



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
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MEMORANDUM

DATE: December 16, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Olam Estates
Definitive Subdivision Plan

The DPCD has conducted a review for the above referenced Definitive Subdivision Application for the Monday, December 20, 2021 Planning Board meeting and offers the following commentary:

General:

1. The applicant has submitted a Definitive Subdivision plan for a Conventional Subdivision on January 19, 2021.
2. The Planning Board has been given an extension for a decision date of January 1, 2022.
3. The proposal is located within the rural Residential I zoning district.
 - 40,000 sf of lot area
 - 200' of frontage
 - 180' diameter circle must fit within the lot
4. The Definitive plans indicates the development will be serviced by town water and individual on-site subsurface sewage disposal systems.

Waiver Requests:

- **§300-11.A.7.B – Distance from toe of pond berm to property line shall be min. 10'**
- **§300-13.A.1 – Sidewalk to be installed on one side of the road.**
- **§300-11.A.7.A – Distance from maximum pond water surface to property line and structure shall be 20'**
- **§300-10.D.5 – Right of way grade**
- **§300-10.E.2.4 – Requesting to exceed the 600' dead-end street**
- **§300-11.B.2.A – Requesting a waiver from non-RCP (PVC pipe) in the filtration basins**

Comments from the December 6, 2021 meeting:

1. The Planning Board requested the Applicant provide the location of the building and parking area on Lot 4. Applicant should show the proposed building for Lot 4 on the plans.
2. Town Water shall require a By-Law Amendment from the Town Council. Each lot will have individual septic systems.
3. The construction of the roadway and storm water system will require a permit through the Conservation Commission. The next meeting with Conservation is December 16.
4. Planning Board should determine if they will allow the waivers listed above.