



April 4, 2023

To: Mr. Gregory Rondeau, Chairman
Town of Franklin Planning Board
355 East Central Street
Franklin, MA 02038

A&M Project #: 2712-02
Re: 25 Forge Parkway
Industrial/Warehouse
Response to
Review Comments

Copy: TMC Holdings & Development 2, LLC

Dear Mr. Rondeau,

Allen & Major (A&M) is in receipt of review comments from the following groups for the above referenced project:

BETA Group, Inc.: Dated March 13, 2023

Planning and Community Development Department: Dated March 21, 2023

Franklin Fire Department: Dated March 06, 2023

Please find A&M's responses to these comments below. The initial comments are provided along with A&M's responses in **bold**. Comments that have been addressed have been omitted for ease of review.

BETA Group, Inc.:

The Site is located within the industrial (I) Zoning district. The proposed use is Warehouse, which is permitted within this district.

SCH1. On the Zoning summary table on sheet C-102 add an Existing Condition column. This will allow the Board the ability to determine the impact of the proposed development on the site when compared to existing conditions.

A&M Response: The existing column has been added to the zoning summary table as requested.

S1. Provide details, sizes, and locations of any proposed signs or modifications to existing signs on site if applicable.

A&M Response: The applicant is not proposing any changes to the existing signage.

P1. In accordance with §185-21, C. (5). Parking lots for 20 or more cars shall contain or be bordered within 5' by at least one tree per 10 parking spaces,, with not less than 40 square feet of unpaved soil area per tree.

A&M Response: The project proposes a total of 67 parking spaces which means that 7 trees are required. The perimeter of the site is wooded, with far more than 7 trees existing. We respectfully suggest that the existing trees meet the requirement. The landscape plan proposes adding three additional trees within the landscape islands.

C1. BETA recommends that a vertical curb be placed along this edge with a return along the north edge wherever the slope is greater than 3h:1v. Since the remaining curb treatment matches the existing BETA will defer this to the Board whether vertical curbing should be used for the remaining pavement area.

A&M Response: The new curbing is proposed to match the existing curbing which helps to maintain a consistent appearance across the site. The proposed steel guardrail will provide sufficient protection where slopes exceed 3:1.

SP1. Materials required for design review as provided in §185-31.2. Design Review Commission should be provided. (§185-31.1.C(3)(q)).

A&M Response: Section 185-31.2B.(1) does not apply to the Industrial Zoning District or the proposed uses (warehouse and contractor's yard) and therefore submission to the Design Review Commission is not required.

SP2. Provide data quantifying on-site generation of noise and odors (§185-31.1.C(3)(r)).

A&M Response: The facility will be used for the storage of vehicles and materials owned by the applicant, who is the current tenant. On-site generation of noise and odors will not vary greatly from those that are produced on the site today, which are typical of a parking lot in the underlying Industrial Zoning District.

SP3. In accordance with §185-31.1.C(4)(a), the issue of traffic safety at the entrance into the site should be addressed by the Applicant to determine that it is protected. As noted in §185-31.1.C(3)(s), the description of traffic circulation, safety and capacity should be in sufficient detail for the board to make a determination of whether a traffic impact analysis is necessary.

A&M Response: The entrance to the site is existing with no changes proposed. The turning radii entering and exiting the site are large enough to facilitate large trucks if necessary. The entrance is well lit, with one onsite light fixture on the north side of the driveway as well as a double luminaire fixture in the median within Forge Parkway. Traffic circulation within the site uses typical parking stalls and drive aisles and the proposed portion of the site provides ample space for maneuvering trucks. The current owner and tenant will remain the user of the property and so traffic is not expected to increase significantly.

SP4. In accordance with §185-31.1.C(4)(e) no site feature shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners. A lighting plan has been submitted and there is some minor illumination beyond the property line at the northwest corner of the parcel. A waiver should be requested.

A&M Response: The Lighting Plan has been revised such that there is no longer any light spillover onto the adjacent property.

U1. Based on the at grade access into the proposed warehouse addition, floor drains will be required and should be connected to the municipal sewer collection system. A note should be added to the plans indicating that the floor drains will flow through a gas trap prior to discharge into the municipal system.

A&M Response: The note has been added to the plan as requested, see note #9 on sheet C-102.

SW1. Revise proposed drainage pipe to be reinforced concrete or request waiver (§300-11.B(2.a)).

A&M Response: The applicant respectfully requests a waiver to the requirement to use reinforced concrete pipe (RCP). The proposed drainage pipes need to connect to the subsurface plastic chambers. HDPE piping is typically used to make this connection. The openings and fittings are set up to receive double wall HDPE pipe.

SW2. Provide required headwall at outfall (§300-11.B(2.c)) or request waiver.

A&M Response: The flared end section has been replaced with a headwall as requested.

SW3. Based on the calculations and the watershed maps, it appears that a small portion of the proposed pavement area will flow south towards the existing stormwater system. The existing stormwater collection system on site does not conform to the requirements of the standards and/or bylaw. BETA recommends that the designer review the outfall from the site to Forge Parkway stormwater collection system and provide a BMP that will provide the treatment required by the standards.

A&M Response: The grading of the site has been revised in such a way that there is now a 1,104 square foot reduction in the amount of pavement draining to the municipal stormwater system. This reduction results in an improvement of the quality of runoff to the municipal system, over existing conditions. We therefore respectfully suggest that additional treatment of runoff from existing pavement is unwarranted.

SW4. Because of the basin on the adjacent parcel at 27 Forge Parkway, provide table comparing pre and post-development runoff volumes.

A&M Response: The project does not impact the flow to the basin described above and therefore will result in no change to the runoff rate or volume that flows to said basin.

SW5. In the Hydro-CAD analysis of the infiltration system, the exfiltration rate has been applied to the surface area of the system. In accordance with the handbook, this should be applied to the bottom area only.

A&M Response: The area to which the exfiltration rate is applied has been revised as requested.

SW6. Based upon the proximity of the rip rap slope to the edge of the infiltration system, BETA recommends that an impermeable breakout barrier be provided along the north and west edge of the system.

A&M Response: An impermeable barrier has been added to the plan and detail as requested.

SW7. The elevation noted in the stage-storage table in Appendix 6 is incorrect. The static storage elevation is the weir crest in the manhole at Elev. 289.60. The storage volume is far greater than stated. Based upon this, adjust the calculation for dewatering time accordingly.

A&M Response: The revisions requested above have been completed.

SW8. Impervious watershed area into the 2 catch basins far exceeds 0.25 acres, thus in accordance with Volume 2 Chapter 2 they will not provide the 25% TSS Removal anticipated by the design engineer. Adjust the TSS Removal calculations accordingly.

A&M Response: The calculation has been revised as requested.

SW9. In accordance with the stormwater standards, one additional test pit should be conducted in the infiltration system location. BETA recommends that the test pit be excavated to a depth sufficient to document that the Estimated Seasonal High Groundwater is below Elev. 280.75. If the actual elevation of ESHGW is determined to be higher than in accordance with the standards, a mounding analysis will be required for the system.

A&M Response: It has been noted on the Grading & Drainage Plan that an additional test pit shall be performed prior to construction to confirm that there is sufficient separation between the infiltration system and ESHGW, see note #14. Additionally, a mounding analysis has been performed which shows that a 2.48' mound will occur below the infiltration system. This value is

acceptable given the current design because the bottom of the system is situated 2.75' above the bottom of test pit #2.

SW10. BETA recommends that the design engineer review the proposed pavement areas and document that portion that flows south into the existing system and whether enough of the existing impervious surfaces can be diverted to offset that increase or provide treatment at outlet to meet the standards. (See SW3above)

A&M Response: As mentioned above, the grading design has been revised to result in a net reduction in pavement area flowing to the municipal drainage system.

SW11. The applicant is reminded that a Stormwater permit from the Franklin DPW is required based upon the size of the disturbance.

A&M Response: Understood. The applicant will file the Stormwater permit application prior to construction.

SW12. Provide inlet protection at the 2 existing double grated catch basins in the parking lot in addition to the one at the entrance driveway.

A&M Response: Inlet protection has been added to the two existing double grate catch basins, as requested.

SW13. Provide means of protecting subsurface infiltration system from construction-period sediment.

A&M Response: Additional notes have been added to sheet C-101 (note #7) and sheet C-103 (Infiltration System Protection Notes #1-3) to address this comment.

SW14. Provide construction sequencing in accordance with the requirements of §153-12.M.

A&M Response: Construction sequence notes have been added to sheet C-101 as requested.

SW15. Include requirement that erosion control barriers must be installed, inspected, and approved by a professional engineer or licensed wetlands scientist and that no sedimentation barrier may be removed without prior approval of the commission or its staff (BDPG).

A&M Response: The above has been included in the construction sequence notes, as requested.

SW16. Include maintenance of the outfall and riprap apron.

A&M Response: Maintenance of the outfall and riprap apron has been added to the Operation & Maintenance Plan as requested.

SW17. Provide owner signature (§153-18.B(5)).

A&M Response: The owner's signature has been added to the O&M Plan as requested.

SW18. Include provision requiring a documentation submittal to the DPW confirming when maintenance has been satisfactorily completed (§153-18.B(6)).

A&M Response: The requested note has been added to the Operation and Maintenance Plan, Notification Procedures for Change of Responsibility for O&M section.

SW19. Include note that the owner of the stormwater management system must notify the Director of changes in ownership or assignment of financial responsibility (§153-18.D(1)).

A&M Response: The requested note has been added to the Operation and Maintenance Plan, Notification Procedures for Change of Responsibility for O&M section.

SW20. Provide a map showing the location of all stormwater BMPs in each treatment train along with the discharge point.

A&M Response: A figure has been added to the O&M Plan as requested.

SW21. Identify proposed inspection port locations on the plan view of the subsurface infiltration system.

A&M Response:

SW22. Provide signature of owner on the illicit discharge compliance statement.

A&M Response: The owner's signature has been provided as requested.

Department of Planning and Community Development:

1. Applicant is providing cape cod berm.

A&M Response: As mentioned above, the curb type was chosen to match the existing material, which maintains a consistent appearance within the site.

2. Applicant should submit a landscaping plan.

A&M Response: A landscape plan has been provided as requested.

3. Fire has requested an access road north of the building addition.

A&M Response: The access on the north side of the building has been provided as requested.

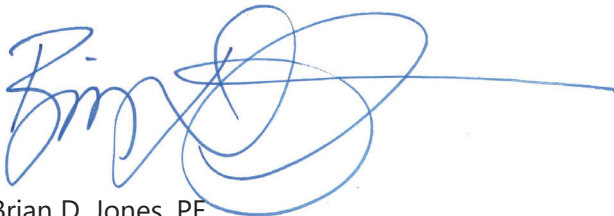
FRANKLIN FIRE DEPARTMENT:

1. The Fire Department would request an additional access road on the North side of the proposed addition. This would be at least 20 feet wide and run along the North side of the building which is 80 feet.

A&M Response: The access on the north side of the building has been provided as requested. We spoke with Deputy Fire Chief Joseph Barbieri regarding this access, as well as the removal of one of the existing fire hydrants, which he approved.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC



Brian D. Jones, PE
Senior Project Manager

Attachments:

1. Site Development Plans, revised as of April 4, 2023
2. Drainage Report, revised as of April 4, 2023