

SITE PLAN OF LAND

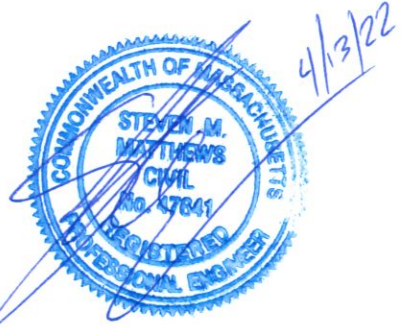
FORM H
ENGINEER'S CERTIFICATE OF COMPLETION
(to be executed by developer's engineer)

Site Plan known as Thermofisher Site Plan Modification

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 Thermofisher Site Plan Modification prepared by Tectonic and dated April 28, 20 21, as approved by the said Planning Board on August 10, 2021.

Signed this 13th day of April, 20 22

By [Signature] Reg. C.E.



State of New York
Albany County, SS. COMMONWEALTH OF MASSACHUSETTS

4/13, 20 22

On this 13th day of April, 2022, before me, the undersigned notary public, personally appeared Steven Matthews (name of engineer), 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.

Jean Marie Frawley
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 5/23/26

Jean Marie Frawley
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FR5028031
Qualified in Rensselaer County
Commission Expires May 23, 2026

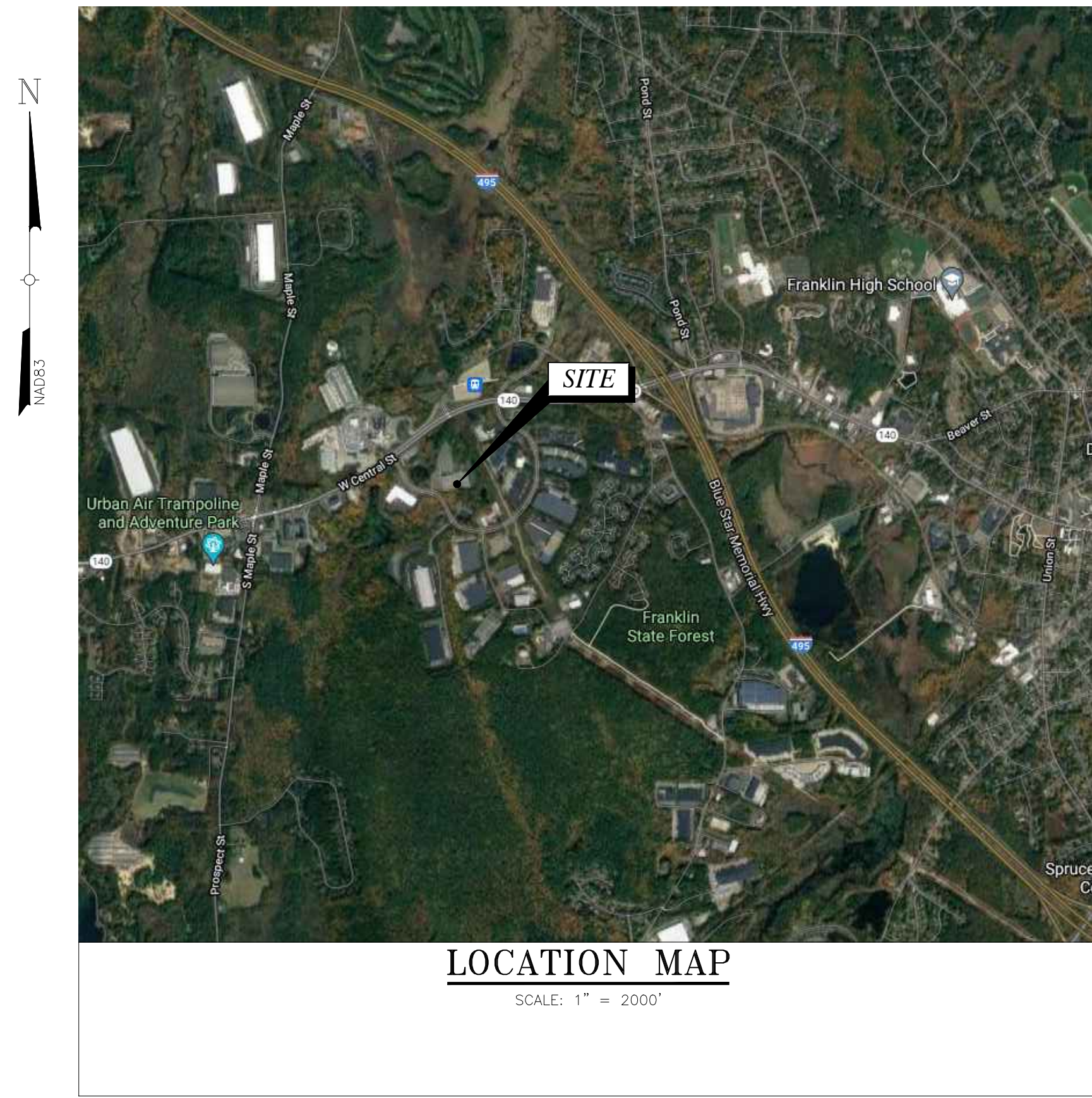
THERMO FISHER SCIENTIFIC, INC.

SITE PLAN MODIFICATION 27 FORGE PARKWAY FRANKLIN, MASSACHUSETTS

REQUEST FOR DETERMINATION

REQUEST FOR DETERMINATION FOR PARKING FROM SECTION 185-21A (4)
 REQUEST FOR DETERMINATION FOR PARKING FROM SECTION 185-21B (3)
 REQUEST FOR DETERMINATION FOR PARKING FROM SECTION 185-21C (6)

- NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF FRANKLIN STANDARDS.
 - THE SITE SHALL CONFORM TO ALL RULES AND REGULATIONS AND APPROVALS FROM THE BOARD OF HEALTH, DESIGN REVIEW COMMISSION, DPW, POLICE, AND FIRE DEPARTMENTS.
 - ALL PARKING STRIPING SHALL BE PAINTED WITH WHITE ACRYLIC PAINT
 - PROPERTY IS CURRENTLY ZONED INDUSTRIAL.
 - A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
 - ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON SITE.
 - IF ANY DEBRIS IS CARRIED ONTO ANY PUBLIC WAY, THE OWNER/APPLICANT AND HIS ASSIGNS SHALL BE RESPONSIBLE FOR ALL CLEANUP ON THE ROADWAY. ALL CLEANUPS SHALL OCCUR WITHIN 24 HOURS AFTER FIRST WRITTEN NOTIFICATION.
 - THE BUILDING OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.
 - THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION.
 - SEE CERTIFICATE OF VOTE DATED OCTOBER 27, 2008 BY THE FRANKLIN BOARD TO APPROVE WITH CONDITIONS A LIMITED SITE PLAN MODIFICATION FOR PARKING DETERMINATION.
 - SEE ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION DATED JANUARY 27, 2009 PREPARED BY BEALS ASSOCIATES, INC. 98 NORTH WASHINGTON ST., BOSTON, MA.
 - SEE ORDER OF RESOURCE AREA DELINEATION NO. CE 159-980.
 - WETLANDS WERE FLAGGED BY GODDARD CONSULTING IN AUGUST 2018 AND LOCATIONS REVISED IN FEBRUARY 2019. BY GUERRIERE AND HALNON, INC.
 - SEE CERTIFICATE OF VOTE GRANTED BY THE FRANKLIN PLANNING BOARD DATED, JULY 14, 2009.
 - THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE, SEE FIRM NUMBER 25021C0304E EFFECTIVE DATE JULY 17, 2012.
 - THIS SITE IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT.
 - THIS SITE IS NOT LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED PROTECTION ZONE
 - PLANS BASED ON A SURVEY PERFORMED BY TECTONIC ENGINEERING DATED 04/26/21.



SHT. NO.	DESCRIPTION
T-1	TITLE SHEET, DRAWING INDEX, LOCATION MAP
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLANS
C-3	OVERALL DRAINAGE & GRADING PLANS
C-4	ENLARGED DRAINAGE & GRADING PLAN
C-5	EROSION & SEDIMENT CONTROL
C-6	DETAILS
C-7	DETAILS
C-8	CERTIFICATE OF VOTE

NOTES

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

"WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND / OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE. (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

PROJECT DATA

SITE ADDRESS: 27 FORGE PARKWAY
FRANKLIN, MA 02308

ZONING: INDUSTRIAL ZONE

OWNER(S)/APPLICANT:
27 FORGE PARKWAY LLC
27 FORGE PARKWAY
FRANKLIN, MA 02038
A.M. 272 LOTS 13 & 14
A.M. 275 LOTS 13 & 21
CERTIFICATE NO. 177794

DATE: _____ DATE: _____

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

SIGNATURE DATE: _____
BEING A MAJORITY

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0 1 2 3
ORIGINAL SIZE IN INCHES

Rev	Date	Revision	Approved	DRAWING CONTROL		
0	06/15/21	ISSUED		Designed by: N/A	Drawn by: Grant Bogue	Checked by: JMP
1	7/6/21	PER COMMENTS		Purpose:	Released by:	Date:
2	8/27/21	PER COMMENTS		<input type="radio"/> For Comment		
3	8/30/21	PER COMMENTS		<input type="radio"/> For Approval		
4	01/19/22	AS-BUILT DATA		<input type="radio"/> For Bid		
5	02/03/22	PER COMMENTS		<input type="radio"/> For Construction		

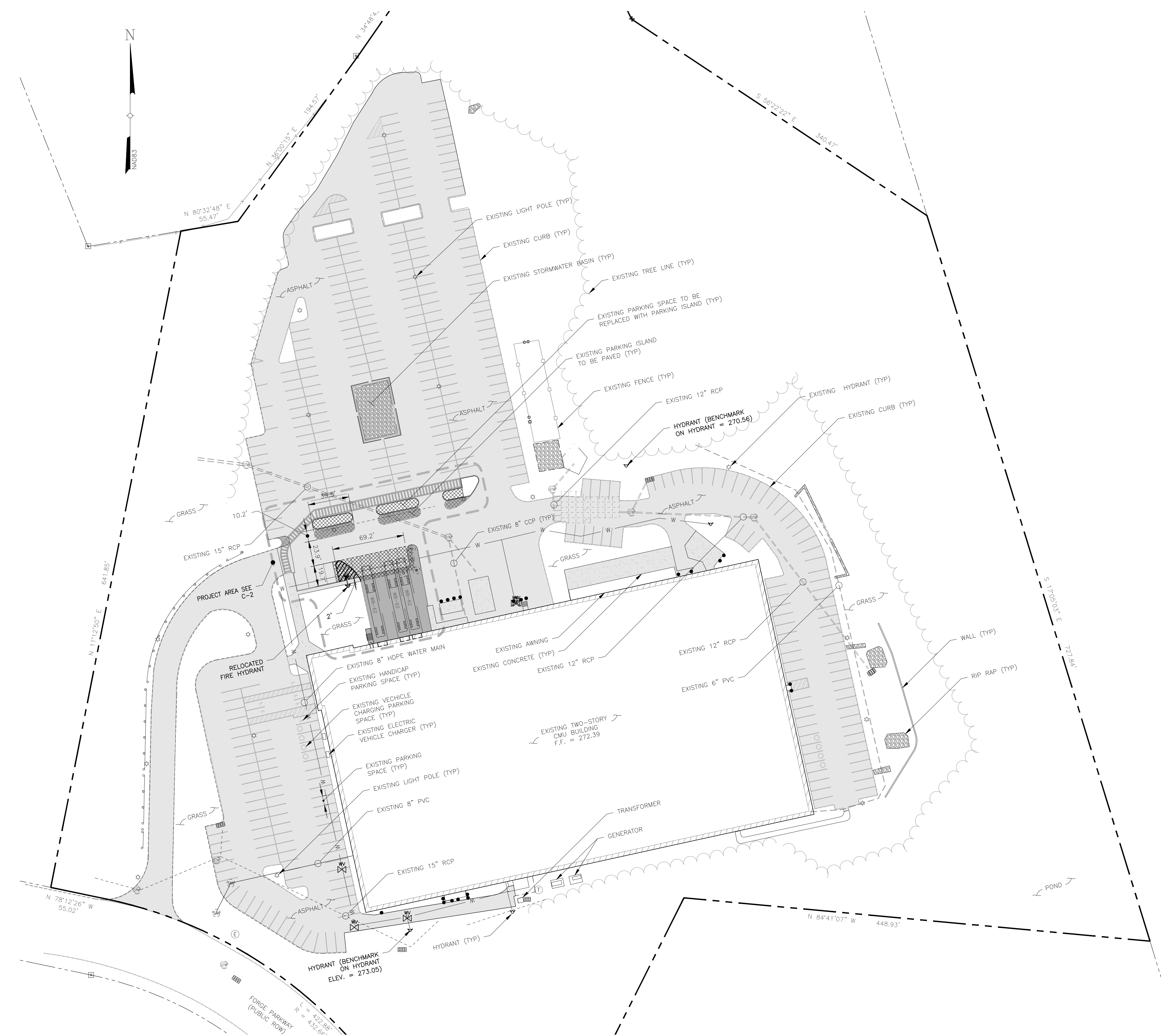
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TITLE SHEET

**THERMOFISHER
27 FORGE PARKWAY
TOWN OF FRANKLIN
COUNTY OF NORFOLK, MASSACHUSETTS**

Date 04/26/2021	Work Order 10734.THERMOFISHER	Drawing No. T1	Rev 5
Scale NTS			



PARKING NOTES

TOTAL BUILDING AREA = 110,000.0± SF
 OFFICE SPACE (1) SPACE PER 250 SF
 MANUFACTURING (1) SPACE PER 400 SF
 LABORATORY (1) SPACE PER 400 SF
 WAREHOUSE (1) SPACE PER 1,000 SF

DESIGNATION	AREA	PER SF	SPACES REQUIRED
OFFICE	65,143 SF	/250	261
MANUFACTURING	30,022 SF	/400	76
LABORATORY	3,985 SF	/400	10
MANUFACTURING	30,022 SF	/1000	11
TOTAL PARKING SPACES REQUIRED			358
EXISTING PARKING SPACES			400
SPACES REMOVED FOR PAVING & PEDESTRIAN WALKWAYS			18
TOTAL PARKING SPACES PROVIDED			382

*EXISTING HANDICAP PARKING SPACES = 6
 *EXISTING VEHICLE CHARGING SPACE = 9
 (INCLUDED IN TOTAL PARKING COUNT)

BULK TABLE

INDUSTRIAL
 FRANKLIN ZONING BYLAW SECTION 185
 ATTACHMENT 9; LAST AMENDED 11-16-2016
 BY AMENDMENT 16-771

	REQUIRED	EXISTING	PROPOSED
OFFICE	65,143 SF	40,000 SF	811,378 SF
MANUFACTURING	30,022 SF	175'	608.25'
LABORATORY	3,985 SF	200'	1,038±'
MANUFACTURING	30,022 SF	157.5'	603±'

MINIMUM YARDS	REQUIRED	EXISTING	PROPOSED
FRONT	40'	98.2'	98.2'
SIDE	30' ⁵	51.7'	51.7'
REAR	30' ⁵	367.5'	367.5'

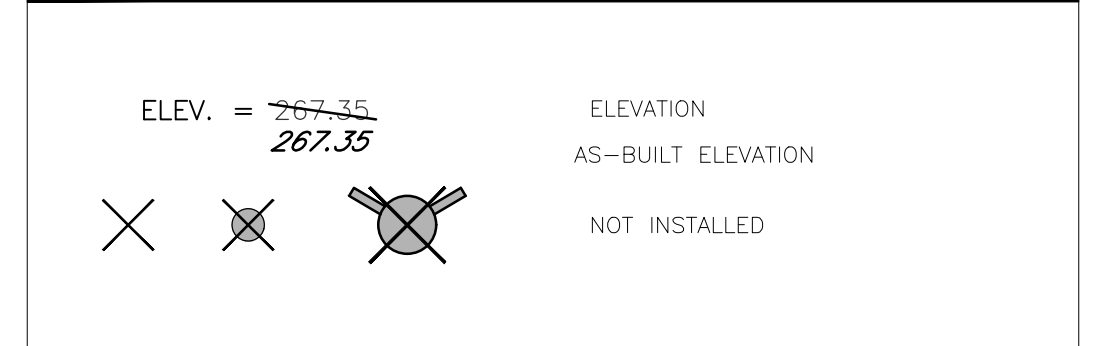
% OF LOT UPLAND COVERED BY:
 STRUCTURES 70 13.5% 13.5%
 STRUCTURE & PAVING 80 32.5% 36.7%

⁵INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE, WHEN ABUTTING A RESIDENTIAL DISTRICT OF USE.

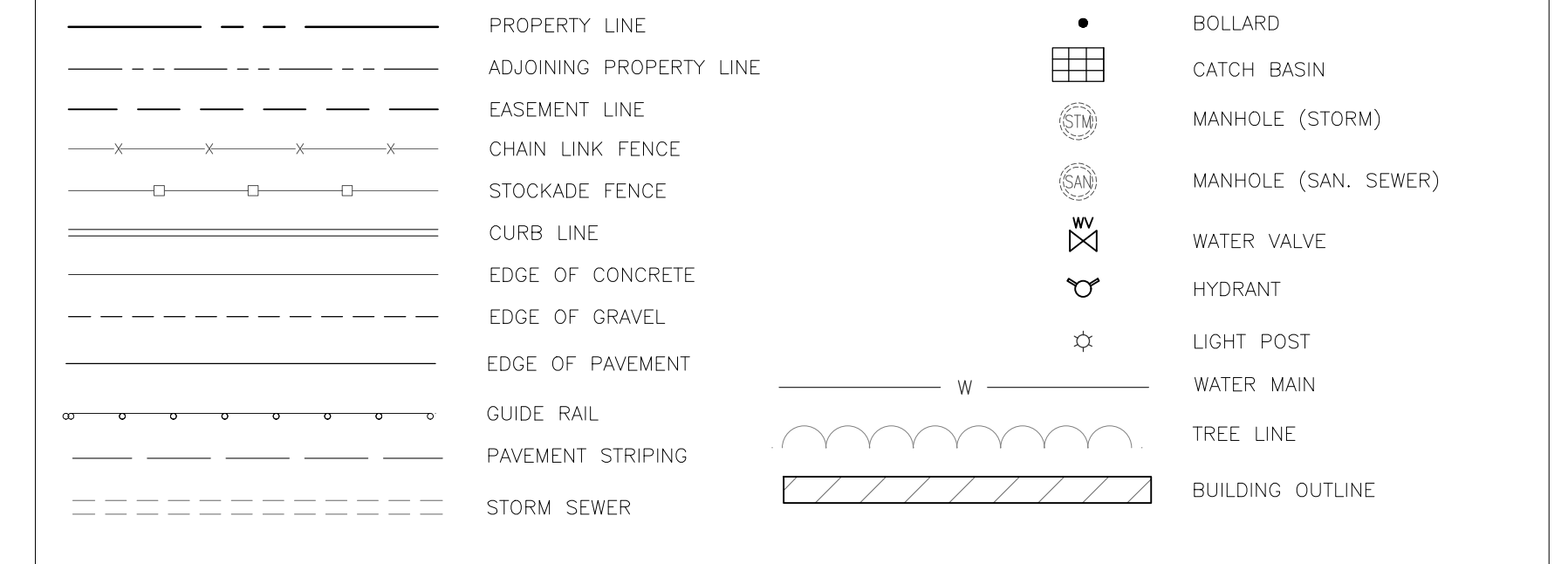
SEE APPROVED SITE PLAN DATED MAY 11, 2009; REVISED TO JULY 14, 2009 FOR THERMO FISHER SCIENTIFIC, INC. SITE PLAN MODIFICATION 27 FORGE PARKWAY FRANKLIN, MASSACHUSETTS, BY GUERRIERE & HALNON, INC.

BUILDING COVERAGE FOR THIS PROJECT:	00.0 SF
PVMT/CONC WITH THIS PROJECT:	4,837.8 SF
EXISTING PVMT/CONC TO BE REMOVED FOR THIS PROJECT:	988.9 SF
NET DISTURBANCE AREA FOR THIS PROJECT:	5,826.7 SF

AS-BUILT LEGEND



LEGEND



OVERALL SITE PLAN

SCALE: 1" = 50'

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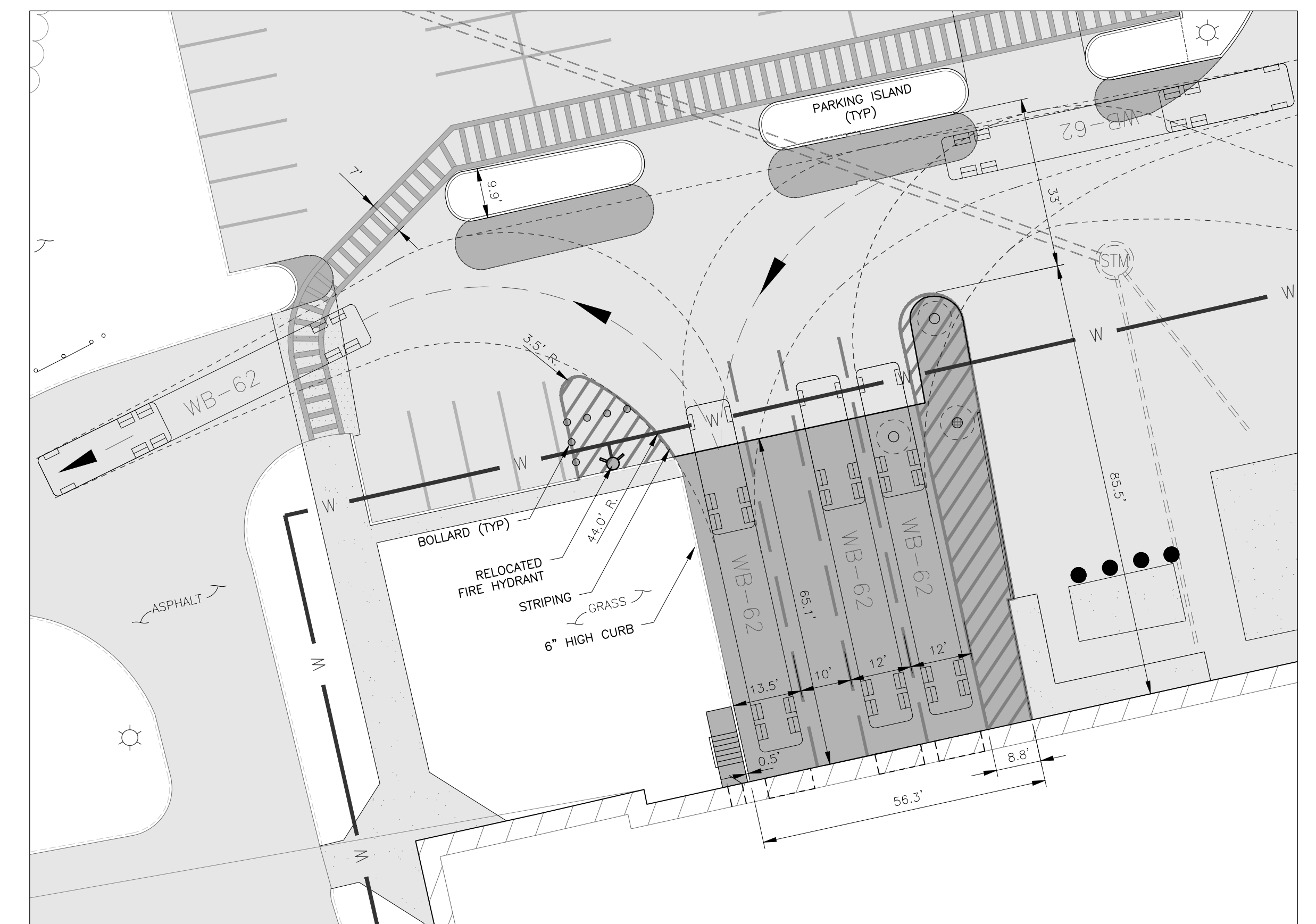
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DRAWING CONTROL			
Designed by:	Drawn by:	Checked by:	
N/A	Grant Bogue	JMP	
Purpose	Released by	Date	
<input type="radio"/> For Comment			
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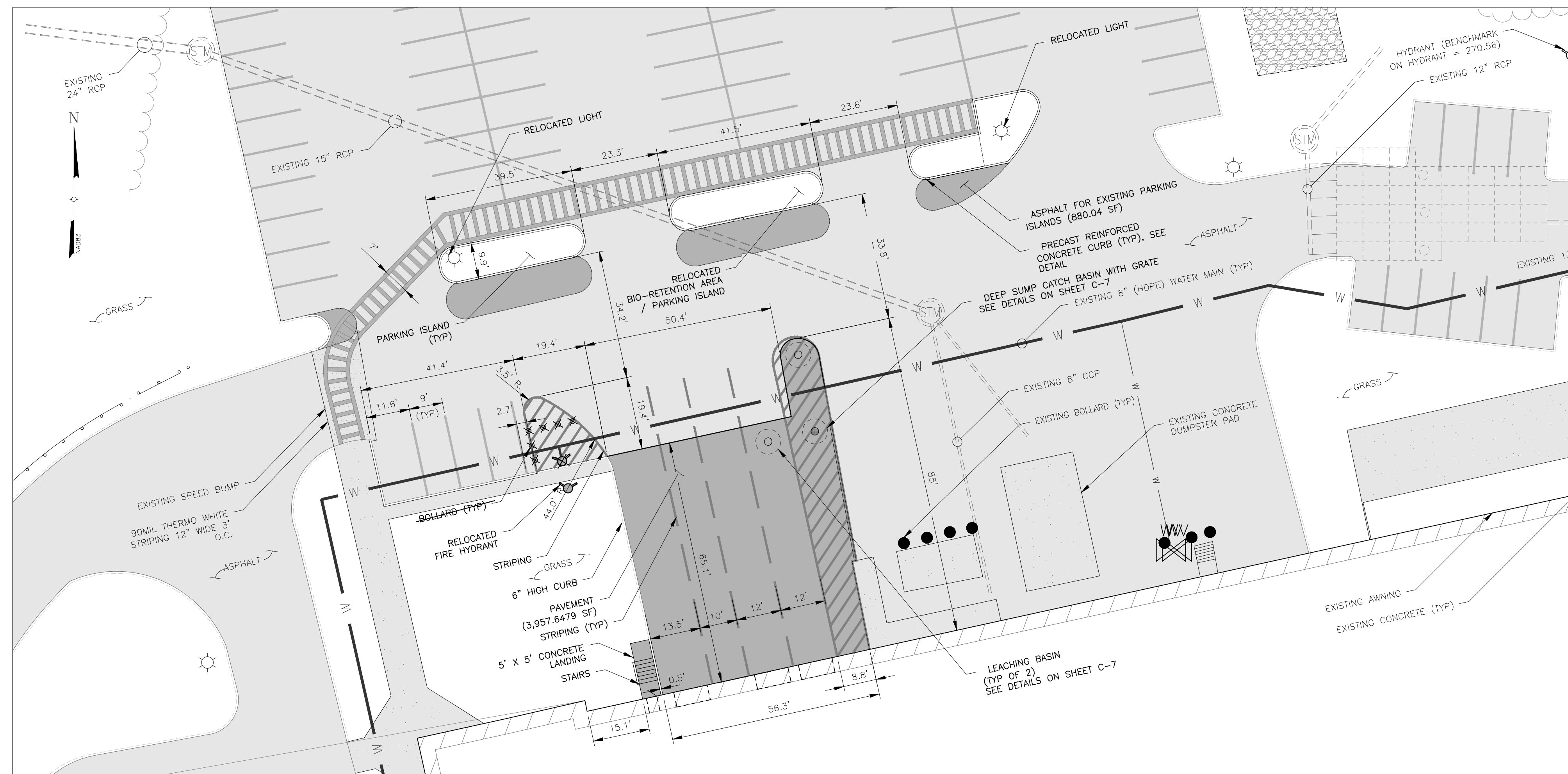
OVERALL SITE PLAN
 THERMOFISHER
 27 FORGE PARKWAY
 TOWN OF FRANKLIN
 COUNTY OF NORFOLK, MASSACHUSETTS

Date	Work Order	Drawing No.	Rev
04/26/2021			
Scale 1" = 50'	10734.THERMOFISHER	C1	5



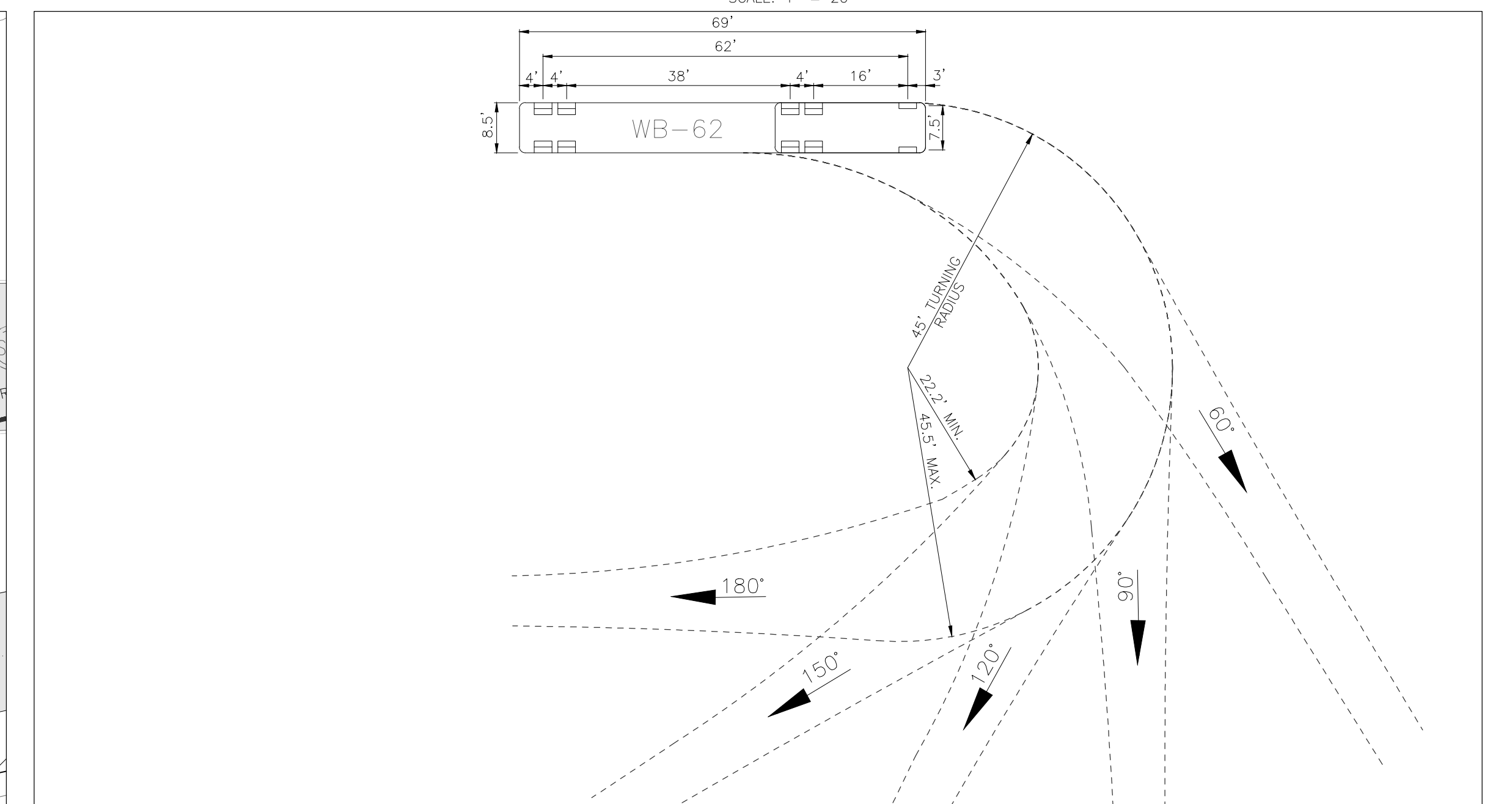
TRUCK MANUEVERING PLAN

SCALE: 1" = 20'



ENLARGED SITE PLAN

SCALE: 1" = 20'



DESIGN VEHICLE DETAIL

NTS

LEGEND

---	PROPERTY LINE	---	EDGE OF PAVEMENT	•	BOLLARD
- - -	ADJOINING PROPERTY LINE	---	GUIDE RAIL	■	CATCH BASIN
- · - · -	EASEMENT LINE	---	PAVEMENT STRIPING	⊙	MANHOLE (STORM)
— x — x —	CHAIN LINK FENCE	---	STOCKADE FENCE	⊙	MANHOLE (SAN. SEWER)
— o — o —	CURB LINE	---	WATER MAIN	⊙	WATER VALVE
---	EDGE OF CONCRETE	---	TREE LINE	⊙	HYDRANT
---	EDGE OF GRAVEL	---	BUILDING OUTLINE	☆	LIGHT POST

AS-BUILT LEGEND

ELEV. = 267.35	ELEVATION
267.35	AS-BUILT ELEVATION
✕	NOT INSTALLED

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ENLARGED SITE PLANS

THERMOFISHER
 27 FORGE PARKWAY
 TOWN OF FRANKLIN
 COUNTY OF NORFOLK, MASSACHUSETTS

Date: 04/28/2021	Work Order:	Drawing No.:	Rev:
Scale: 1" = 20'	10734.THERMOFISHER	C2	5



AS-BUILT LEGEND

ELEV. = ~~267.35~~
267.35

ELEVATION AS-BUILT ELEVATION NOT INSTALLED

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- CURB LINE
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- GUIDE RAIL
- PAVEMENT STRIPING
- STORM SEWER
- WATER MAIN
- TREE LINE
- BUILDING OUTLINE
- BOLLARD
- CATCH BASIN
- MANHOLE (STORM)
- MANHOLE (SAN. SEWER)
- WATER VALVE
- HYDRANT
- LIGHT POST
- FLOW ARROW
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING ASPHALT
- ASPHALT

OVERALL DRAINAGE & GRADING PLAN

SCALE: 1" = 50'

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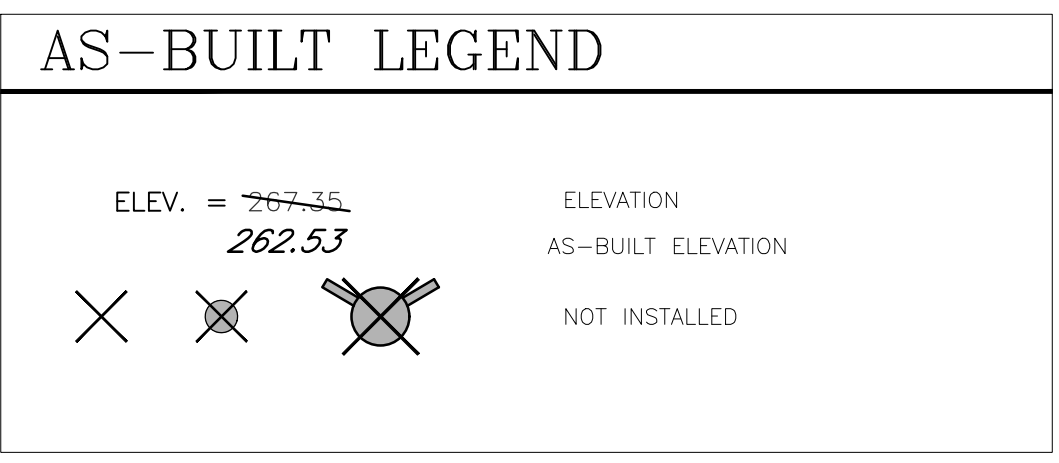
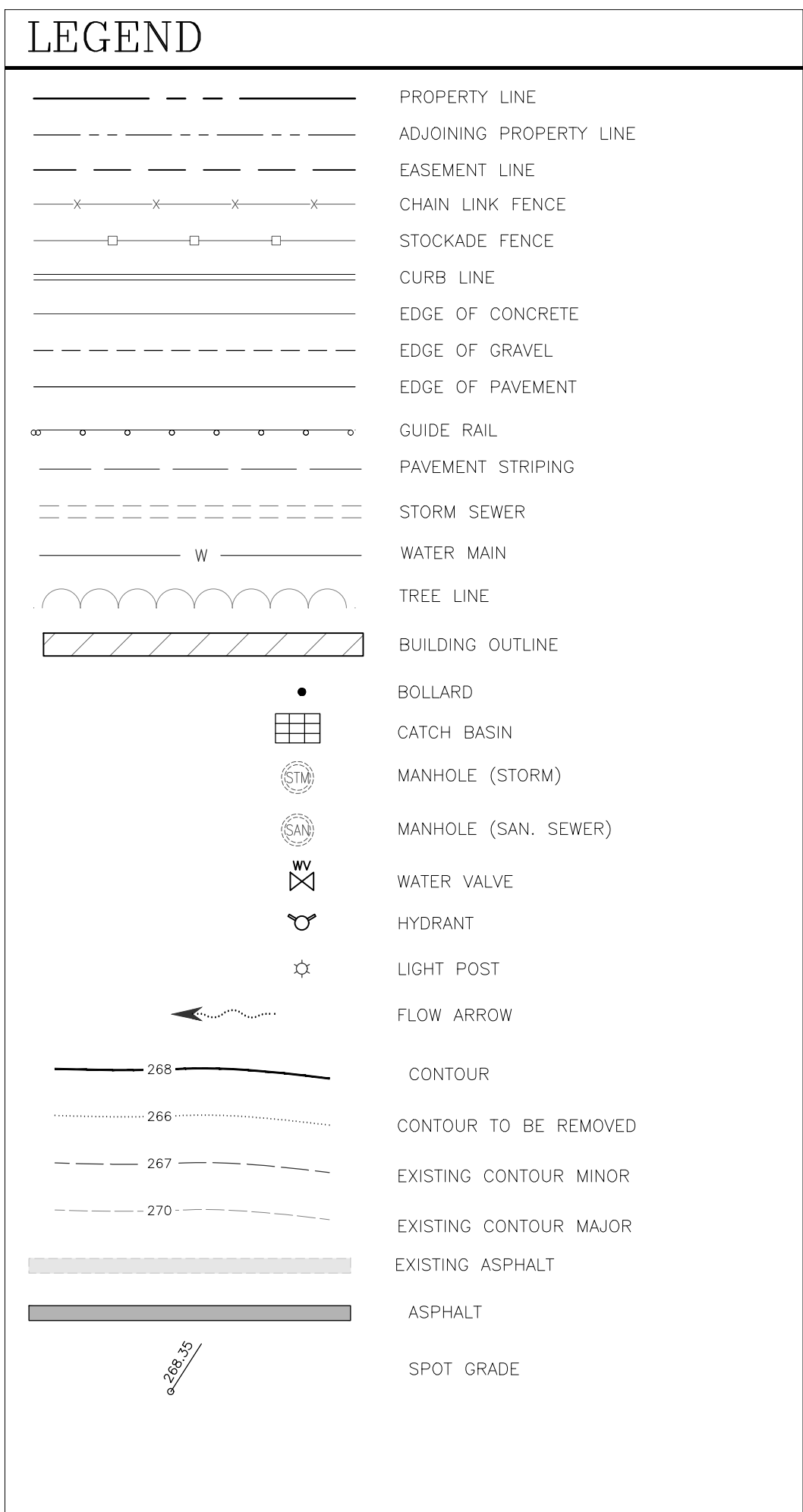
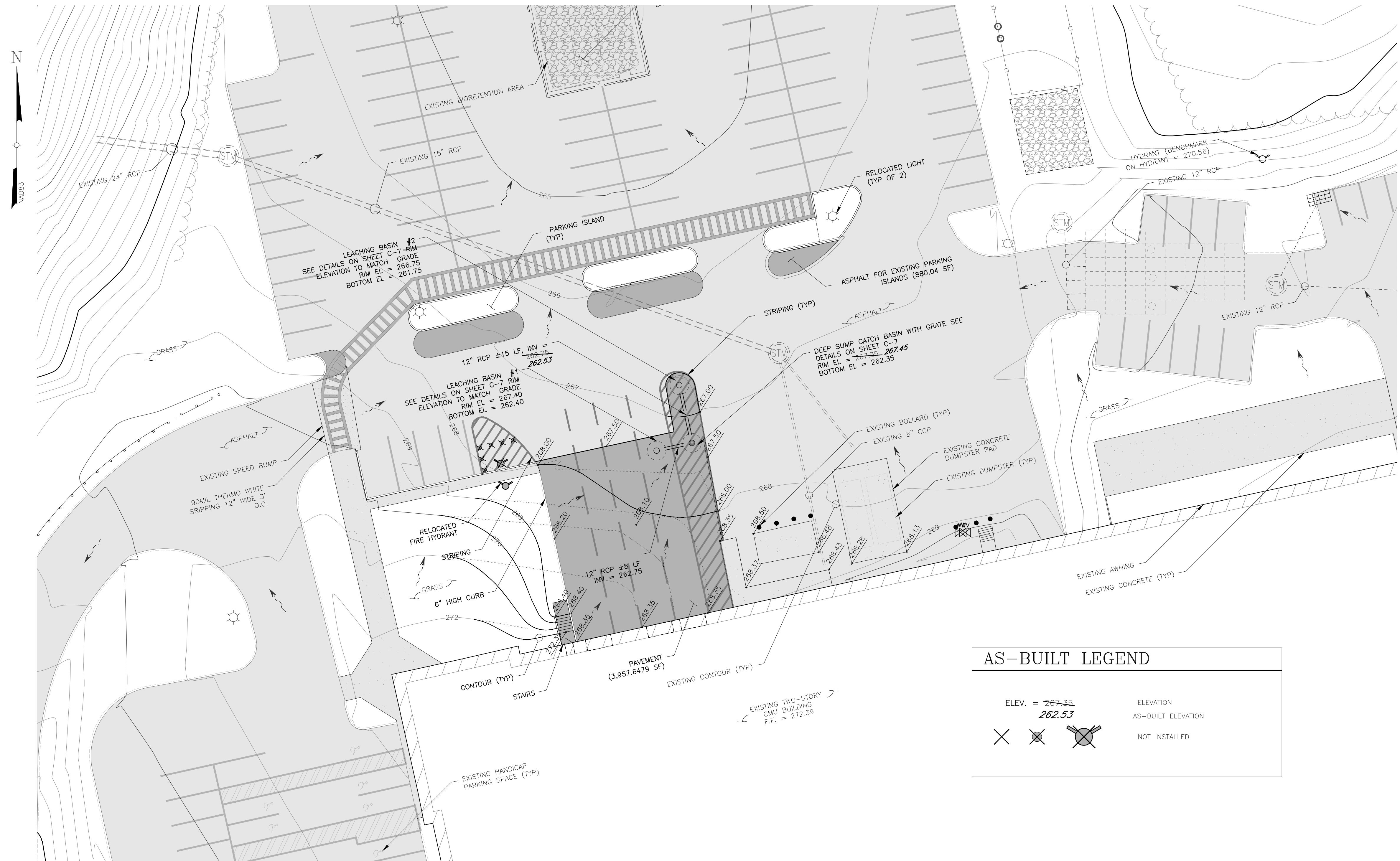
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OVERALL DRAINAGE & GRADING PLAN

**THERMOFISHER
27 FORGE PARKWAY
TOWN OF FRANKLIN
COUNTY OF NORFOLK, MASSACHUSETTS**

Date 04/26/2021	Work Order	Drawing No.	Rev
Scale 1" = 50'	10734.THERMOFISHER	C3	5



ENLARGED DRAINAGE & GRADING PLAN

SCALE: 1" = 20'

INV = ~~262.75~~
262.53

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ORIGINAL SIZE IN INCHES

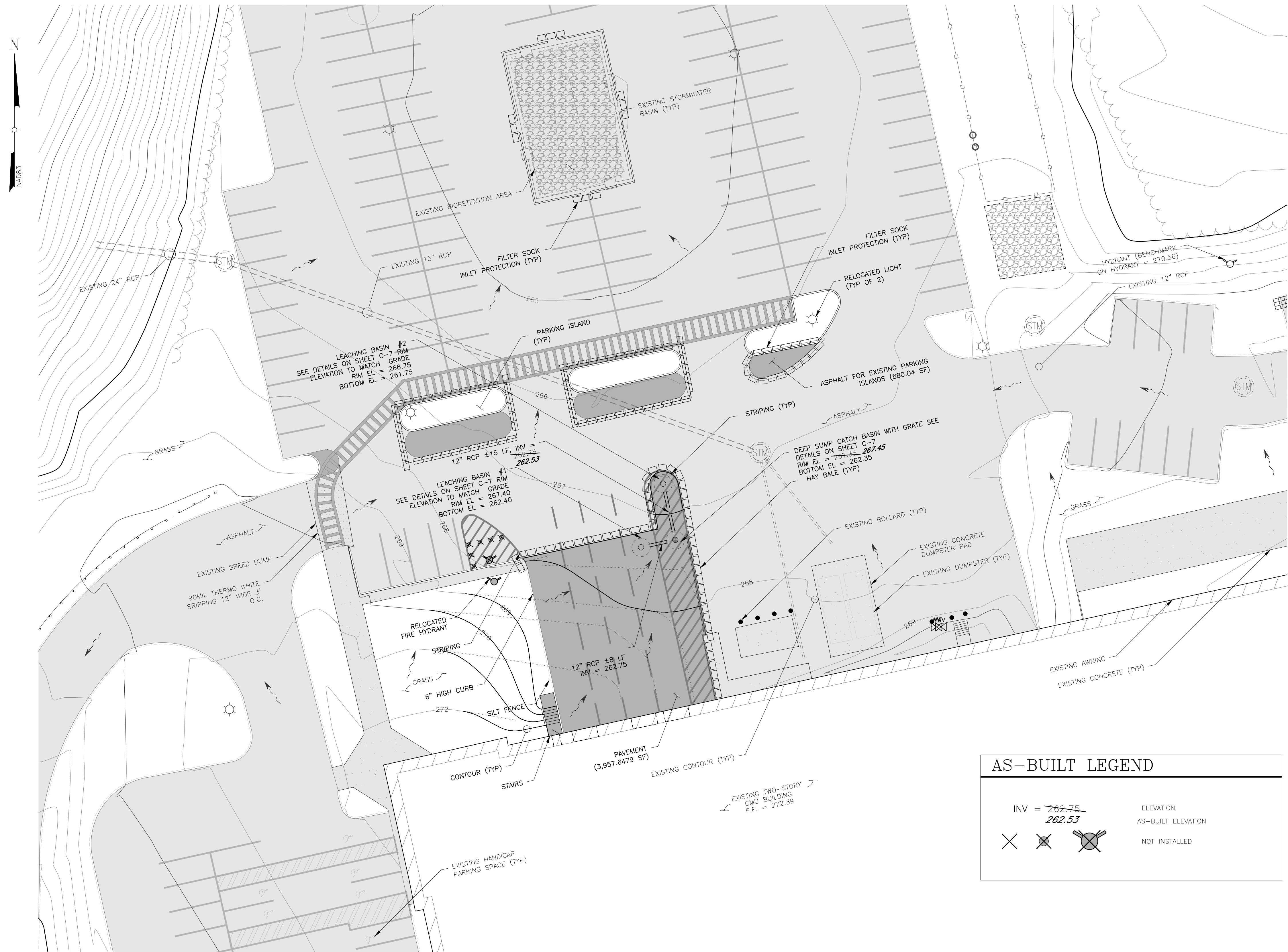
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ENLARGED DRAINAGE & GRADING PLAN			
THERMOFISHER 27 FORGE PARKWAY TOWN OF FRANKLIN COUNTY OF NORFOLK, MASSACHUSETTS			
Date	Work Order	Drawing No.	Rev
04/26/2021			
Scale	10734.THERMOFISHER	C4	5



LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
	CURB LINE
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	GUIDE RAIL
	PAVEMENT STRIPING
	STORM SEWER
	WATER MAIN
	TREE LINE
	BUILDING OUTLINE
	BOLLARD
	CATCH BASIN
	MANHOLE (STORM)
	MANHOLE (SAN. SEWER)
	WATER VALVE
	HYDRANT
	LIGHT POST
	FLOW ARROW
	CONTOUR
	CONTOUR TO BE REMOVED
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING ASPHALT
	ASPHALT

AS-BUILT LEGEND

	NOT INSTALLED
	ELEVATION
	AS-BUILT ELEVATION

INV = ~~262.75~~
262.53

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

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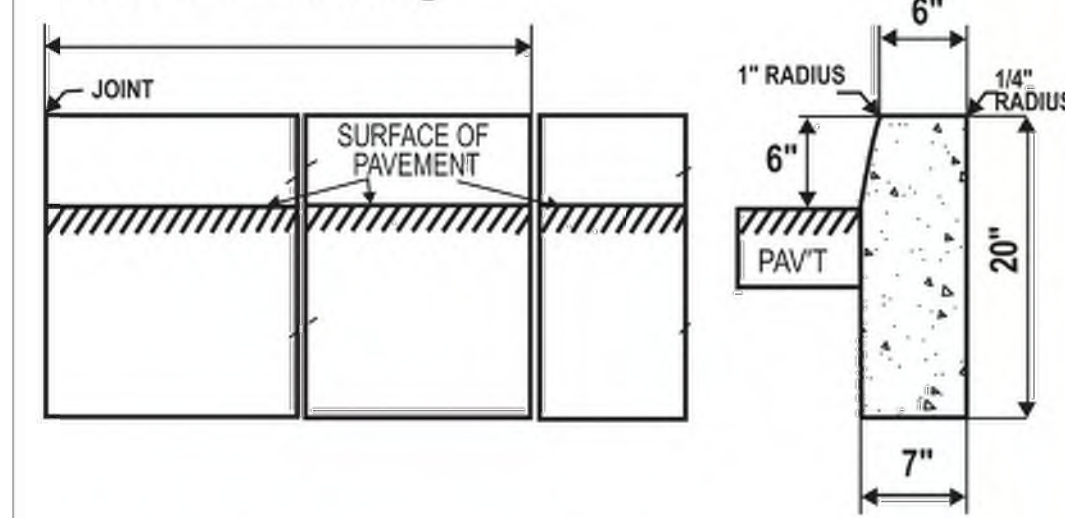
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EROSION & SEDIMENT CONTROL PLAN

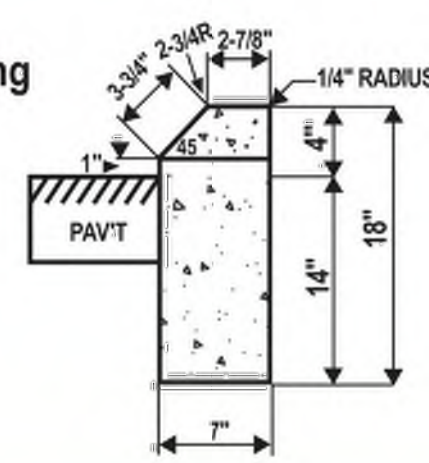
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COUNTY OF NORFOLK, MASSACHUSETTS

Date: 04/26/2021	Work Order: 10734.THERMOFISHER	Drawing No.: C5	Rev: 5
Scale: 1" = 20'			

Concrete Curbing

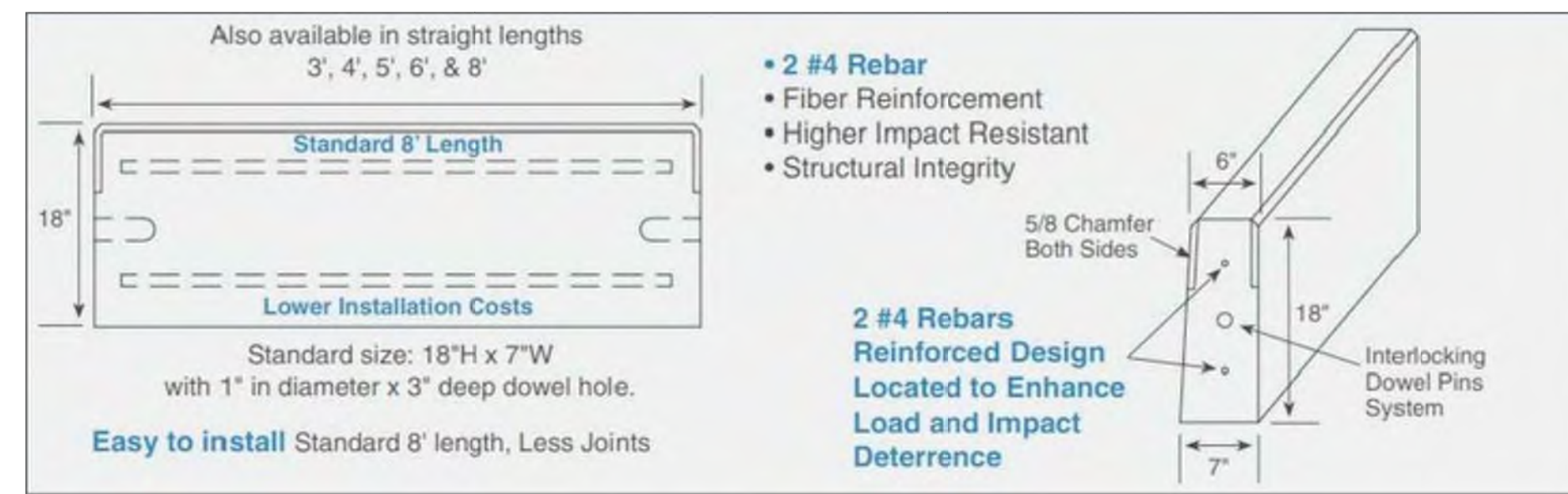


Also Available: Concrete Park Curbing

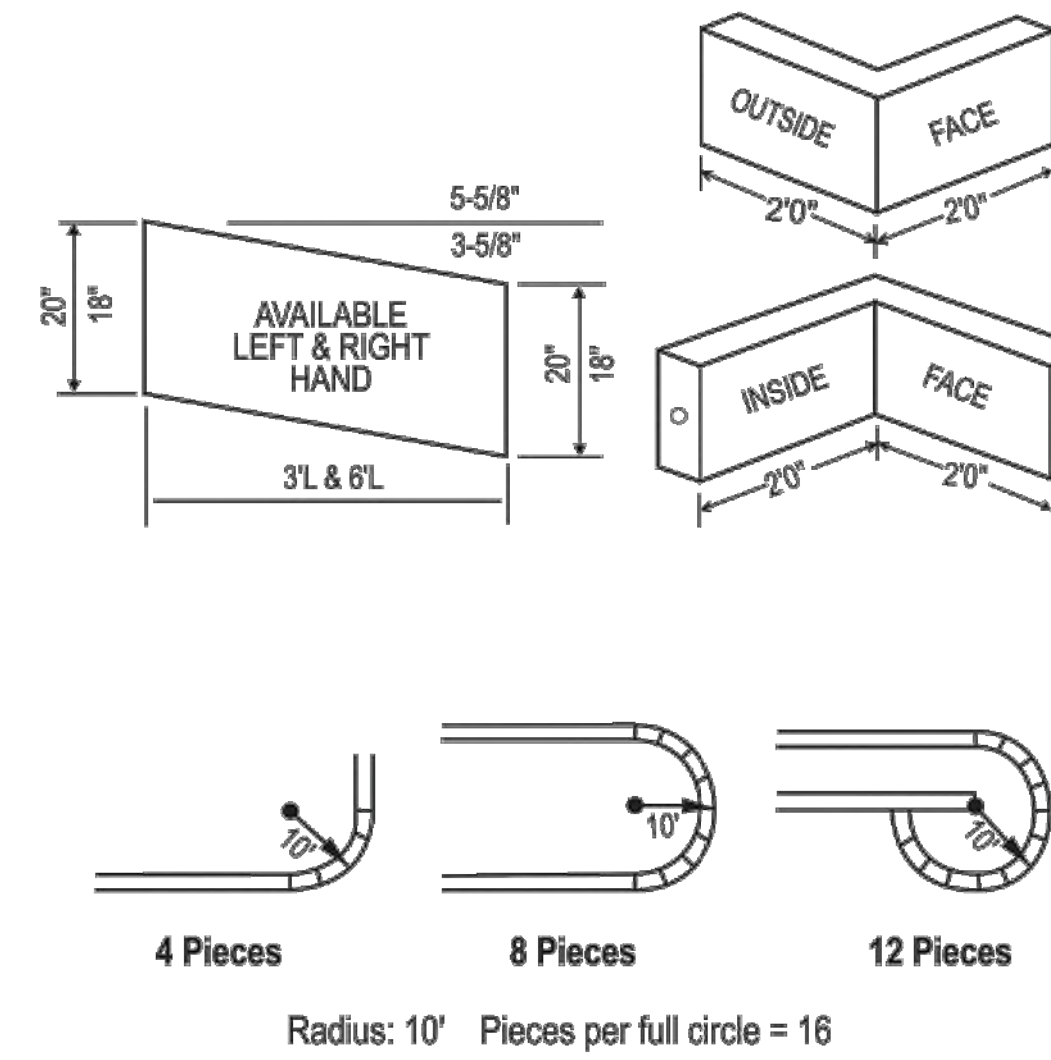
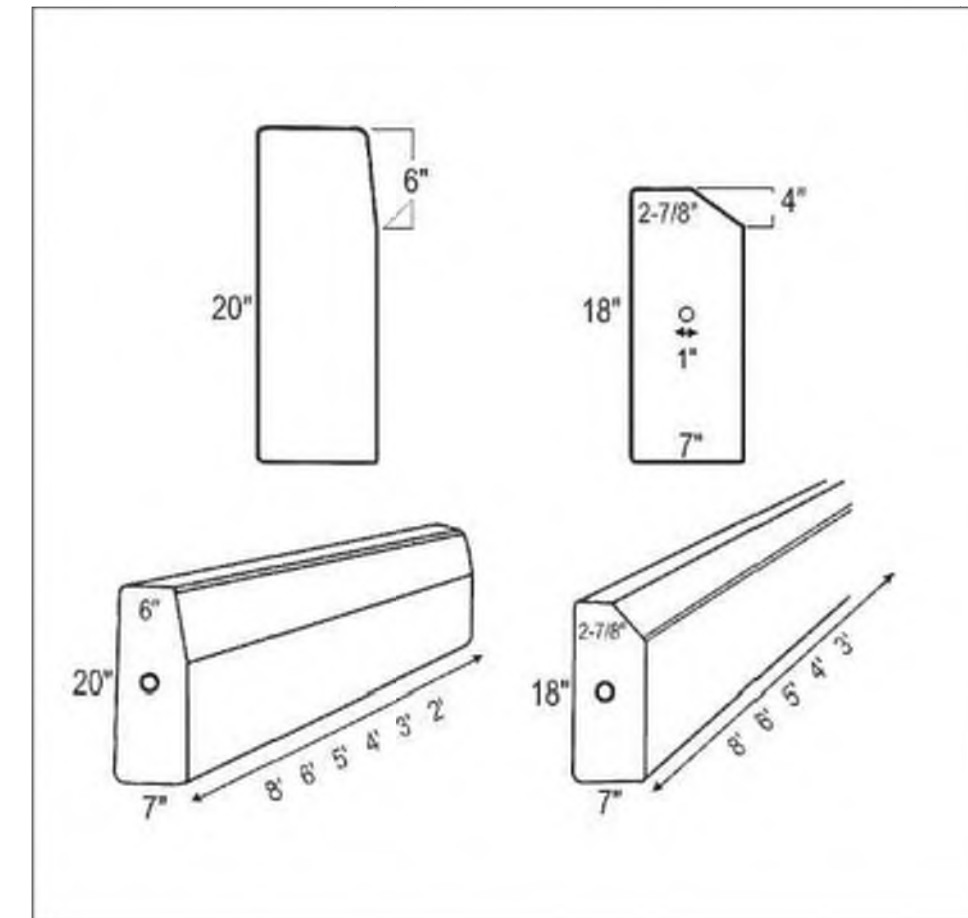


Specifications

1. Concrete strength 5,000 psi
2. Weight 135 lbs./LF
3. 5 - 7% air entrainment
4. Manufactured to Connecticut D.O.T specifications
5. 2x6" LG #5 Rebar - Connecting Pins

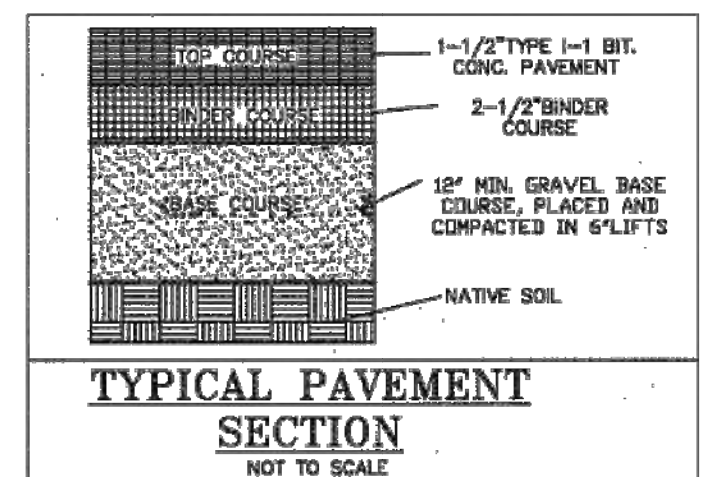


CURB REINFORCEMENT DETAILS



PRE-CAST CONCRETE CURBING DETAILS

NTS



PAVEMENT DETAIL

NTS

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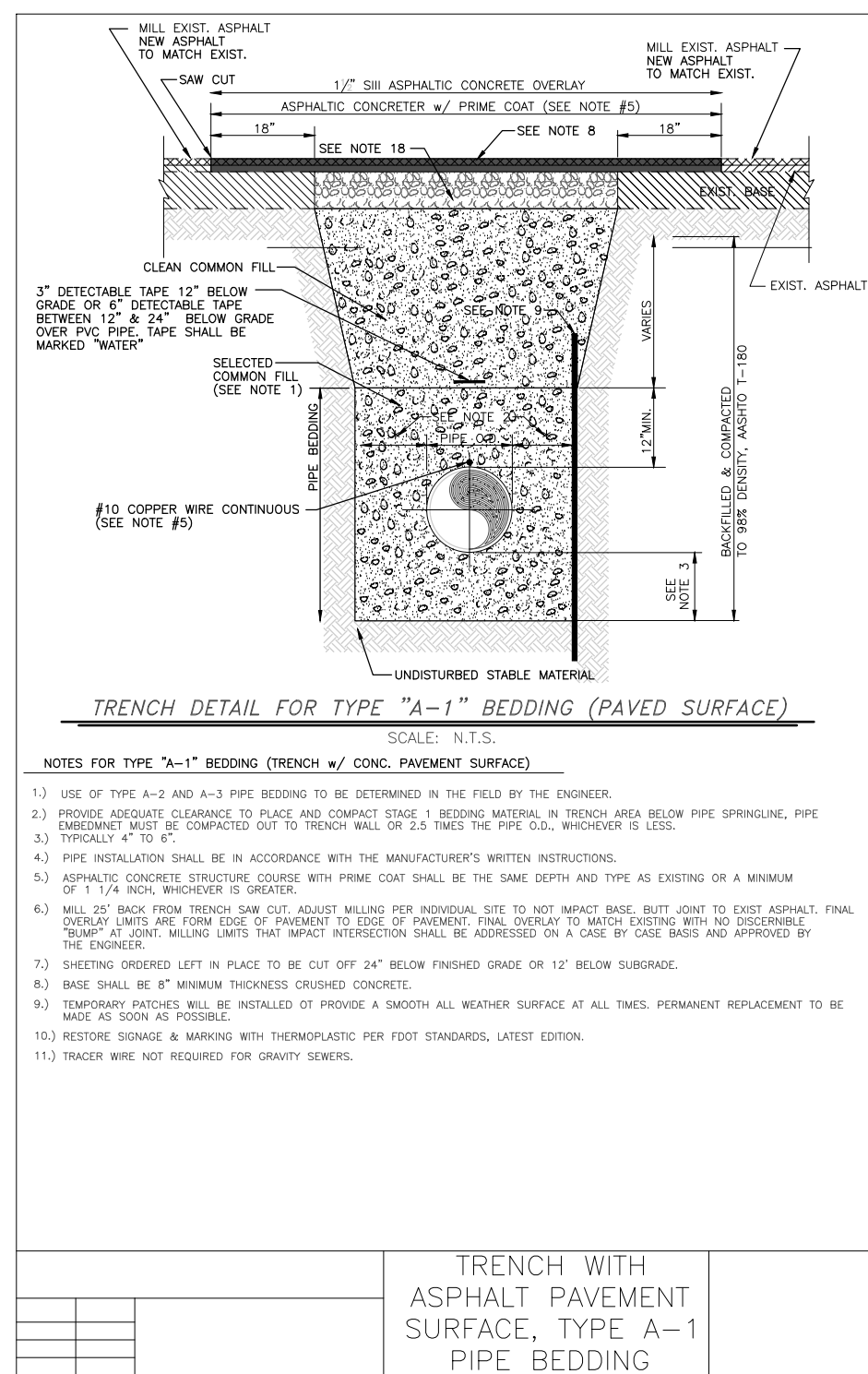
Rev	Date	Revision	Approved
0	06/15/21	ISSUED	
1	7/6/2021	PER COMMENTS	
2	8/27/2021	PER COMMENTS	
3	8/30/21	PER COMMENTS	
4	01/19/22	AS-BUILT	
5	02/03/22	PER COMMENTS	

DRAWING CONTROL			
Designed by:	Drawn by:	Checked by:	
N/A	Grant Bogue	JMP	
Purpose	Released by	Date	
<input type="radio"/> For Comment			
<input type="radio"/> For Approval			
<input type="radio"/> For Bid			
<input type="radio"/> For Construction			

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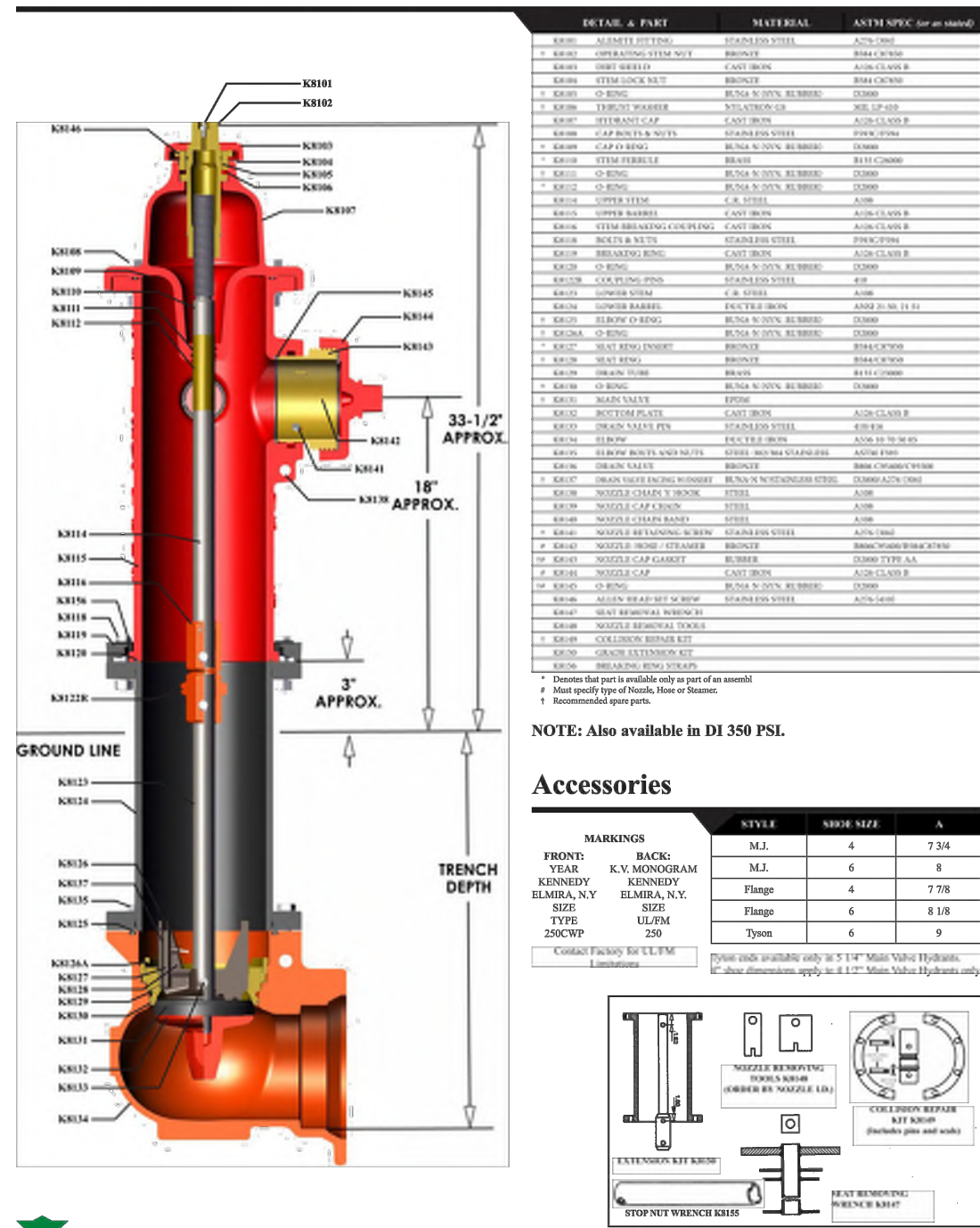
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THERMOFISHER 27 FORGE PARKWAY TOWN OF FRANKLIN COUNTY OF NORFOLK, MASSACHUSETTS			
Date 04/28/2021	Work Order 10734.THERMOFISHER	Drawing No. C6	Rev 5
Scale 1" = 20'			

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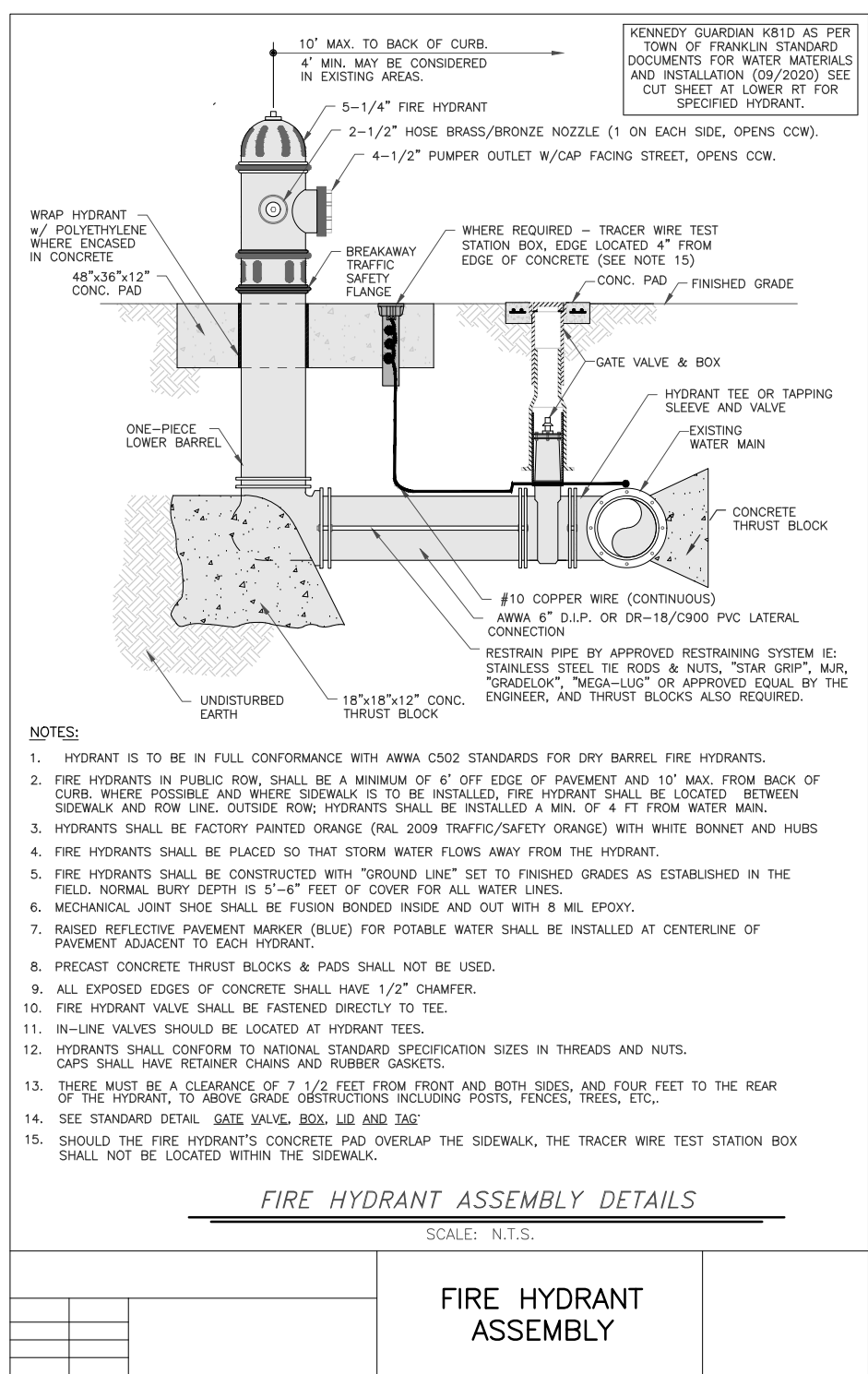


TRENCH DETAIL
NTS

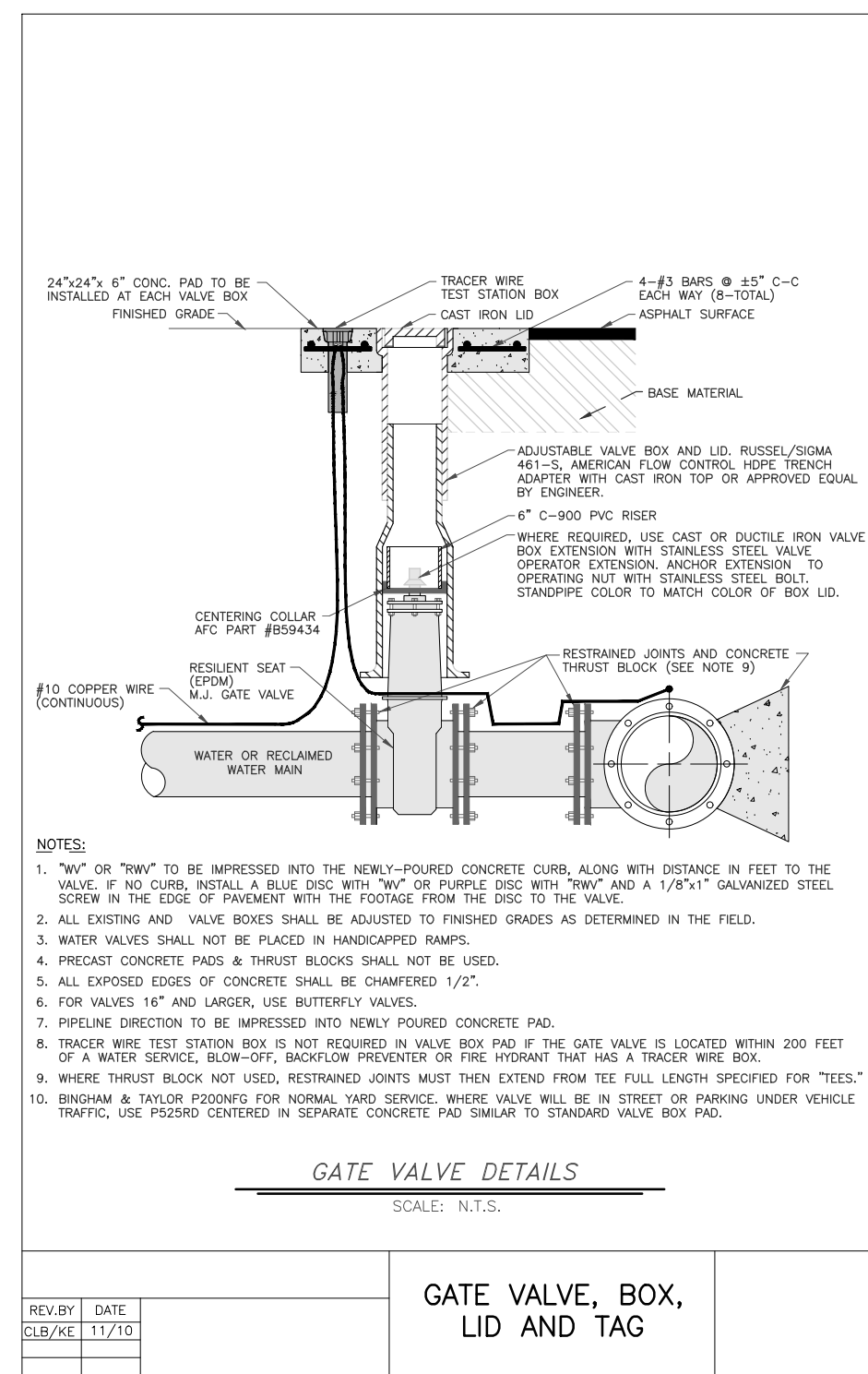
Guardian K81D Technical / Dimensional Data (AWWA-UL/FM)



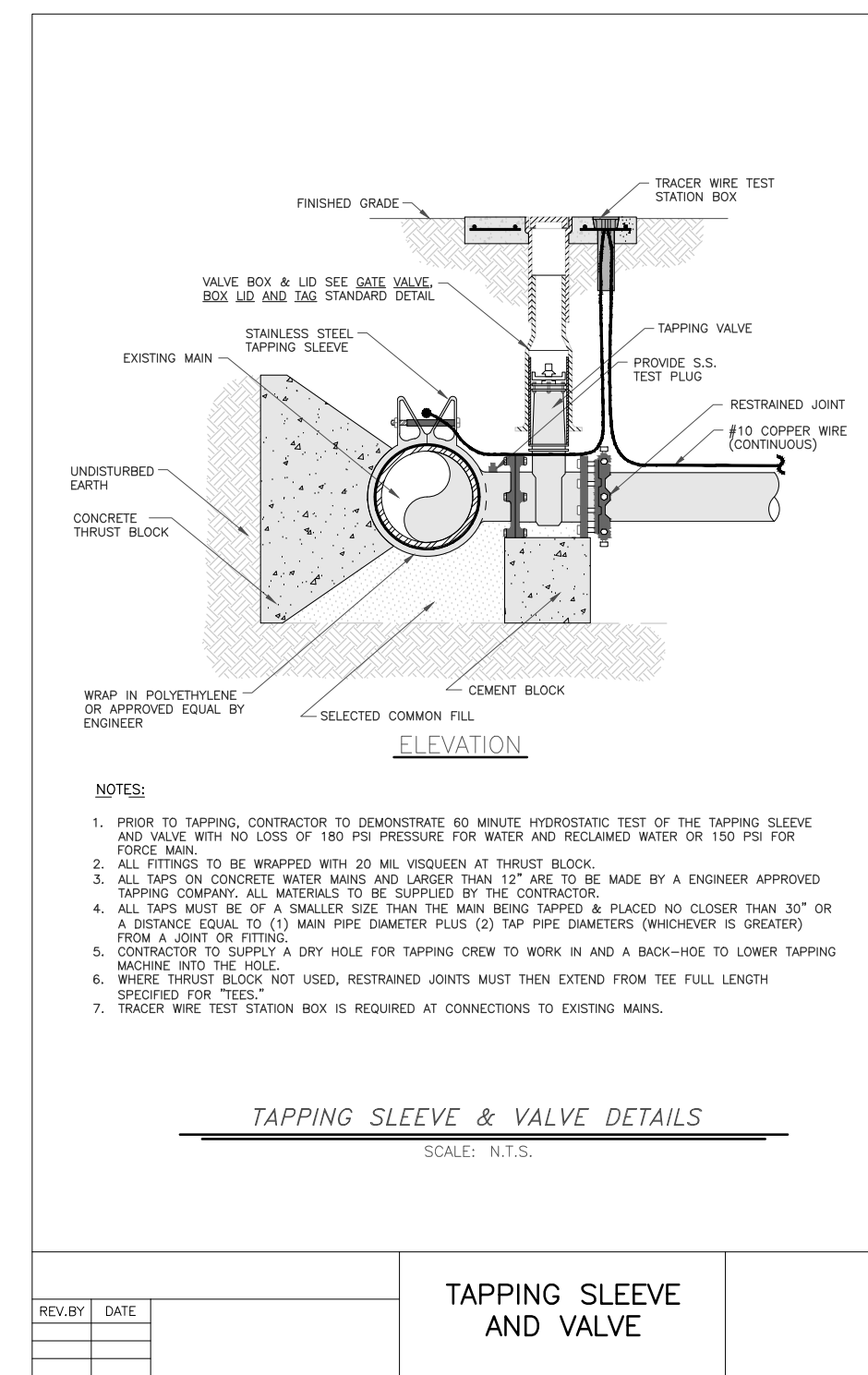
FIRE HYDRANT DETAIL
NTS



FIRE HYDRANT DETAIL
NTS



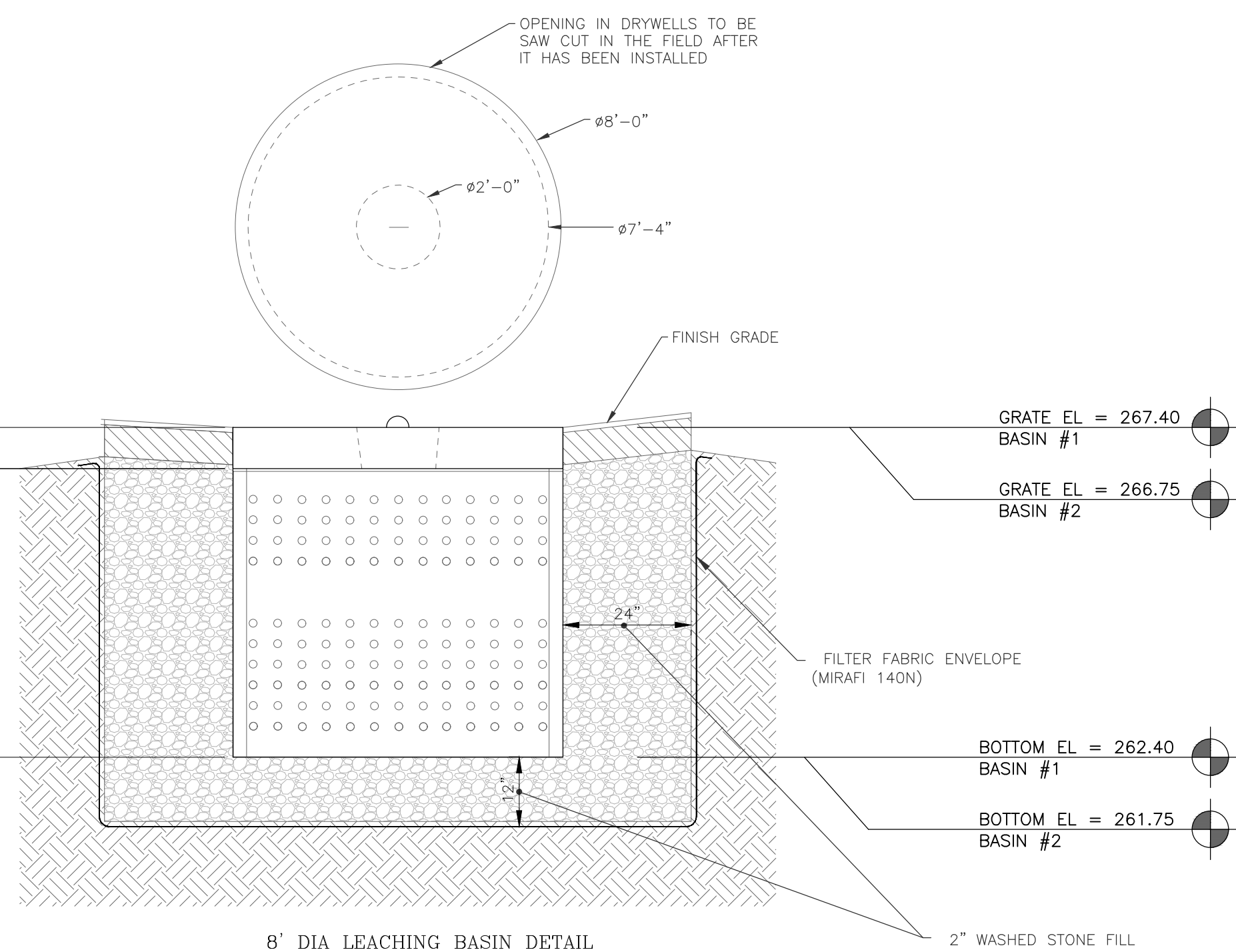
GATE VALVE DETAIL
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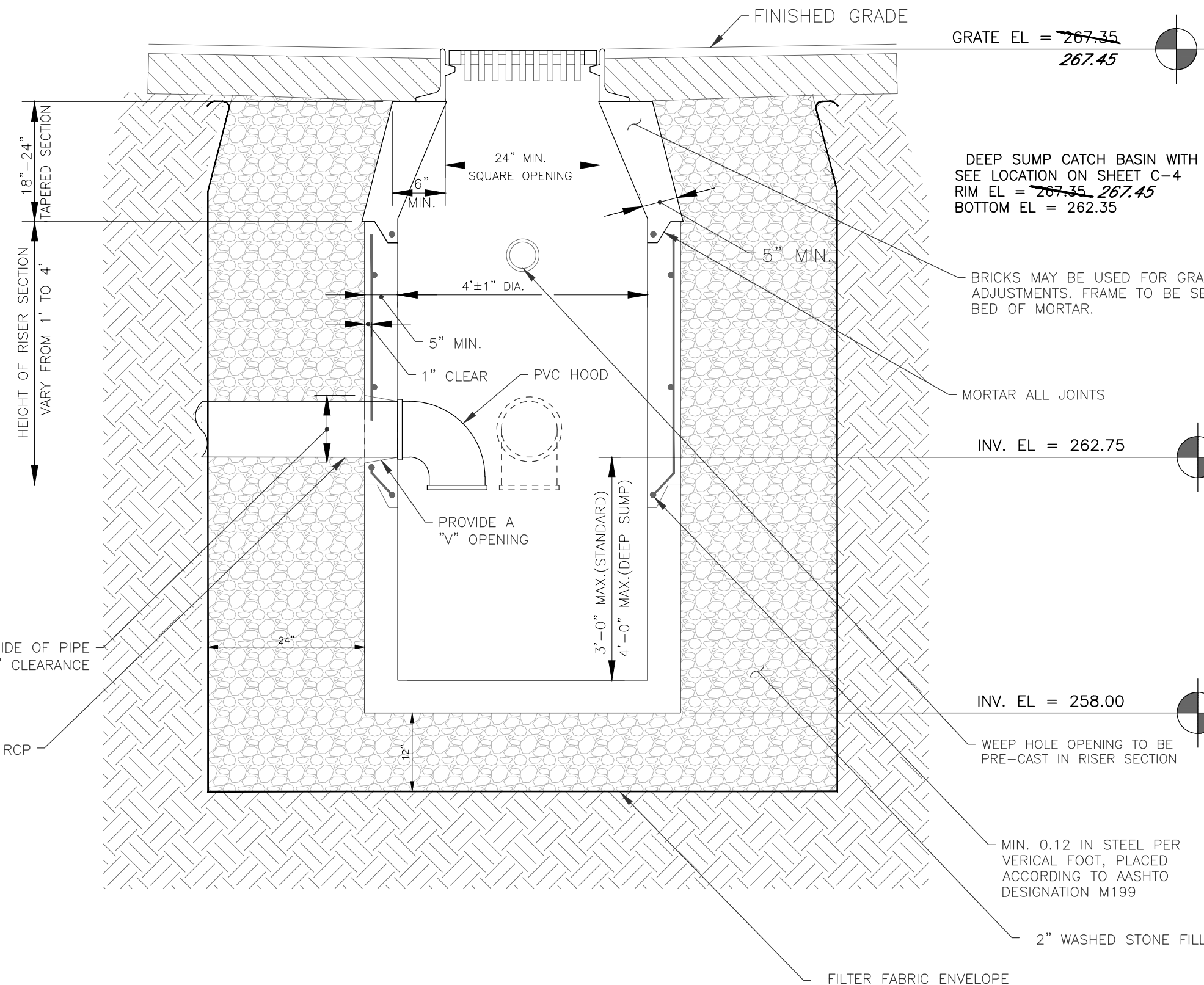
TAPPING SLEEVE & VALVE DETAIL
NTS

LEACHING BASIN #1
SEE LOCATION ON SHEET C-4
RIM ELEVATION TO MATCH GRADE
RIM EL = 267.40
BOTTOM EL = 262.40

LEACHING BASIN #2
SEE LOCATION ON SHEET C-4
RIM ELEVATION TO MATCH GRADE
RIM EL = 266.75
BOTTOM EL = 261.75



LEACHING BASIN DETAIL
NTS



DEEP SUMP CATCH BASIN DETAIL
NTS

AS-BUILT LEGEND

INV = 262.75
262.53

ELEVATION
AS-BUILT ELEVATION

NOT INSTALLED

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APPROVED			DRAWING CONTROL		
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DETAILS				
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Date	Work Order	Drawing No.	Rev	
04/26/2021	10734.THERMOFISHER	C7	5	
Scale				
1" = 20'				

Tel: (508) 520-4907

Fax: (508) 520-4906



August 10, 2021

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

CERTIFICATE OF VOTE
Limited Site Plan Modification
Loading Dock
27 Forge Parkway

Site Plan: "Thermo Fisher Site Plan Modification"

Owner: James Libby (Thermo Fisher)
27 Forge Parkway
Franklin, MA 02038

Applicant: Andrew Boynton (PIDC)
25 Birch Street,
Milford, MA 01757

Prepared By: Tectonic, 1279 Route 300, Newburgh, New York, 12550
Surveyor/ Engineer:

Dated: 04/28/2021
Property Location: 27 Forge Parkway
Map 275, Lot 101

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, August 9, 2021 the Planning Board voted (4-0), upon motion duly made and seconded to **APPROVE, with conditions**, the above referenced Limited Site Plan for a change to the loading dock area. The Conditions of Approval are listed on page 2-3, attached hereto. **Both the Certificate of Vote as well as the conditions of approval shall be referenced on the site plan.**

Sincerely,

Anthony Padula, Chairman
Franklin Planning Board

Tel: (508) 520-4907

Fax: (508) 520-4906

CERTIFICATE OF VOTE
Limited Site Plan Modification
Loading Dock
27 Forge Parkway

- 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.
- 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 II). 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.
- The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
- Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be the

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responsibility of the Town and the Town shall never be required to perform any service, repair or maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to the subject property.

- 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.
- Prior to endorsement, the Site Plans shall be reviewed and agreed upon by the town Engineer and BETA.

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CERTIFICATE OF VOTE			
THERMOFISHER 27 FORGE PARKWAY TOWN OF FRANKLIN COUNTY OF NORFOLK, MASSACHUSETTS			
Date	Work Order	Drawing No.	Rev
04/28/2021		C8	5
Scale	10734.THERMOFISHER		
1" = 20'			



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

27 Forge Parkway Redevelopment

Report No.:	4831 100 - 04	Date:	May 3, 2022	Arrive:	9:00 AM
Observer:	Matt Crowley, PE	Weather:	Cloudy, ~50°	Leave:	9:45 AM

Applicant: **PIDC Construction** Contractor:

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

OBSERVATIONS

Observation Requested By: Bento Castro – PIDC Construction

Met/walked site with: N/A

Current Activity on Site: No current activity

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

- The relocated bio-retention area has been constructed with a curb opening; however, the grade of the interior landscape area is too high to receive stormwater and should be regraded.
- The proposed stairs, loading docks and associated striping have been relocated approximately 6 feet to the east and are not accurately depicted on the as-built plan. BETA does not see any safety or operational issues as a result of this construction modification.
- The proposed white crosswalk striping has been modified to yellow with a blue background. BETA notes that the Manual on Uniform Traffic Control Devices, which provides regulatory guidance for roadways, dictates that white striping is to be used for crosswalks.
- The as-built plan should be stamped by a Massachusetts Registered PE once it has been updated.
- Several lengths of straw wattle for erosion control remain on the site and should be removed.

Site Photos



New stairs and access to building



Modified loading dock area



Typical precast reinforced concrete curb installation



Factory painted fire hydrant and typical seeding in landscape area



Crosswalk with modified colors



Bioretention area that requires regrading



Typical pavement placement at former parking island



Erosion control remnants that require removal

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: May 5, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 27 Forge Parkway – Loading Dock
Final Form H

General

1. The Planning Board approved a Limited Site Plan Modification for 27 Forge Parkway on August 9, 2021.
2. The Applicant has submitted a Final Form H for the modification of the loading docks.
3. BETA has provided an onsite report with description of the existing conditions.
4. If the Planning Board chooses to issue the Final Form H, they may want to include conditions based on BETA's observation report.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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PLANNING BOARD

April 11, 2022 Meeting Minutes

Chair Gregory Rondeau called the above-captioned meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order this date at 7:00 PM. The public had the option of attending the meeting live at the Town Hall, dialing into the meeting using the provided phone number, or participating by copying the provided link. Members in attendance: Gregory Rondeau, Chair; William David, Vice Chair; Beth Wierling, Clerk; Rick Power; Jennifer Williams. Members absent: Jay Mello, associate member. Also present: Amy Love, Planner; Michael Maglio, Town Engineer; Gary James, BETA Group, Inc.

7:00 PM Commencement/General Business

Chair Rondeau reviewed the Zoom platform call-in phone number and the Zoom link which were provided on the meeting agenda. The meeting was audio and video recorded.

A. Endorsement: Washington Street Flex Space

Ms. Love reviewed that the Planning Board voted to approve the Site Plan on February 28, 2022. She reviewed that the following are Special Conditions to be met prior to endorsement: a. The retaining wall details are to be submitted and reviewed prior to the start of the construction. She stated that the details have been submitted. b.) Prior to endorsement, a note will be added to the plans to say that the builder will have a structural engineer on site during the construction phase to design a wall where needed using large boulders or concrete blocks, as stated in the attached letter from Mike Maglio, Town Engineer. She stated that a note was added to page 5 of the plans. c.) Prior to endorsement, the applicant must provide a color sketch outlining each phase with parking spaces. She stated that a plan has been submitted.

Motion to Endorse Washington Street Flex Space with the conditions noted. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

B. Endorsement: 27 Forge Parkway Solar Canopies

Ms. Love reviewed that the Planning Board approved the solar canopies on August 9, 2021. The applicant is proposing to install solar canopies throughout their parking area. She stated that Mr. Maglio reviewed the plans and the only outstanding item was the vegetation around the parking.

Motion to Endorse 27 Forge Parkway Solar Canopies. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

C. Meeting Minutes: March 14 & 28, 2022

Motion to Approve the Meeting Minutes for March 14, 2022. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for March 28, 2022. Power. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
120 Constitution Boulevard
Site Plan Modification
Documents presented to the Planning Board are on file.

Ms. Katie Enright of Howard Stein Hudson, project engineer on behalf of the applicant, addressed the Planning Board for a parking lot expansion. She stated that since the last Planning Board meeting, BETA has reviewed the submission. She stated that responses have been provided to BETA's comments. She stated that with additional revisions, another set of plans was submitted this afternoon; she reviewed the changes. She discussed the addition of a 30 mil PVC barrier; to protect that from the stone from above and below synthetic will be placed on either side. She discussed the treatment of the stormwater.

Mr. Maglio stated that on the last set of revisions his last outstanding comment is about the liner for the retention basin as far as keeping a water tight system; updated details will be included in the plan. He stated that he is satisfied regarding his previous comments.

Mr. James stated that based on his previous review, they have been talking quite a bit with the applicant during the last few days. He stated that it is a tough site; it is in a hole and they do need the additional parking. He stated that they have made drainage improvements. He noted that a couple of issues include that they do not know where the floor drains drain to, and when looking at the way the loading dock comes out, they do not have any live parking beyond the limits of the loading dock. He stated that when a 42 ft. trailer is put in there, it comes out far so you must go around the trailer to get to the spaces on the far side; the Planning Board should be aware of this.

Chair Rondeau asked about a turning radius. Mr. James said that they have the ability to put a semi-truck in there; it is just that they will have to go around. Discussion commenced regarding the truck turning. Ms. Enright showed on the plans where the striping is to be added.

Mr. Maglio stated that it is just a matter of capturing some last details on the final plans to be endorsed; everything is there.

Motion to Close the public hearing for 120 Constitution Boulevard - Site Plan Modification. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*
Upper Union Street
Site Plan
Documents presented to the Planning Board are on file.
TO BE CONTINUED

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

Motion to Continue Upper Union Street - Site Plan, to April 25, 2022. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

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

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

Motion to Continue 341 Union Street - Special Permit & Limited Site Plan, to May 9, 2022. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

7:20 PM **PUBLIC HEARING** – *Continued*
72-94 East Central Street
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

Mr. Brad Chaffee, owner of Camford Property Group, and Mr. Rick Goodreau of United Consultants addressed the Planning Board. Mr. Goodreau stated that they provided revised plans.

Chair Rondeau stated that he thinks all previous comments have been addressed by the applicant.

Mr. Goodreau reviewed the Planning Board’s comments and addressed the applicant’s revisions. He stated that the applicant had the plan revised so there is no light spillage in the rear of the building, the traffic study was completed by the applicant’s traffic engineer, the building height was amended on the architectural plans, a Do Not Enter sign was added to the end of the paved area, a hammerhead turnaround was added to the rear of the building for emergency vehicles, the arborvitaes were added to the rear of the building for additional screening, parking spot 15R was eliminated, and a black chain link fence was added instead of white vinyl.

Ms. Love reviewed the two waivers requested: 1. To allow less than 42” of cover over the RCP drain pipe proposed class V RCP, and 2. To allow the use of HPDE pipe from catch basin 92 to the underground pond, from the underground pond to drain manhole 93, the roof leader collection system and from roof leader connection to DMH 95. She reviewed the following special conditions: 1. Prior to endorsement, the applicant will provide a recommendation from the Design Review Commission, and 2. The house located at 88 East Central Street will be demolished prior to the Final Form H.

Mr. Maglio stated that all his previous comments have been resolved. Mr. James stated that all his previous comments have been addressed with the revisions.

In response to questions, Mr. Chaffee explained why black chain link fence replaced the white vinyl fence. Mr. Goodreau stated that some retaining walls were added to elevate the building to minimize the height. Mr. Chaffee confirmed that they would be before Design Review Commission tomorrow. Mr. Goodreau stated that before the Building Commission would provide a Certificate of Occupancy the applicant would come before the Planning Board for a Form H. Ms. Love stated that Town Attorney Mark Cerel discussed with her an alternative option for the Planning Board; if the applicant and the Planning Board are in agreement of holding the last occupancy permit for the house to come down, it would be a special condition written in the meeting minutes. The Planning Board and the applicant could come to that agreement and it can be written in the final Certificate of Vote. Mr. Chaffee stated that he would be amenable to that.

Ms. Roberta Trahan, 1 Green Street, stated that she hopes the public hearing will be closed. She thinks the applicant has done a great job and has tried to resolve all the issues that have come before him.

Mr. Greg Safford, 204 Peck Street, stated that he wanted to double down on what Ms. Trahan just said. He thinks it is good to look great downtown and he is glad things were able to be worked out.

Ms. Love stated that she had written in that the applicant would provide a recommendation from Design Review Commission prior to endorsement.

Motion to Close the public hearing for 72-94 East Central Street, Special Permit & Site Plan. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

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

Ms. Love stated that the applicant requested a continuance of the public hearing to April 25, 2022.

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

Ms. Love stated that this Wednesday night during the Town Council meeting, the Department of Planning and Community Development will be presenting the MBTA community state regulations that are coming down regarding any MBTA communities which include bus, commuter rail, and subway, and providing an overview of the state process. She discussed the state’s addition of section 3A of the economic development bill requiring any communities that have MBTA to create a zoning district that allows for multi-family development by right. She noted that there are two train stations in Franklin. She stated that they are requiring this in their Franklin for All project. She explained that citizens can join the meeting via Zoom, in-person, or watch on Franklin TV. In response to a question, she stated that the responses to the Franklin for All questionnaire are in the process of being put on the website.

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

Meeting adjourned at 7:40 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary



Amy Love <alove@franklinma.gov>

LaCantina Winery

1 message

Rick <Rick@uci850.com>

Wed, May 4, 2022 at 7:44 AM

To: Amy Love <alove@franklinma.gov>

Amy,

Good morning.

Please consider this email as a request for a continuance from Monday evenings public hearing until your next available hearing.

Thanks rick



Amy Love <alove@franklinma.gov>

RE: 585 King St

1 message

Josh Berman <jberman@marcuspartners.com>
To: Amy Love <alove@franklinma.gov>
Cc: "Edward V. Cannon" <evc@ddcrwlaw.com>

Mon, May 2, 2022 at 8:59 AM

Hi Amy,

We need to continue until 6/6. We are still working through the Conservation Commission and we are waiting on Beta's Traffic and Site Plan reviews.

Thanks,

Josh Berman

From: Amy Love <alove@franklinma.gov>
Sent: Thursday, April 14, 2022 10:36 AM
To: Josh Berman <jberman@marcuspartners.com>
Cc: Edward V. Cannon <evc@ddcrwlaw.com>
Subject: Re: 585 King St

Yes, I can have you continue to May 9th.

Thank you

[Amy Love, Town Planner II](#)

[Town of Franklin](#)

[355 East Central](#)

[Franklin, MA 02038](#)

[508-520-4907](#)

On Thu, Apr 14, 2022 at 10:35 AM Josh Berman <jberman@marcuspartners.com> wrote:

Hi Amy,

Can we continue to May 9th? We have our first Con Comm meeting tonight and should have two meetings under our belt by 5/9.