

Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

February 26, 2021

Franklin Planning Board
355 East Central Street
Franklin, MA 02038

Re: *Public Hearing Continuation Request*
 900 Washington St., MA (AKA Olam Estates)
 ASE Project No.: 2019-032

Dear Board Members:

On behalf of the applicant, Temple ETZ Chaim, please accept this letter as a formal request to continue the public hearing for the above referenced project to the March 22nd Planning Board meeting.

The applicant is working to finalize plans for comments made at public hearings and need more time.

We hope this serves your needs at this time. Should you have any questions or require additional information, please contact this office.

Very truly yours,
ANDREWS SURVEY & ENGINEERING, INC.

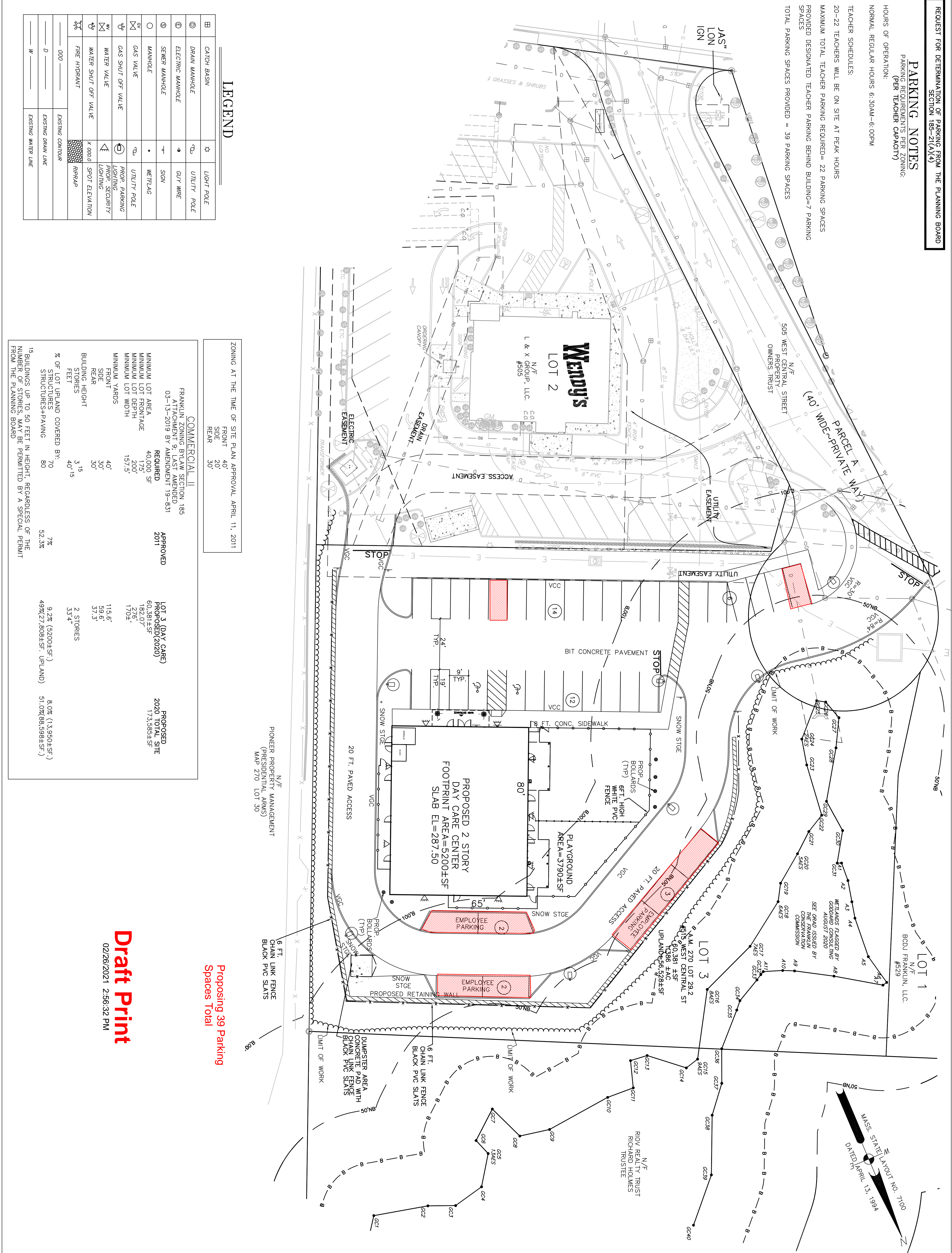


Jude Gauvin
Senior Project Manager

CC: Andrew Rubenstein, Applicant Representative

PARKING NOTES

PARKING REQUIREMENTS PER ZONING:
(PER TEACHER CAPACITY)
NORMAL REGULAR HOURS 6:30AM-6:00PM
TEACHER SCHEDULES:
20-22 TEACHERS WILL BE ON SITE AT PEAK HOURS
MAXIMUM TOTAL TEACHER PARKING REQUIRED= 22 PARKING SPACES
PROVIDED DESIGNATED TEACHER PARKING BEHIND BUILDING=7 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 39 PARKING SPACES



LEGEND

⊕	CATCH BASIN	⊕	LIGHT POLE
⊖	DRAIN MANHOLE	⊖	UTILITY POLE
⊙	ELECTRIC MANHOLE	⊙	GUY WIRE
⊚	SEWER MANHOLE	⊚	SIGN
○	MANHOLE	•	WEFLAG
⊗	GAS VALVE	⊗	UTILITY POLE
⊘	GAS SHUT OFF VALVE	⊘	PROP. PARKING LIGHTING
⊙	WATER VALVE	⊙	PROP. SECURITY LIGHTING
⊚	WATER SHUT OFF VALVE	⊚	SPOT ELEVATION
⊛	FIRE HYDRANT	⊛	RIPPRAP
—	EXISTING CONTOUR		
—	EXISTING DRAIN LINE		
—	EXISTING WATER LINE		

ZONING AT THE TIME OF SITE PLAN APPROVAL, APRIL 11, 2011
FRONT 40'
SIDE 20'
REAR 30'

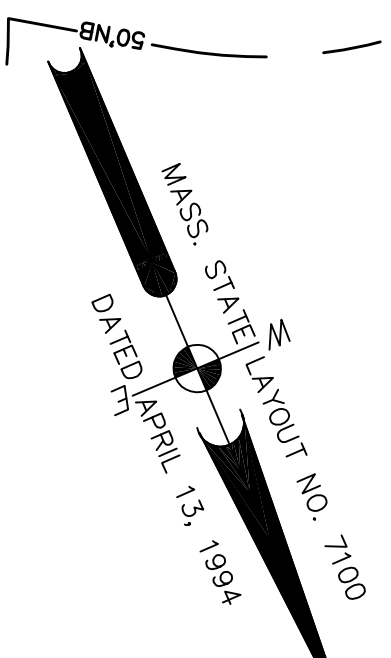
COMMERCIAL II

FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9, LAST AMENDED 03-15-2019 BY AMENDMENT 19-831	REQUIRED	APPROVED
MINIMUM LOT AREA	40,000 SF	2011
MINIMUM LOT FRONTAGE	175'	
MINIMUM LOT DEPTH	200'	
MINIMUM LOT WIDTH	157.5'	
MINIMUM YARDS		
FRONT	40'	
SIDE	30'	
REAR	30'	
BUILDING HEIGHT	3, 15	
STORIES	3, 15	
% OF LOT UPLAND COVERED BY STRUCTURES	70	
STRUCTURES+PAVING	80	

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Proposing 39 Parking Spaces Total



APPROVED DATE:
FRANKLIN PLANNING BOARD

BENIG A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES AND DEPTHS FROM COMPLETION OF UTILITIES, NOT FINALLY DETERMINED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE. MASS.G.S.T. CONTRACTORS (IN ACCORDANCE WITH MASS.G.S.T. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DISSAFE AT 1(888)DIG-SAFE(7233).

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

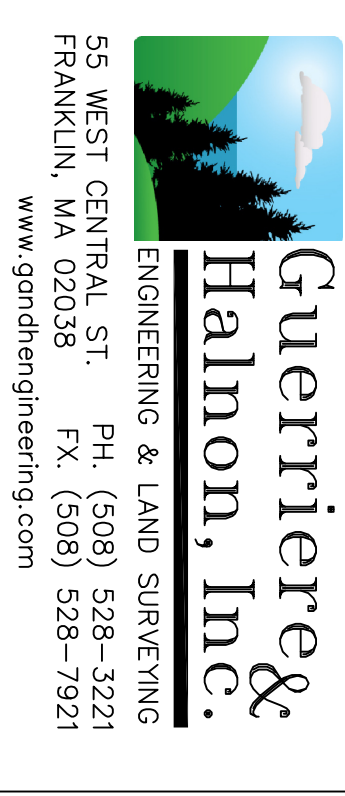
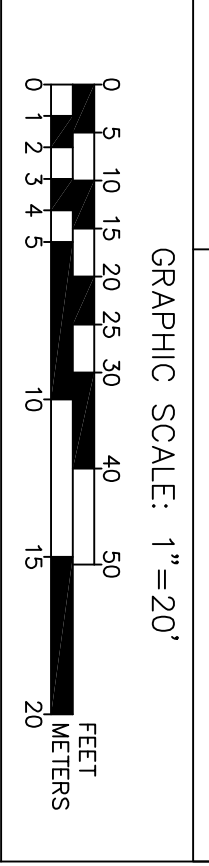
OWNER
NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DRIVE, #28
QUINCY, MA 02171
DEED BOOK 33300 PAGE 92
PLAN NO. 40 OF 2014 PLAN BK. 628
A.M. 270 LOT 29.2

APPLICANT
FRANKLIN LEARNING RE LLC
ATTN: MANOJ GANDHI
206 GREAT ROAD
LITTLETON, MA 01460

SITE PLAN MODIFICATION
505 WEST CENTRAL STREET
LOT 3
(515 WEST CENTRAL STREET)
FRANKLIN
MASSACHUSETTS
SITE PLAN

OCTOBER 21, 2020

DATE	REVISION DESCRIPTION
12/22/2020	PER TOWN COMMENTS
2/23/21	revised parking





FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: March 2, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 515 West Central St
Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, March 8, 2021 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 515 West Central St in the Commercial II Zoning District (Assessors Map 270 Lot 29.2).
2. The applicant is proposing to construct a two-story 5,250 sq/ft of daycare facility to include parking spaces, with drainage and landscaping.
3. The Applicant has filed with the Conservation Commission.
4. Applicant has not requested any waivers.
5. Applicant has received recommendation from the Design Review Commission.

DPCD Comments:

1. Applicant has submitted the following documents for the meeting:
 - Proposed Parking Schedule
2. The Planning Board discussed at the last meeting adding 20 parking spaces or reduce the size of the building.
3. The Applicant has increased the parking spaces from 30 to 39.

Street Lighting Bylaw Revisions

§ 300-12 Utilities.

C. Other utilities.

(2) Street lighting.

(a) It is the responsibility of the developer of any subdivision within the Town of Franklin to provide for the installation of ~~sodium vapor~~light emitting diode (LED) streetlighting within that subdivision in accordance with ~~Massachusetts Electric Company "Street Lighting – Underground – Division of Ownership S-3" standards, as may be amended or updated from time to time by the Massachusetts Electric Company local, state, and utility company requirements.~~ In those situations where a dwelling unit is completed, the developer shall install all roadway lighting in those designated locations along the roadway that would be considered the normal path of ingress and egress to that dwelling. A developer may select either of the following options:

[1] Unaccepted street lighting. Where the Town has not agreed or is likely not to accept future ~~payment responsibility~~ for street lighting, the developer, contractor or association of customers shall:

[a] Provide, install and retain ownership of all street lighting equipment, including underground conductors, conduits, foundations, poles and luminaries; and

[b] Contract directly with ~~Massachusetts Electric Company~~ the local utility company to provide electricity for light operation and to service and maintain all equipment on a long-term basis.

[2] Accepted street lighting.

[a] Where the Town has accepted a roadway or is likely to accept street lighting, or itself owns a parking lot or other way, or has otherwise agreed to supply streetlight service to a private way, the developer, contractor or association of customers, or the Town in the case of a municipal facility, shall provide and install all street lighting, including underground conductors, conduit and foundations on which poles and ~~luminaries~~ luminaires are set; and

[i] If metal poles are to be installed, provide and install such poles.

[ii] If ~~cobra heads are to be installed on existing~~ wood poles ~~are to be installed~~, provide and install such ~~poles-cobra heads~~ or enter into an arrangement with ~~Massachusetts Electric Company~~ the local utility company to provide and install such ~~poles-cobra heads~~ at the developer's, contractor's or association's expense.

[b] In case of accepted street lighting, the ~~the developer, contractor, or association of customers~~Town shall contract with ~~Massachusetts Electric Company~~the local utility company to initially provide electricity for light operation_ and to service and maintain all equipment. Once the Planning Board accepts the final project and releases all bonds, and all previous charges for electricity usage are paid to date, the Town will then assume responsibility for payment of electricity usage.

(b) Street lighting shall be installed as follows: within a subdivision each intersection, intersecting way, cul-de-sac, curve (with a radius of 60° or greater over a linear distance of 200 feet) or other road hazard shall be illuminated by a lighting fixture(s) which is to be installed on a structure(s) (pole, post, etc.) nearest the road hazard identified.

(c) The quantity, ~~type~~ and location of lights within a proposed subdivision shall be subject to Planning Board approval and shown on the definitive plan. The lighting fixtures ~~and structure specification is as follows:~~shall be in accordance with Franklin Department of Public Works requirements.

~~[1] Fixture lumen rating: 4,000.~~

~~[2] Nominal structure mounting height above street grade: 25 feet.~~



Sponsor: Administration

**TOWN OF FRANKLIN
BYLAW AMENDMENT S-21-01
CHAPTER 300, SUBDIVISION OF LAND
ARTICLE IV. DESIGN AND CONSTRUCTION STANDARDS**

A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 300, SUBDIVISION OF LAND.

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Code of the Town of Franklin Chapter 300 Subdivision of Land, Article IV Design and Construction Standards, Section 300-11, Stormwater Management, be amended as follows:

§ 300-11 Stormwater management.

A. General approach. [Amended 3-23-1998 by Bylaw Amendment S-98-19; 2-1-1999 by Bylaw Amendment S-99-20; 6-20-2016 by Subdivision Amendment 5-16-04]

(1) Control of stormwater runoff shall meet all federal and state requirements, including the Massachusetts Stormwater ~~Management Standards Handbook (as amended)~~, the most recent Town of Franklin MS4 Permit, the requirements of Chapter 153, Stormwater Management of the Town of Franklin's Town Code, and the Town of Franklin's Best Development Practices Guidebook. All assumptions, methodologies and procedures used to design stormwater treatment practices and stormwater management practices shall accompany the design. All activities, project design, stormwater treatment practices and stormwater management practices should aim to minimize stormwater runoff, maximize infiltration and recharge where appropriate, and minimize pollutants in stormwater runoff.

The foregoing By-law amendment shall take effect in accordance with the Franklin Home Rule Charter.
