBARCDESIGN.COM IMPRO SIT ADDITION JLEVARD OPOSED BUILDING AES CONSTITUTION BOULE PROPOSED | REV DATE DESCRIPTION ISSUE TYPE: PERMIT ISSUE DATE: 22022

80 WASHINGTON STREET, SUITE 216 EDHAM, MA 02026

CLIENT: PLANSEE

www.HighpointEng.com

DOUGLAS J

67.01.2022

115 CONSTITUTION BLVD. FRANKLIN, MA 02038 PHONE: (508) 553-3800 WWW.PLANSEE.COM

JULY 1, 2022 PROJECT NUMBER: DRAWN BY: CMcC

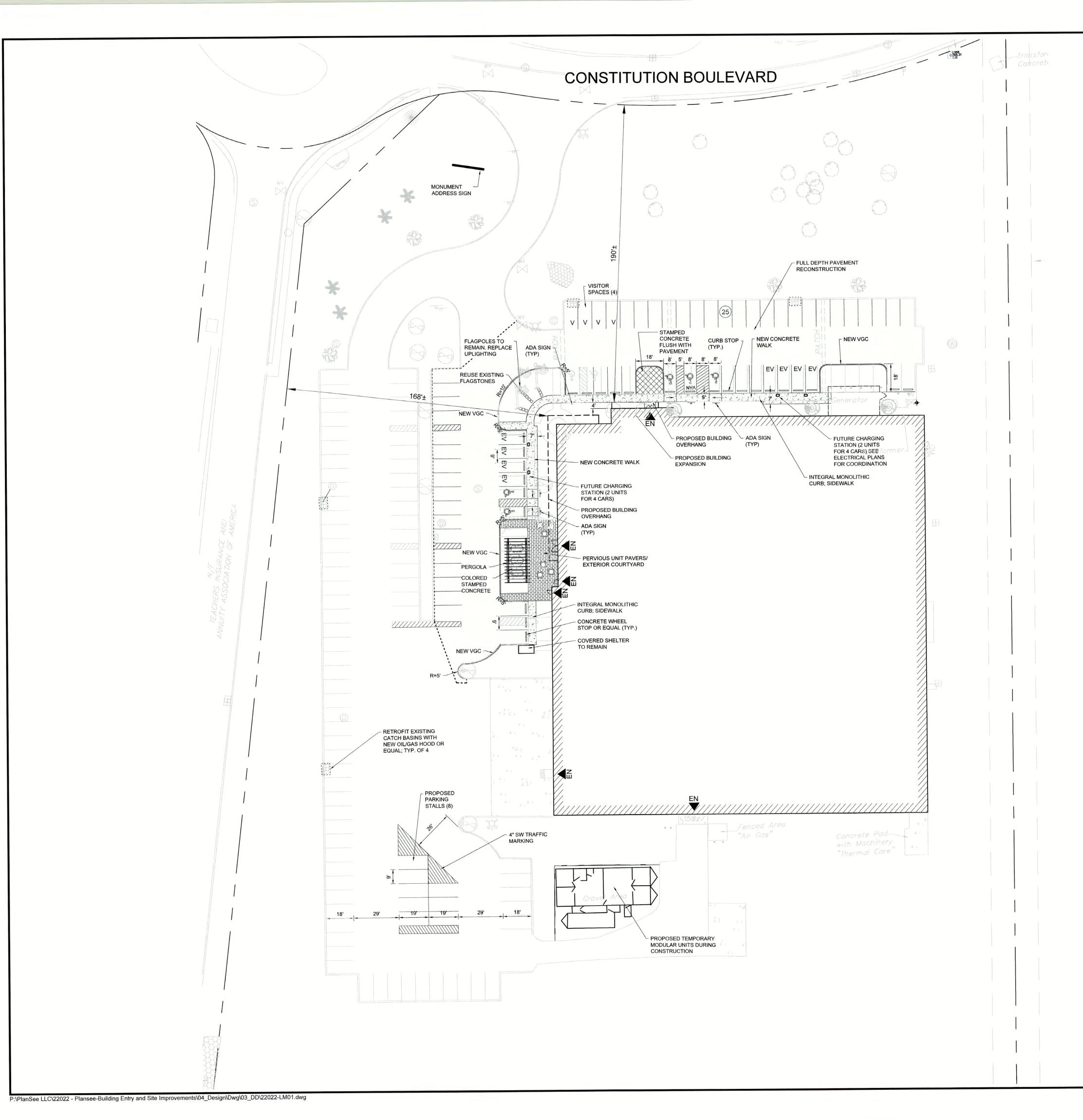
CHECKED BY: DH

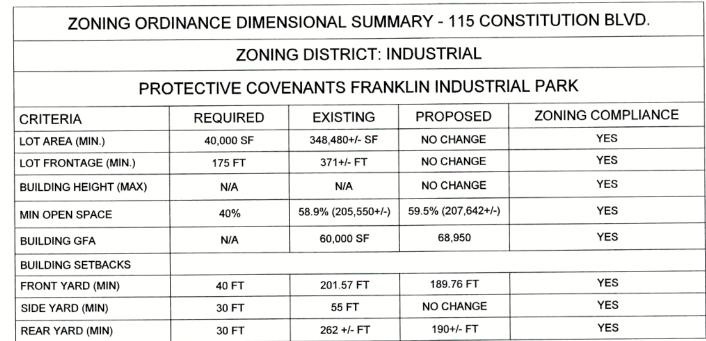
Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

**EROSION CONTROL & SITE PREPARATION** PLAN

C100

1 inch = 20 ft. GRAPHIC SCALE





F	PARKING SUM	MARY	
REQUIRED	EXISTING	PROPOSED	ZONING COMPLIANCE
1/250 SF	9,000 SF (36)	17,950 SF (72)	
1/400 SF	44,000 SF (110)	NO CHANGE	
1/1000 SF	7,000 SF (7)	NO CHANGE	
	153 REQ'D 150 EXIST	189 REQ'D 151 PROPOSED	NO (SEE NOTE 1)
	1/250 SF 1/400 SF	REQUIRED EXISTING  1/250 SF 9,000 SF (36)  1/400 SF 44,000 SF (110)  1/1000 SF 7,000 SF (7)  153 REQ'D	1/250 SF 9,000 SF (36) 17,950 SF (72)  1/400 SF 44,000 SF (110) NO CHANGE  1/1000 SF 7,000 SF (7) NO CHANGE  153 REQ'D 189 REQ'D

2. WAIVER WILL BE REQUIRED TO REDUCE PARKING DIMENSION FROM THE REQUIRED 19' TO 18' IN ORDER TO MATCH THE

EXISTING PARKING DIMENSION OF 18' ALONG THE BUILDING PERIMETER APPROVED UNDER THE ORIGINAL SITE PLAN APPROVAL DATED 11/15/95 (PERMIT #960245) PROVIDED BY ENGINEERING CONSULTANTS, INC

IMPERVIOUS/PERVIOUS SUMMARY				
CRITERIA	REQUIRED	EXISTING	PROPOSED	ZONING COMPLIANCE
MAX IMPERVIOUS	60%	41% (142,930+/-)	40.0% (140,838 +/-)	YES
PROPOSED NEW IMPERVIOUS			517 SF+/-	
PROPOSED NEW PERVIOUS (SEE NOTE 1)			2,609 SF +/-	

- 1. 1,580 SF PERVIOUS PAVER AREA INCLUDED IN NEW PERVIOUS AREA CALCULATION.
- 2. IT IS ASSUMED THAT THE TEMPORARY MODULAR UNITS ARE NOT CONSIDERED TO BE IMPERVIOUS SURFACE AND ARE NOT INCLUDED IN THE IMPERVIOUS CALCULATION.

980 WASHINGTON STREET, SUITE 216 DEDHAM, MA 02026 www.HighpointEng.com CLIENT: PLANSEE 115 CONSTITUTION BLVD. FRANKLIN, MA 02038

PHONE: (508) 553-3800 WWW.PLANSEE.COM

ARCHITECT: EMBARCDESIGN 580 HARRISON AVE. SUITE 2W BOSTON, MA 02118 PHONE: (617) 765-8000 WWW.EMBARCDESIGN.COM

**EMBARC** 



IMPROVEMENT SITE

PROPOSED BUILDING ADDITION 115 CONSTITUTION BOULEVARD

REV DATE DESCRIPTION ISSUE TYPE:

ISSUE DATE: JULY 1, 2022 PROJECT NUMBER: 22022

**PERMIT** 

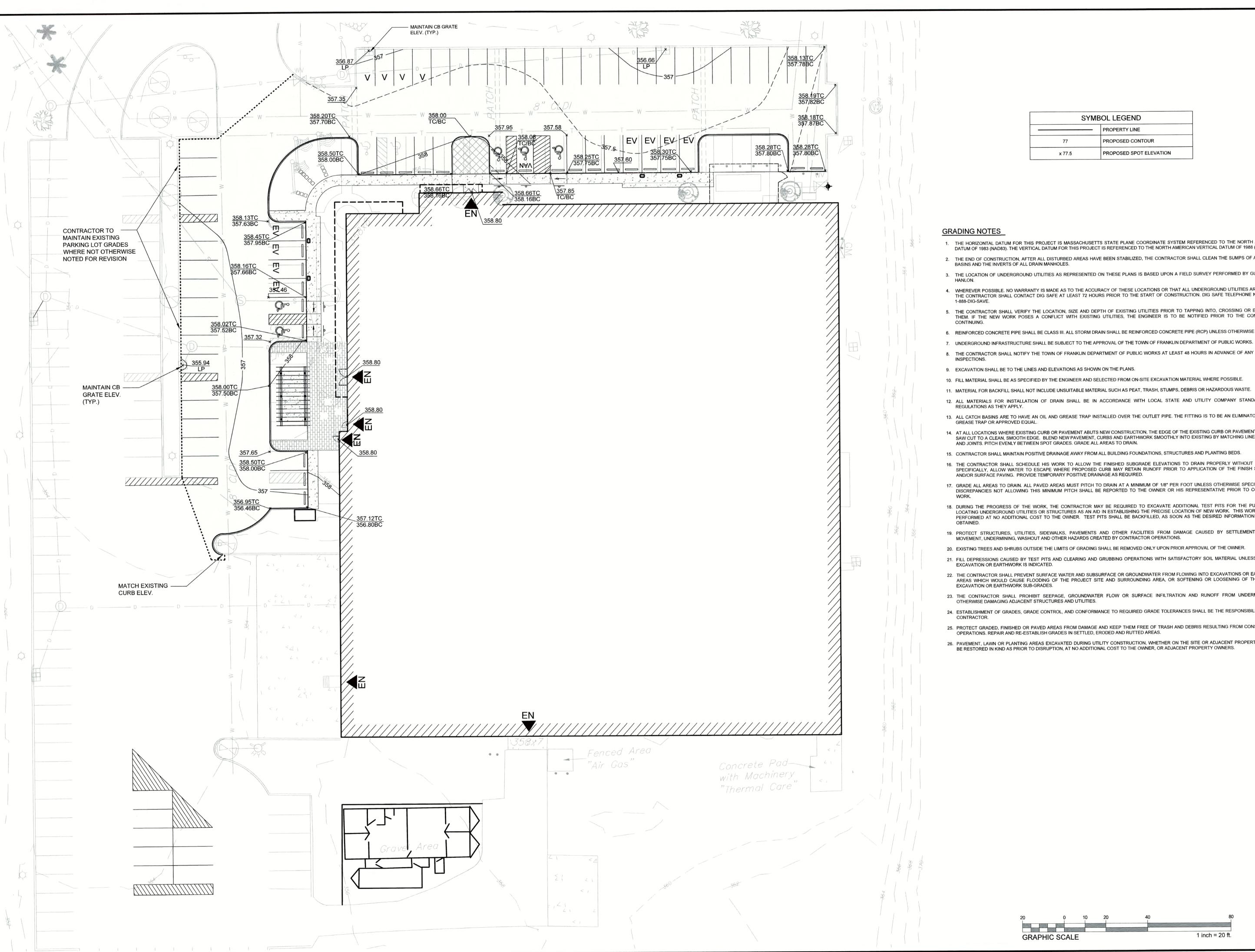
DRAWN BY: CMcC CHECKED BY: DH

Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

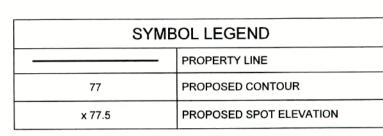
LAYOUT & MATERIALS PLAN

C200

GRAPHIC SCALE 1 inch = 30 ft



P:\PlanSee LLC\22022 - Plansee-Building Entry and Site Improvements\04\_Design\Dwg\03\_DD\22022-GD01.dwg Jun 30, 2022 - 1:56pm



# GRADING NOTES

- 1. THE HORIZONTAL DATUM FOR THIS PROJECT IS MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88).
- 2. THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN MANHOLES.
- 3. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON A FIELD SURVEY PERFORMED BY GUERRIER &
- 4. WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS
- 5. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR
- 6. REINFORCED CONCRETE PIPE SHALL BE CLASS III. ALL STORM DRAIN SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
- 8. THE CONTRACTOR SHALL NOTIFY THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- EXCAVATION SHALL BE TO THE LINES AND ELEVATIONS AS SHOWN ON THE PLANS.
- 10. FILL MATERIAL SHALL BE AS SPECIFIED BY THE ENGINEER AND SELECTED FROM ON-SITE EXCAVATION MATERIAL WHERE POSSIBLE.
- 11. MATERIAL FOR BACKFILL SHALL NOT INCLUDE UNSUITABLE MATERIAL SUCH AS PEAT, TRASH, STUMPS, DEBRIS OR HAZARDOUS WASTE.
- 12. ALL MATERIALS FOR INSTALLATION OF DRAIN SHALL BE IN ACCORDANCE WITH LOCAL STATE AND UTILITY COMPANY STANDARDS AND REGULATIONS AS THEY APPLY
- 13. ALL CATCH BASINS ARE TO HAVE AN OIL AND GREASE TRAP INSTALLED OVER THE OUTLET PIPE. THE FITTING IS TO BE AN ELIMINATOR OIL AND GREASE TRAP OR APPROVED EQUAL.
- 14. AT ALL LOCATIONS WHERE EXISTING CURB OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
- 15. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- 16. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
- 17. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING
- 18. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN
- 19. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
- 20. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
- 21. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR FARTHWORK IS INDICATED.
- 22. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
- 23. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
- 24. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 25. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
- 26. PAVEMENT, LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED IN KIND AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

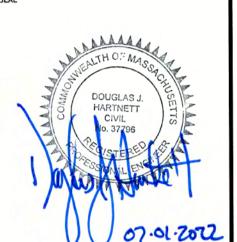
DHAM, MA 02026 www.HighpointEng.com CLIENT: PLANSEE 115 CONSTITUTION BLVD. FRANKLIN, MA 02038 PHONE: (508) 553-3800 WWW.PLANSEE.COM

PHONE: (617) 765-8000 WWW.EMBARCDESIGN.COM **EMBARC** 

BOSTON, MA 02118

580 HARRISON AVE. SUITE 2W

ARCHITECT: EMBARCDESIGN



07.01.202

IMP

<u>S</u> **ADDITION** BUILDING TUTION BOL

REV DATE DESCRIPTION ISSUE TYPE: **PERMIT** 

**PROPOSED** 

ISSUE DATE: JULY 1, 2022 PROJECT NUMBER: 22022

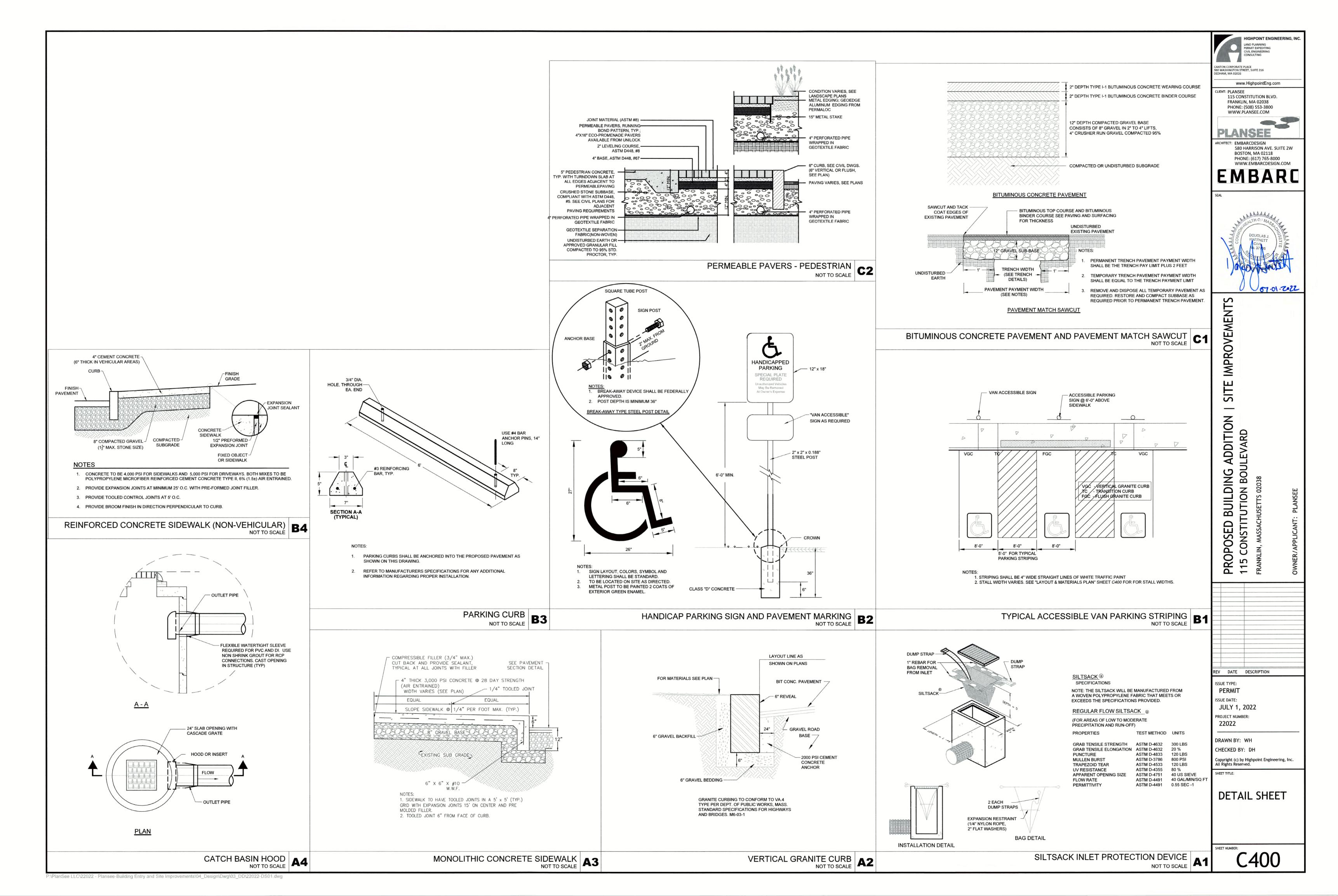
DRAWN BY: CMcC CHECKED BY: DH

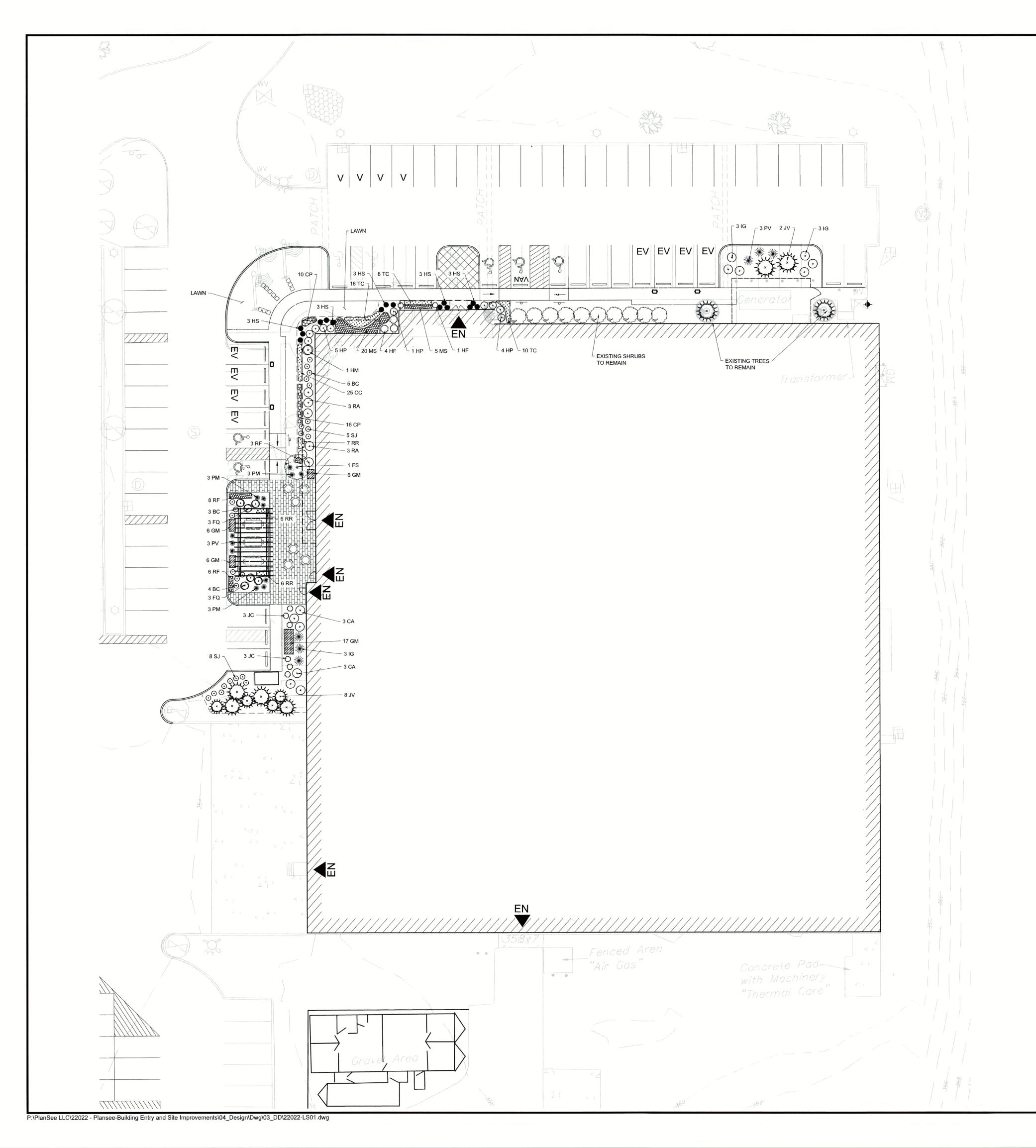
Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

**GRADING** PLAN

1 inch = 20 ft.

C300



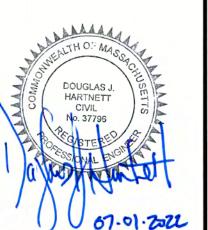


		SITE F	PLANT LIST		
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENT
DECII	DUOUS SHAD	DE / EVERGREEN / FLOWER	RING TREES	1	
FS	1	FAGUS SYLVATICA "RED OBELISK"	RED OBELISK BEECH	3.0"- 3.5" CAL.	B&B
JV	10	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8'-10' HT.	B&B
MT	1	MALUS "THUNDERCHILD"	THUNDERCHILD FLOWERING CRAB	3.0" - 3.5" CAL	B&B
PN	2	PINUS NIGRA AUSTRIACA	AUSTRIAN PINE	8'-10' HT	B&B
SHRL	⊥ JBS				
ВС	12	BUDDLEIA 'BLUE CHIP"	LO & BEHOLD BLUE CHIP BUTTERFLY BUSH	18" -24" HT	РОТ
CA	10	CLETHRA ALNIFOLIA	SUMMERSWEET	30" - 36" HT	РОТ
FQ	6	CHAENOMELES SPECIOSA "ORANGE STORM"	DOUBLE TAKE ORANGE FLOWERING QUINCE	24" - 30" HT	РОТ
НМ	1	HIBISCUS MOSCHEUTOS "LUNA WHITE"	LUNA WHITE HIBISCUS	24" - 30" HT	POT
HP	10	HYDRANGEA PANICULATA "SMNHPK"	FIRE LIGHT TIDBIT HYDRANGEA	24" - 30" HT	POT
IG	9	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" - 30" HT	POT
TM	11	TAXUS X MEDIA "DENSIFORMIS"	DENSE YEW	24" - 30" HT	POT
JC	16	JUNIPERUS COMMUNIS "ALPINE CARPET"	ALPINE CARPET JUNIPER	12" - 18" SP	POT
РМ	9	PINUS MUGO "ROCK GARDEN"	ROCK GARDEN MUGO PINE	18" - 24" SP	POT
RA	6	RHODODENDRON ATLANTICUM	COASTAL AZALEA	24" - 30" HT	POT
SJ	13	SPIRAEA JAPONICA "FLAMING MOUND"	FLAMING MOUND SPIREA	18"- 24" HT.	POT
PERE	NNIALS/GRA				
AT	24	ALLIUM TANGUTICUM "SUMMER BEAUTY"	SUMMER BEAUTY ORNAMENTAL CHIVES	#2	LOCATE IN FIELD BY LA
СС	25	CAMPANULA CARPATICA "BLUE CHIP"	BLUE CLIPS BELLFLOWER	#3	12" O.C. STAGGERED
СР	26	CAREX PENNSYLVANICA	PENNSYLVANICA SEDGE	#2	15" O.C. STAGGERED
GM	35	GERANIUM MACULATUM	SPOTTED CRANESBILL	#3	18" O.C. STAGGERED
HF	5	HOSTA "REGAL SPLENDER"	HOSTA	#3	AS SHOWN
HS	12	HOSTA "GINKO CRAIG"	HOSTA	#3	AS SHOWN
MS	25	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	#2	2.5' O.C. STAGGERED
PV	12	PANICUM VIRGATUM	SWITCH GRASS	#3	AS SHOWN
RF	15	RUDBECKIA FULGIDA "GOLDSTURM"	GOLDSTURM CONEFLOWER	#2	18" O.C. STAGGERED
RR	19	LUPINUS "RUSSELL RED"	RUSSELL RED LUPINE	#2	15" O.C. STAGGERED
TC	52	TIARELLA CORDIFOLIA	CREEPING FOAMFLOWER	#2	18" O.C. STAGGERED

CANTON CORPORATE PLACE 980 WASHINGTON STREET, SUITE 216 DEDHAM, MA 02026 www.HighpointEng.com CLIENT: PLANSEE 115 CONSTITUTION BLVD. FRANKLIN, MA 02038 PHONE: (508) 553-3800 WWW.PLANSEE.COM

ARCHITECT: EMBARCDESIGN
580 HARRISON AVE. SUITE 2W
BOSTON, MA 02118
PHONE: (617) 765-8000
WWW.EMBARCDESIGN.COM

EMBARC



**IMPROVEMENTS** 

SITE S ADDITION ULEVARD PROPOSED BUILDING A 115 CONSTITUTION BOUI

REV DATE DESCRIPTION ISSUE TYPE:
PERMIT

ISSUE DATE:
JULY 1, 2022 PROJECT NUMBER: 22022

DRAWN BY: CMcC

CHECKED BY: DH Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

LANDSCAPE PLAN

L100

GRAPHIC SCALE 1 inch = 20 ft.

# LANDSCAPE NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF FRANKLIN, MA. ALL PLANTING SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK.

PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF NAY CONFLICTS

NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT

ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE

NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.

ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED. LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.

ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR

ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL

TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT

ABOVE THE ROOT CROWN. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS

ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.

ALL TREE STAKES SHALL BE STAINED DARK BROWN.

CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.

ALL LANDSCAPE AREAS WITH SHRUBS, TREES AND PERENNIALS TO HAVE 18" MINIMUM DEPTH OF TOPSOIL. THE 18" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE/SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUB AND TREES, ALL AREAS OF LOAM AND SEED TO HAVE A MINIMUM OF 6" DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS THE SITE SO THAT 18" MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO THE OWNER. SEE TOPSOIL DETAIL.

# LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENTGERMINATION
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

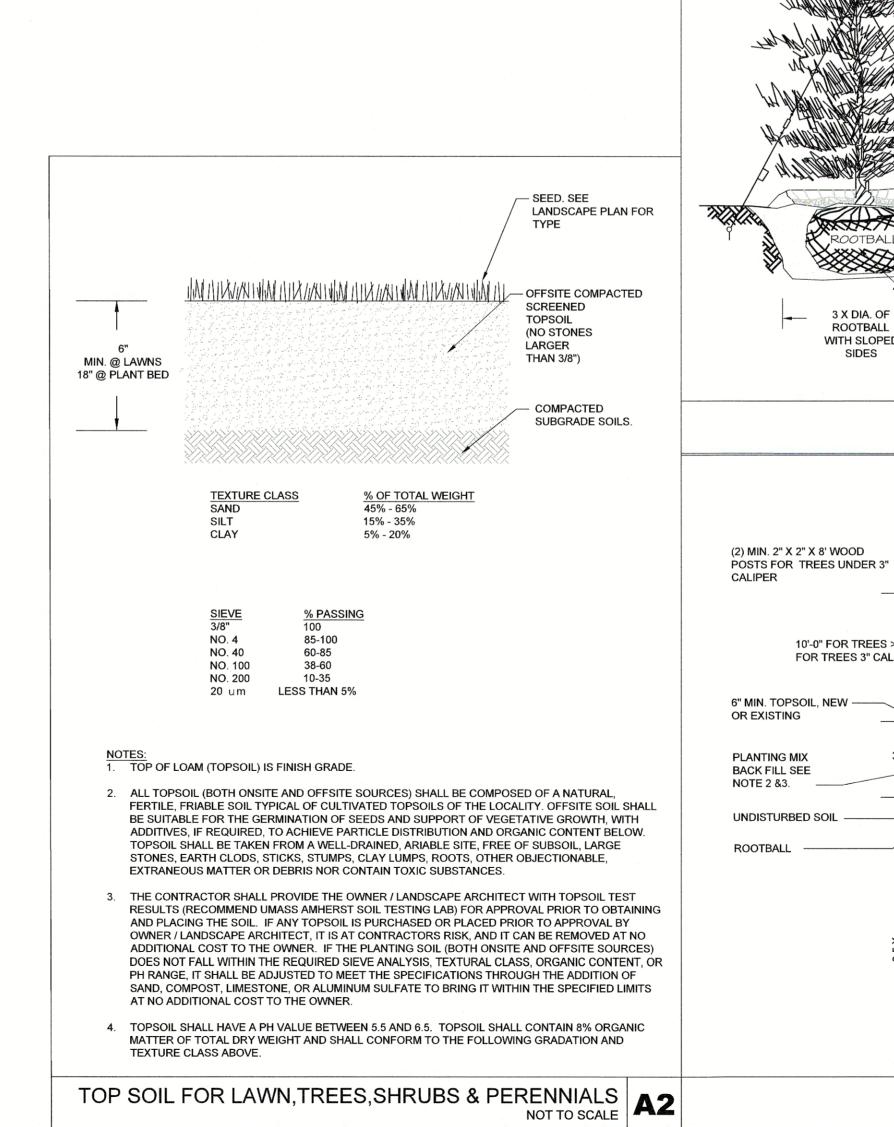
1.SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.

2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST

3.COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.

4. LAWN AREAS TO BE SEEDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS

5.CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED



3 X DIA. OF

ROOTBALL

SIDES

WITH SLOPED

10'-0" FOR TREES > 3" CAL. 8'0"

FOR TREES 3" CAL. AND UNDER

3 X DIA. OF

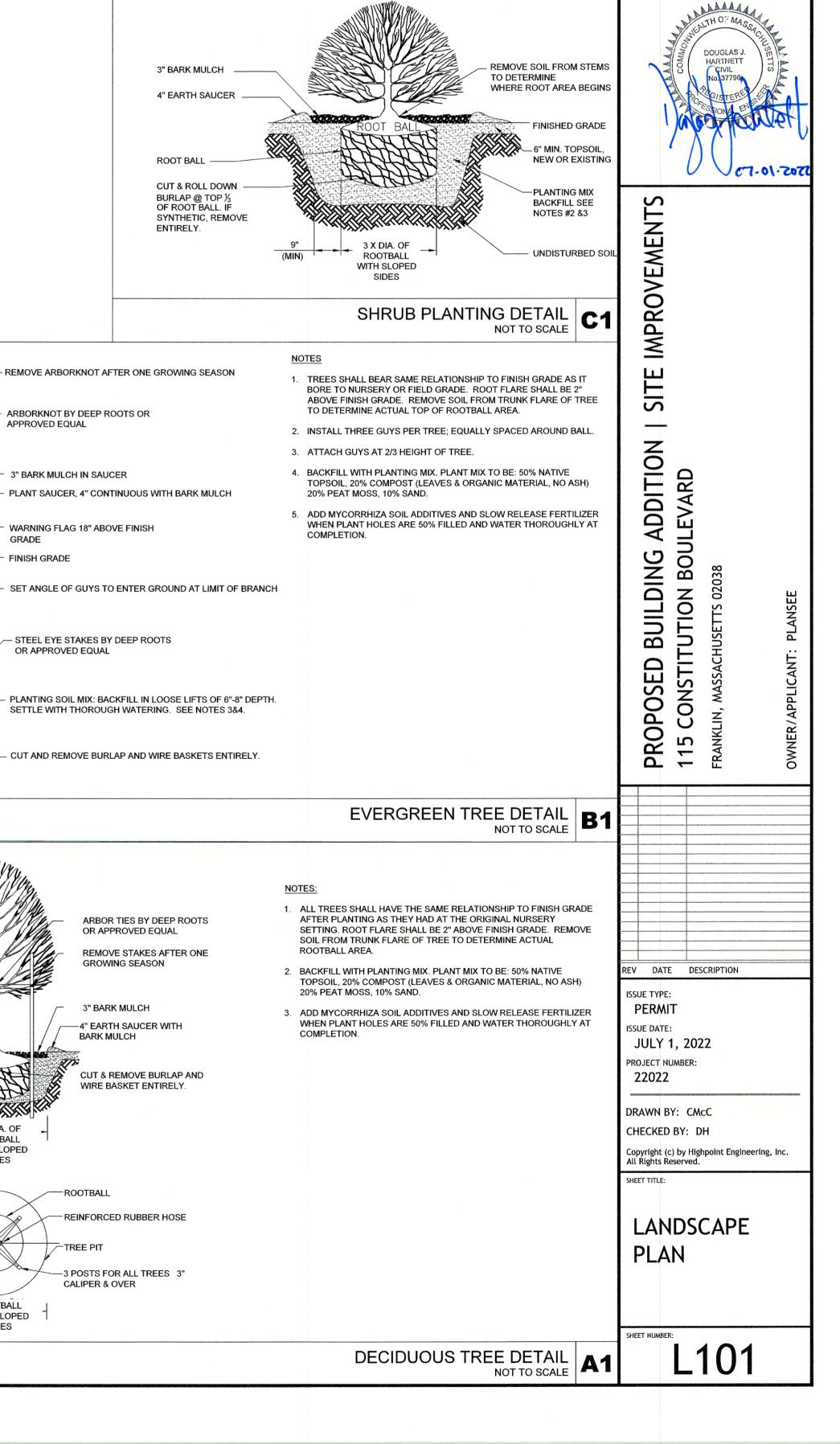
ROOTBALL

WITH SLOPED

SIDES

ROOTBALL

WITH SLOPED



. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISH

2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE

SETTING. SET SHRUB 1"-2" ABOVE FINISH GRADE.

20% PEAT MOSS, 10% SAND.

COMPLETION.

GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY

TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH)

3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT

4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.

WASHINGTON STREET, SUITE 216

ARCHITECT: EMBARCDESIGN

www.HighpointEng.com

580 HARRISON AVE. SUITE 2W

WWW.EMBARCDESIGN.COM

BOSTON, MA 02118

PHONE: (617) 765-8000

115 CONSTITUTION BLVD. FRANKLIN, MA 02038 PHONE: (508) 553-3800 WWW.PLANSEE.COM

DHAM, MA 02026

LIENT: PLANSEE

# Town of Franklin

355 East Central Street Franklin, Massachusetts 02038-1352



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

# July 11, 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, Town Planner; Michael Maglio, Town Engineer (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. Final Form H: 461 West Central Street

Ms. Love reviewed that the Planning Board approved a Limited Site Plan for permanent outdoor seating on February 28, 2022. She stated that the applicant constructed the outdoor seating and submitted a Final Form H for the Limited Site Plan. She stated that due to the limited site improvements, BETA was not asked to provide an observation report. She noted that DPW and the Building Commissioner have reviewed the as-built plans. She stated that as far as she has seen, the applicant has satisfied the Limited Site Plan.

Mr. Maglio stated that he went to the site and reviewed the as-built and design plan; there were some minor changes but nothing material. He stated that the applicant rearranged the handicapped parking space a little to get the aisles in between the spaces. He stated that the site came out really nice.

Motion to Approve the Final Form H for 461 West Central Street. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

Chair Rondeau noted that there would be a change to the agenda order; the public hearings would be taken first and then the discussion on the Friendly 40B Process.

7:05 PM **PUBLIC HEARING** – *Initial* 

58 Daniels Street
Scenic Road Permit

Documents presented to the Planning Board are on file.

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

Ms. Love reviewed that §170-53 of the Town Code requires that any stonewall removal within a Scenic Road must seek a permit through the Planning Board. The applicant is proposing to remove 30 ft. of a buried stonewall along Daniels Street. She stated that the removal is to provide an access driveway to a

new buildable lot. The Planning Board will need to take a vote if they are in agreement of issuing a permit to remove the stonewall.

Ms. Wierling confirmed that the stonewall is buried. She asked what kind of stones will be used in reconstruction. Mr. Christopher Palladini stated that they will dig up the buried stones of the 30 ft. and they will use them when recreating 90 ft. Chair Rondeau stated that he would rather see 60 ft. or 70 ft. reconstructed rather than interjecting a different stone type to match what is being pulled out of the ground. Mr. Palladini stated that would be feasible.

Motion to Approve 58 Daniels Street, Scenic Road Permit, stonewall removal and replacement. Rondeau. Second: Williams. Discussion: Chair Rondeau requested that the applicant let the Planning Board know the length of the stonewall. Ms. Wierling noted that within that the stonewall should be constructed with a similar type material using any materials that are found on site in the construction. Vote: 5-0 (5-Yes; 0-No).

# **General Business** (continued)

### B. Discussion: Friendly 40B Process LIP (Local Initiative Program)

Ms. Love stated that the Town has had several applicants reach out to propose Friendly 40Bs. Under the State statute, it is considered a LIP which is a Local Initiate Program. It involves support from the Town. She stated that moving forward, knowing that the Town is above their 10 percent, the Town will probably be in this percent for 5 to 10 years. She stated that the process being proposed is for the longterm. She stated that given that the Town has received several interests in doing 40B projects, the Town Administration has put together a process for Friendly 40B applicants. The process involves feedback and review from the Planning Board, as well as other boards and commissions. She discussed the Friendly 40B process recommended for all applicants to follow which was provided in the Planning Board's meeting packet. She stated that the Zoning Board of Appeals is really the only authority board. Any applicant currently can just go to the ZBA. However, that would not be considered a LIP program. She stated that the hope is that the applicant will go through the checklist and go to the Planning Board. She stated that it will be up to each board to determine how much of an in depth review they want to do; it would be each board's discretion. She stated that these would be handled under general business and not public hearings. She discussed that the criteria for review would include the benefits and impacts to the Town. She stated that this would be optional for all applicants to follow. She requested the Planning Board provide her with feedback on the checklist. Chair Rondeau asked if additional items could be added and what is the timeframe. Ms. Love said that at any time additional items could be added.

Planning Board members asked questions and made comments. Ms. Love stated that the benefit to the applicant is that they would go through each commission/board and get a support letter which they could then provide to the ZBA. Ms. Love noted that the Town has one 40B that has been approved but not been built yet. Ms. Love noted that for it to be considered an affordable unit, it must have the deed restriction on it. Ms. Love stated that this checklist process was derived because there has been so much interest in 40Bs. This will allow some boards/commissions to work a little closer with the developers. Ms. Love stated that the possible developments they have heard of are all over the town. She stated that one applicant who already applied to the State is on Pleasant Street and it is 60 units, all affordable. Ms. Love confirmed that this checklist is optional, and an applicant can go straight to the State and straight to ZBA. As well, the developer can go to all the boards and get recommendations; however, the ZBA can make their own decision. She stated that this LIP process will assist them, but it can be bypassed. She stated that the ZBA has the ultimate decision for a friendly or other 40B. Mr. Power asked that if the Planning Board does not accept this checklist process, what happens. Ms. Williams stated that there

would be no harm in accepting this. Ms. Love stated that even if the Town is above their 10 percent, a developer can still apply through the State or this proposed process and ZBA. She stated that the ZBA has the right to deny them if the Town is above 10 percent. Chair Rondeau stated that the Planning Board members should read the document and make comments. Ms. Love stated that this item will be on Town Council's agenda on July 20, 2022.

Ms. Christine Mucciarone, 87 Hill Avenue, noted that with a Friendly 40B, the Planning Board can work with the abutters and make the building blend in more with what is in the area. She asked if the Planning Board would work with the builder. Ms. Love stated that a goal is that the developer would work with what the boards are recommending. Chair Rondeau stated that Design Review would go before the Planning Board.

7:15 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 the hearing be continued.

Motion to Continue 585 King Street, Special Permit & Site Plan, to July 25, 2022. Rondeau. Second: David. Vote: 5-0 (5-Yes; 0-No).

7:20 PM **PUBLIC HEARING** – Continued

Taj Estates – 230 East Central Street

Special Permit & Site Plan

Documents presented to the Planning Board are on file.

TO BE CONTINUED

Chair Rondeau stated that the applicant requested the hearing be continued.

Motion to Continue Taj Estates, 230 East Central Street, Special Permit & Site Plan, to July 25, 2022. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

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

Meeting adjourned at 7:34 PM.

Respectfully sub	omitted
Respectfully suc	millea

Judith Lizardi, Recording Secretary

# Town of Franklin

355 East Central Street Franklin, Massachusetts 02038-1352



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

# July 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; Jay Mello, associate member. Members absent: None. Also present: Amy Love, Town Planner; Michael Maglio, Town Engineer; Matthew Crowley, BETA Group, Inc. (via Zoom); 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. Final Form H: 76 Grove Street

Ms. Love reviewed that the Planning Board approved the Site Plan on January 23, 2008. The applicant submitted a Final Form H for the Site Plan. She stated that Mr. Maglio reviewed the as-built plans and submitted a comment letter.

Mr. Maglio reviewed that as noted on the as-built plan, the proposed trench drain at the corner of the building was not installed, but rather the pavement was graded to the two catch basins at the entrance on Beaver Street. The two catch basins at this location are set low with a slight hump in the driveway apron and while he has not had the opportunity to witness them in a heavy rain, they appear to be effective. He reviewed that the proposed oil/grit separator was not installed downstream of the trench drain as shown on the plan; however, a water quality manhole was installed downstream of all the site catch basins which is providing water quality treatment for a larger portion of the site. He stated that the proposed plan called out for the removal of 786+/- sq. ft. of pavement from the rear of the site which was to be replaced with 12" to 18" of crushed stone; however, the existing asphalt has not been removed.

Ms. Williams asked about the crushed stone area. Mr. Maglio stated that it occurred before his time; he is not aware of any issues.

Motion to Approve the Final Form H for 76 Grove Street. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

### B. Final Form H: Spring Street Solar

Ms. Love reviewed that the Planning Board approved a Special Permit and Site Plan for Spring Street Solar on May 20, 2019. The applicant submitted a Final Form H for the Site Plan. BETA reviewed the as-built plans and submitted a comment letter. She stated that DPCD recommends a Partial Form H until all outstanding items listed in BETA's memo are complete.

Mr. Crowley reviewed his Site Observation Report dated July 14, 2022, which was provided in the Planning Board's meeting packet. He discussed the changes that were made including extending some of the access roads. He noted that the as-built plan is not a surveyed plan. He stated that he defers to the Planning Board if they want to see a full survey. He noted that the contractor has indicated that some of the items on the Site Observation Report have been addressed. However, he stated that the utility poles have not been extended down Spring Street yet, and infiltration basin 1 needs some maintenance done to it. He noted that 90 percent of the site is well vegetated including under the array areas.

Chair Rondeau stated that he would like to see an actual as-built done for the property considering its size. He asked about the trees along Spring Street. Mr. Crowley stated that he believes the poles will not be set until 2023. Chair Rondeau recommended a Partial Form H; the applicant should do an as-built, clean out the basins, and clean up some loose ends.

Mr. Nick Santangelo (via Zoom) representing the applicant stated that regarding the as-built, there does not seem to be any specific mechanism in the permit approvals or Town bylaws that require an instrumental as-built survey which is an extreme cost. He asked if there is any way that they can discuss an alternative for that. He discussed an alternative.

Chair Rondeau stated that he would like to see at least the exterior perimeter. Mr. Maglio requested an instrument survey of the detention basins to verify volumes. Chair Rondeau stated that they would approve a Partial for tonight.

Motion to Approve the Partial Form H for Spring Street Solar. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

#### C. Final Form H: 206 Grove Street

Ms. Love reviewed that the Planning Board approved a Site Plan for 176-210 Grove Street on July 13, 2020. The applicant submitted a Final Form H for the Site Plan. She stated that at the Planning Board meeting on June 27, 2022, the Planning Board requested the following items be completed before issuing the Final Form H: add railings to the loading ramp and verify the gas trap was installed. She stated that the applicant has indicated both items are complete.

Motion to Approve the Final Form H for 206 Grove Street. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

#### D. Field Change: Washington Street Flex Space

Ms. Love reviewed that the applicant is requesting a few field changes from the originally endorsed plans. The changes that are being requested are listed in the upper left corner of the submitted plan, as well as in an email sent from engineer Rick Goodreau. She stated that BETA has reviewed the changes and provided a letter. She stated that DPCD refers to the Planning Board for a recommendation if they accept the field change.

Mr. Rick Goodreau of United Consultants, Inc. addressed the Planning Board. He stated that when the applicant purchased the building, they determined the building was going to be 1 ft. 4 in. larger on all four sides. He reviewed what those changes would result in. He reviewed that the summary of the changes was provided to the Planning Board. He stated that there is a small change of about 200 sq. ft. in impervious on the entire site. He stated that the plan was forwarded to Deputy Fire Chief Joseph Barbieri who said he was happy with it. He reviewed the parking changes as a result of the larger building.

Mr. James stated that this is pretty simple. The building is a little bigger. They absorbed some of the travel lane; however, it is still quite wide. Mr. James stated that he had asked the applicant to update the parking calculations; they only required an additional six spaces. He stated that other than that, there is not a significant impact. Mr. Maglio stated that he concurred.

Motion to Approve the Field Change for Washington Street Flex Space. Rondeau. Second: David. Vote: 5-0 (5-Yes; 0-No).

#### E. Endorsement: 839 Upper Union Street – Site Plan

Ms. Love reviewed that the Planning Board voted to approve the Site Plan for 839 Upper Union Street on June 27, 2022. The Certificate of Vote has been added to the Site Plans. She stated that she did not see any issues for it to be endorsed.

Motion to Endorse 839 Upper Union Street, Site Plan. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Initial* 

115 Constitution Boulevard

Site Plan Application

Documents presented to the Planning Board are on file.

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

Mr. Doug Hartnett of Highpoint Engineering; Mr. Mike LePage, Facilities Manager of Plansee, on behalf of the applicant; landscape designer Christopher McCarthy of Highpoint Engineering; and architect Daniel Riggs of Embarc addressed the Planning Board. Mr. Hartnett discussed the Site Plan for construction of an 8,920 sq. ft. building two-story addition to accommodate expansion of the office and administrative functions. He stated there were two waivers with the first being the reduction of parking below the zoning requirement. He stated that after an evaluation of the employee headcount, it was determined that constructing parking to comply with zoning is really not necessary for the anticipated use of the facility. The second waiver regards maintaining the 9 ft. x 18 ft. parking stalls that are at the site today which was built in 1995/96. Historically, the project was designed and approved for the original 60,000 sq. ft. main building for a research and development facility, 50,000 sq. ft. addition, proposed parking, and provisions for expanded parking. Currently, the site is 8 acres. He stated that the proposal is basically in the front of the site. He stated that to incorporate the building addition, it was required to adjust the curb lines of existing parking. This cleaned up the entire edge condition of the entire site. In addition to the landscaping and hardscaping improvements, they will provide eight electric vehicle charging stations. He noted they propose a seating area for employees as well. He stated that a vegetative screen is proposed from the parking to the employee seating. He reviewed the proposed parking and striping. The project results in disturbance of about 35,000 sq. ft.; there is a net reduction in impervious of about 2,092 sq. ft. He reviewed the request for reduction in parking based on employee headcount based on what they anticipate for day shifts, night shifts, visitors, and future hiring. He stated that in addition to parking, there is a small monument sign which will be designed and constructed to the regulations of the sign bylaw. He reviewed the drawing of the proposed addition. He stated that they will be filing with the Design Review Commission.

Mr. Maglio reviewed that the proposed site work for the project is limited to sidewalk and parking modifications at the entrance to the building. Whereas the limits of work are less than an acre of disturbance, the Town's stormwater bylaw is not applicable to these improvements. However, the

applicant is providing a net reduction in impervious area and is calling out to have hoods installed on the existing catch basins on the site which will provide some additional water quality treatment.

Ms. Love stated that the town engineer has reviewed the proposal and the Fire Department has submitted a letter. She stated that BETA was not asked to review the plans as there is no change in stormwater. She stated that the current parking spaces are 9 ft. x 18 ft. and the applicant is proposing to replace existing parking spaces and keep the same size at 9 ft. x 18 ft. The applicant will be reducing the parking spaces from 189 to 151. She stated that the applicant will need to file with the Design Review Commission.

Planning Board members asked questions and made comments. Chair Rondeau asked about the number of employees two years from now in regard to parking. Mr. LePage stated that they anticipate the maximum at 146. Ms. Wierling asked Ms. Love to confirm that the applicant needs to go to Design Review for the formal process; Ms. Wierling agreed that the applicant needs to go to Design Review for signage.

Motion to Approve 115 Constitution Boulevard, Site Plan Application, parking waiver from 189 to 151 parking spaces. Wierling. No Second. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve 115 Constitution Boulevard, Site Plan Application, waiver to reconstruct parking stalls at 9 ft. x 18 ft. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve 115 Constitution Boulevard, Site Plan Application, with special condition that the applicant must file with Design Review prior to endorsement. Wierling. Second: Rondeau. Vote: 5-0 (5-Yes; 0-No).

Motion to Close the public hearing for 115 Constitution Boulevard, Site Plan Application. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

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

175 East Central Street - Franklin Ford

Special Permit & Site Plan

Documents presented to the Planning Board are on file.

TO BE CONTINUED

Chair Rondeau stated that the applicant requested the hearing be continued.

Motion to Continue 175 East Central Street, Franklin Ford, Special Permit & Site Plan, to August 22, 2022. Rondeau. Second: David. Vote: 5-0 (5-Yes; 0-No).

7:15 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 the hearing be continued.

Motion to Continue 585 King Street, Special Permit & Site Plan, to August 8, 2022. Rondeau. No Second. Vote: 5-0 (5-Yes; 0-No).

7:20 PM PUBLIC HEARING – Continued

Taj Estates – 230 East Central Street

Special Permit & Site Plan

Documents presented to the Planning Board are on file.

Ms. Love reviewed comments from the June 6, 2022, Planning Board meeting. She discussed that the Planning Board asked where windows, doors and egress will be located along the alley way. The applicant was to provide a letter from a structural engineer; the letter was provided. The Planning Board was to determine if this satisfied the disturbance question on Hill Avenue. The abutters asked if the applicant could reach out to them to discuss what is right for the neighborhood. The Planning Board asked about affordable units and if there will there be run off from the top of the wall onto Hill Avenue. Ms. Love stated that BETA has listed several comments that may require waivers for screening per §185-21 of the zoning bylaw. She discussed the retaining wall added in place of grading. The retaining wall is on the property line. An existing condition plan should be provided to determine if any trees are in the way of the retaining wall. From appearance, several stumps within Hill Avenue would need to be removed in order to install the retaining wall. She reviewed that BETA has also noted that an existing tree plan should be submitted. It appears the applicant will still disturb both abutters on East and West sides when removing stumps to construct the wall and install the fence. A letter has been submitted from a structural engineer; however, they indicated how the wall will be constructed, but did not say there would be no disturbance on Hill Avenue. As well as the fence that is to be installed, it should be proven that there is no disturbance on the abutting property. She stated that DPCD recommends the retaining wall be moved 10 ft. onto the property to avoid any disturbance on Hill Avenue. She stated that the applicant is proposing 10 percent affordable units. She noted that these units will not be on the Town's Affordable Housing list and will not be monitored by the Town or State. She stated that DPCD received a public comment letter which is included in the meeting packet. She stated that the Building Commissioner submitted a letter. She stated that the parking meets the minimum requirements. The applicant has not provided parking for visitors.

Mr. Maglio stated that he looked through BETA's comment letter and he agrees with their comments.

Mr. James reviewed his Site Plan Peer Review letter dated July 20, 2022, which was included in the Planning Board's meting packet. He stated that he agreed with Ms. Love's comments. He stated that there are some outstanding issues relative to the stormwater requirements. The biggest issue BETA has is associated with the wall. Mr. James stated that the structural engineer even stated that he is kind of concerned that it is so tight to the property line that he is concerned that there will be no spills coming from the drilling that will fall outside of the property line; it will be a difficult installation.

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 reviewed the project and the changes. She stated that they started with a 41 residential unit building with 900 sq. ft. of commercial space and 46 parking spaces with a special permit and a waiver for parking. Since then, they have heard the Planning Board and residents, and the applicant has been amenable to the majority of issues raised. The proposed project is now 31 one-bedroom units and 2 two-bedroom units, which is a 20 percent reduction from the starting point. She stated that they added a second commercial unit on the bottom floor. They are still requesting a special permit for mixed use; however, they are not requesting a waiver for parking. She stated that they are providing 52 parking spaces, they reduced the

building footprint by 8 percent, the applicant is amenable to adding a 10 percent affordability component, and they are willing to contribute \$5,000 to a traffic signal study. She stated that they provided a traffic comparison of other possible uses that could be in the location. She stated that color renderings and elevation views have been provided which she displayed and reviewed.

Mr. Andrew Arseneault of Vanasse & Associates, Inc. (via Zoom) reviewed the possible uses of the site by right and discussed traffic and number of trips associated with those uses. He explained that the medical office would provide the lowest traffic trips and the residential development proposed was lower than the other by right uses.

Planning Board members asked questions and made comments. Mr. David asked about the hidden bollards in the fence. Ms. Cavaliere explained the location of the proposed bollards to prevent vehicles from going into the daycare facility. Ms. Williams asked about the 10 percent affordable units and how it would be monitored. Mr. Cornettta explained that they would be looking for suggestions from the Planning Board; the applicant could provide something such as a deed restriction. Ms. Wierling discussed the use comparisons regarding traffic. She pointed out that the coffee shop and other uses mentioned were not by right uses and would require a special permit to do them. She asked if there was any discussion about making the size of the building smaller down to 20 to 22 units and why that was not a consideration. Mr. Cornetta stated that when the project was being designed, they took all the comments that were made; he thinks the number of units being proposed is due to financial concerns. Ms. Wierling asked about the proposed leasing office. She asked if they could utilize one of the units as a model unit and leasing office and utilize the two proposed commercial spaces as true commercial spaces; the commercial space should not be used as a leasing office.

Ms. Jennifer Lawrence, 16 East Central Street, abutter on the east side, addressed the wall. She reviewed that it is proposed to be installed 6 in. from the property line. She stated that she has photographs of where the proposed wall is going to be. She discussed the provided photographs, the ledge in her backyard, and how close it is to the foundation. She stated that there is no way that the drilling or blasting is not going to compromise the integrity of the ledge close to her home. She would like to invite the Planning Board members to view her backyard. She stated that this project is not for this site.

Mr. Carlos Ferreira of MF Engineering & Design discussed that they went to the site. He discussed the drilling that would be done as explained to him by the drilling company. He stated that the excavation would be done by hand. He stated that there is minimal impact from the excavation using this method. He stated that it is most commonly used in the city where there is digging against a sidewalk.

Ms. Lawrence stated that she thinks the road was never developed to go through because it is all ledge, and it would require blasting to make a road. She asked what happens when they rip the tree out. She stated that the test pits were done far away from the location; they have no idea what kind of ledge is there.

Mr. Cobi Frongillo, 140 Maple Street, (via Zoom), stated that he cannot speak to the engineering concerns. He stated that he wanted to remind everyone that change is scary. The way that we have developed as a town is that we have built up a backlog of expenses. The only way we can afford to keep the town that we love is allow some growth. He stated that the question becomes where and how that growth becomes. He stated that we want that growth to be near commercial corridors, near the center of town, near the commuter rail, have mixed use, be less car centric, and affordable at different price

points. He stated that he thinks that this project meets a lot of that. He stated frustration about so much parking being requested of the applicant.

Mr. Michael Glennon, 94 Hill Avenue, reviewed his concerns. He stated that during the June 6, 2022, meeting, a resident asked about the traffic impact study. He reviewed the questions that were asked and the responses that were provided by Chair Rondeau at the June 6 meeting. He asked for the follow-up that was to be provide. Mr. Arseneault discussed the questions and explained how they did the traffic study and determined the traffic study area. He stated that he cannot speak to if the study was made available to the public. Chair Rondeau said that the study was part of the package submitted. Mr. Glennon stated that he reviewed the 175-page traffic study document and there was not one mention of Hill Avenue, Lewis Street, Crocker Avenue, Uncas Avenue, or Keough Street. Based on the traffic study there is a disparity on slide 13. He stated that there are 105 cars in the window that are unaccounted for in the traffic study. He showed the Planning Board members his calculations on how the 105 cars within just one hour of the day were not included. He stated that these cars would be going down Lewis, Uncas, and other streets. He stated that there are 22 children under the age of 12 in that neighborhood. To have an extra 105 cars passing through the neighborhood that do not live there in just one single hour is a major safety concern. He stated that there have been numerous incidents of cars speeding down the streets. He stated that the police were involved in a recent incident of a child almost hit by a car. He asked if residents of other neighborhoods in town would like 105 additional cars in one hour driving aggressively through their neighborhoods. He stated that the police have been called seven times for legitimate safety concerns since June 6, 2022. The police came each time but said that there is little they can do and that the Planning Board can drive the change and address the neighborhoods' safety concerns. He stated that he is for development of the town, but not this project which proposes a major safety concern. He discussed and refuted comments made by Mr. Cornetta at the June 6, 2022, meeting. He discussed that this is not a pedestrian friendly project. He discussed the school bus stop at the end of Lewis Street. He stated that the traffic study was conducted at a time that the children were already in school and therefore it did not address the safety concerns of children boarding and deboarding buses. He discussed other concerns in the traffic study. He noted that the other projects on Rt. 140 that are not even completed yet will all contribute to major traffic. He requested that a new traffic study be conducted that includes a safety analysis to be done by a company other than Vanasse & Associates as they have made three versions of the traffic study and still did not account for the 105 cars. He stated that safety should be a prime concern of the Planning Board.

Chair Rondeau asked Mr. Arseneault to explain why Lewis Street is not in their study. Mr. Arseneault stated that he does not know where the 105 is from. He stated they go down and anticipate which intersections they would have a measurable impact at. After they do that, they check it back with the 5 percent threshold. He stated that he cannot expand anymore; it was not within their thresholds to advance the study down there. Ms. Wierling asked for further clarification. Mr. Arseneault explained the method.

Ms. Christine Mucciarone, 87 Hill Avenue, discussed the date of the traffic study and that it did not include the current projects such as Starbucks. Mr. Arseneault explained that they look at projects that are gong to happen when doing a traffic study and what may also come up in the next seven years.

Mr. Mark Mucciarone, 87 Hill Avenue, invited the traffic consultant to come to his home to see the actual cars and count the actual numbers, not use the projected numbers. This is a safety issue. The projections are not realistic. He stated that there has to be an actual study done in the neighborhood.

Mr. Cornetta stated his presentation is complete.

Mr. Mark Rovani, on behalf of his mother at 240 East Central Street, stated that his mother has complained about this since day one as the negative affects it will have on her business. He discussed the proposed bollards and that the 6 ft. high fence will not stop something from coming over it such as a cigarette or a shovel full of snow and it could land on a child. He discussed the traffic report and the traffic comparison. He stated that they need to discuss real life traffic on the road. He asked where are the parking spaces for the people visiting the commercial units. He stated that he does not understand how the little trees against the fence satisfy the code. He asked about snow storage in the parking lot and noted that all the snow storage is behind cars. He noted the 4 ft. chain link fence on top of the retaining wall to stop people from falling over; any child can climb that fence. He stated that as the test pits are gong to be allowed to be dug at the beginning of construction, what happens if they do hit ledge, what is the recourse. Chair Rondeau said they would have to come up with a method and stated that the test pits were already done. Mr. Rovani indicated the test pits were not done in the right places. He discussed that his mother's house will be 9 ft. away from a 50 ft. high building. Chair Rondeau said it was 40 ft. to the midline which is the law for that zone.

Resident asked why the Planning Board said the PVC fence with the steel piping was okay when a few meetings ago it was brought up by Planning Board members that PVC fences constantly fail.

Motion to Close Taj Estates, 230 East Central Street, Special Permit & Site Plan. Rondeau. Second: Power. Vote: 5-0 (5-Yes; 0-No).

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

Meeting adjourned at 8:41 PM.

Judith Lizardi,
Recording Secretary

Respectfully submitted,