

Town of Franklin



Planning Board

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Planning Board Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to 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).

Please click on the link <https://us02web.zoom.us/j/84600329274> or call on your phone at 312-626-6799, meeting # 84600329274.

July 27, 2020

- | | | |
|----------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 7:00 PM | Commencement/General Business | |
| 7:05 PM | <u>PUBLIC HEARING</u> – <i>TO BE CONTINUED</i>
340 East Central Street
Special Permit & Site Plan | <i>Adv.: June 8 & June 15, 2020</i>
<i>Abuts: June 5, 2020</i> |
| 7:10 PM | <u>PUBLIC HEARING</u> – <i>Initial</i>
164 Grove Street
Special Permit & Site Plan | <i>Adv.: July 13 & July 20, 2020</i>
<i>Abuts: July 13, 2020</i> |
| 7:15 PM | <u>PUBLIC HEARING</u> – <i>Continued</i>
162 Grove Street
Special Permit & Site Plan | <i>Adv.: June 15 & June 22, 2020</i>
<i>Abuts: June 15, 2020</i> |
| 7:20 PM | <u>PUBLIC HEARING</u> – <i>Continued</i>
122 Chestnut Street
Site Plan | <i>Adv.: Jan. 13 & Jan. 20, 2020</i>
<i>Abuts: January 8, 2020</i> |

GENERAL BUSINESS:

- A. **Bond Reduction:** Acorn Hill Estates
- B. **Final Form H:** 186 Grove Street
- C. **Partial Form H:** 45 Forge Parkway – YMCA
- D. **Decision:** 160 Grove Street
- E. **Limited Site Plan:** 303 East Central St – Pet Supply Plus
- F. **Limited Site Plan:** Ben Franklin Charter School
- G. **Meeting Minutes Approval:** May 18, 2020 & June 8, 2020

This agenda is subject to change. Last updated: July 20, 2020
The next meeting of the Planning Board is scheduled for August 10, 2020.

FORM H - Partial
CERTIFICATE OF PARTIAL RELEASE

WHEREAS, on _____, the Town of Franklin, a Massachusetts municipal corporation, acting through its Planning Board, with an address of Municipal Building, 355 E. Central Street, Franklin, Massachusetts 02038 [hereinafter "board"] received a request for a Certificate of Partial Release concerning the construction of ways and installation of municipal services in a subdivision owned by NOTA CONSTRUCTION, with an address of 65 CAPE ROAD MENDON MA- 01756, [hereinafter "owner"];

WHEREAS, on _____, based on the owner's application dated 7/6/20, and after duly noticed public hearing(s), the board approved a definitive subdivision plan showing 5 lots, which is entitled: ACORN HILL ESTATES by: _____ and recorded or registered at the Norfolk County Registry of Deeds as Plan # _____;

PLAN BOOK #668 PLAN #66, #67, #68
dated 10/1/2015

WHEREAS, the approved definitive subdivision plan shows the division of a parcel of land located at T VICTOR LANE [hereinafter "subdivision"] and further described in a deed or deeds dated 4/13/18 and recorded at the Norfolk Registry of Deeds in Book(s) 35918, Page(s) 549; or is registered in Norfolk County Land Registry as Document No. _____, and noted on certificate of title no. _____, in Registration Book _____, Page _____;

NOW THEREFOR, the board has determined that the construction of ways and installation of municipal services have been partially completed to the satisfaction of the board, as set forth in a vote attached hereto; and that:

_____ the following enumerated lots are hereby released from the covenant dated: _____

_____ the performance guarantee, which secures the construction of ways and installation of municipal services, as provided in the _____ agreement dated _____, may be reduced in the amount of _____,

_____ and the Treasurer of the town of Franklin is hereby directed to release such sum as provided in the agreement.

Duly executed as a sealed instrument this _____ day of _____, by a majority of the members of the Planning Board of the Town of Franklin.

PLANNING BOARD OF THE TOWN OF FRANKLIN

Planning Board member

Planning Board member

Planning Board member

Planning Board member

Planning Board member

COMMONWEALTH OF MASSACHUSETTS

_____, SS. _____, 20__

On this _____ day of _____ 20__, before me, the undersigned notary public, personally appeared _____ (*name of document signer*), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.

(Official signature and seal of notary)
Notary Public:
My Commission Expires: _____

cc: Town Clerk, Town of Franklin
Treasurer, Town of Franklin
Building Department



JOB ACORN HILL ESTATES, FRANKLIN, MA
 CALC CRL
 CHKD MJC
**ORDER OF MAGNITUDE
 CONSTRUCTION COST**

NO. 4831 49
 DATE 06/26/18
 DATE 07/09/20
 SHEET 1 OF 1

ACORN HILL ESTATES

Item Description	Unit	Quantity	Unit Cost	Item Cost
FINE GRADING FOR ERODED GRASS STRIPS (ASSUME 10%)	SY	150	\$ 5	\$ 750
RE-LOAM ERODED GRASS STRIP AREAS (ASSUME 10%)	SY	150	\$ 6	\$ 900
SEED GRASS STRIP & DISTURBED AREAS	SY	500	\$ 2	\$ 1,000
LIGHT POLE & FOUNDATION	EA	1	\$ 6,550	\$ 6,550
STREET LIGHT	EA	2	\$ 600	\$ 1,200
GRANITE CURB CORNERS TYPE A	EA	4	\$ 290	\$ 1,160
STREET TREES (2 1/2" CALIPER)	EA	11	\$ 600	\$ 6,600
BIORETENTION AREAS	SF	2300	\$ 15	\$ 34,500
AS-BUILT SURVEY	LS	1	\$ 4,000	\$ 4,000
Subtotal				\$ 56,660
Contingency per §300-8.E.(3)(d)	25%			\$ 14,165
ORDER OF MAGNITUDE CONSTRUCTION COST				\$ 70,825

Unit Prices based on MassDOT current unit prices



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

Acorn Hill Estates

Report No.:	4831 49 – 15	Date:	July 7, 2020	Arrive:	4:30 PM
Observer:	Matt Crowley, P.E.	Weather:	Clear, ~80°	Leave:	4:45 PM
Owner:	Joan P. Kerpelman, Trustee 9 Puritan Road Acton, MA 01720 C/O Thomas Haynes	Contractor:	Titan Contractors 118 Washington Street Holliston, MA 01746 Dave Zercoe – 508-889-2059		

Items Observed: **Overall Construction Status in Conjunction with Bond Reduction Request**

OBSERVATIONS

Observation Requested By: Mike Curatola

Met/walked site with: N/A

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to document the overall status of construction in conjunction with the Owner's request for bond reduction. BETA observed that significant portions of the proposed construction have been completed, mostly recently top course paving, and noted outstanding work items as documented in the June 9, 2020 Cost to Complete Estimate (attached). In addition to the documented outstanding work items, BETA notes the following:

- The sidewalk is set approximately 12" above the adjacent residential lawns, which is inconsistent with grading proposed on the Approved Plans.
- The current grading to the south of the roadway is resulting in concentrated stormwater from the residential lots being directed over the sidewalk. Prominent erosion was observed along the curb line and sidewalk, which may become undermined and require replacement. Eroded soils were observed at the intersection of the project roadway and Acorn Place.
- The drainage manhole cover at the intersection of Acorn Place has a bituminous patch over the area that typically has "DRAIN" cast into the cover. The cover should be cleaned or replaced if "SEWER" is cast into the cover.
- The grass strip between the curb line and sidewalk has not be established with vegetation and will require additional seed (and likely some loam) in the fall.



Typical roadway with top course completed



Sidewalk set approx. 12" above grade of adjacent lawn areas



Hydrant that has been reset to proper grade and orientation



Driveway that lacks 2' granite radius stones



Erosion beginning to undermine sidewalk



Manhole cover with bituminous patch over lettering



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: July 21, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Bond Reduction
Acorn Hill Estates

The Department of Planning and Community Development (DPCD) has conducted a review for the above referenced Application for the Monday, July 27, 2020 Planning Board meeting and offers the following commentary below.

General

1. The Planning Board approved on May 8, 2017 a Definitive Subdivision plan entitled “Acorn Hill Estates – Acorn Place”
2. The Planning Board is currently holding a bond in the amount of \$97,635.00.
3. The applicant has requested a bond reduction for work that has been completed.
4. Matt Crowley, BETA Group, has performed an on-site inspection and has estimated the cost for completion is \$70,825.00.

Summary

- Planning Board will need to vote to release \$26,810 of the Bond be held.

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

Site Plan known as 186 Grove Street, Franklin, MA

I hereby certify that all improvements required for the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled Proposed Site Improvements prepared by PVI Site Design, LLC and dated Nov. 6, 2019, as approved by the said Planning Board on November 4, 2019.

Signed this 2ND day of July, 2020

By [Signature] Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

July 2, 2020

On this 2nd day of July 2020, before me, the undersigned notary public, personally appeared Timothy Power (name of engineer), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding document in my presence.

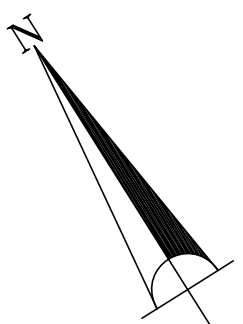
Caitlin E Hancock
(Official signature and seal of notary)

Notary Public:

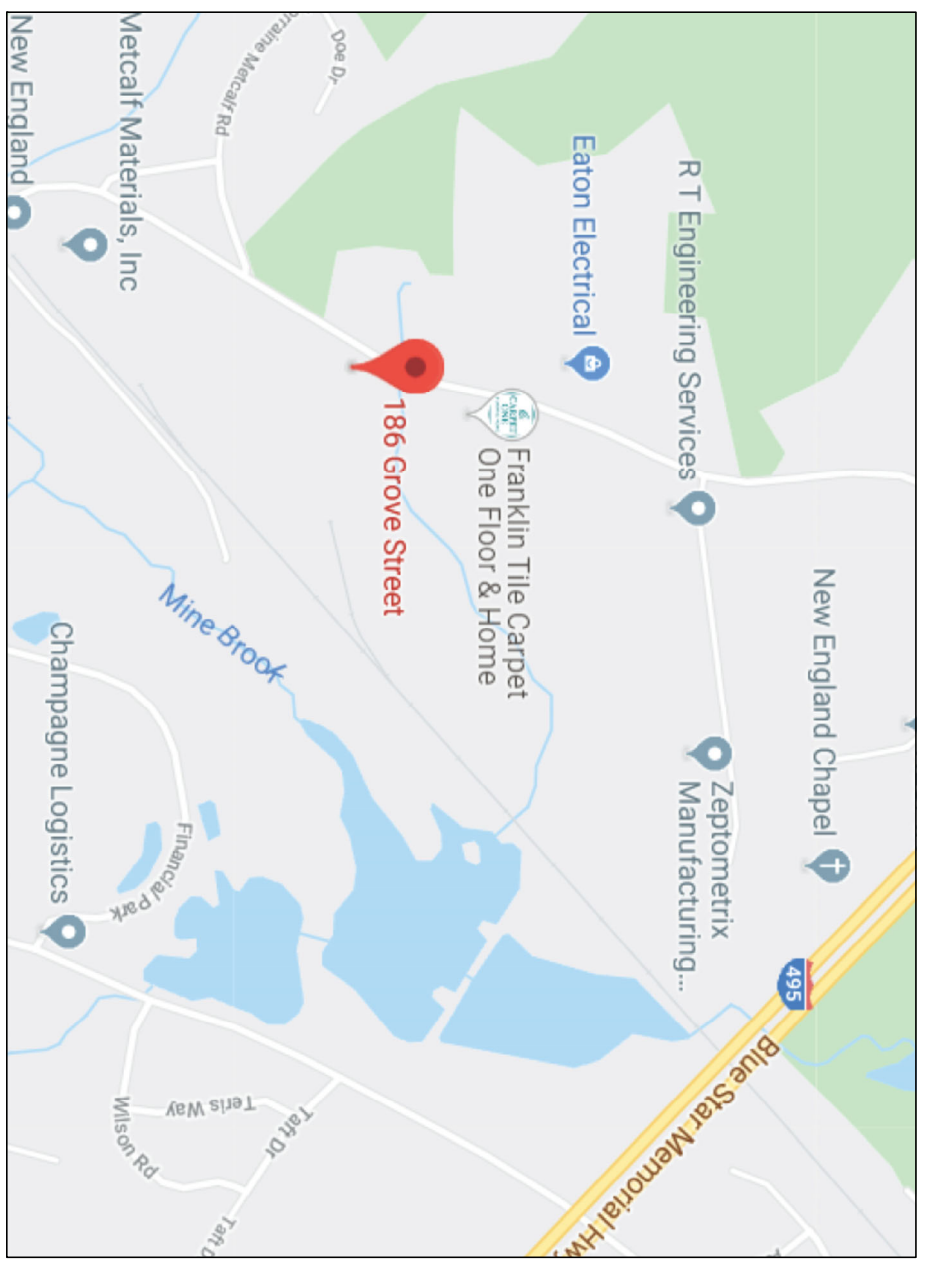
My Commission Expires: March 21, 2025



CAITLIN E HANCOCK
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 21, 2025

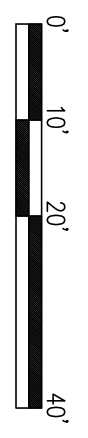
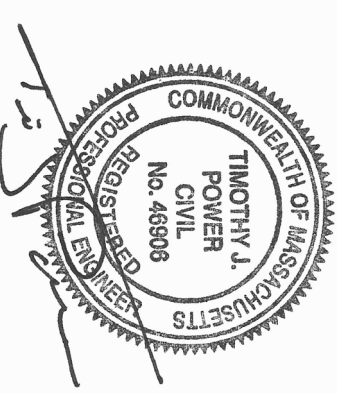


#186 GROVE STREET
MAP 306 LOT 010
81,833 SF (1.88 AC)



#196
RESIDENTIAL USE
ZONE: INDUSTRIAL I

AS-BUILT NOTES:
 THIS AS-BUILT IS BASED IN PART ON THE SURVEY PREPARED BY FIELD RESOURCES INC., DATED SEPTEMBER 23, 2019, AND SUPPLEMENTED WITH AS-BUILT DATA PROVIDED BY JONES CONTRACTING ON MARCH 11, 2020 AND APRIL 23, 2020, AND FIELD MEASUREMENTS OBTAINED BY PVI SITE DESIGN, LLC DURING A SITE VISIT ON MARCH 4, 2020.



ISSUED FOR RECORD JULY 8, 2020 FINAL AS-BUILT PLAN	PROJECT: PROPOSED SITE IMPROVEMENTS 186 GROVE STREET, FRANKLIN, MA	CONSULTANT: PVI SITE DESIGN PVI Site Design, LLC Civil Engineering - Land Entitlements Master Planning - Project Management 339-206-1030
	CLIENT / APPLICANT: LANCONNECT SYSTEMS 10 LINCOLN RD, STE 103, FOXBORO, MA	JOB NO.: AS NOTED 001-002 FILE: 001-002_AS-BUILT.dwg DRAWN: TJP CHECKED: TJP SHEET NO.:



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

186 Grove St

Report No.:	4831 84 - 6	Date:	July 7, 2020	Arrive:	3:45 PM
Observer:	Matt Crowley, PE	Weather:	Sunny ~80°	Leave:	4:00 PM
Applicant:	No Shoes on Grove, LLC 10 Autumn Rd Wrentham, MA 02093	Contractor:	Jones Contracting 735 Washington Street Walpole, MA 02081		

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

OBSERVATIONS

Observation Requested By: Tim Power – PVI Site Design

Met/walked site with: Peter Kokinda

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Completion. The required Form H and as-built plan, dated July 8, 2020, were provided by email. BETA’s site walk and review of the Approved Plans confirmed the site to be constructed in general conformance with the Approved Plans and approved field changes.

Discussed Following Compliance Items with Contractor: None

Photos Attached: Included below

SITE PHOTOS



Parking area



Accessible parking and ramp to building



Site driveway



Installed screening fence



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: July 22, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 186 Grove Street
Final Form H

General

1. The applicant has submitted a Final Form H and Engineer's Certificate of Completion and a final as-built plan.
2. BETA has provided an onsite report with pictures verifying the site work is complete.

Planning Board should vote on the Final Form H acceptance.

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)

Hockomock Area YMCA

Site plan known as Limited Site Plan Modification for Proposed Covered Picnic Craft Area

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: Limited Site Plan Modification for Proposed Covered Picnic Craft Area prepared by Guèrrièrè & Halnø, Inc. and dated

**April 6, 2018, as approved by the said Planning Board on May 8, 2018. **Revised thru May 8, 2018

Signed this 9th day of July, 2020

By [Signature], Reg. C.E.

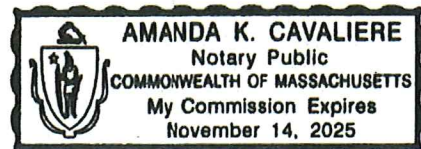
COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

On this 9th day of July, 2020, before me, the undersigned notary public, personally appeared Dale Mackinnon (name of engineer), proved to me through satisfactory evidence of identification, which were MA License to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.

[Signature]
(Official signature and seal of notary)

Notary Public:
My Commission Expires: Nov. 14 2025



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

Site plan known as Limited Site Plan Modification for Proposed Covered Picnic Craft Area

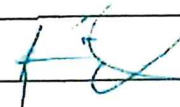
Site Address: 45 Forge Hill Road Franklin, MA.

OWNER'S CERTIFICATION:

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


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

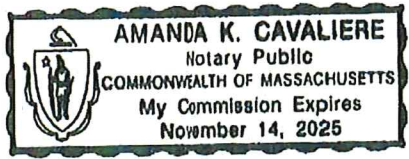
I will return to the Planning Board for the issuance of a Certificate of Final Completion by October 19, 2020 or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

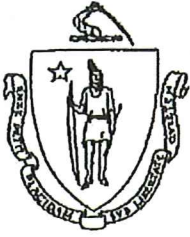
Signed this 09 day of July, 2020
By Kevin Dionne- Hockomock Area YMCA , Owner 07.09.20

Norfolk, SS.

On this 9th day of July, 2020, before me, the undersigned notary public, personally appeared Kevin Dionne- Hockomock Area YMCA (name of owner), proved to me through satisfactory evidence of identification, which were PI License to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.


(Official signature and seal of notary)
Notary Public:
My Commission Expires: 11/14/2025





Final Construction Control Document

To be submitted at completion of construction by a

Registered Design Professional

for work per the 9th edition of the

Massachusetts State Building Code, 780 CMR, Section 107

Project Title: PROPOSED COVERED PAVILION/CRAFT STRUCTURE Date: 6-22-20

Property Address: 45 FORGE HILL RD, FRANKLIN, MA.

Project: Check (x) one or both as applicable: New construction Existing Construction

Project description: CONSTRUCTION OF STEEL CANOPY AND CONCRETE FOUNDATION AT PERIMETER OF SITE. SITE PLAN BY GUERRIERE + HALLOW, INC.

I, Douglas R. Annino, MA Registration Number: 5496 Expiration date: 8/31/20, am a registered design professional, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning:

REVIEWED THE ENGINEERING PLANS + LAYOUT AS WELL AS THE STRUCTURE IN PLACE

Entire Project Architectural Structural Mechanical
Fire Protection Electrical Other: _____

for the above named project. I, or my designee, have performed the necessary professional services and was present at the construction site on a regular and periodic basis. To the best of my knowledge, information, and belief the work proceeded in accordance with the requirements of 780 CMR and the design documents approved as part of the building permit and that I or my designee:

1. Have reviewed, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. Have performed the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. Have been present at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work was performed in a manner consistent with the construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

Enter in the space to the right a "wet" or electronic signature and seal:



Phone number: 508-643-4551

Email: dannino@anninoinc.com

Building Official Use Only

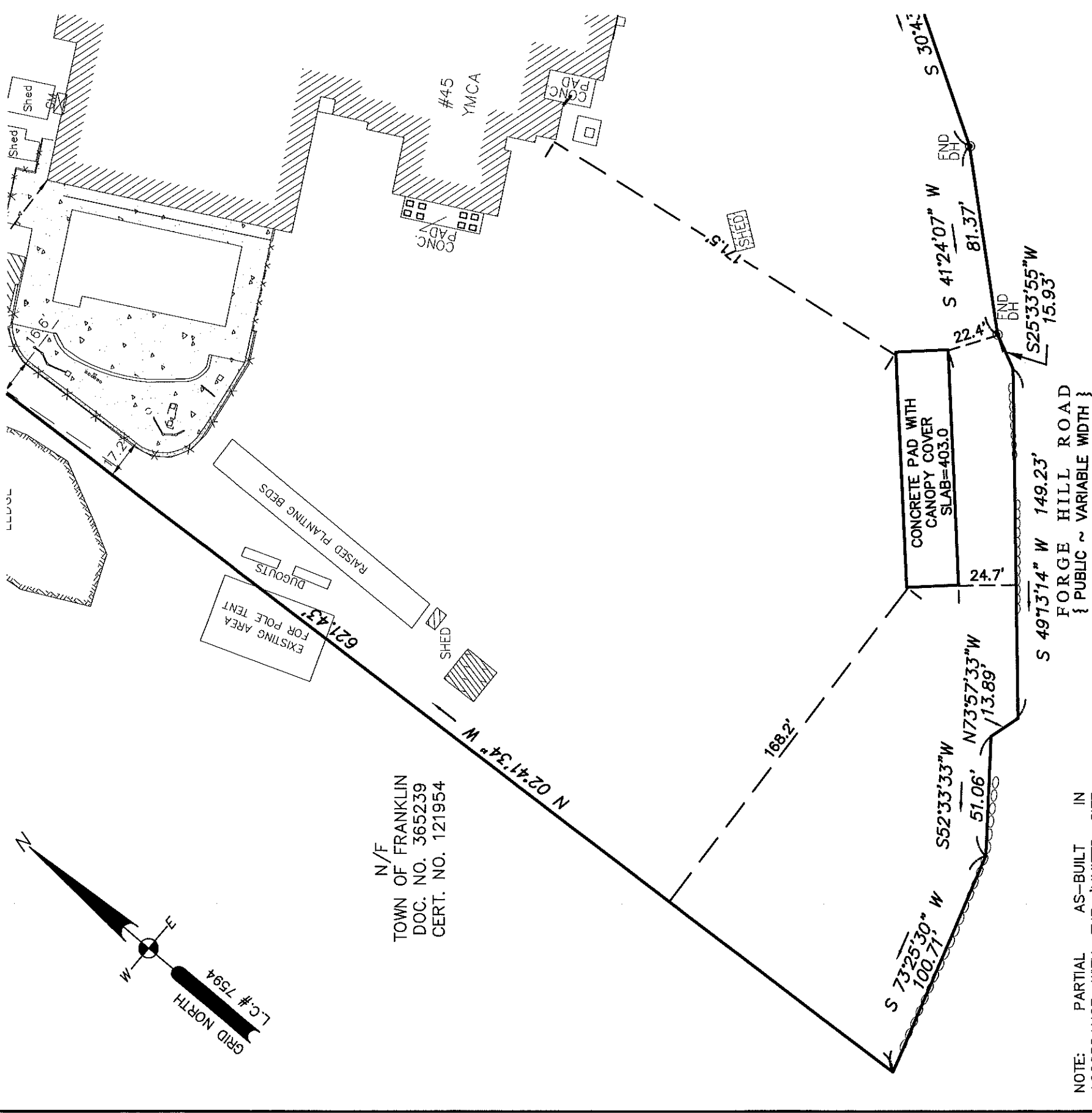
Building Official Name:

Permit No.:

Date:

THE BUILDING OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC.

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. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT (888)DIG-SAFE{72333}.



NOTE: PARTIAL AS-BUILT IN ACCORDANCE WITH THE 'LIMITED SITE PLAN MODIFICATION FOR PROPOSED COVERED PICNIC CRAFT AREA' PREPARED BY GUERRIERE & HALNON, INC. DATED APRIL 6, 2018 AND APPROVED BY THE PLANNING BOARD MAY 8, 2018.

FORGE HILL ROAD
{ PUBLIC ~ VARIABLE WIDTH }

GRAPHIC SCALE: 1"=50'



OUTSTANDING ITEMS:
1. CULTEC INFILTRATION CHAMBERS TO BE COMPLETED BY OCTOBER 9, 2020.
2. STORAGE/OFFICE AREA IS NOT COMPLETE.

<p>CERTIFICATION</p> <p>I CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND SURVEY AND THAT THE FOUNDATION AND IMPROVEMENTS ARE LOCATED ON THE LOT AS SHOWN HEREON.</p>	<p>OWNER</p> <p>HOCKOMOCK AREA YMCA C/O KEVIN DIONNE 45 FORGE HILL ROAD FRANKLIN, MA 02038</p>	<p>HOCKOMOCK AREA YMCA</p> <p>AS-BUILT FOR COVERED PICNIC CRAFT AREA 45 FORGE HILL ROAD FRANKLIN MASSACHUSETTS</p> <p>DATE: JULY 9, 2020</p> <p>Guerriere & Halnon, Inc. ENGINEERING & LAND SURVEYING 55 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 528-7921 www.gandhengineering.com</p>
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TOWN OF FRANKLIN - SITE OBSERVATION REPORT

45 Forge Hill Road

Report No.:	4831 74 - 1	Date:	July 15, 2020	Arrive:	10:15 AM
Observer:	Matt Crowley, PE	Weather:	Clouds, 65°	Leave:	10:30 AM
Owner:	YMCA	Contractor:	Unknown		
	45 Forge Hill Road				
	Franklin, MA 02038				

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

OBSERVATIONS

Observation Requested By: Kevin Dionne - YMCA

Met/walked site with: Kevin Dionne

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Partial Completion. The required Form H and Partial As-built Plan, dated July 9, 2020, were provided via email. BETA’s site walk and review of the Approved Plans confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- Items included on Form H Site Plan Work Completion List
- Drainage piping around the perimeter of the concrete foundation that carries roof drains to the subsurface infiltration system has not been installed.



Covered picnic area



Concrete slab



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

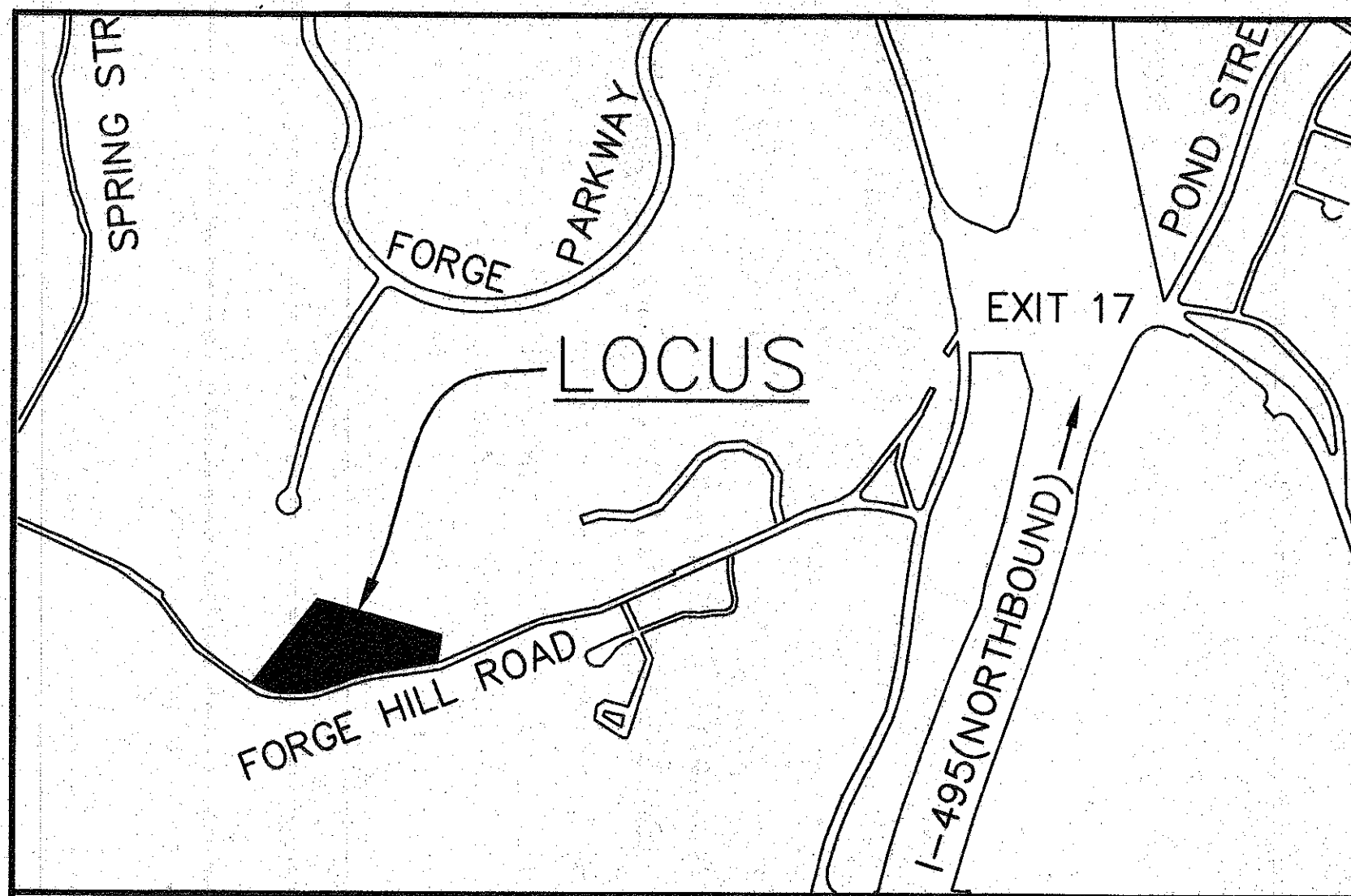
DATE: July 22, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 45 Forge Hill - YMCA
Partial Form H

General

1. The Planning Board approved a Limited Site Plan Modification on May 7, 2018 allowing the applicant to install a covered concrete slab to be used as a picnic area.
2. The Applicant has provided a Partial Form H and partial As-Built plan.
3. BETA has provided an onsite report with pictures.

Comments

- The Applicant is looking to be able to use the picnic area for summer camp this year and is proposing to finish in the project in October.
- DPCD has no further comment.



VICINITY MAP
NOT TO SCALE

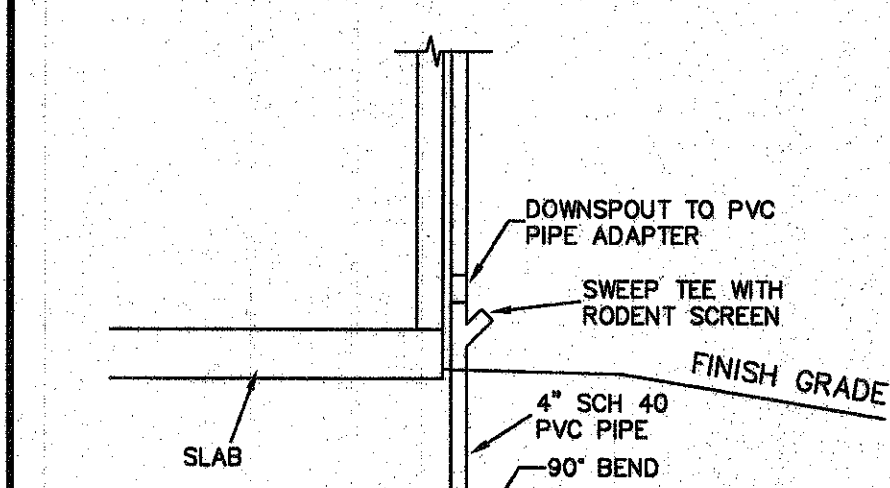
ZONING DISTRICT: INDUSTRIAL

PER FRANKLIN ZONING BY-LAW
DATED: 1-22-2014

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	7.8 ACRES	7.8 ACRES
MINIMUM LOT FRONTAGE	175.00'	1083.36'	1083.36'
MINIMUM LOT DEPTH	200.00'	350'	350'
PRIMARY STRUCTURE			
MINIMUM YARDS			
FRONT	40'	103.3'	NO CHANGE
SIDE	30'	82.7'	NO CHANGE
REAR	30'	83.3'	NO CHANGE
ACCESSORY STRUCTURE			
MINIMUM YARDS			
FRONT	40'	10.8' EX. SHED	12.4' PROPOSED PICNIC
SIDE	15'	23.0' EX. POOL SHED	NO CHANGE
REAR	10'	51.5' EX. STORAGE	NO CHANGE

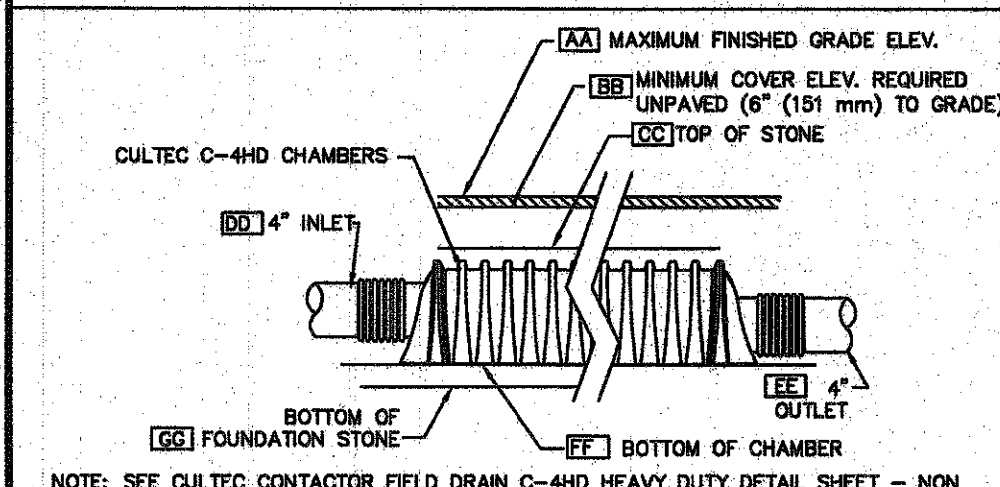
LEGEND

BB	CATCH BASIN	---	EXISTING CHAIN LINK FENCE
DB	DRAIN MANHOLE	---	EXISTING CONTOUR
SB	SEWER MANHOLE	---	EXISTING WATER LINE
DB	FIRE HYDRANT	---	EXISTING DRAIN LINE
DB	WATER GATE VALVE	---	EXISTING SEWER LINE
DB	UTILITY POLE	---	EXISTING GAS LINE
DB	GUY WIRE	---	EXISTING OVERHEAD WIRES
DB	SIGN	---	EXISTING UNDERGROUND ELECTRIC
DB	STONE BOUND	---	VGC
DB	DRILL HOLE	---	VERTICAL GRANITE CURBING
DB	EXISTING LIGHT POLE	---	MCC
DB	EXISTING BOLLARD LIGHT POST	---	ROD
DB	SLOPED GRANITE CURBING	---	RDE
DB	BIT CONCRETE SWALE	---	ROOF DRAIN PROPOSED
DB	CONCRETE PAD	---	ROOF DRAIN EXISTING
DB	ELECTRIC BOX	---	D.P.
		---	DUMPSTER PAD PROPOSED LOCATION
		---	PROPOSED PARKING SPACES



NOTE: MIN. SLOPE ON 4" HDPE PIPE SHALL BE 0.5%, 1% RECOMMENDED

ROOF LEADER DETAIL

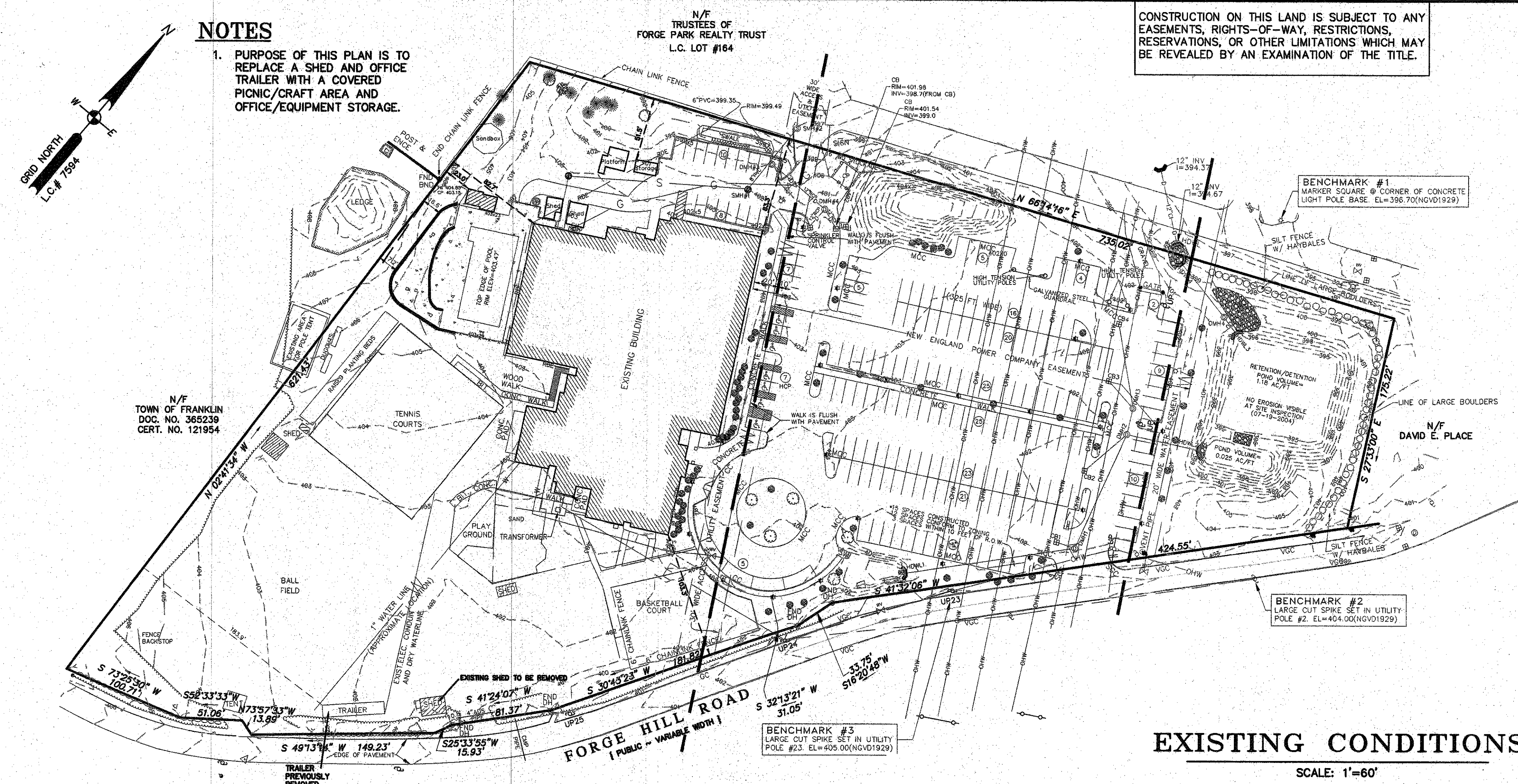


NOTE: SEE CULTEC CONTACTOR FIELD DRAIN C-4HD HEAVY DUTY DETAIL SHEET - NON TRAFFIC APPLICATION FOR ADDITIONAL SPECIFICATIONS

	ELEVATIONS	
AA	MAXIMUM FINISHED GRADE ELEV.	403.83
BB	MINIMUM COVER ELEV.	401.83
CC	TOP OF STONE	401.33
DD	4" INLET	400.37
EE	4" OUTLET	N/A
FF	BOTTOM OF CHAMBER	400.12
GG	BOTTOM OF FOUNDATION STONE	398.82

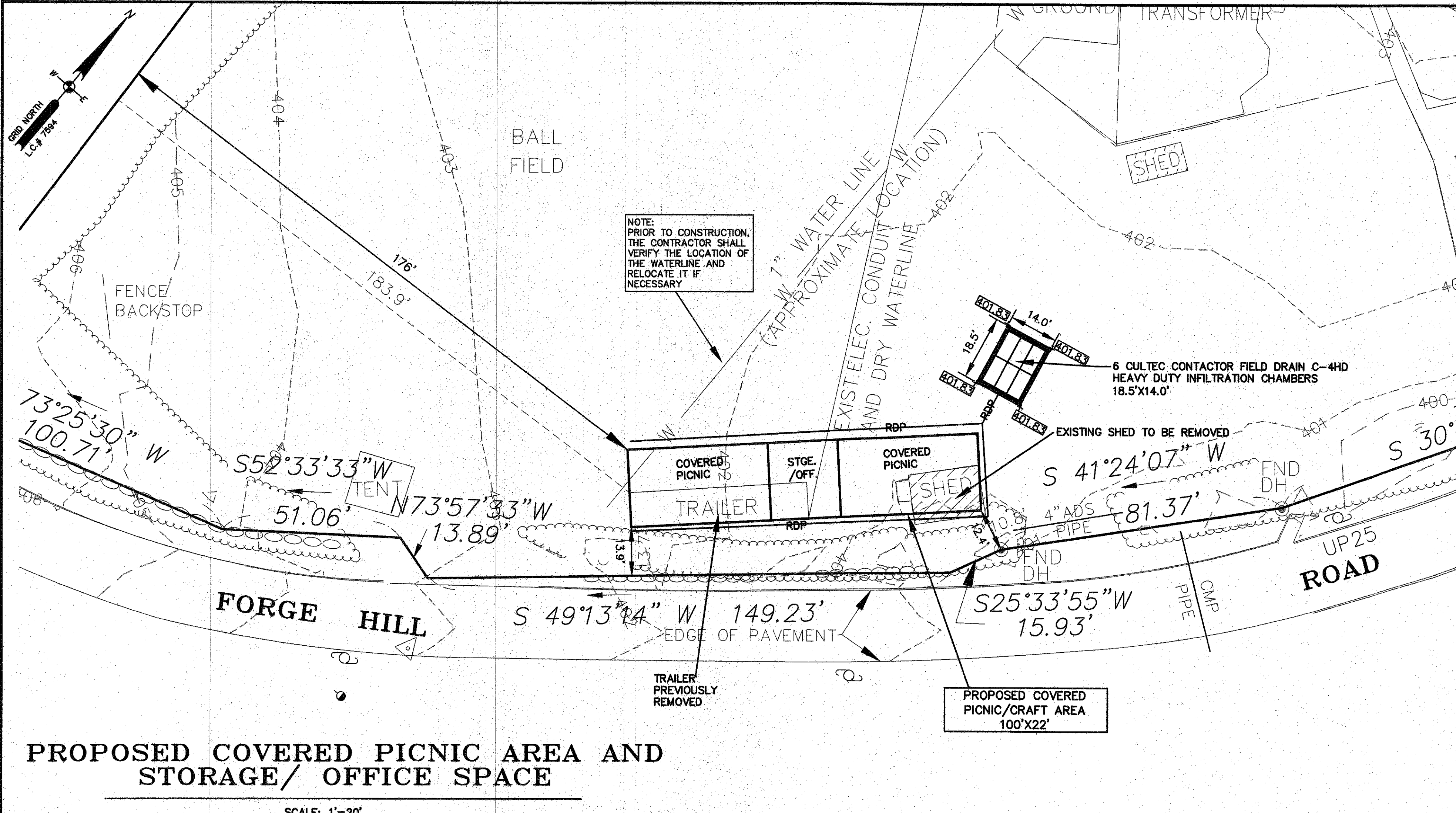
DIG SAFE NOTE:

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 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1-888-344-7233 (1(888)DIG-SAFE).



EXISTING CONDITIONS

SCALE: 1"=60'



PROPOSED COVERED PICNIC AREA AND STORAGE/ OFFICE SPACE

SCALE: 1"=20'

NOTES

- PURPOSE OF THIS PLAN IS TO REPLACE A SHED AND OFFICE TRAILER WITH A COVERED PICNIC/CRAFT AREA AND OFFICE/EQUIPMENT STORAGE.

N/F TRUSTEES OF FORGE PARK REALTY TRUST
L.C. LOT #164

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.

APPROVED DATE:
FRANKLIN PLANNING BOARD

William D. ...
John ...

DATE: 5/21/2018
BEING A MAJORITY

JOB NO. **F2341**

SEE VARIANCE GRANTED AT THE FRANKLIN ZONING BOARD OF APPEALS HEARING ON MARCH 29, 2018, THE FINDINGS WERE AS FOLLOWS:

- TO GRANT A 'VARIANCE' TO THE HOCKOMOCK YMCA AT 45 FORGE HILL ROAD FOR FRONT YARD SET-BACK RELIEF OF 27.6 FT. TO 12.4 FT. WHERE 40 FT. IS REQUIRED.
- A LITERAL ENFORCEMENT OF THE BYLAW WOULD BE A SUBSTANTIAL HARDSHIP TO THE OWNER IN THAT THE 'VARIANCE' MAY BE GRANTED WITHOUT SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD.
- THERE WILL NOT BE SUBSTANTIAL DEROGATION FROM THE INTENT AND PURPOSE OF THE BYLAW BECAUSE THE 'VARIANCE' MAY BE GRANTED WITHOUT NULLIFYING OR SUBSTANTIALLY DEROGATING FROM THE INTENT OR PURPOSE OF THE ZONING BYLAW.

FRANKLIN CODE SECTIONS: 185-3 DEFINITIONS (ACCESSORY BUILDING OR USES) AND 185-19 ACCESSORY BUILDINGS AND STRUCTURES.

PROFESSIONAL LAND SURVEYOR
ROBERT E. CONSTANTINE II
No. 49611
5/16/18

PROFESSIONAL ENGINEER
DALE MICHON CIVIL
No. 94876
5/10/18

OWNER/APPLICANT:
HOCKOMOCK AREA YMCA
45 FORGE HILL ROAD
FRANKLIN, MA 02038

REVISIONS

DATE	REVISED
5/8/18	ADDED CERTIFICATE OF VOTE AND EXISTING CONDITIONS SHEET

HOCKOMOCK AREA YMCA

LIMITED SITE PLAN MODIFICATION FOR PROPOSED COVERED PICNIC CRAFT AREA

IN THE TOWN OF **FRANKLIN,**
NORFOLK COUNTY,
MASSACHUSETTS

DATE: **APRIL 6, 2018**

SCALE: **AS NOTED**

SHEET **1 OF 2**

JOB NO. **F2341**

Town of Franklin
 Tel: (508) 529-4907
 Fax: (508) 529-4905

Planning Board
 353 East Central Street
 Franklin, Massachusetts 02038-1392

May 8, 2018
 Teresa M. Burr, Town Clerk
 Town of Franklin
 353 East Central Street
 Franklin, MA 02038

CERTIFICATE OF VOTE
LIMITED SITE PLAN MODIFICATION
45 FORGE HILL ROAD - YMCA

Site Plan: "Hockomock Area YMCA - Limited Site Plan Modification for Proposed Covered Picnic / Craft Area"

Owner: Hockomock Young Mens Christian Association
 45 Forge Hill Road
 Franklin, MA 02038

Applicant: Same as Owner

Prepared By: Guerrero & Hanson, Inc., Franklin, MA
 Surveyor/ Engineer:
 Plan Date: April 6, 2018
 Property Location: 45 Forge Hill Road
 Map 280, Lot 011

Dear Mrs. Burr:

Please be advised that at its meeting on Monday, May 7, 2018, upon motion duly made and seconded, the Planning Board voted (5-0) to APPROVE, WITH CONDITIONS, the above referenced Limited Site Plan Modification. The Conditions of Approval are listed on pages 2-3, attached hereto. All of these conditions as well as a reference to the Certificate of Vote shall be placed on the plans prior to endorsement.

Signed:
 Anthony Padala, Chairman
 Franklin Planning Board

cc: Owner/Applicant/ Applicant's Engineer
 Building Commissioner/DPW-Engineering
 BETA
 File

Web Site: www.franklin.ma.us

CERTIFICATE OF VOTE
LIMITED SITE PLAN MODIFICATION
45 FORGE HILL ROAD - YMCA

- 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 direct employees of the Department of Public Works and outside consultant services shall act as the Planning Board's Inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
- Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #1.
- No alteration of these plans shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
- All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
- Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall make a notation on the plan that references the conditions and dates of this Certificate of Vote.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
 - The owner/applicant shall submit a minimum of six copies of the approved version of the plan.
- All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #1.
- Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
- Prior to endorsement, all changes necessitated by the foregoing conditions shall be made on the plan.
- Prior to endorsement of the Site Plan Modification, the following changes are to be made:
 - Provide a Site Plan of the entire site with the proposed changes
 - Provide additional calculations showing the amount of runoff that the underground infiltration system will be required to handle to verify the proposed sizing is adequate.
- 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/ or the Planning Board's Inspector.

APPROVED DATE:
 FRANKLIN PLANNING BOARD
William Dando
Greg Randall
John Dando

DATE: 5/21/2018
 BEING A MAJORITY

JOB NO. F2341

SEE VARIANCE GRANTED AT THE FRANKLIN ZONING BOARD OF APPEALS HEARING ON MARCH 29, 2018, THE FINDINGS WERE AS FOLLOWS:

- TO GRANT A 'VARIANCE' TO THE HOCKOMOCK YMCA AT 45 FORGE HILL ROAD FOR FRONT YARD SET-BACK RELIEF OF 27.6 FT. TO 12.4 FT. WHERE 40 FT. IS REQUIRED.
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FRANKLIN CODE SECTIONS: 185-3 DEFINITIONS (ACCESSORY BUILDING OR USES) AND 185-19 ACCESSORY BUILDINGS AND STRUCTURES.

5/10/18
 ROBERT E. CONSTANTINE II
 No. 49811
 PROFESSIONAL LAND SURVEYOR

5/10/18
 DALE HOCKOMOCK
 No. 94876
 PROFESSIONAL ENGINEER

OWNER/APPLICANT:
 HOCKOMOCK AREA YMCA
 45 FORGE HILL ROAD
 FRANKLIN, MA 02038

REVISIONS

DATE	REVISED
5/8/18	ADDED CERTIFICATE OF VOTE AND EXISTING CONDITIONS SHEET

REVISIONS

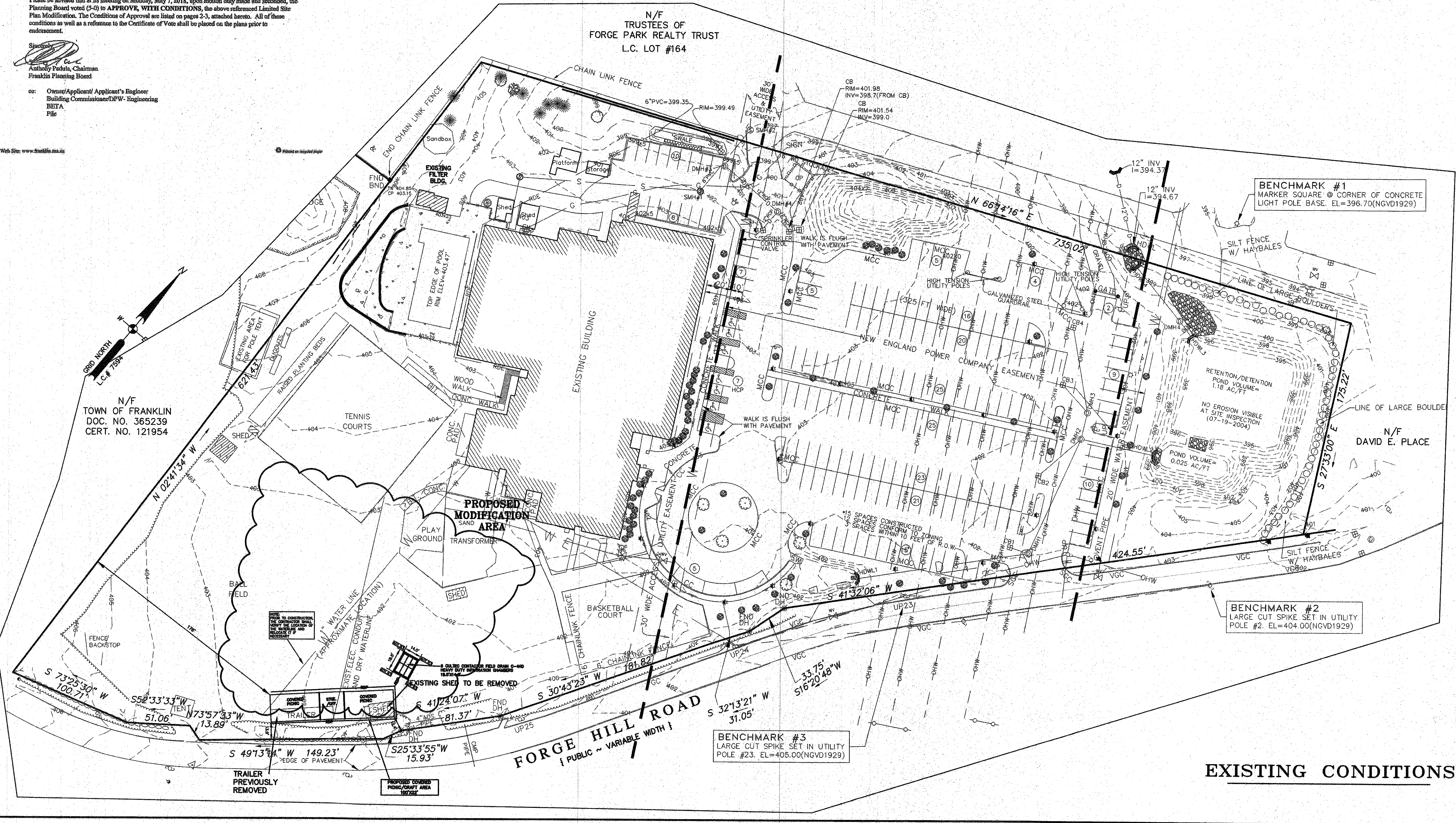
DATE	REVISED
5/8/18	ADDED CERTIFICATE OF VOTE AND EXISTING CONDITIONS SHEET

HOCKOMOCK AREA
Y M C A

LIMITED SITE PLAN
 MODIFICATION
 FOR
 PROPOSED COVERED PICNIC
 CRAFT AREA

IN THE TOWN OF
FRANKLIN,
 NORFOLK COUNTY,
 MASSACHUSETTS

DATE: APRIL 6, 2018
 SCALE: 1"=40'
 SHEET: 2 OF 2
 JOB NO. F2341



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**FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907

MEMORANDUM

DATE: July 22, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 160 Grove Street
Special Permit & Site Plan

The DPCD has reviewed the above referenced Site Plan application for the Monday, July 27, 2020 Planning Board meeting and offers the following commentary:

General:

- The site is approximately 8.55 acres and is located at 160 Grove Street. The property is within the Industrial Zoning District - Marijuana Overlay District, Assessor's Map 306 Lot 002.
- The applicant seeks approval to construct a 121,000 sq/ft facility for the cultivation, processing, and distribution of Marijuana and Marijuana related products and office space.
- Applicant has approved by the Conservation Commission.

Suggested Special Conditions:

1. A plan for the proposed Grove St turning lane pavement marking modifications should be included in the final plan set to be endorsed by the Board
2. Existing soil conditions are to be evaluated by the design engineer during construction to verify field conditions.
3. To minimize noise, there will be no deliveries after 10:00PM and before 7:00AM, 7 days a week.
4. Road improvements on Grove Street shall be complete prior to any Occupancy Permit.
5. Applicant should submit color renderings of the building prior to endorsement.

Suggested Odor Mitigation Conditions:

1. Provide mitigation of a fan and similar continuous noise sources if those sounds are perceptible without instruments more than 400 feet from the boundaries of the property.
2. Installation of a weather station, capable of logging wind speed, wind direction and temperature to assist in identification of odor complaint tracking (Applicant has committed to this condition).
3. Applicant should provide a specific plan to retrofit additional controls in the event the proposed odor control system is not effective. This should include the ability to collect exhaust for additional mitigation or additional dispersion.
4. The Board may want to consider requiring an alternative odor mitigation system be provided, should the proposed system not be efficient.
5. Prior to endorsement, the Applicant should provide the Board with an Odor Complaint Tracking system.

Records on File:

1. Application for Site Plan and Special Permit
2. Certificate of Ownership
3. Special Permit Criteria
4. Abutters certified mailing
5. Overview of Proposed project and Special Permit Findings
6. Cannabis Odor Abatement Plan
7. Host Community Agreement
8. Waiver Request for Parking
9. Security System and Plans
10. Employee and Occupancy Schematics

ROLE CALL VOTE:

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

Special Permit VOTE for USE: §185 Attachment 3 Section 2.23 – Non-Medical Marijuana facility

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

(1) Special Permit: To allow a non-medical marijuana facility in the Marijuana use overlay district.

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

STANDARD CONDITIONS OF APPROVAL

1. This Special Permit shall not be construed to run with the land and shall run with the Site Plan as endorsed by the Planning Board. A new Special Permit shall be required from the Planning Board if any major change of use or major change to the site plan is proposed.
2. This Special Permit shall lapse if a substantial use or construction has not begun, except for good cause, within twenty four (24) months of approval, unless the Board grants an extension.- No final Certificate of Occupancy shall be issued until all requirements of the Special Permit have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements and received approval by the Planning Board. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #4.
3. Construction or operations under this Special Permit shall conform to any subsequent amendment of the Town of Franklin Zoning Bylaw (§185) unless the use or construction is commenced within a period of six (6) months after the issuance of this Special Permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
4. **The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction.** The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
5. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #4.
6. No alteration of the Special Permit and the plans associated with it shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
7. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
8. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall make a notation on the site plan that references the Special Permit and the conditions and dates of this Certificate of Vote.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
 - The owner/applicant shall submit a minimum of six copies of the approved version of the plan.
9. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall

occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.

10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
11. **Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.**
12. 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.



Doherty, Dugan, Cannon,
Raymond & Weil, P.C.

124 Grove Street, Suite 220
Franklin, MA 02038
TEL. NO. (508) 541-3000
FAX NO. (508) 541-3008
www.ddcrwlaw.com

Michael P. Doherty
mpd@ddcrwlaw.com

July 14, 2020

Via Email and First-Class Mail

Mr. Anthony Padula, Chairman, Planning Board
ATTN: Amy Love, Town Planner
Town of Franklin
355 East Central Street
Franklin, MA 02038

Re: Franklin Shoppers Fair, Inc./Horace Mann Plaza
265-303 East Central Street (Parcel #285-107-000-000), Franklin, MA

Dear Mr. Padula:

Please be advised that I represent Franklin Shoppers Fair, Inc.

As you may recall, my client agreed to return to the Planning Board for limited site plan review when a new tenant was found. We now have a new tenant, Pet Supplies Plus, who hope to locate in the approximate, 6,335 sq. ft. "Tenant 3" space shown on the enclosed Limited Site Plan.

Enclosed for filing please find the following documents in connection with the above-referenced property:

- 1) Form P – Application for Approval of a Limited Site Plan;
- 2) Certificate of Ownership; and
- 3) Limited Site Plan.

Please place this matter on the agenda for the next planning board meeting on Monday, July 27, 2020, under general business.

Thank you for your assistance with matter.

Very truly yours,



Michael P. Doherty

MPD/bcs
Enclosures

cc: Franklin Shoppers Fair, Inc. (*Via Email*)
Guerriere & Halnon, Inc. (*Via Email*)

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 "Horace Mann Plaza" for approval under the provisions of the Zoning By-Laws of the Town of Franklin Section §185-31.1.D covering Limited Site Plans.

1. Name of Applicant: Franklin Shoppers Fair, Inc
Address of Applicant: 273 East Central Street, Franklin 02038
Phone No.: 617-877-5895 Email: mzos@yahoo.com
2. Name of Owner (if not the Applicant): Marcia Alevizos
Address of Owner: 396 Washington Street # 325, Wellesley, MA 02481
Phone No.: 617-877-5895 Email: mzos@yahoo.com
3. Name of Engineer: Guerriere & Halnon, Inc
Address of Owner: 55 West Central Street, Franklin, MA 02038
Phone No.: 508-528-3221 Email: acavaliere@gandhengineering.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 625, Page 39, (or Certificate of Title No. _____)
5. Location and Description of Property:
265-303 East Central Street (Parcel #: 285-107-000-000) 16.992 acre property with 2 buildings: 1 shopping center and 1 supermarket.

Square Footage of Building(s) 162,091 sf
Assessor's Map 285 Lot 107
6. Purpose of Site Plan: Interior redemise for new Mercantile tenants
7. List of Waivers Requested (if any): Attach Form R for each waiver

 Signature of Applicant	<u>Franklin Shoppers Fair, Inc</u> Print Name of Applicant
 Signature of Owner	<u>Marcia S. Alevizos</u> Print Name of Owner

CERTIFICATE OF OWNERSHIP

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

SECTION A:

Title of Plan: Horace Mann Plaza
Date of Plan: 09/13/2019 Assessor's Information: 285-107-000-000
Prepared by: Guerriere & Halnon, Inc

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

SECTION B:

Name of Record Owner(s): Franklin Shoppers Fair, Inc
Address of Record Owner(s): 273 East Central Street, Franklin 02038
Mailing address: 396 Washington Street #325, Wellesley, MA 02481

*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____
Franklin Shoppers Fair, Inc

Signature of Applicant

Print name of Applicant

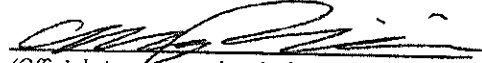
Marcia S. Alevizos
Signature of Owner

MARCIA S. ALEVIROS
Print name of Owner

Norfolk ss.

2019

On this 13th day of September 2019, before me, the undersigned notary public, personally appeared Marcia Alvarez (name of Applicant), proved to me through satisfactory evidence of identification, which were MA-DL to be the person whose name is signed on the preceding document in my presence.



(Official signature and seal of notary)

Notary Public: Anthony Giovannello

My Commission Expires: 1/23/26



ANTHONY R. GIOVANNELLO
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan 23 2026



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: July 21, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 303 East Central Street
Limited Site Plan

The DPCD has reviewed the above referenced Limited Site Plan application for the Monday, July 27, 2020 Planning Board meeting and offers the following commentary:

General:

- The Certificate of Vote, dated May 20, 2019, required the Applicant provide a Limited Site Plan for all future tenants located at 303 East Central.
- The Applicant has provided a Site Plan for a tenant known as Pet Supply Plus, which have indicated will occupy Tenant 3 Area.

Comments:

- Limited Site Plan submitted:
 - Does not indicate Pet Supply Plus for Tenant 3.
 - Does not provide the amount of parking required for Pet Supply Plus.
 - Plan Purpose states it is for Tenant 2 and 5, not for Tenant 3.

Recommendation:

- DPCD recommends the Limited Site Plan be updated to include the new tenant, use of parking and purpose of plan.

July 17, 2020



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

Attn: Mr. Anthony Padula, Chairman

Re: Benjamin Franklin Classical Charter Public School (BFCCPS) SCI File # 15128.00

Dear Mr. Padula,

On behalf of our, Client Benjamin Franklin Classical Charter Public School, we are submitting this request for a Limited Site Plan Modification for the above-mentioned project.

The modifications to the site plan include the grade changes to the front entrance driveway to bring the curb reveal to a 5"-6" height and the removal of the curb cut ramps at the front entrance plaza and the southeast corner sidewalk based on programmatic input.

We look forward to presenting the project modifications to you at your next available hearing. If you have any questions before the hearing feel free to contact me at 508-877-6688 ext.13 or you may also contact David Scharlacken at ext. 25.

Sincerely,
SAMIOTES CONSULTANTS, INC.

Stephen Garvin, PE
President

Enc.

cc: Daniel Snider, AIA – Arrowstreet Architecture and Design

p:\projects\2015\15128.00 benjamin franklin classical charter school - franklin, ma\documents\planning board\15128 bf- stile plan modification letter.doc

Samiotes Consultants, Inc.
Civil Engineers + Land Surveyors

20 A Street
Framingham, MA 01701

T 508.877.6688
F 508.877.8349

www.samiotes.com

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled "Benjamin Franklin Classical Charter School" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Benjamin Franklin Classical Charter School District
Address of Applicant: 500 Financial Park Dr., Franklin, MA 02038
Phone No.: (508) 541-3434 Email: hzolnowski@bfccps.org

2. Name of Owner (if not the Applicant): Benjamin Franklin Educational Foundation, Inc.
Address of Owner: 500 Financial Park Dr., Franklin, MA 02038
Phone No.: (508) 541-3434 Email: hzolnowski@bfccps.org

3. Name of Engineer: Samiotes Consultants, Inc.
Address of Engineer: 20 A Street Framingham, MA 01701
Phone No.: (508) 877-6688 Email: sgarvin@samiotes.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 32948, Page 250, (or Certificate of Title No. _____)

5. Location and Description of Property:
100 Financial Park Dr., Franklin. Located between Dix Brook, Washington Street, Wadsworth Farm Rd., and Financial Park.

Square Footage of Building(s) 39,410 sf
Assessor's Map 312 Lot 51

6. Purpose of Site Plan: Modifications to the proposed ancillary driveway and plaza.

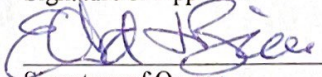
7. List of Waivers Requested (if any): Attach Form R for each waiver



Signature of Applicant

Edward F. Basile

Print Name of Applicant



Signature of Owner

Edward F. Basile

Print Name of Owner

CERTIFICATE OF OWNERSHIP

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

SECTION A:

Title of Plan: Financial Park Subdivision of Land in Franklin, MA

Date of Plan: December 7, 1994 Assessor's Information: Map 31-4-1

Prepared by: David Crispin, PLS, The BSC Group

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

SECTION B:

Name of Record Owner(s): Franklin Property Owner, LLC

Address of Record Owner(s): 133 Pearl Street, Boston, MA 02110

*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 Marks

Signature of Applicant

Print name of Applicant



Steven F Goodman

Signature of Owner

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Suffolk ss.

2016

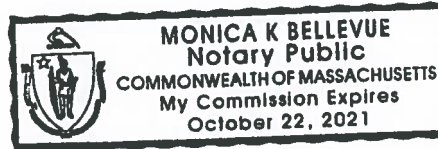
On this 27 day of April 2016, before me, the undersigned notary public, personally appeared Steven Goodman (name of Applicant), proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding document in my presence.



Monica Bellevue
(Official signature and seal of notary)

Notary Public:

My Commission Expires: _____




COMMONWEALTH OF MASSACHUSETTS

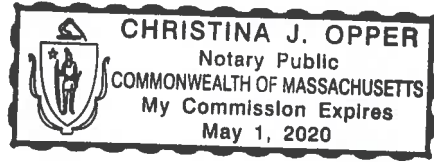
_____ ss.

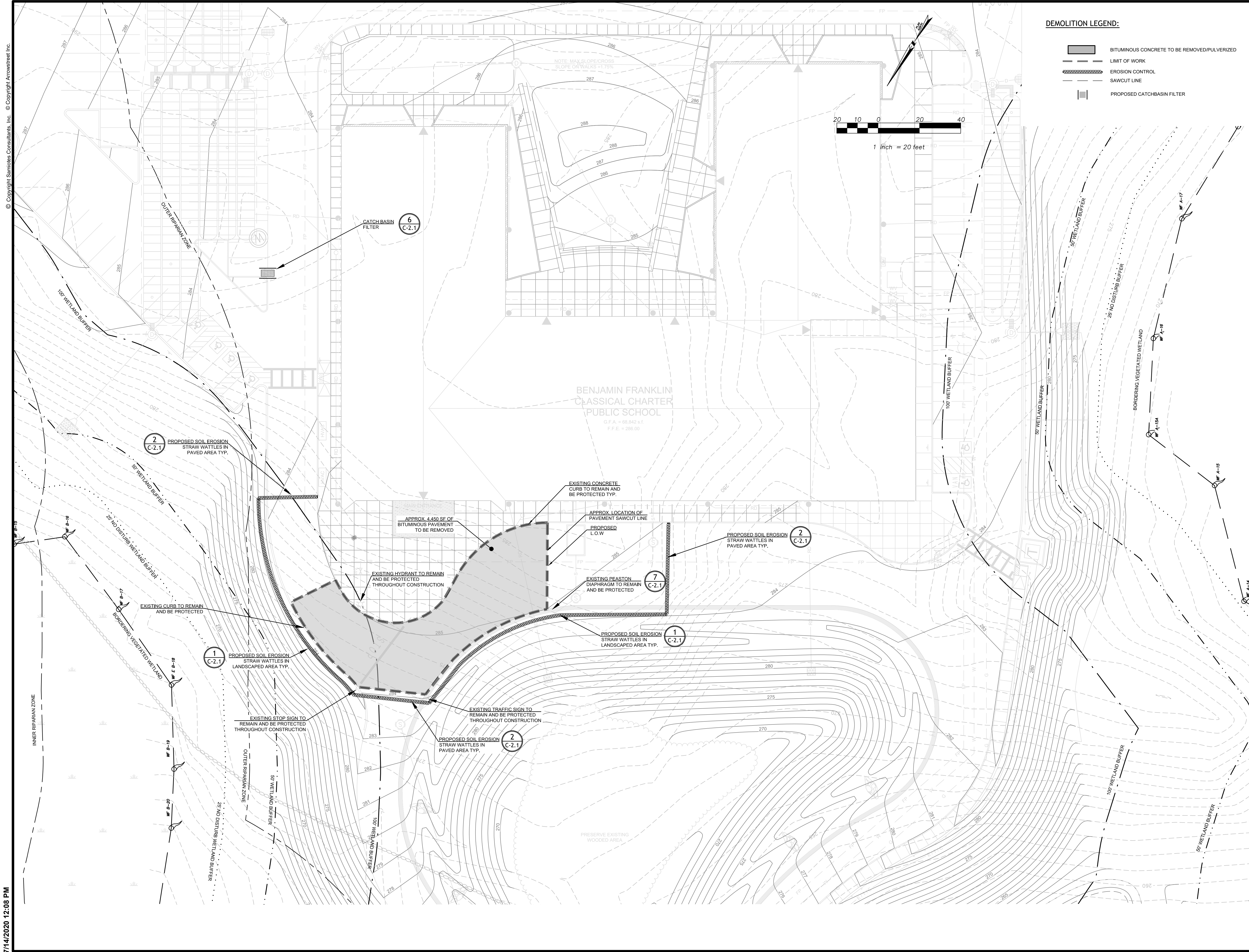
20 16

On this 27 day of April 20 16, before me, the undersigned notary public, personally appeared Richard Menks (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.



(Official signature and seal of notary)
Notary Public:
My Commission Expires: 5/1/2020





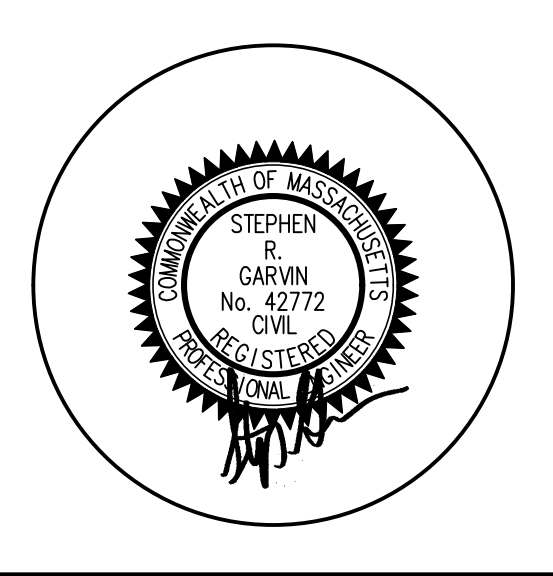
DEMOLITION LEGEND:

- BITUMINOUS CONCRETE TO BE REMOVED/PULVERIZED
- LIMIT OF WORK
- EROSION CONTROL
- SAWCUT LINE
- PROPOSED CATCHBASIN FILTER

**BENJAMIN
FRANKLIN
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CHARTER
PUBLIC SCHOOL**

FRANKLIN, MA

Samiotes Consultants Inc.
Civil Engineers + Land Surveyors
20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samiotes.com



**ARROWSTREET
ARCHITECTURE & DESIGN**

10 POST OFFICE SQUARE
SUITE 700M
BOSTON MA 02109
617.623.5555
www.arrowstreet.com

Project Number:	15058
Drawn By:	DJS
Checked By:	SRG
Issue Date:	07.17.2020

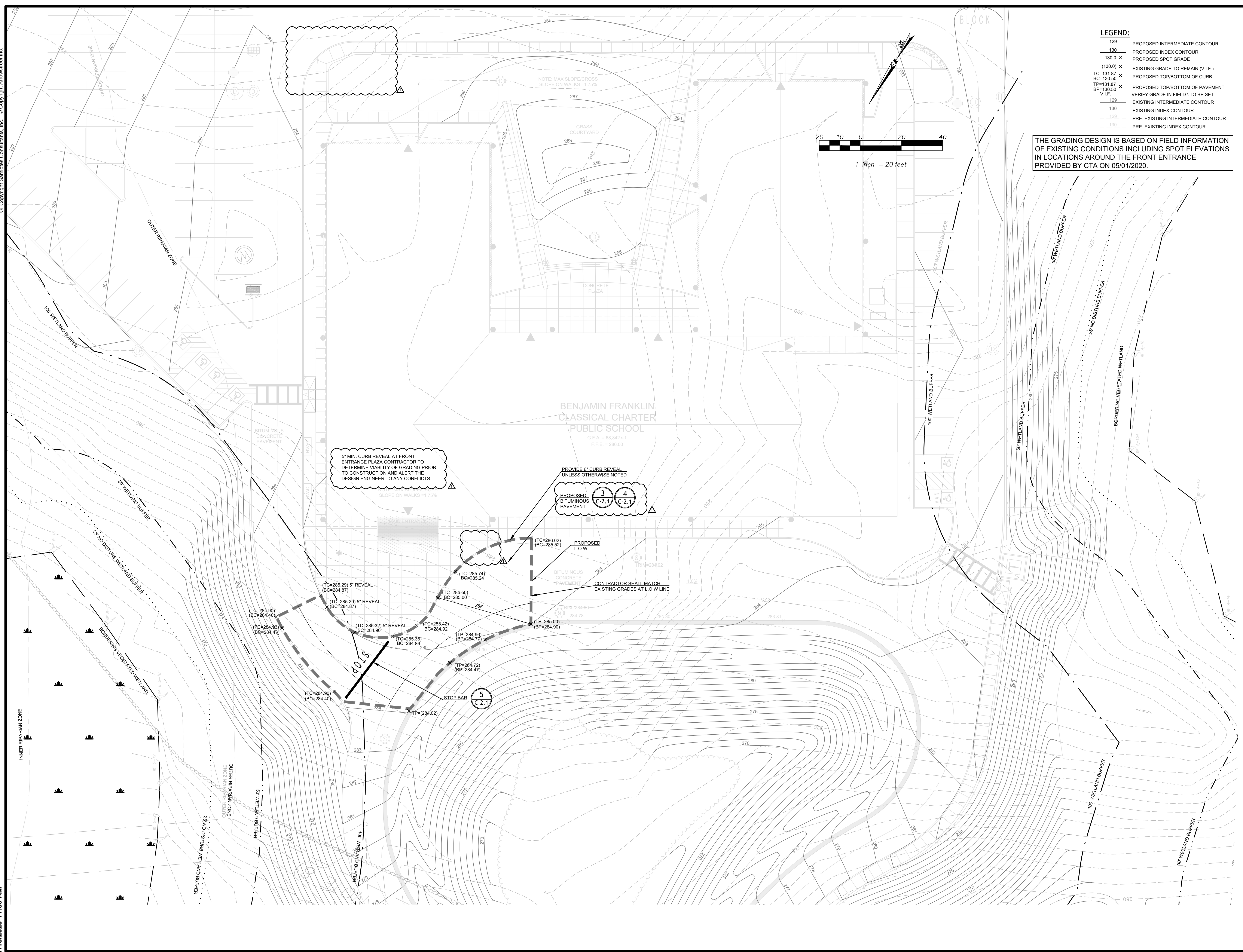
Revisions

No.	Date	Description

Drawing Title

**DEMOLITION AND
SOIL EROSION
CONTROL PLAN**

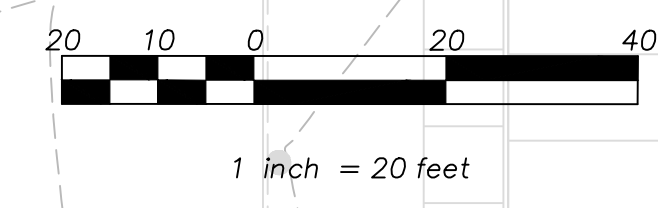
SCALE AS NOTED
Drawing Number **D-1.1**



LEGEND:

129	PROPOSED INTERMEDIATE CONTOUR
130	PROPOSED INDEX CONTOUR
130.0 x	PROPOSED SPOT GRADE
(130.0) x	EXISTING GRADE TO REMAIN (V.I.F.)
TC=131.87 x	PROPOSED TOP/BOTTOM OF CURB
BC=130.50 x	VERIFY GRADE IN FIELD \ TO BE SET
TP=131.87 x	EXISTING INTERMEDIATE CONTOUR
BP=130.50 x	EXISTING INDEX CONTOUR
V.I.F.	PRE. EXISTING INTERMEDIATE CONTOUR
129	PRE. EXISTING INTERMEDIATE CONTOUR
130	PRE. EXISTING INDEX CONTOUR
130.0	PRE. EXISTING SPOT GRADE
130.0	PRE. EXISTING INDEX CONTOUR

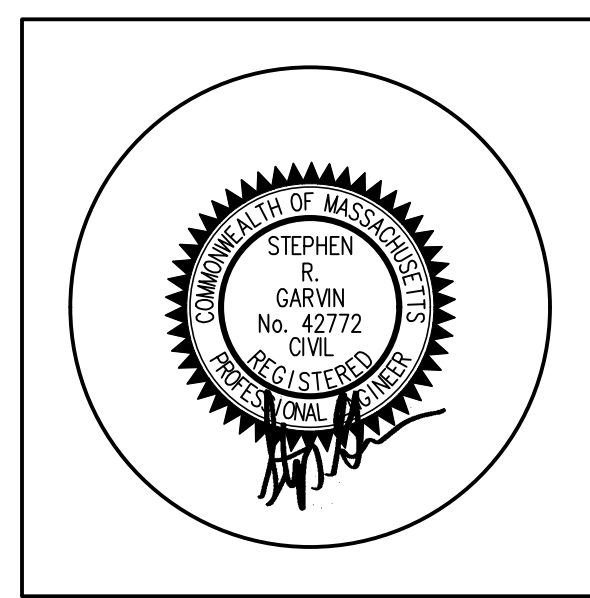
THE GRADING DESIGN IS BASED ON FIELD INFORMATION OF EXISTING CONDITIONS INCLUDING SPOT ELEVATIONS IN LOCATIONS AROUND THE FRONT ENTRANCE PROVIDED BY CTA ON 05/01/2020.



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Revisions

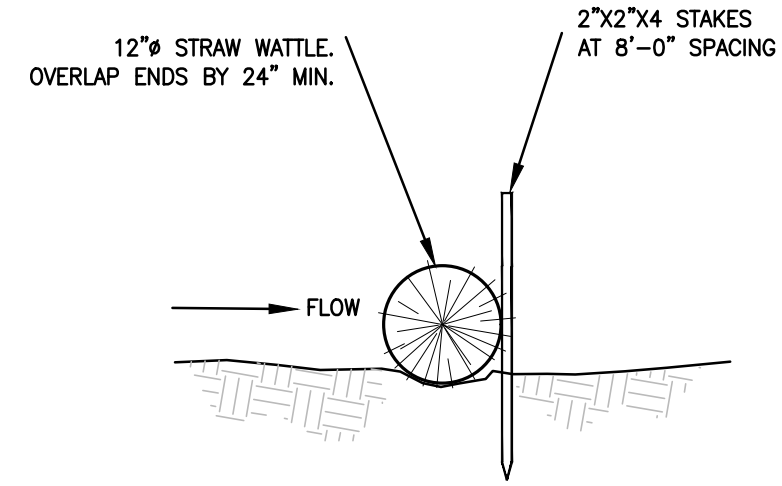
No.	Date	Description
1	07-17-2020	SITE PLAN MODIFICATION

Drawing Title

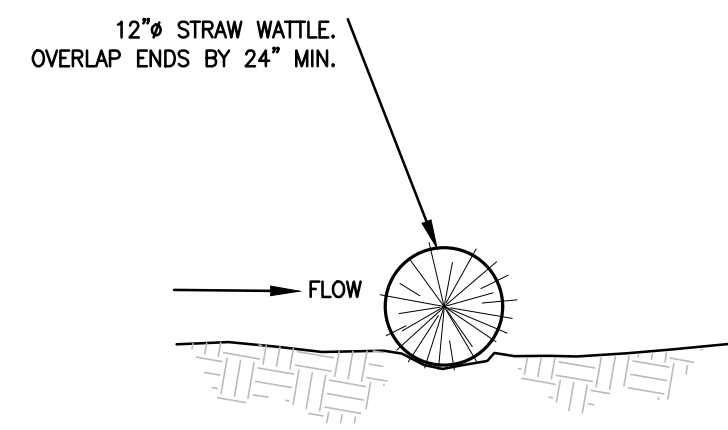
SITE LAYOUT & GRADING PLAN

SCALE AS NOTED

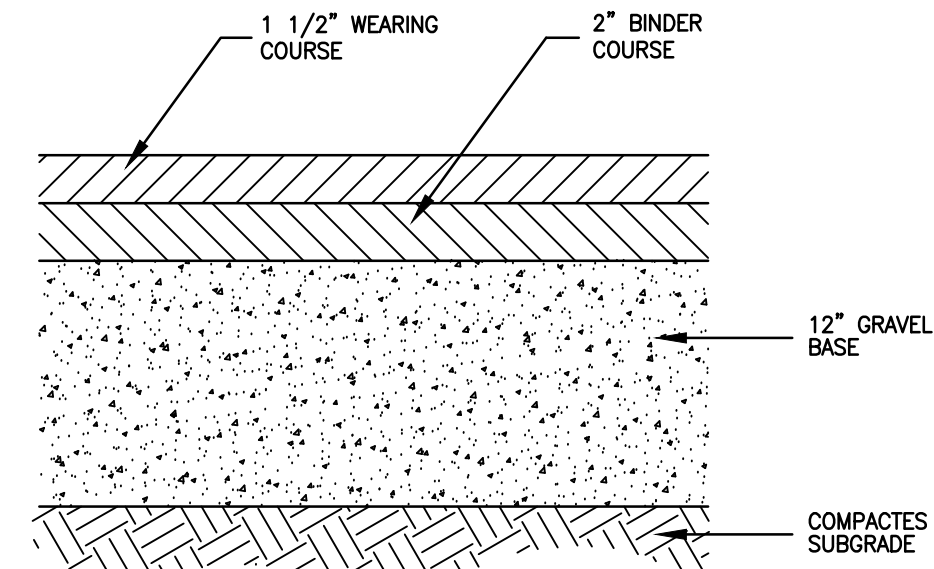
Drawing Number **C-1.1**



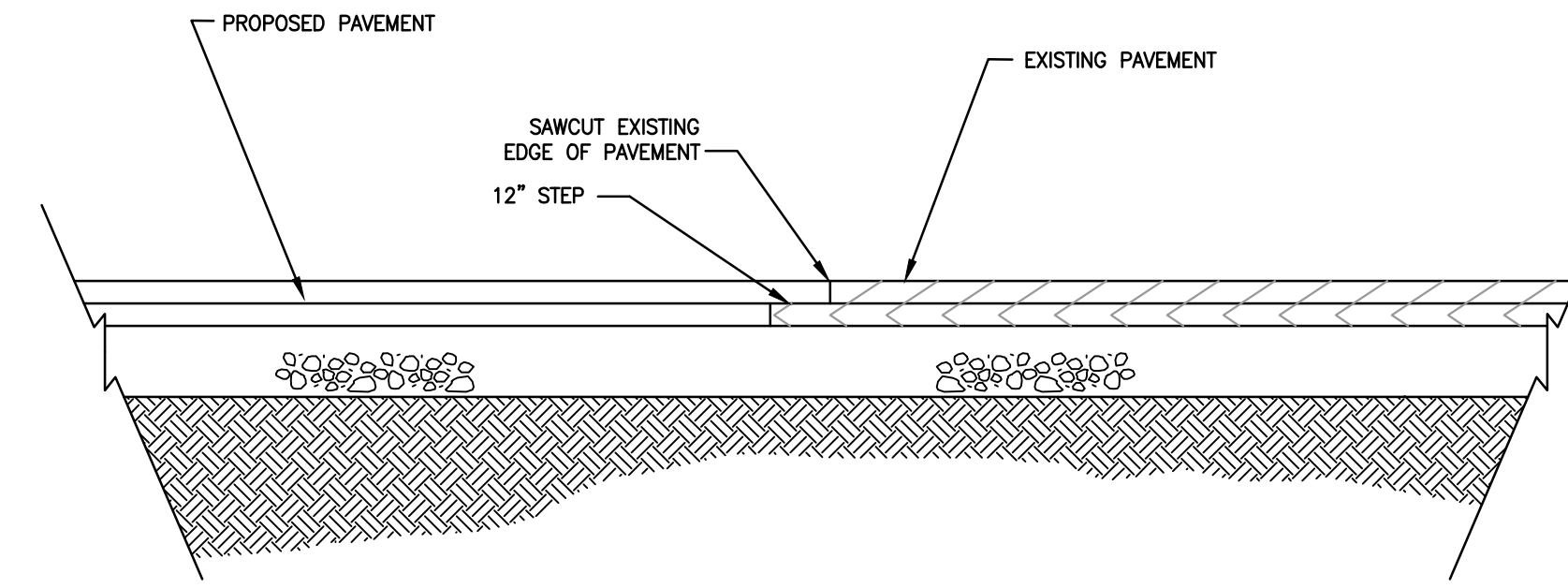
1 STRAW WATTLE IN LANDSCAPED AREA
NTS



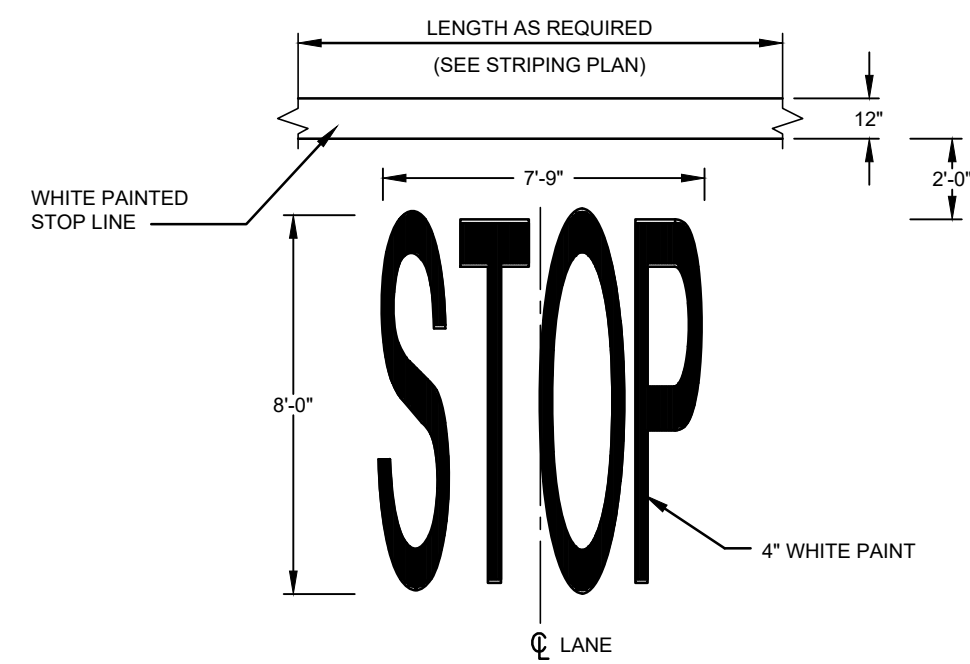
2 STRAW WATTLE IN PAVED AREA
NTS



3 BITUMINOUS PAVEMENT
NTS

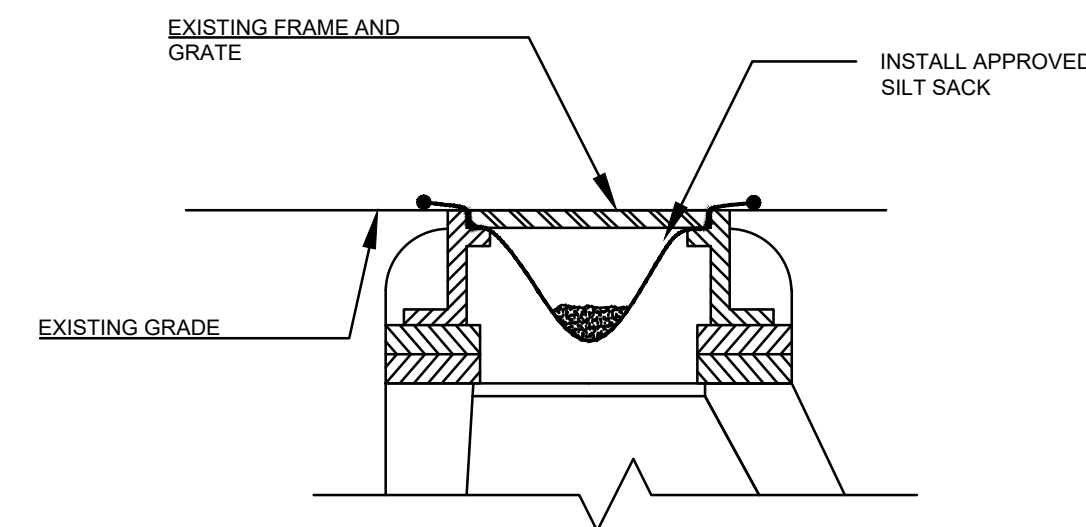


4 PAVEMENT PATCHING DETAIL
NTS

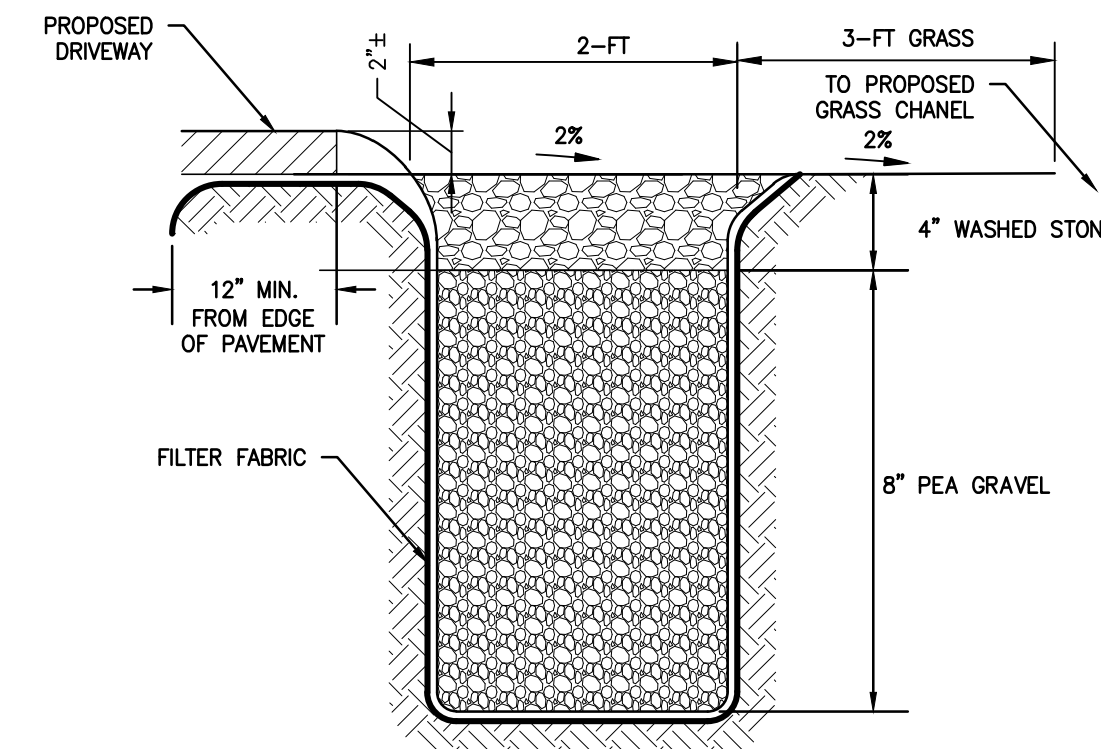


NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS

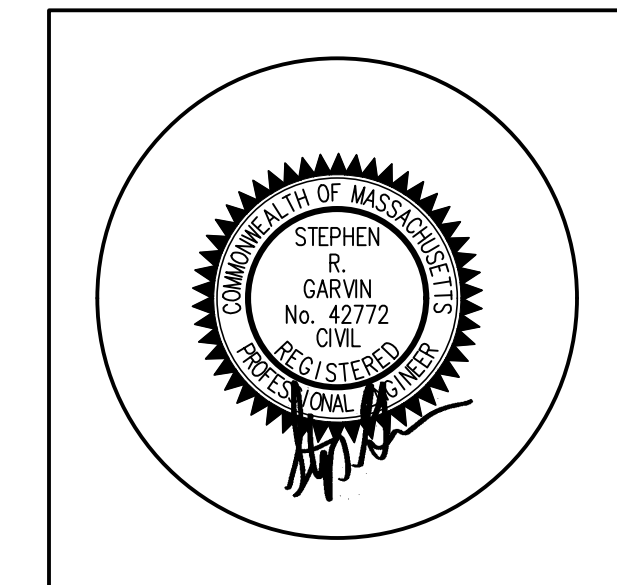
5 STOP BAR DETAIL
NTS



6 EX. CATCHBASIN W/ SILT SACK
NTS



7 PEA GRAVEL DIAPHRAGM
NTS



Project Number:	15058
Drawn By:	DJS
Checked By:	SRG
Issue Date:	07.17.2020

No.	Date	Description

Drawing Title

CIVIL DETAILS

SCALE AS NOTED
Drawing Number C-2.1



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

July 21, 2020

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

RE: Limited Site Plan Modification – Benjamin Franklin Classical Charter School

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for this project and our only comment is that if an accessible wheelchair ramp is not being provided, the applicant should identify why one is not required under the current Federal ADA or State AAB requirements.

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

Sincerely,

Michael Maglio, P.E.
Town Engineer



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

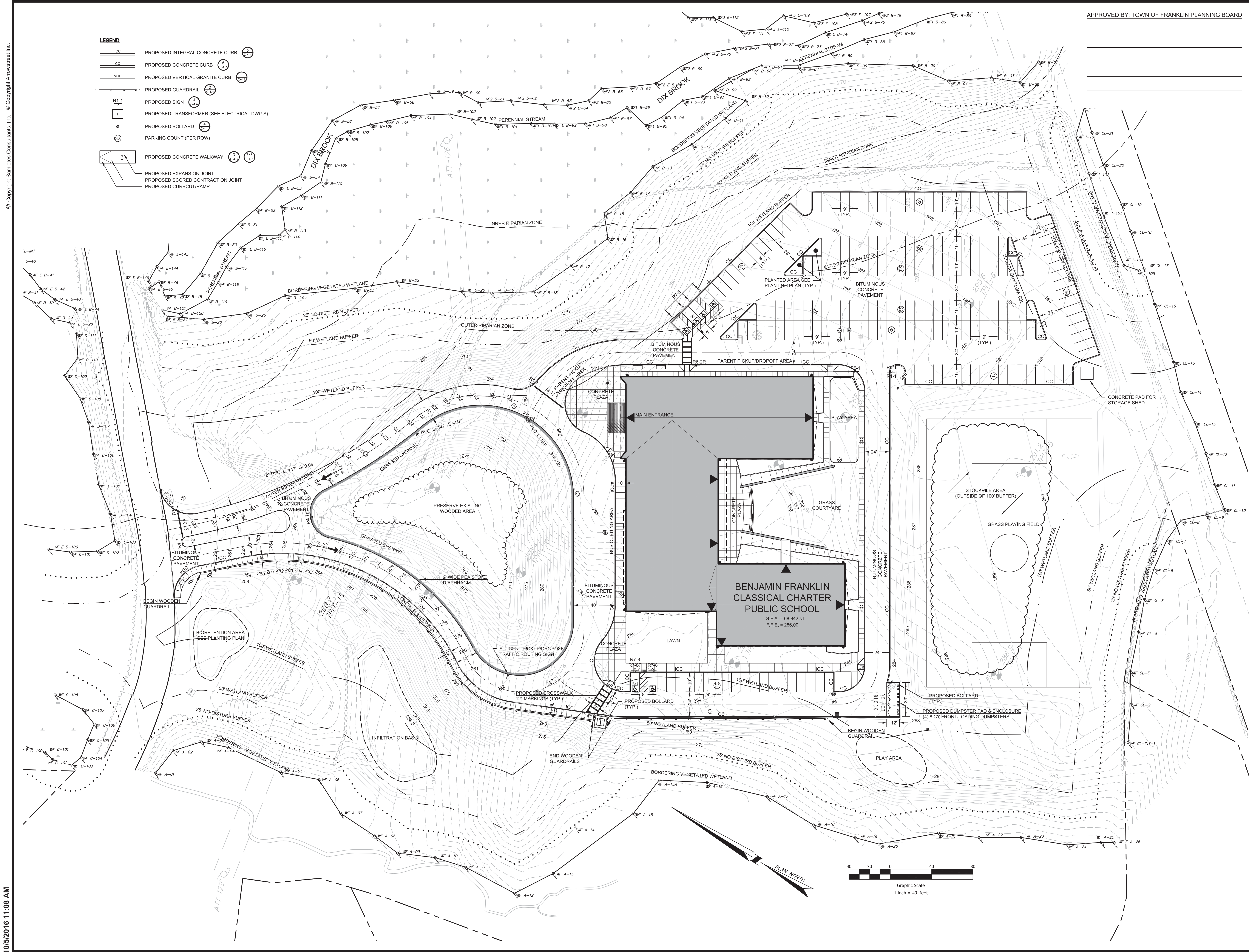
MEMORANDUM

DATE: July 22, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Benjamin Franklin Charter School
Limited Site Plan

The DPCD has reviewed the above referenced Limited Site Plan application for the Monday, July 27, 2020 Planning Board meeting and offers the following commentary:

General:

1. The Applicant has submitted a Limited Site Plan Modification for grade changes at the front entrance and remove the curb cut ramps.
2. Mike Maglio, Town Engineer has provided a letter.
3. The Applicant should provide an explanation that the site will still comply will all ADA rules and regulations.



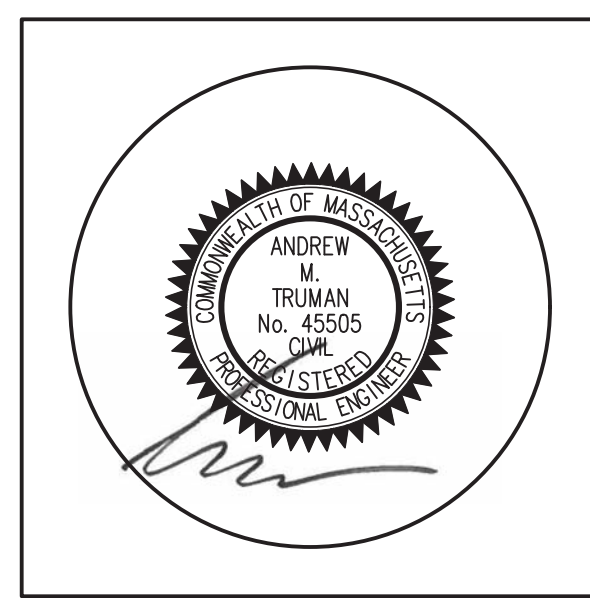
APPROVED BY: TOWN OF FRANKLIN PLANNING BOARD



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ARCHITECTURE & DESIGN

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BOSTON MA 02109
617.623.5555
www.arrowstreet.com

Project Number:	15058
Drawn By:	PCW
Checked By:	AMT
Issue Date:	4/26/16

Revisions		
No.	Date	Description
1	6/3/16	PEER REVIEW COMMENTS

Drawing Title

LAYOUT &
MATERIALS PLAN

SCALE AS NOTED

Drawing Number

C-1.1

Town of Franklin



Planning Board

**May 18, 2020
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power. Members absent: None. Also present: Michael Maglio, Town Engineer; Bryan Taberner, Director Planning and Community Development; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Assistant.

*As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

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

Chair Padula read aloud the provided Zoom platform call-in phone number and the Zoom link which were provided on the meeting agenda.

A. Lot Release & Bond: Mine Brook Estates

Chair Padula reviewed that the Planning Board approved on October 7, 2019, a Definitive Subdivision Modification plan entitled “Mine Brook Estates – Margaret’s Cove.” The applicant submitted a Form G Covenant release requesting six lots and the drainage lot be released from the Covenant. BETA Group, Inc., performed an on-site inspection and estimated the cost of completion is \$267,887. The applicant proposed a Surety Bond which is acceptable to the Treasurer.

Chair Padula asked what was to be done with the pile of asphalt millings on the site. Mr. Rich Whittington stated they would be removed from the site.

Motion to Approve the bond amount and release the lots listed on the lot release form for Mine Brook Estates. No Motion/No Second. Vote: 5-0 (5-Yes; 0-No).

B. Decision: 300 East Central Street

The applicant submitted, on May 11, 2020, a request to withdraw the Site Plan application. Chair Padula stated the public hearing was closed at that meeting.

Motion to Deny the request for 300 East Central Street. Padula. Second: Rondeau. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain). (Mr. Halligan abstained.)

C. Notification: NETA Community Outreach Meeting

Ms. Love explained that this is a public notification that NETA intends to propose a retail marijuana store on Grove Street. Information will be presented at a planned virtual community outreach hearing. She

expects them to file with the Planning Board in the future. No application has been received yet; no action is required by the Planning Board at this time.

7:05 PM **PUBLIC HEARING** – *Continued*
160 Grove Street
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

Chair Padula stated the applicant submitted a letter requesting to continue the public hearing to June 1, 2020.

Motion to Continue the public hearing for 160 Grove Street, Special Permit & Site Plan, to June 1, 2020. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Initial*
Panther Way
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

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

Mr. Brad Chaffee, Camford Property Group/applicant, stated a new plan has been submitted.

Mr. Rick Goodreau, United Consultants, Inc., provided an overview of the project. On June 14, 2019, the applicant submitted a Special Permit and Site Plan to construct two buildings with a fueling station. On January 27, 2020, the Planning Board accepted a request from the applicant to withdraw their application. He stated meetings were held with the Highwood condominium neighbors. On March 9, 2020, the applicant submitted a new application for one 20,000 sq. ft. building with two levels and has removed the fueling station. He stated there are 25 spots for buses with an additional five spots for buses in the lower level of building for a total of 30 bus parking spots. There are 30 parking spaces for the vehicles of the bus operators. They have added seven additional spaces for access into the lower level of the building which will be for office spaces and restrooms for bus operations. He reviewed the access driveway location. Currently, the upper level of the building does not have a tenant. He noted that the limit of work for this proposal for the driveway is 224 ft. from the Highwood condominium project. He explained the type of bus repairs that would be done inside.

Ms. Love reviewed her memo to the Planning Board dated May 13, 2020. The applicant has provided an outline of the parking schedule. The required number of parking spaces is 60, and the applicant has provided 79 spaces, with 30 spaces for bus parking. Adding a dumpster within the bus parking to allow any trash on buses to be disposed of nearby should be considered. The applicant is required to file with Design Review Commission.

Mr. Maglio stated three retaining walls are proposed on the site. All heights and limits should be shown on the plans. He reviewed his comments on the erosion control plan. He noted the project includes bus storage in the building; the applicant should consult with the plumbing inspector on the gas trap. He stated that with the presence of the bus fleet storage on the site, as per the requirements of Standard 5 of the Massachusetts Stormwater Handbook, “If there is a potential for runoff with high concentrations of oil and grease, an oil grit separator, sand filter, filtering bioretention area or equivalent must be used to provide pretreatment.”

Chair Padula read aloud a letter dated March 16, 2020, from Joe Barbeiri, Deputy Fire Chief.

Mr. Halligan confirmed this is a two-level complex. He asked how the back part of the lower warehouse is entered. He does not see a side door or loading dock. Mr. Goodreau said the only access to the building is from Panther Way. Mr. Halligan asked about the number of parking spaces for the buses and office use. Mr. Goodreau said besides the bus spaces, there are seven parking spaces for the office use. He said at this time there are no plans to use that space. They are building the space so that if something happened to the bus use, the space could be used in the future. If there was a change in the tenant, the 25 spaces to be used for bus storage, could be converted into 30 vehicle spaces. They are preparing for the future, but there is no intention at this time to use that space.

Chair Padula asked how the handicapped space in the small parking area near the office and restroom area back out. Mr. Goodreau stated they will provide a turnaround area. Chair Padula stated the parking spaces in the top area look very close, and the turning radius is not enough. He asked where the snow storage is. Mr. Goodreau said they will look into the parking and add the snow storage. Chair Padula asked if there was enough room to add a continuation of the sidewalk from CVS. Mr. Goodreau said he believed there was enough room; however, there is limited space in the Panther Way right-of-way. Chair Padula asked where the heating and air conditioning would be; he requested sound screening.

Mr. Crowley reviewed his comments including, but not limited to, that the proposed stormwater basin crosses parcels line. He noted the applicant requested a waiver for the sidewalk. He recommended the lighting be reviewed. Chair Padula said CVS has a sidewalk; he thinks it would be nice if it continued on. It is a consideration. Mr. Rondeau asked about gravel removal. Mr. Goodreau said there would be a gravel permit filed with the ZBA. Mr. Halligan said on the top floor there is a driveway; Mr. Chaffee said it was a loading dock. They have tenant at this time.

Ms. Love recommended that if this were approved, the applicant file a Limited Site Plan for any new tenant.

Mr. Anthony Gallino, attorney from the same firm as Attorney Edmund Allcock, representing Highwood I and Highwood II condominiums, abutters to the proposed project, stated this is a Special Permit for vehicle leasing and repair. However, this is really a bus parking lot. In the Franklin zoning bylaw, this is not under the jurisdiction of the Planning Board to approve by Special Permit; it should go through the ZBA for a Variance. He reviewed the general bylaw regarding noise and stated that 30 buses warming up in the morning and returning is concerning. He discussed the startup of diesel engines and stated they cannot be idling between 9 PM and 7 AM; these buses would be idling prior to 7 AM. He asked what the other uses for the site are going to be and stated the applicant requested a waiver for the requirement of traffic study. He stated that Panther Way is the only means of egress and questioned the traffic impact. He stated that his comments are reflected in a letter sent to the Planning Board today and said this letter should have been forwarded to the Planning Board as it is a letter of opposition. He reiterated that this should not be approved by the Planning Board because they do not have the jurisdiction.

Chair Padula stated this is a bus service to the public schools that is grandfathered. He reviewed that this is a new plan with a paved parking area with drainage and it is safer. It meets the Town regulations. It is a Special Permit. If this was a new use, not a pre-existing use, he would agree it would go to the ZBA; he does not agree now. However, the Town's attorney will have to review this.

Ms. Ericha Flateau, 111 Highwood Drive, noted that they tried to resolve differences with the developer. The developer has not considered all of their concerns. Their attorney has gone back and forth several times. They have witnessed the buses being fueled by a truck. Mr. Chaffee said that diesel exhaust fluid is added to make buses safer. The truck says DEF on the side; it is a water-based additive to make it safe for the environment.

Mr. Halligan said he would not request a traffic study on the bus use as it is already there. However, if/when the applicant returns to the Planning Board with a new tenant, a traffic study would be required. Mr. Chaffee said that there are 16 buses for Franklin schools and 16 buses for Tri-County school.

Ms. Shawna St. Jean, 84 Highwood Drive, asked if a traffic study was done and questioned the landscaping around the building. Chair Padula asked if the applicant could stake out the road for the neighbors to see.

Ms. Lisa Harvey, 88 Highwood Drive, stated their attorney, Mr. Edmund Allcock, said at a previous meeting they could work with adjustments to the plan. She reviewed some of the requirements and stated that there were conditions that were not met. She stated they had asked for a deed restriction.

Mr. Michael Doherty, attorney representing the applicant, stated that with the new plan, they are leaving the buses where they are, and the fueling station was removed. Then, additional demands from the neighbors such as a deed restriction and agreeing to never park a bus not from Franklin were added. The applicant has always agreed that if there is a change, they will comply with the law. New tenants will come before the Planning Board. He stated it seems there is a lot of distrust which is not deserved or reasonable. He stated that every reasonable demand has been met. When someone keeps pushing, at some point, they say no. Chair Padula said this is the first he has heard of a deed restriction. The Planning Board can put some conditions on a Special Permit. He understands people who live there are trying to protect their property values. He stated this is a better proposal than the last time.

Mr. Jon Mitchell, 16 Highwood Drive, asked about the 100 x 200 ft. building. He said having a tenant in there is a new use of the building which means it should go to the ZBA. Chair Padula said a new use for a building would go to the Planning Board.

Ms. Harvey acknowledged that she is grateful for the concessions the developer made and said he was responsive. She would like to protect herself for the future. Mr. Halligan reiterated that for any new use of the building, the applicant would have to come back to the Planning Board. Having this building does not give them free reign to do what they want.

Ms. Flateau stated that when the applicant offered a walk around, it was during the workday. Chair Padula asked the applicant to mark out the driveway and the amount of cut so the neighbors can see it. Mr. Doherty said they can stake the property.

Mr. Christopher McCarthy, 114 Highwood Drive, said they need to see the limit of clearing that abuts Highwood. Mr. Goodreau said he would stake it out. Mr. McCarthy stated that under the bylaw it calls for screening of the lot; he does not see any screening on the planting plans. Chair Padula and Planning Board members discussed the need for screening according to the bylaw and agreed it would be looked at for the next meeting.

Mr. Gallino stated that Chair Padula commented that this was grandfathered in. He stated that bus parking is a non-conforming use. This is not appropriate for a Special Permit as it is a parking lot. He claimed they are calling it something else so they do not have to go through the ZBA.

Motion to Continue the public hearing for Panther Way, Special Permit & Site Plan, to June 22, 2020. Rondeau. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

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

12 Forge Parkway

Site Plan Modification

Documents presented to the Planning Board are on file.

Mr. Gene Sullivan, project engineer, addressed the Planning Board regarding the parking lot extension. He stated there were some comments from BETA after the last meeting which have been addressed. The most significant concern from BETA was that the drainage pond had enough separation. He stated that the closest point of any building to the property line is 80 ft. He reviewed the buffer and the screening from the project to the abutters. He stated that in regard to concerns about flooding, an HDPE barrier was added to the drainage to make certain no water would head that way.

Mr. Maglio stated that the latest plans addressed all his comments; he has no additional comments.

Ms. Love stated that the applicant indicates pre-cast concrete curbing; they must change the plan details to indicate reinforced concrete. She stated the dumpster details were missing, and a landscaping plan for the parking lot is needed. Mr. Sullivan said he did not propose any new landscaping for the parking. He stated areas suitable for snow storage were added.

Chair Padula reviewed the additional detail notes that need to be added to the plans including the change to reinforced concrete. He confirmed that prior to endorsement, the requested changes would be made to the plans.

Mr. John Gordon, 17 Stone Ridge Road, asked about the infiltration basin, if the mature trees would be removed, if the basin absorbs or retains water, and the color of the fence. Mr. Sullivan stated the basin would absorb water. Chair Padula said retention basins are not allowed in Franklin. Mr. Sullivan said a natural color fence could be provided. Mr. Brian Poitras said that FEMA will be storing medical supplies; the truck traffic is dead storage. It is not a high volume of truck turnover. There are no refrigerated trucks. Mr. Gordon said he is concerned about the removal of so many of the trees.

Rachel, 19 Stone Ridge Road, stated that she recently moved into the condominium and lives at the bottom of the hill. She is disappointed that all the trees she sees out of her kitchen window are going to be removed. She asked that when the trucks are pulling in, with the trees removed, will the bright lights shine in her windows, if the trucks will be idling when they come in, and if more lighting is going to be added. She asked when the project would start. Mr. Poitras said the current business distributes tires; the new tenant is a government agency providing medical supplies to medical facilities. He stated that this property was originally built for one company, and there was never enough parking; now with two users, they need more parking. He said there was going to be an 8 ft. fence. Discussion commenced as to the location of the fence. Mr. Sullivan said the trucks are storage containers; there is no reason for engines to be on. Mr. Poitras said most of the time the trailers would be empty. The gowns and masks will be inside the buildings. Both of these businesses only run during first shift. Mr. Halligan reviewed how the trailers would back in and that the headlights would be pointing toward the building. Mr. Sullivan said that some new pole lighting would be added; photometrics show they are not spilling any light onto adjacent properties. The project would start as soon as possible as FEMA is waiting for the space.

Ms. Carol Bidner, 30 Stone Ridge Road, stated that it is already extremely noisy in that parking lot, and work is done past 5 PM. She cannot open her windows in warm weather because of the noise. She expressed concern about the wildlife and removal of trees. She asked about the buffer between the lots. Mr. Sullivan said they are not changing anything in the area that she is in.

Ms. Kellie Farrow, 21 Stone Ridge Road, asked about a light that is on all night, every night. She asked if there would be more lights and stated that without the trees, the lights would be shining in her bedroom. Mr. Sullivan discussed the wall pack lights should have cut off shields so she would not be getting the glare. Chair Padula requested that whatever trees can be saved would be appreciated. Mr. Sullivan said they would save as many trees as possible.

Motion to Approve 12 Forge Parkway, Site Plan Modification. Halligan. Second: Rondeau. Conditions: Any change of tenant other than FEMA would require a Limited Site Plan to come back to the Planning Board, no idling of vehicles, same hours of operation with no operations before 7 AM and after 8 PM, and no idling signs will be added. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 9:22 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin



Planning Board

**June 8, 2020
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Assistant.

*As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

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

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

A. Bond Reduction & Road Recommendation: Silver Fox & Cottontail

Ms. Love stated the applicant submitted an As-Built. She recommended releasing three of four bonds: \$136,673, \$24,050, and \$22,860 for a total of \$183,583. The Town Attorney indicated it may take time for the recording due to the current pandemic situation. If the Planning Board agrees, it is suggested that \$10,000 be held until the streets are accepted by Town Council and recorded at the Registry of Deeds.

Mr. Maglio confirmed he had provided a punch list of outstanding items; all have been completed. He confirmed holding back some funds until final mylars are obtained and all recordings are completed is usual, and the amount varies based on the size of the project and number of streets involved.

Motion to Approve Bond Reduction: Silver Fox & Cottontail, releasing three of four bonds: \$136,673, \$24,050, and \$22,860 for a total of \$183,583. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Rocco, developer, stated all mylars have been submitted and asked why there is a \$10,000 hold back. Ms. Love explained holding money back has been done for past developments in case there are any flaws in the mylars. Chair Padula stated that for now they will withhold \$10,000, but the item will be taken up again at the June 22, 2020 Planning Board meeting.

Motion to Approve Road Recommendation: Silver Fox & Cottontail, to Town Council. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

B. Partial Form H: Residences at Dean Avenue

Mr. John Shipe of Shipe Consulting, on behalf of Fairfield Residential, stated they are requesting a Certificate of Occupancy for the Clubhouse and Building #2.

Mr. Crowley stated he conducted a site visit on June 2, 2020, for the Clubhouse and Building #2. At this time, remaining items include the dumpster, some landscaping, and construction fencing.

Chair Padula said he went by the site today. The entry way/main entrance being used needs to be addressed regarding the base coat. There is no gating in the pool area, and there is currently some water in the pool. He discussed bollards around the pool and asked if the drainage was fully functioning. Mr. Crowley said the drainage structure will be functioning around Building #2. There is a sediment forebay near Building #6; that infrastructure has not been installed yet.

Chair Padula asked about the parking lot and site lighting. With temporary occupancy on a Partial Form H-Certificate of Partial Completion, the area must be safe before people move in. Mr. David agreed and said there is still a lot of construction happening at the site. Mr. Shipe said the parking lot lighting is working including sidewalks. Mr. Rondeau expressed concern about the pool having no bollards. The public should not use the second entrance. Mr. Shipe said that everything besides Building #2 and the Clubhouse will be fenced off from the public.

Chair Padula stated that before signing the Partial Form H the entryway must have a base coat installed and the drainage must be operational. The project manager said the apron will be handled next week. Mr. Maglio said the sidewalks on Dean Avenue are asphalt; starting at Ray Street, the sidewalks will be concrete. Chair Padula asked who approved asphalt sidewalks; concrete sidewalks should be in front of the project per the bylaw. He discussed the reinforced concrete curbing. He stated the binder course will be in before occupancy. He requested a chain link fence around the pool before occupancy. The second entryway will be used for all construction vehicles. Mr. Maglio said that part of the original agreement was that the existing sidewalks would be replaced with asphalt; the new sidewalks would be concrete.

Motion to Approve Partial Form H: Residences at Dean Avenue, with conditions as stated by Chair Padula. David. Second: Rondeau. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain). (Mr. Halligan abstained.)

C. Endorsement: 12 Forge Parkway

Ms. Love stated the Planning Board approved 85 parking spaces; the applicant submitted the plans for endorsement. The new plans show the reinforced concrete, natural color fence along the property line, dumpster on a concrete pad with a fence enclosure, and no idling signs along the back.

Motion to Approve Endorsement: 12 Forge Parkway. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

D. 81-P ANR: 45 Queen Street

Chair Padula recused himself.

Vice Chair Halligan confirmed all the paperwork seems to be provided.

Ms. Love stated the applicant is creating a second buildable lot; the lots are conforming for current zoning requirements.

Motion to Approve 81-P ANR: 45 Queen Street. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Chari Padula re-entered the meeting.

E. Endorsement: 1256 West Central Street

Ms. Love stated the applicant received approval from the Planning Board for the Special Permit and Site Plan for a 4,000 sq. ft. retail facility for non-medical marijuana and marijuana-related products on September 23, 2019. The Certificate of Vote was added to the plans, the proposed curbing from cape cod berm to vertical concrete was revised, and the detail sheet was revised.

Chair Padula stated the plans only indicate vertical concrete curb, not reinforced concrete; he requested reinforced concrete be clarified on the plans.

Mr. Halligan asked when construction is going to start, what the timing is, has a formal agreement with the Town been worked out, and if the monetary agreement with the Town is in place. He stated that a very important point in his vote was the amount of money that was going to come to Franklin. Ms. Love said she does not have a time frame; the applicant is looking to move forward. She thinks they have an agreement with the State; she does not know about the agreement with the Town. She would have to verify with town administration if an agreement is in place.

Chair Padula requested this item be placed on the June 22, 2020, Planning Board agenda under General Business.

Motion to Add the Endorsement for 1256 West Central Street, to the June 22, 2020, Planning Board agenda under General Business. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
 176-210 Grove Street
 Site Plan
 Documents presented to the Planning Board are on file.

Mr. Edward Cannon, attorney on behalf of Marcus Partners, developer of the project; Mr. Levi Reilly, Director of Development of Marcus Partners; Mr. David Kelly of Kelly Engineering Group; and Mr. Giles Ham of VAI, traffic engineering, addressed the Planning Board.

Ms. Love stated the last time the applicant was before the Planning Board on May 4, 2020, a traffic analysis was provided. The Planning Board had questions and concerns. She noted the applicant has not gone to Design Review with color renderings. She stated the applicant is requesting two waivers: reduce the number of parking spaces and allow spaces to be more than 300 ft. from the entrance.

Ms. Jaklyn Centracchio, BETA Group Traffic Consultant, reviewed the daily trips generate during various time periods including peak times in regard to the traffic analysis provided by the applicant. She requested more information on how the number of truck trips was determined, and said the proposed speed limit seemed acceptable. She asked for a signal analysis at the intersection. She discussed the average crash rate, and asked for consideration of safety improvements at the Washington Street and Grove Street intersection. She said other rates and volumes were acceptable. She stated that overall, the project will have minimal traffic based on the data provided.

Chair Padula asked if any consideration was given to directing truck traffic north rather than south, and he reviewed the truck routes. He stated that as it is not known who is going to be occupying the units at this time, there is no way to determine the amount of traffic generated. Mr. Halligan asked if there was a single tenant user for the building. Mr. Reilly stated the building would be marketed as a single tenant or two tenant building. Mr. Halligan said the traffic study provided today is generic and irrelevant. A traffic study should be done to accompany each individual tenant. Without knowing what type of tenant/business is going in, there is no way to know the expected traffic. Mr. Ham reviewed the existing tenants and how the traffic study was conducted. He stated he has not heard of an instance where a traffic study is redone based on each tenant. Chair Padula said when the traffic study was conducted, volumes were low as the State was under the

coronavirus pandemic stay-at-home order. Mr. Ham said the traffic counts were done in January; he is very comfortable with the numbers presented as they are pre-COVID.

Chair Padula asked about their request for reduction in the number of parking spaces and the number of spaces beyond 300 ft. from the entrance. Mr. Cannon stated it is difficult for someone to invest in the Town and not utilize the building for what it is zoned for. These warehouses were built in the 1970s. He reviewed the request to reduce the number of spaces and obtain relief of the 300 ft. distance from the entrance. The applicant wants to have enough parking, but there is no need to create too much parking. The warehouse use, not retail, does not warrant need as proposed by the bylaw. He discussed the intent of the 300 ft. requirement for parking spaces from the entrance. However, these spots are off the public way. The distances are based on the size of the buildings. He stated that the use, location, size of buildings, and the parking relief requests are appropriate.

Chair Padula questioned the statement to create condominium units and noted warehouses can have 25 percent storage area for retail. This is a concern of the Planning Board as there may not be sufficient parking. As well, this is abutting residential homes. Mr. Cannon said that in terms of condominiums, this proposal is joining two parcels with three buildings; this will make one large parcel and each building will be a separate unit, so there will be three units on a single parcel. The Town has lived with the current two buildings for over 35 years, and this past performance is a good indicator of the future. Mr. Reilly stated he does not have any hours of operation in mind as it would be dependent on the tenant. Regarding the 25 percent retail use, they would have to return to the Planning Board for a change in use.

Mr. Halligan stated he agreed with Mr. Cannon that it was a peaceful road in the 1980s with storage of product. However, the industry has changed, and it is 90 percent delivery service right now. For instance, Amazon went into Milford and it is a mess. He is comfortable with the traffic study if the applicant comes before the Planning Board with each new tenant/use. He wants to make sure that before a tenant goes in there, the traffic study is reflective of that. He noted that there are currently three different products going in on Grove Street, but it should not all be put on these applicants to fix all the Grove Street problems.

Mr. Reilly stated that a challenge in investing in a building is that they need to build the building before they get a tenant. He discussed that if the tenant is to be Amazon or similar, they would come before the Planning Board. Mr. Halligan stated that he did not want to provide specific company names as company names change. He said the Planning Board should be allowed to comment on new tenants/uses. Mr. Reilly said that if they are going to invest \$20 million on a building, it would be hard to be subject to approval. Mr. Halligan and Mr. Reilly discussed the possibility of an excessive difference in traffic based on the current study.

Mr. Kelly reviewed items discussed with BETA and the parking statistics presented at the last meeting. He explained that his firm has a lot of experience on parking needs for these types of buildings. There is a total of 415 spaces on the total property; 487 is required. Therefore, the waiver is for 72 spaces. He believes this is sufficient for a typical distribution facility. Chair Padula stated the Planning Board visited the site before it changed hands because tenants were parking trailers on the dirt as they did not have enough spaces. He has difficulty believing the current applicant when they say there is more than sufficient parking for the tenants.

Mr. Kelly pointed out that at 176 Grove Street they were parking in the outer spaces, and it was in the Water Resource District. Now, they are looking at this proposal as one Site Plan; there is interaction between the properties that was not there in the past. Parking and trailer storage can be shared. He stated that BETA issued a second review letter on May 21, 2020, and on June 2, 2020, the applicant provided a response. He reviewed some resolved and outstanding items. He stated the light fixtures bothering the neighbor have been adjusted. He noted HDPE pipe was not acceptable to the Planning Board so plans were revised and reinforced concrete pipe is shown everywhere. He discussed the stormwater design regarding ground water. He discussed possible changes to the curbing. They understand the Planning Board's concern regarding the cape cod curbing; however, this facility has primarily used cape cod berm. He proposed that everything

shown in red on the plan is concrete curbing which are the primary turning areas and places that may get hit during plowing. The green areas would be cape cod berm. He discussed the building height, outlined the elevation of the road, and discussed the proposed lighting.

Chair Padula stated reinforced concrete is required, and the Planning Board has required other developers to do the same. He asked about the heating and cooling exchanges; he questioned if they were located on the residential side of the building, and what the screening around the units would be. He stated a new well is being put in near the building; therefore, drainage is a big concern. Mr. Rondeau stated curbing must be installed per the rules and regulations. They have made other developers install it, and the Planning Board wants to be consistent. He is concerned about the traffic and the condition of Grove Street. He asked if the developer could help the Town improve the road. He stated appreciation to the applicant for fixing the lights so they do not spill onto the neighbors. Mr. Maglio stated the condition of Grove Street is known; however, there are no immediate plans to fix the road. It would require \$1.7 to \$3 million to fix Grove Street.

Mr. Halligan said he is satisfied with the parking being over 300 ft. from the entrance in this particular situation. He would like the applicant to work with the Planning Board on the requirement for a Limited Site Plan prior to tenant occupancy.

Mr. Crowley stated he majority of his remaining comments have been discussed. He noted that more than 42 in. requires a Class V pipe. He discussed the screening provided along the residential property line and noted there are locations that there is no screening and the retaining wall is only 3 ft. high; the Planning Board may want to review that. Mr. Ben LaFrance, Hawke Design, discussed the proposed screenings and plantings.

Mr. Cannon respectfully requested the opportunity to continue the public hearing to June 22, 2020, to review and determine language regarding the possible tenants.

Mr. Scott Waite, 198 Grove Street, appreciated the lights being adjusted. He discussed the rezoning of the property in 2013 in the Master Plan to allow for biotechnology; it is not a warehouse area now. He stated that the road is in very bad condition. This is the nicest part of Grove Street with many residents; more trucks are not needed.

Mr. James O'Brien, 21 Old Grove Street, stated concerns about traffic as there are children in the neighborhood. When the original warehouses were built in the 1970s the Jefferson School and Charter School were not there. There is now traffic with children being dropped off and school buses. This area is a residential area. There is a daycare across the street. The street cannot take the traffic as is; the traffic report is speculative at best.

Ms. Nancy Francis, Daycare Center Owner at 22 Old Grove Street, stated the trucks are going faster than 40 m.p.h. on Grove Street; it is crazy to add more trucks.

Mr. Everett Petitt, III, 24 Old Grove Street, stated concerns about traffic; it is very congested in that area.

Chair Padula stated he did not realize there was a daycare on Old Grove Street.

Ms. Pedersen, resident of Old Grove Street, stated her children attend the Jefferson School and there is an expectation that the children will walk to school. There should be requirements that a sidewalk be put in as it is very dangerous, or the traffic should not be allowed.

Mr. Halligan confirmed that biotechnology is an overlay district; industrial is the primary zoning district which allows the warehouse. He said he was not aware of a daycare center on Old Grove Street.

Motion to Continue the public hearing for 176-210 Grove Street, Site Plan, to June 22, 2020. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
70, 72 & 94 East Central Street – Multi-Family
Special Permit & Site Plan Modification
Documents presented to the Planning Board are on file.

Chair Padula recused himself.

Mr. Richard Cornetta, attorney representing the applicant; Mr. Rob Marcalow, Kuth Ranieri Architects; Mr. Rick Goodreau, United Consultants, Inc.; and Mr. Brad Chaffee, developer, addressed the Planning Board.

Ms. Love reviewed the applicant’s May 6, 2020, meeting with the Planning Board. She stated the applicant received a recommendation from Design Review for their color renderings. She recommended that if the Planning Board votes in favor of this Special Permit and Site Plan Modification, special conditions as outlined in her memo to the Planning Board dated June 4, 2020, be stipulated.

Mr. Maglio stated that he had two comments on the applicant’s latest revised plans. He confirmed that one sidewalk has been added to the plans with a brick walkway; therefore, it would not affect the drainage. Mr. Crowley stated that it was his understanding that the applicant was going to present a concept plan; therefore, BETA has not reviewed this. Vice Chair Halligan said BETA will need to review the new submission.

Mr. Goodreau reviewed his letter dated June 3, 2020, addressing the major concerns of the Planning Board from the previous meeting. Eight changes have been made to the plans since that meeting; he reviewed each change as provided on the plans and detail sheets.

Mr. Rondeau said he has reservations about the project and recommended pulling the building forward. He would like a loop road for access all around the building as the Planning Board has required of other applicants. He requested a full Site Plan as this is a non-conforming lot and a sidewalk all around. He would like to the two lots, the white house and this lot, combined and the building pulled forward. This is a parcel, added to a parcel, added to a parcel; the current plan needs additional work. Ms. Love stated if the applicant filed an ANR, it would make the lot conforming.

Mr. David stated agreement with Mr. Rondeau regarding pulling the building forward and having an access road all around the building. He discussed the proposed dumpster site and recommended it be relocated. Mr. Chaffee stated the buildings will all be under the same association; this will be one site in the community. Mr. Power said he was in agreement with the comments made by the other Planning Board members. He expressed concern about the house in the center. He stated that previously the applicant had discussed that the owners were going to buy a condo in the new proposed building, and the house would then be torn down; now plans show improvements to the façade of the house.

Mr. Halligan said the feeling he is getting from the Planning Board members is that they agree with the height and the multi-family aspect of the proposal, and they may agree to this larger building if it were pulled forward. Mr. Chaffee discussed the building at 88 East Central Street. He reviewed the 3D renderings and said this would open up the area and make it a green space. He proposed to blend in the house, put in a courtyard, and make it an interesting piece of the development. The single-family house would be kept and modified which will give the appearance of opening it up. Mr. Chaffee said this is the last phase of this development. He stated the Fire Department has approved the current access.

Vice Chair Halligan asked the applicant if he would like the Planning Board to close the public hearing and vote at the next meeting, or if Mr. Chaffee would like to rethink this project any further and return to the

Planning Board for another meeting. Mr. Cornetta stated that they would be consolidating two lots on the Site Plan, but it is difficult with the middle parcel as the applicant does not own it. As they want to adequately make sure they have addressed the Planning Board members' concerns, he suggested a continuance is in order.

Vice Chair Halligan reiterated that the concern he is hearing from the Planning Board is pulling the building forward. At this point, the applicant should listen to the Planning Board members as they are not comfortable with the way the plan is proposed.

Motion to Continue the public hearing for 70, 72 & 94 East Central Street – Multi-Family, Special Permit & Site Plan Modification, to June 29, 2020 at 7:15 PM. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No). Meeting adjourned at 9:15 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

July 20, 2020

Franklin Planning Board
Attn. Amy Love, Planner
355 East Central Street
Franklin, MA 02038

RE: PB Continuance Letter
340 East Central Street, Franklin, MA
Tax Map 285, Lot 9
JBE Project No. 13153.2

Dear Ms. Love:

On behalf of our client, 340 East Central Street, LLC., Jones & Beach Engineers, Inc. respectfully requests a continuance of the pending application for the above referenced parcel from the July 27th meeting to the August 10th meeting. We are still working on the plan changes from the comments received from the BETA Group.

Please contact me if you have any questions. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin
Project Engineer

cc: Jeff Gove, 340 East Central Street, LLC (via email)