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January 28, 2022

Mr. Gregory Rondeau, Chairman
Franklin Planning Board
355 East Central Street
Franklin, MA 02038

**Re: Washington Street – Franklin Flex Space
Site Plan Peer Review**

Mr. Chairman and Board Members,

On behalf of the applicant Franklin Flex Space, LLC., we have provided a summary of the following outstanding comments from BETA Group, Inc. dated January 18, 2022. Our responses are immediately following each comment and they have been italicized.

BETA Group, Inc.

G.2 Provide typical section views and necessary installation details for proposed Geoweb areas adjacent to parking areas, guardrail, retaining walls, and fence. Notes included on Sheet 10 indicate that “tendons” will be installed, which may require work beyond the top of slope or easterly property line. In consideration that the supported 1:1 slopes are proposed adjacent to residential properties and wetland resources, the designer should clarify if there are any local installations that confirm adequate long-term performance. Also clarify if final designs will require the stamp of a structural or geotechnical engineer.

A Presto Geosystems document dated August 31, 2021 has been provided. The document has been provided in the supplemental documents.

BETA2: As noted in the referenced documents, the provided design is for surface stability only and assumes that the underlying slope is stable against failure. If the Board elects to approve the project, BETA recommends a condition of approval that requires slope stability to be evaluated by a geotechnical engineer and that a representative of Geoweb manufacturing is on site during construction to ensure the system is installed as designed.

UCI2: The applicant has engaged a geotechnical engineer to evaluate the soil conditions and to complete a slope design. The applicant is amenable to the recommended conditions or approval.

BETA3: Long term stabilization is the issue not constructability. They are proposing to install 2 rows of trees on the slope and all the runoff from the area between Washington Street and the slope will flow over this grade. The geotechnical report should be revised to address these specific long term maintenance issues.

UCI3: The tree planting details were discussed, by Mike Everhart of EJ Prescott, Inc., at the Public Hearing.

The applicant has provided a Geotechnical letter prepared by Summit Geo-engineering Service. As suggested by the Town Engineer, the applicant would be amenable to a condition of approval requiring the lot line be staked at 100' intervals or at intervals determined by the Planning Board. The applicant is also amenable to a condition of approval, as discussed at the Public Hearing, that the geo-technical design be completed prior to commencement with construction.

Zoning

The Site is located within the Industrial (I) Zoning District. The proposed uses include:

- Light manufacturing, permitted by right (P/SP)
- Warehouse, permitted by right (Y)
- Office, permitted by right (Y or P/SP)

Information has been provided indicating that the anticipated water use is not greater than 15,000 gallons per day. Therefore, a special permit from the Board of Appeals is not required.

Schedule of Lot, Area, Frontage, Yard and Height Requirements (§185 Attachment 9)

The Site meets the requirements for lot area, frontage; front and rear yards; impervious coverage, and building height. The required depth is provided between the rear lot line and a section of frontage that is not part of the required continuous frontage. The Site does not meet requirements for lot width and a note has been provided to refer to Section §185-10.B. (Nonconforming Lots).

- Z1. Conform with the Building Commissioner that the required lot depth does not need to be provided along the section of frontage associated with the required continuous frontage of the lot.

The applicant's attorney is completing a zoning letter regarding this matter.

BETA2: Information provided. Upon receipt of the letter, BETA will defer to the Building Commissioner and or Town Counsel on this issue.

UCI2: The applicant's attorney has completing a revised zoning opinion letter regarding this matter, which has been sent to the Building Commissioner. Once received, we will forward any responses to the Planning Board.

BETA3: Beta will defer to the Building Commissioner and or Town Counsel on this issue.

UCI3: UCI defers to the Building Commissioner response which was discussed at the Public Hearing.

- Z2. Provide documentation confirming that the Site is exempt from the lot width requirements. BETA notes that Section §185-10 does not reference lot width; however, some exceptions are provided for lot width under §185-3.

The applicant's attorney is completing a zoning letter regarding this matter.

BETA2: Information provided. Upon receipt of the letter, BETA will defer to the Building Commissioner and or Town Counsel on this issue.

UCI2: The applicant's attorney has completing a revised zoning opinion letter regarding this matter, which has been sent to the Building Commissioner. Once received, we will forward any responses to the Planning Board.

BETA3: Beta will defer to the Building Commissioner and or Town Counsel on this issue.

UCI3: UCI defers to the Building Commissioner response which was discussed at the Public Hearing.

- Z3. Provide proposed building height, in feet, to evaluate required yard widths to the extent applicable. Per §185 Attachment 9, Note 5, the required side and rear yard widths must be increased by the common building height of a structure when abutting a residential district or use. BETA notes the yard width provided along the eastern lot line is only 31', and this yard abuts a residential use.

The proposed building height of 22' has been added to sheet 1.

BETA2: Information provided. BETA has requested for the Building Commissioner to issue a determination on the proposed development's conformance to the Bylaw and will provide the Board with an updated upon receipt of correspondence.

UCI2: On behalf of the applicant we have requested the Zoning Enforcement officer's response be forwarded to us as well.

BETA3: Beta will defer to the Building Commissioner and or Town Counsel on this issue.

UCI3: UCI defers to the Building Commissioner response which was discussed at the Public Hearing.

Site Plan and Design Review (§185-31)

The project has been submitted for Site Plan Review and is required to conform to the requirements of this section.

SP2. The designer has requested waiver from §185-31.1.C (4) (e), requiring that no illumination may extend beyond a Site's property line. The lighting plan shows illumination extending onto the eastern residences. The designer should evaluate if additional measures can be implemented to mitigate spillage, such as providing cutoffs, adjusting light locations, or lowering the mounting height to be equal to or lower than the top of the proposed screening fence.

The site lighting has been revised. The waiver is still being requested for light spillage at the site entrance.

BETA2: The lighting has been revised to eliminate spillage onto residentially used parcels and remaining spillage is limited to a portion of a vacant lot owned by the NE Power Co. BETA notes that the requested waiver appears reasonable and defers to the preference of the Board.

UCI2: We defer to the preference of the Planning Board on this waiver request.

BETA3: The light spillage is limited to a portion of a vacant lot owned by NE Power Co. at the front of the lot. BETA notes that the requested waiver appears reasonable and defers to the preference of the Board.

UCI3: Refer to response above. (UCI2)

SP4. Evaluate if the seven parking spaces that exceed what is required by the Bylaw are necessary for site operations. Reducing the number of parking spaces at the northern end of the site could potentially eliminate approximately 5,000 sq. ft. of pavement and portions of several retaining walls, which will reduce potential impacts on nearby resource areas (§185-31.1.C(4)(f)).

The parking area has been reconfigured and the retaining walls have been eliminated. The parking count has been increased. The impervious areas have been located further away from the wetland resource areas.

BETA2: Comment noted. BETA notes the reconfigured parking is located further from the wetlands but does increase the overall impervious area. The proponent should clarify if the 19 parking spaces in excess of what is required by the Bylaw is necessary for site operations. Notes on the plans indicate that excess parking spaces will be used for snow storage.

UCI2: The applicant prefers to have the additional parking to provide flexibility for proposed tenants and also to provide for snow storage.

BETA3: BETA notes that the additional 19 spaces are based upon the increased parking requirements associated with an Industrial use. If in fact the use is primarily warehouse, then there are an additional 76 spaces provided. As noted previously, these additional spaces increase overall impervious surface area of the site and require greater impacts on the adjacent wetland resource areas. Specifically, when you look at the 13 parallel parking spaces opposite building 3, the proposed alteration to the floodplain and the intrusion into the 50' buffer from the wetlands is all required to provide these spaces. BETA continues to note that the proponent should clarify if the 19 parking spaces in excess of what is required by the bylaw is necessary for site operations. Notes on the plan indicated that excess parking spaces will be used for snow storage.

UCI3: The Planning Board expressed concerns at the first hearing regarding a similar type of project and the lack of parking and associated issues. To address these concerns the applicant has provide as much parking as possible. As discussed at the Public Hearing, if the Planning Board would prefer to include a condition of Approval requiring the applicant provide a parking update when a Partial Form H request is made for the first building, the applicant would be amenable to this condition.

Screening (§185-35)

The project proposes outdoor parking for 10 or more cars which must be screened in accordance with this section. Residential districts abut the property to the east, which are at a higher elevation than proposed parking areas.

The project proposes a six-foot high green vinyl stockade fence along the eastern property line to provide the required screening. Visibility of the majority of parking areas will further be mitigated by the proposed buildings, except for the southeastern lot.

A planting plan has been provided, which proposes the installation of American Elm, Red Maple, and White Birch.

- S1. Provide required greenbelt for Industrial districts located within 500 feet of an adjacent residential structure (§185-35.C).

The property is located within an Industrial District and abuts a residential district which has single family residential houses. The single family residential houses are an allowed use in the residential district. As such it does not appear that a greenbelt is necessary. It should be noted that the residential properties are screened from the industrial property by a six foot high solid stockade fence. Additional evergreen plantings have been added at the southeastern boundary.

BETA2: It is BETA's interpretation that the greenbelt is required for uses in the businesses or industrial districts that are prohibited in the abutting residential district. The proposed uses of warehouse and light manufacturing are prohibited in the adjacent district. The proposed uses of warehouse and light manufacturing are prohibited in the adjacent Single Family III district, and office uses are generally prohibited or require a special permit. The Board may wish to consider requesting a determination on the bylaws intent from the Building Commissioner.

UCI2: We have revised the fence and are now proposing a chain link fence. See fence detail on sheet 10. We have added Arborvitae screening along the residentially zoned properties.

BETA:3 It remains BETA's interpretation that the green belt is required and that it should be 15' wide as noted in the bylaw. The fence and the plantings as shown are 10' wide. In addition, based upon the 1hor:1 vet slope, BETA questions how effective the plantings as proposed will effectively provide a visual screen.

UCI3: The project abuts one residentially used property and 2 residentially zoned properties. The intent is to provide a double row of arborvitaes as opposed to the originally proposed 6' tall vinyl stockade fence. As suggested at the Public Hearing we have added a waiver request to sheet 1.

Utilities

The project proposes the following utilities:

- Water: 8" CLDI water main, 4" Fire service, and 2" domestic.
- Sanitary sewer: On-site septic system.
- Electric, Telephone, and CTV: Underground conduit, one utility pole, and transformer.
- Gas: Three underground 200-gallon propane tanks.

Detailed review of utilities and fire service is anticipated to be provided by the Department of Public Works, Fire Chief, and Board of Health, as applicable.

U2: Based upon the response from UCI, the underground propane tanks will not be installed. However, Utility Note 5 on sheet 4 of 10 indicates that there are three 1,000-gallon propane tanks shown. The tank locations are not indicated on the plan. The applicant should clarify.

UCI response: The propane tanks are no longer being proposed. Utility Note 5 has been revised.

Stormwater Management

Stormwater management is proposed via three subsurface infiltration systems. Runoff will be conveyed to these systems via trench drains and catch basin to manhole connections. Overflow from the systems will be discharged via three new outfalls into the wetland buffer zone to the west, where it will flow into Spring Pond. Several of the catch basins and manholes will also function as water quality units.

The project is subject to the Massachusetts Stormwater Management Standards outlined in the MA Stormwater Handbook (MSH). In addition, the proposed development will disturb greater than one acre; therefore, the project is subject to Chapter 153: Stormwater Management of the Town of Franklin Bylaws as well as Chapter 300-11 of the Town of Franklin Subdivision Regulations. Compliance with the standards, the bylaw, and best engineering practices is outlined in the following sections.

GENERAL

SW7A. Based upon the proximity of the 3 proposed subsurface structures to the 1:1 slope, BETA recommends that an impermeable barrier be placed at the limit of the remove & replace (5') of the structure on 3 sides adjacent to the slope to prevent breakout during storm events. BETA recommends that the barrier be 8' deep and extend from a point 2' below the floor of the structure to the top of the structures.

UCI response: The project Geotechnical Engineer Mathew Hardison from Summit Geotechnical Services, has confirmed that they anticipating the use of an impermeable barrier to address the breakout concerns. This will be completed as part of the final design of the slope areas. The applicant would be amenable to a condition of approval requiring the design be submitted to the Town prior to commencing with construction.

Massachusetts Stormwater Management Standards:

No untreated stormwater (Standard Number 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project proposes three new outfalls which will discharge to the wetland buffer zone associated with Spring Pond. All runoff through these outfalls will first be treated by deep sump catch basins, subsurface infiltration systems, and, for some areas, water quality units. Riprap aprons are proposed at outlets to mitigate erosion.

SW8. Evaluate how flows entering the site from Washington Street will be directed and discharged. If overland, discharges are anticipated to require energy dissipation to mitigate erosion potential.

We have had discussions with the Town Engineer regarding the existing catch basin located to the north of the site drive. The entrance has been redesigned to allow for the existing catch basin to be located along the revised curb line. The watershed area was revised to allow for the additional flow from Washington Street.

BETA2: Information provided. There appears to be a significant area of Washington Street directed to the basin and the designer should evaluate the grate's capacity vs. calculated peak flows rates. Any bypass flows must be incorporated into hydrologic models to ensure they will not adversely impact the proposed stormwater management systems.

UCI2: We have evaluated the area contributing to the catch basin upgradient from the driveway entrance. The 100 year storm event rate of runoff is 1.66 cfs. If the catch basin did not receive any flow the runoff would enter the site and be captured in catch basins 1 or 3. The runoff would be routed through pond 1 and discharged at the pipe end and riprap area. With the additional runoff, Pond 1 would have 0.46 feet of freeboard. Refer to attached Washington Street Existing Catch Basin Analysis.

BETA:3 The HYDRO-CAD analysis confirms the results noted above. Provide the watershed plan necessary to document the contributing area and land use.

UCI:3 The watershed plan has been revised to reflect the Washington Street watershed.

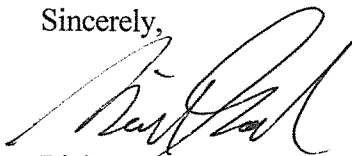
Karen Miller - Abutter

1. Speed limit 40 MPH from the North.

UCI: The revised speed limit and sight distance for 40 MPH at a 6% downgrade *have been made to sheet 4.*

We look forward to meeting with the Planning Board to discuss this project further.

Sincerely,



Richard Goodreau
Project Manager



February 2, 2022

Mr. Gregory Rondeau, Chairman
355 East Central Street
Franklin, MA 02038

**Re: Washington Street (Franklin Flex Space)
Site Plan Peer Review Update**

Dear Mr. Rondeau:

BETA Group, Inc. has reviewed revised documents for the project entitled *Site Plan Washington Street* in Franklin, Massachusetts. In addition, a zoom meeting was held today to discuss the comments relative to the slope behind the buildings. This letter is provided to update our comments, and recommendations. A separate memorandum relative to the meeting will be forwarded under separate cover however the results will be incorporated into the response below.

BASIS OF REVIEW

The following documents were received by BETA and will form the basis of the review:

- Plans (10 sheets) entitled: Site Plan Washington Street, dated June 28, 2021, revised to January 28, 2022, prepared by United Consultants, Inc. of Wrentham, MA.
- Drainage Analysis, dated June 28, 2021, revised November 22, 2021, prepared by United Consultants, Inc., supplemented by:
 - Operation and Maintenance Plan and Stormwater Facilities Plan
 - Watershed Plans
- Photometric Plan, dated August 25, 2021, prepared by SK & Associates of Canton, MA.
- Site Plan Approval Submittal, including:
 - Form P
 - Certificate of Ownership
 - Certified Abutters List
- Supplemental Documents, including:
 - Presto Geosystems – evaluation of Slope Protection System
 - Geotechnical Letter -Slope Stability prepared by Summit Geoen지니어ing Services dated January 13,2022 signed by Mathew Hardison, PE, Senior Geotechnical Engineer
 - Fujitsu Inverter Heat Driven Pump specifications
 - Contech Stormceptor Operation and Maintenance Guide
 - Contech CDS Operation and Maintenance Guide
- Response to Peer Review Comments, January 28, 2022, prepared by United Consultants, Inc.
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Review by BETA will include the above items along with the following, as applicable:

- Site Visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through July 2021
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to October 7, 2020
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007

BETA GROUP, INC.

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- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through March 8, 2021
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016

COMPILED REVIEW LETTER KEY

BETA has reviewed this project 3x previously and provided review comments in 3 separate letters to the Board. United Consultants, Inc. (UCI) final response in a letter dated January 28, 2022 (responses in *italic* text). BETA's **updated comments** are highlighted. Previously resolved issues have not been continued in this response.

INTRODUCTION

The project site includes a 5.257± acre parcel (#304-064) located along Washington Street in the Town of Franklin (the "Site"). The Site is located within the Industrial zoning district and the water resources overlay district. Parcels to the west are also within this zoning district and generally include undeveloped woodlands. Parcels to the east are within the Single Family Residential III district and generally include low-density residences. Spring Pond abuts the Site to the west.

The existing Site is primarily undeveloped woodlands. A gravel access road is present on the southern side of the Site which continues offsite to the west. A 50' Right-of-Way located on Parcel 305-004 abuts the Site to the southwest.

Topography at the Site is generally directed to the west towards Spring Pond. Bordering vegetated wetlands are located along the pond, and the 100-foot wetland buffer zone extends onto the Site. A FEMA-mapped 100-year floodplain (Zone AE) is present around Spring Pond. The Site is within a Zone II Wellhead Protection Area. The Site is not located within an NHESP-mapped estimated habitat of rare or endangered species or any other critical area. NRCS soil maps indicate the presence of Hinckley Loamy Sand with a Hydrologic Soil Group (HSG) rating of A (high infiltration potential).

The project proposes to construct three industrial buildings with footprints of 15,000± sq. ft. each. Parking areas and driveways are proposed along the northern side of the buildings. The parking areas will connect to an access driveway which crosses the 50' ROW to connect to Washington Street near the existing gravel access road entrance. Additional Site alterations include tree clearing, grading, fencing, guardrails, retaining walls, signage, tree plantings, septic systems, propane tanks, and utilities (water, electric, telecommunications). Stormwater management is proposed via three subsurface infiltration systems. Runoff is directed to these systems via new catch basin and manholes connections, and overflows are directed west towards Spring Pond through new outfalls.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

GENERAL

- G1. Confirm legal right to construct portions of the Site on land owned by the New England Power Company (Lot 305-004).

UC: The applicant and his attorney have been communicating with New England Power Company. The site plans will be filed with New England Power Company to obtain final approvals.

BETA2: Information provided. BETA notes this is a private property matter; however, the Board may wish to note this in their findings if the project is approved.

UCI2: The applicant is amenable to BETA's recommendation.

BETA 3: No response required

- G2. Provide typical section views and necessary installation details for proposed Geoweb areas adjacent to parking areas, guardrail, retaining walls, and fence. Notes included on Sheet 10 indicate that "tendons" will be installed, which may require work beyond the top of slope or easterly property line. In consideration that the supported 1:1 slopes are proposed adjacent to residential properties and wetland resources, the designer should clarify if there are any local installations that confirm adequate long-term performance. Also clarify if final designs will require the stamp of a structural or geotechnical engineer.

UCI: A Presto Geosystems document dated August 31, 2021 has been provided. The document has been provided in the supplemental documents.

BETA2: As noted in the referenced documents, the provided design is for surface stability only and assumes that the underlying slope is stable against failure. If the Board elects to approve the project, BETA recommends a condition of approval that requires slope stability to be evaluated by a geotechnical engineer and that a representative of the Geoweb manufacturer is onsite during construction to ensure the system is installed as designed.

UCI2: The applicant has engaged a Geotechnical Letter prepared by Summit Geo-engineering Service. As suggested by the Town engineer to evaluate the soil conditions and to complete a soil design. The applicant is amenable to the recommended conditions of approval.

BETA 3: Long term stabilization of the slope is the issue not constructability. They are proposing to install 2 rows of trees on the slope and all the runoff from the area between Washington Street and the slope will flow over this grade. The geotechnical report should be revised to address these specific long term maintenance issues.

UCI3: The tree planting details were discussed by Mike Everhart of EJ Prescott, Inc. at the public hearing. The applicant has provided a geotechnical letter prepared by Summit GeoEngineering Service. As suggested by the Town Engineer, the applicant would be amenable to a condition of approval requiring the lot line be staked at 100' intervals or at intervals approved by the Planning Board. The applicant is also amenable to a condition of approval, as discussed at the Planning Board, that the geo-technical design be completed prior to commencement with construction.

BETA 4: A Zoom conference was held with the designer, the applicant, the contractor, the Town Engineer, the Town Planner, and BETA to discuss this issue. The result of the meeting was that a retaining wall will be provided behind the buildings with sufficient height to provide a 3' wide strip between the top of the slope and the property line for the proposed fence, the first row of trees, and a means of controlling stormwater flow over the slope from the adjacent property. The applicant indicated that they were amenable to provide this design prior to the start of construction as a condition of approval.

- G3. Clearly identify the start and end of all proposed retaining walls.

UCI: The retaining walls have been eliminated due to revisions.

BETA2: Walls removed. Issue dismissed.

- G4. Identify or adds note(s) on the Planting Plan to clarify the location of areas to be loamed and seeded.

UCI: A general site planting note has been added to sheet 5.

BETA2: Information provided. Issue resolved.

ZONING

The Site is located within the Industrial (I) Zoning District. The proposed uses include:

- Light manufacturing, permitted by right (P/SP)
- Warehouse, permitted by right (Y)
- Office, permitted by right (Y or P/SP)

Information has been provided indicating that the anticipated water use is not greater than 15,000 gallons per day. Therefore, a special permit from the Board of Appeals is not required.

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)

The Site meets the requirements for lot area, frontage; front and rear yards; impervious coverage, and building height. The required depth is provided between the rear lot line and a section of frontage that is not part of the required continuous frontage. The Site does not meet requirements for lot width and a note has been provided to refer to Section §185-10.B. (Nonconforming Lots).

- Z1. Confirm with the Building Commissioner that the required lot depth does not need to be provided along the section of frontage associated with the required continuous frontage of the lot.

UCI: The applicant's attorney is completing a zoning letter regarding this matter.

BETA2: Information provided. Upon receipt of the letter, BETA will defer to the Building Commissioner and or Town Counsel on this issue.

UCI2: The applicant's attorney has completed a revised zoning opinion letter regarding this matter, which has been sent to the Building Commissioner. Once received, we will forward any responses to the Planning Board.

BETA3: BETA will defer to the Building Commissioner and or Town Counsel on this issue.

UCI2: The applicant's attorney has completed a revised zoning opinion letter regarding this matter, which has been sent to the Building Commissioner. Once received, we will forward any responses to the Planning Board.

UCI3: UCI defers to the Building Commissioner response, which was discussed at the Public Hearing.

BETA4: No response required.

- Z2. Provide documentation confirming that the Site is exempt from the lot width requirements. BETA notes that Section §185-10 does not reference lot width; however, some exceptions are provided for lot width under §185-3.

UCI: The applicant's attorney is completing a zoning letter regarding this matter.

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UCI2: The applicant's attorney has completed a revised zoning opinion letter regarding this matter, which has been sent to the Building Commissioner. Once received, we will forward any responses to the Planning Board.

BETA3: BETA will defer to the Building Commissioner and or Town Counsel on this issue.

UCI3: UCI defers to the Building Commissioner response, which was discussed at the Public Hearing.

BETA4: No response required.

23. Provide proposed building height, in feet, to evaluate required yard widths to the extent applicable. Per §185 Attachment 9, Note 5, the required side and rear yard widths must be increased by the common building height of a structure when abutting a residential district or use. BETA notes the yard width provided along the eastern lot line is only 31', and this yard abuts a residential use.

UCI: The proposed building height of 22' has been added to sheet 1.

BETA2: Information provided. BETA has requested for the Building Commissioner to issue a determination on the proposed development's conformance to the Bylaw and will provide the Board with an update upon receipt of correspondence.

UCI2: On behalf of the Applicant, we have requested the Zoning Enforcement officer's response be forwarded as well

BETA3: BETA is waiting on the response from the Building Commissioner

UCI3: UCI defers to the Building Commissioner response, which was discussed at the Public Hearing.

BETA4: No response required.

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

Access to the Site is proposed via a new 24'± wide driveway connected to Washington Street. The driveway will cross through an existing 50' right-of along the abutting Lot 305-004. The driveway will connect to several new parking areas located adjacent to the proposed buildings which will provide a total of 132 new parking spaces (revised to 144). Proposed parking spaces are 9' wide and 19' long, with 24' min. access aisles. The project will provide 4 accessible parking spaces (revised to 5), 2 of which will be van accessible, which is fewer than the required number of accessible spaces. The project requires the installation of 14 shade trees, which have been provided on the perimeter of the parking area.

Parking requirements for the Industrial Zoning District are defined by the Zoning Bylaw:

- Industrial buildings: 1 Space required per 400 sq. ft. of gross floor area.
- Offices: 1 space required per 250 sq. ft. of gross floor area.
- Warehouses: 1 space required per 1,000 sq. ft. of gross floor area.

For the proposed building layout, the total required parking is 125 spaces, and the provided parking layout satisfies this requirement.

- P1. Clarify if access will be maintained to the existing gravel road which extends west from the Site along the New England Power Company property. *UC: A curb cut has been proposed and the location is shown on sheet 3-6.* **BETA2: Plans revised. Issue resolved.**
- P2. Provide typical dimensions for driveway widths and parking spaces. *UC: Typical driveway and parking spaces dimensions have been added to sheet 3.* **BETA2: Information provided. Issue resolved.**
- P3. Provide one additional accessible parking space to satisfy ADA requirements. *UC: Five total handicap parking spaces have been provided. Sheet 3.* **BETA2: Space provided. Issue resolved.**
- P4. Provide a sign for the accessible parking at Building 2. *UC: A sign has been added on sheet 3.* **BETA2: Plans revised. Issue resolved.**
- P5. Revise location of accessible spaces so that they are located within 200 feet (preferably closer) of all accessible entrances or provide drop off areas in accordance with 521 CMR 23.3.3. Confirm that an accessible route is provided from accessible spaces to all building entrances. *UC: A handicap space is located within 200 feet of all accessible entrances on the parking lot side of the 3 proposed buildings.* **BETA2: Layout revised. Issue resolved.**
- P6. Provide calculations for sight distance at proposed entrance/exit ways (§185-21.C.7(a)). *UC: Sight distance calculations and information have been added to sheet 4.* **BETA2: Information provided. Issue resolved.**
- P7. Provide a detail for the proposed sidewalk and ramp(s) located to the south of Building 1, with detailed grading, as needed. The location of transition curbs should also be designated.
UCI: A detail has been added to sheet 10.
BETA2: Detail provided; however, grades indicate a running slope exceeding 5%. As such, this portion of the walkway is considered a ramp that requires handrails in accordance with 521 CMR 24.5.
UCI2: the grading has been revised with a slope of less than 5 percent incorporated.
BETA3: The detail on sheet 10 of 10 has been modified. The ramp grade will now be \leq 5%. Issue resolved.

INDUSTRIAL DISTRICT PERFORMANCE CONTROLS (§185-22)

The project is located in the Industrial District and must conform to this section.

- I1. Provide information quantifying sound, noise, vibration, odor, and flashing anticipated to be produced at the Site. Confirm that all such disturbances will not be perceptible at a distance 100 ft from the originating premises into the abutting residential district (§185-22.A).
UCI: Notes to address the above have been added to sheet 4.
BETA2: Note provided. BETA recommends for the Board to discuss options to ensure conformance with the referenced regulation, such as post-construction monitoring or including special conditions of approval.

UCI2: The applicant is amenable to BETA recommendations.

BETA3: Issue resolved, no further comments.

EARTH REMOVAL REGULATIONS (§185-23)

The project proposes significant changes to existing grading and thus may be subject to this section.

- E1. The applicant is advised that anticipated earth removal must be quantified and, if necessary, a permit obtained from the Board of Appeals. *UCI: A Special Permit has been applied for with the Zoning Board of Appeals.* **BETA2: Information provided. No further comment.**

FLOODPLAIN DISTRICT (§185-24)

A portion of the Site is located within a FEMA-mapped 100-year flood zone (Zone AE) associated with the nearby Mine Brook and Spring Pond; however, proposed work within the flood zone is limited to the installation of a rip rap pad, which is anticipated to result in no net fill.

- FP1. Identify that a portion of the Site is within Flood Zone AE and note its associated elevation.

UCI: The flood zone line is provided on sheets 2 - 6. The Zone AE designation and elevation have been added. It should be noted that the project revisions include filling and compensation of the flood plain.

BETA2: Flood zone limits provided. BETA will provide evaluation of Flood Zone impacts as part of the Conservation Review.

UCI2: we have received flood plain review comments from the Conservation Commission peer review consultant. The flood plain comments will be addressed with the Conservation Commission.

BETA3: no further comments, issue resolved.

SIDEWALKS (§185-28)

No sidewalks are present along Washington Street in the vicinity of the project, and as the Site is within an Industrial District no sidewalks are required along the frontage. Sidewalks within the site are limited to a section along the southern side of Building 1. Refer to Parking, Loading, and Driveway Requirements section for comments.

CURBING (§185-29)

The project proposes vertical reinforced concrete curbing along the perimeter of paved areas.

- C1. Clearly identify the beginning and end of proposed curbing throughout the site. *UC: Curb labels have been added throughout the site. Sheet 3.* **BETA2: Design intent clarified. Issue resolved.**
- C2. Provide vertical granite curb within the Washington Street right-of-way. *UC: Vertical Granite Curb labels have been added. Sheet 3. A vertical granite curb detail has been added. Sheet 7.* **BETA2: Plans revised. Issue resolved.**

SITE PLAN AND DESIGN REVIEW (§185-31)

The project has been submitted for Site Plan Review and is required to conform to the requirements of this section.

SP1. Depict limits of Zone II Wellhead Protection area and the Water Resources District (§185-31.1.C(3)(h)). *UC: The entire site is located within the Water Resource District. See note on page 1.*
BETA2: Information provided. Issue resolved.

SP2. The designer has requested a waiver from §185-31.1.C(4)(e), requiring that no illumination may extend beyond a Site's property line. The lighting plan shows illumination extending onto the eastern residences. The designer should evaluate if additional measures can be implemented to mitigate spillage, such as providing cutoffs, adjusting light locations, or lowering the mounting height to be equal to or lower than the top of the proposed screening fence.

UCI: The site lighting has been revised. The waiver is still being requested for light spillage at the site entrances.

BETA2: The lighting has been revised to eliminate spillage onto residentially used parcels and remaining spillage is limited to a portion of a vacant lot owned by the NE Power Co. BETA notes that the requested waiver appears reasonable and defers to the preference of the Board.

UCI2: We defer to the preference of the Planning Board on this waiver request.

BETA3: The light spillage is limited to a portion of a vacant lot owned by the NE Power Co. at the front of the lot. BETA notes that the requested waiver appears reasonable and defers to the preference of the Board.

UCI3: refer to UCI2 response above

BETA4: No response required.

SP3. Indicate proposed limits of tree clearing (§185-31.1.C(3)(k)). *UC: Tree clearing labels have been added to sheet 4.* **BETA2: Information provided. Issue resolved.**

SP4. Evaluate if the seven parking spaces that exceed what is required by the Bylaw are necessary for site operations. Reducing the number of parking spaces at the northern end of the site could potentially eliminate approximately 5,000 sq. ft. of pavement and portions of several retaining walls, which will reduce potential impacts on nearby resource areas (§185-31.1.C(4)(f)).

UCI: The parking area has been reconfigured and the retaining walls have been eliminated. The parking count has been increased. The impervious areas have been located further away from the wetland resource areas.

BETA2: Comment noted. BETA notes the reconfigured parking is located farther from the wetlands but does increase the overall impervious area. The proponent should clarify if the 19 parking spaces in excess of what is required by the Bylaw is necessary for site operations. Notes on the plan indicate that excess parking spaces will be used for snow storage.

UCI2: The applicant prefers to have the additional parking to provide flexibility for proposed tenants and also to provide for snow storage.

BETA3: BETA notes that the additional 19 spaces are based upon the increased parking requirements associated with an Industrial use. If in fact the use is primarily warehouse, then there are an additional 76 spaces provided. As noted previously, these additional spaces increase overall impervious surface area of the site and require greater impacts on the adjacent wetland resource areas. Specifically, when you look at the 13 parallel parking spaces opposite

building 3, the proposed alteration to the floodplain and the intrusion into the 50' buffer from the wetlands is all required to provide these spaces. BETA continues to note that the proponent should clarify if the 19 parking spaces in excess of what is required by the Bylaw is necessary for site operations. Notes on the plan indicate that excess parking spaces will be used for snow storage.

UCI3: The Planning Board expressed concerns at the first hearing regarding a similar type of project and the lack of parking and associated issues. To address these concerns the applicant has provide as much parking as possible. As discussed at the Public Hearing, if the Planning Board would prefer to include a condition of approval requiring the applicant provide a parking update when a Partial Form H is made for the first building, the applicant would be amenable to this condition.

BETA4: If the Planning Board is amenable to the condition of approval as suggested by the applicant. BETA recommends that the applicant provide a color sketch which identifies the excess parking spaces for each phase prior to the start of construction.

SCREENING (§185-35)

The project proposes outdoor parking for 10 or more cars which must be screened in accordance with this section. Residential districts abut the property to the east, which are at a higher elevation than proposed parking areas.

The project proposes a six-foot high green vinyl stockade fence along the eastern property line to provide the required screening. Visibility of the majority of parking areas will further be mitigated by the proposed buildings, except for the southeastern lot.

A planting plan has been provided, which proposes the installation of American Elm, Red Maple, and White Birch.

- S1. Provide required greenbelt for Industrial districts located within 500 feet of an adjacent residential structure (§185-35.C).

UCI: The property is located within an Industrial District and abuts a residential district which has single family residential houses The single-family residential houses are an allowed use in the residential district. As such it does not appear that a greenbelt is necessary. It should be noted that the residential properties are screened from the industrial property by a six-foot-high solid stockade fence. Additional evergreen plantings have been added at the southeastern boundary.

BETA2: It is BETA's interpretation that the greenbelt is required for uses in the business or industrial districts that are prohibited in the abutting residential district. The proposed uses of warehouse and light manufacturing are prohibited in the adjacent Single-Family III district, and office uses are generally prohibited or require a special permit. The Board may wish to consider requesting a determination on the Bylaws intent from the Building Commissioner.

UCI2: We have revised the fence and are now proposing a chain link fence. See fence detail on sheet 10. We have added Arborvitae screening along the residentially zoned properties.

BETA3: IT remains BETA's interpretation that the green belt is required and that it should be 15' wide as noted in the by-law. The fence and the plantings as shown are 10' wide. In addition,

based upon the 1hor.:1 vert. slope, BETA questions how effective the plantings as proposed will effectively provide a visual screen.

UCI3: The project abuts one residentially used property and 2 residentially zoned properties. The intent is to provide a double row of arborvitaes as opposed to the originally proposed 6' tall vinyl stockade fence. As suggested at the Public Hearing we have added a waiver request to sheet 1.

BETA4: See comment G2 above.

S2. Clearly indicate extents of proposed vinyl fence; the linework appears to overlap with that of the property line. Also, confirm the fence can be installed/maintained on the property line without encroachment onto the adjacent lot. *UC: The proposed fence will be located within 6" of the property boundary.* **BETA2: Clarification provided. Issue resolved.**

S3. Extend screening to include the southeastern boundary of the Site to screen views from the adjacent residential uses across the street. *UC: We have added 15 arborvitaes to the southeast boundary of the site.* **BETA2: Screening provided. Issue resolved.**

S4. Provide proposed building heights and confirm if roof equipment, if proposed, will be readily visible from abutting residences.

UCI: The proposed building height of 22 feet has been added to the zoning table. Sheet 1.

BETA2: Height provided. The building roofs will be at approximate elevation 282', which exceeds the screening fence elevation of 278' to 280'. BETA recommends for the Board to require screening of rooftop equipment, if provided.

UCI2: The applicant is not proposing any rooftop units. Provisions will be made for solar panels to be roof mounted.

BETA3: No rooftop equipment will be provided. Issue resolved.

WATER RESOURCES DISTRICT (§185-40)

The project is located within the Water Resources District and a Zone II Wellhead Protection District.

WD1. Confirm that proposed manufacturing activities will not involve the manufacture, storage, or disposal of toxic or hazardous materials, including storage within the industrial wastewater holding tanks (§185-40.D.1(a)). *UC: A note has been added to sheet 4.* **BETA2: Note provided. Issue resolved.**

WD2. The project proposes the underground storage of propane, which is considered a hazardous material; however, BETA notes that any leakage would become airborne and is not anticipated to be prohibited in the spirit of (§185-40.D.1(d)). *UC: Agreed.* **BETA2: No further comment.**

WD3. Section §185-40.D.(1)(l)(ii) requires that the proposed groundwater recharge efforts must be approved by a hydrogeologist; however, the proposed stormwater management system will fully comply with the Massachusetts Stormwater Management Standards, including discharges to a Zone II, and no adverse impacts to groundwater are anticipated as a result of the project. BETA defers to the preference of the Board to require approval by a hydrogeologist. *UC: Agreed, the*

project has been designed to comply with the stormwater standards. BETA2: No further comment.

WD4. Provide calculations demonstrating conformance with §185-40.D.1(l) and (k). *UC: Calculations have been added to sheet 4. BETA2: Calculations provided. The proposed GPD is below the maximum allowed under this section. Issue resolved.*

WD5. Indicate spill control measures to be implemented to protect the district against hazardous materials discharge (§185-40.E(1)). *UC: Spill control measures have been added to sheet 4. BETA2: Measures provided. Issue resolved.*

WD6. The Applicant is advised that placement of construction fill in excess of 15 cubic yards must comply with §185-40.E(5) and a note should be placed on the plans indicating such. *UC: A note has been added to sheet 4. BETA2: Information provided. Issue resolved.*

UTILITIES

The project proposes the following utilities:

- Water: 8" CLDI water main, 4" Fire service, and 2" domestic.
- Sanitary sewer: On-site septic system.
- Electric, Telephone, and CTV: Underground conduit, one utility pole, and transformer.
- Gas: Three underground 200-gallon propane tanks.

Detailed review of utilities and fire service is anticipated to be provided by the Department of Public Works, Fire Chief, and Board of Health, as applicable. In response to comments from the Board members, the applicant has decided not to install the three underground propane tanks and instead will connect directly to the gas main on Washington Street.

U1. A note provided on the Site Layout Plan indicates that loading areas are to be provided within the building bays and it is anticipated that floor drains and oil separators will be required per plumbing code and or Title V regulations. BETA notes that the septic and sanitary systems will need to be approved by the Board of Health and a note on the Grading and Utility Plan indicates such. *UC: Agreed. BETA2: No further comment.*

U2. **Based upon the response from UCI, the underground propane tanks will not be installed. However, Utility Note 5 on sheet 4 of 10 indicates that there are three 1,000-gallon propane tanks shown. The tank locations are not indicated on the plan. The applicant should clarify.**

UCI response: the propane tanks are no longer being proposed. Utility Note 5 has been revised

BETA; Issue resolved.

U3. Notes provided on the Grading and Utility Plan indicate that water systems (domestic and fire) are shown schematically. Clarify if any initial coordination has taken place with the Fire Chief regarding the potential need for on-site hydrants. The proposed layout should also indicate typical locations for gate valves and boxes.

UCI: Additional gate valves, curb stops, and tee's have been added and labeled. Sheet 4. We have provided the hydrant location to the fire department. We anticipate an updated response from the fire department.

BETA2: Information provided. BETA defers to the Fire Department on hydrant locations.

UC12: See attached email from Deputy Fire Chief, Joe Barbieri, and dated December 20, 2021.

BETA3: No further comment

STORMWATER MANAGEMENT

Stormwater management is proposed via three subsurface infiltration systems. Runoff will be conveyed to these systems via trench drains and catch basin to manhole connections. Overflow from the systems will be discharged via three new outfalls into the wetland buffer zone to the west, where it will flow into Spring Pond. Several of the catch basins and manholes will also function as water quality units.

The project is subject to the Massachusetts Stormwater Management Standards outlined in the MA Stormwater Handbook (MSH). In addition, the proposed development will disturb greater than one acre; therefore, the project is subject to Chapter 153: Stormwater Management of the Town of Franklin Bylaws as well as Chapter 300-11 of the Town of Franklin Subdivision Regulations. Compliance with the standards, the bylaw, and best engineering practices is outlined in the following sections.

GENERAL

- SW1. Provide calculations to demonstrate that the project will retain the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the site (§153-16.A(1)(a)). *UC: Calculations have been added to sheet 9.* **BETA2: Information provided. Issue resolved.**
- SW2. Provide signature on MassDEP Stormwater Checklist. *UC: The MassDEP Checklist has been signed.* **BETA2: Signature provided. Issue resolved.**
- SW3. Clarify how runoff from the Site driveway will be directed to the stormwater management system. Proposed grading will direct flows through the proposed curb break on Lot 305-004. *UC: A gutter detail has been added to sheet 10.* **BETA2: Driveway revised to include a 3" lip. Issue resolved.**
- SW4. Clarify how roof runoff is intended to be directed to the trench drains, such as direct connection from roof leaders or overland. If it is the latter and the buildings will be without gutters, then crushed stone or riprap should be provided at the drip edge to prevent erosion. *UC: The roofs are not intended to have trench drains. Crushed stone has been added. A detail has been added to sheet 10.* **BETA2: Information provided. Issue resolved.**
- SW5. Review and revise invert of CB-2, as necessary, which is shown below inlet invert for DMH-1. *UC: The invert of CB-2 has been revised.* **BETA2: Invert revised. Issue resolved.**
- SW6. Provide detail for trench drains. *UC: A trench drain detail can be found on sheet 9.* **BETA2: Detail provided. Issue resolved.**
- SW7. Confirm pipe material proposed for trench drains, noted as PVC on the drainage table and as HDPE at the connection to RCP. *UC: The HDPE label has been added to the drainage table.* **BETA2: Pipe material clarified. Issue resolved.**
- SW7A. **Based upon the proximity of the 3 proposed subsurface infiltration structures to the 1:1 slope, BETA recommends that an impermeable barrier be placed at the limit of the remove & replace (5') of the structure on 3 sides adjacent to the slope to prevent breakout during storm events.**

BETA recommends that the barrier be 8' deep and extend from a point 2' below the floor of the structure up to the top of the structures.

UCI response: The project Geotechnical Engineer, Mathew Hardison, from Summit Geotechnical Services has confirmed that they are anticipating the use of an impermeable barrier to address the breakout concerns. This will be completed as part of the final design of the slope areas. The applicant would be amenable to a condition of approval requiring the design be submitted to the Town prior to commencing with construction.

BETA response: BETA will defer to the preference of the Board relative to the condition.

MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:

No untreated stormwater (Standard Number 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project proposes three new outfalls which will discharge to the wetland buffer zone associated with Spring Pond. All runoff through these outfalls will first be treated by deep sump catch basins, subsurface infiltration systems, and, for some areas, water quality units. Riprap aprons are proposed at outlets to mitigate erosion.

SW8. Evaluate how flows entering the site from Washington Street will be directed and discharged. If overland, discharges are anticipated to require energy dissipation to mitigate erosion potential.

UCI: We have had discussions with the Town Engineer regarding the existing catch basin located to the north of the site drive. The entrance has been redesigned to allow for the existing catch basin to be located along the revised curb line. The watershed area was revised to allow for the additional flow from Washington Street.

BETA2: Information provided. There appears to be a significant area of Washington Street directed to the basin and the designer should evaluate the grate's capacity vs. calculated peak flow rates. Any bypass flows must be incorporated into hydrologic models to ensure they will not adversely impact the proposed stormwater management systems.

UCI: We have evaluated the area contributing to the catch basin upgradient from the driveway entrance, The 100-year storm event rate of runoff is 1.66cfs. if the catch basin did not receive any flow the runoff would enter the site and be collected in catch basins 1 or 3. The runoff would be routed through pond 1 and discharged at the pipe end and rip rap area. With the additional runoff, Pond 1 would have 0.46 feet of freeboard. Refer to the attached Washington Street Existing Catch Basin Analysis.

BETA3: The HYDRO-CAD analysis confirms the results noted above. Provide the watershed plan necessary to document the contributing area and land use.

UCI3: the watershed plan has been revised to reflect the Washington Street watershed.

BETA4: Plan provided confirms analysis; issue resolved.

Post-development peak discharge rates (Standard Number 2): *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.*

The project proposes an increase in overall impervious area and removal of existing woodlands. Three subsurface infiltration systems are proposed to control stormwater runoff. The provided calculations indicate a decrease in post-development peak discharge rates and total runoff volumes compared to pre-development conditions. All proposed infiltration systems will be located a minimum of 100 feet from residential property lines and would therefore meet required setbacks to private wells (100 feet) and septic systems (50 feet), if present.

SW9. Expand watershed plans to include any runoff from Washington Street that enters the site in the existing and proposed conditions. The existing driveway entrance is at a low point and current flow patterns appear to discharge runoff from the street over a riprap pad. *UC: See response to SW8 above. The post development watershed map has not been revised to reflect the catch basin at the proposed curb line and the Washington Street watershed contributing to the site stormwater system.* **BETA2: Watershed plans revised. Issue resolved.**

SW10. Depict proposed tree line on the watershed plans. Review area of "Woods" used for model of Watersheds TR11, TR12 and TR13; Based on assumed tree clearing limits, the area depicted on the plans is significantly lower than that used in the model. *UC: The proposed tree line has been added to the post-development watershed plan. The areas were revised to reflect the proposed grassed slope.* **BETA2: Areas revised. Issue resolved.**

SW11. Revise model for Watershed S17 to include the impervious area representative of the proposed retaining walls. Review area of Grass and Woods used for this watershed; it appears that the area used for Grass should actually be modelled as woodlands and vice-versa. *UC: The retaining walls have been eliminated. The Grass and Woods areas have been revised.* **BETA2: Areas revised. Issue resolved.**

Recharge to groundwater (Standard Number 3): *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

NRCS soil maps indicate the presence of Hinckley Loamy Sand with a Hydrologic Soil Group (HSG) rating of A (high infiltration potential). Three subsurface infiltration systems are proposed to provide recharge in excess of what is required, and calculations have been provided showing that BMPs will drain within 72 hours.

The Applicant has conducted test pits at the Site, finding that the subsurface soils generally consist of Sandy Loam underlain by Sand & Gravel. In-situ hydraulic conductivity tests have been conducted to determine design exfiltration rates for stormwater BMPs and are based on one half of the lowest value determined in the field. BETA notes that test pits were conducted in June, outside of the seasonal period for high groundwater; however, due to the depth of the test pits, groundwater issues are not anticipated.

SW12. Provide relevant notes and specifications for fill materials to be placed around and below proposed infiltration systems. Portions of Pond 3 will be located significantly above the existing ground (6± feet) and fill materials must have an exfiltration capacity equal to or greater than the parent materials below. Restrictive A and B horizons must also be fully removed below the proposed system. *UC: Notes for soil removal and fill material specifications have been added to sheet 9.* **BETA2: Notes provided indicating that proposed fill material is intended to reflect granular sand. Issue resolved.**

80% TSS Removal (Standard Number 4): *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.*

The project proposes a treatment train consisting of deep sump catch basins, water quality units, and subsurface infiltration systems. The treatment train will provide the required TSS removal and water quality volume. As the project is within a wellhead protection area, treatment trains have been designed to provide the required 44% TSS pretreatment prior to infiltration.

Higher Potential Pollutant Loads (Standard Number 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project narrative claims that this standard does not apply. However, the project may qualify as a Land Use with Higher Potential Pollutant Load (LUHPPL) under the definition of a “light industrial activity.” The proposed BMPs are considered suitable for use in a LUHPPL.

SW13. Clarify if any of the potential industrial activities are subject to the NPDES Multi-sector permit or have the potential to be classified as a LUHPPL. If so, evaluate if additional BMPs are required and update narrative as necessary. If the project is approved, BETA recommends a condition that requires all industrial activities to take place entirely within the buildings.

UCI: The owner will not be allowed to lease or sell units to tenants with industrial activities that are subject to the NPDES Multi-sector permit. All industrial activities will take place within the building. The applicant is amenable to this as a condition of approval.

BETA2: Information provided. If the Board elects to approve the project, BETA recommends for the Board to include this as a condition of approval.

UCI2: The applicant is amenable to this as a condition of approval.

BETA3: No further comments

Critical Areas (Standard Number 6): *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project proposed discharges to a Zone II Wellhead Protection area, which is a critical area. The project has been designed to provide 44% TSS pretreatment and infiltrate the 1.0-inch water quality volume. Proposed BMPs are considered suitable for use in a Zone II Wellhead Protection Area.

SW14. Provide source control and pollution prevention plan for industrial activities to ensure resource areas are protected. If potential tenants are unknown and the project is approved, BETA recommends a condition the requires source control and pollution plans to be submitted for each industrial tenant prior to occupancy.

UCI: As tenants are not known, the applicant is amenable to this as a condition of approval.

BETA2: Information provided. If the Board elects to approve the project, BETA recommends for the Board to include this as a condition of approval.

UCI2: The applicant is amenable to this as a condition of approval.

BETA3: No further comments

Redevelopment (Standard Number 7): *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The project is not a redevelopment - **not applicable.**

Mr. Anthony Padula, Chairman

February 2, 2022

Page 16 of 16

Construction Period Erosion and Sediment Controls (Standard Number 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project will disturb greater than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are required. The project proposes the use of erosion control barrier (compost sock), catch basin inlet protection, and stabilized construction entrance.

Operations/maintenance plan (Standard Number 9): *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

A Long-Term Operation and Maintenance (O&M) Plan has been provided.

SW15. Provide information from manufacturer regarding inspection and maintenance requirements for water quality units. *UC: The inspection and maintenance requirements have been provided in the supplemental documents packet.* **BETA2: Information provided. Issue resolved.**

Illicit Discharges (Standard Number 10): *All illicit discharges to the stormwater management systems are prohibited.*

The project narrative indicates that the owner will provide a signed illicit discharge statement during application for a stormwater permit.

SW16. If the project is approved, BETA recommends a condition that requires the signed statement to include a pollution prevention plan with measures to prevent illicit discharges to the stormwater management system, including wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.

UCI: The applicant will provide a signed illicit discharge statement with the SWPPP.

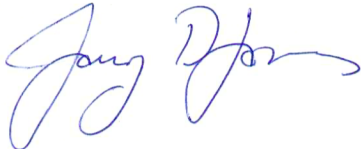
BETA2: Information provided. If the Board elects to approve the project, BETA recommends for the Board to include this as a condition of approval.

UCI2: The applicant is amenable to this as a condition of approval.

BETA3: No further comments

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.



Gary D. James, PE
Senior Project Manager

cc: Amy Love, Planner





TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building

257 Fisher Street

Franklin, MA 02038-3026

February 2, 2022

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

RE: Site Plan – Washington Street Flex Space

Dear Mr. Chairman and Members:

We met with the design team to discuss the possibility of modifying the slope design at the rear of the buildings to accommodate a small retaining wall in order to provide a narrow flat area at the top of the slope. It was presented that the builder would have a structural engineer on site during the construction phase to design a wall where needed using large boulders from the site, or possibly bringing in large concrete blocks. We feel that this approach is acceptable and would recommend that it be noted on the plans prior to endorsement if the Board decides to approve the project.

As previously noted, we also recommend as a condition that the property line along the top of the proposed slope be staked out at least every 100 feet to help ensure construction activity does not extend onto the adjacent properties.

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

Sincerely,

Michael Maglio, P.E.
Town Engineer

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: January 18, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Washington St
Site Plan

The DPCD has reviewed the above referenced Site Plan application for the Monday, January 24, 2022 Planning Board meeting and offers the following commentary:

General:

1. The site is located on Washington St in the Industrial Zoning District (Assessors Map 304 Lot 064).
2. The applicant is proposing to construct three (3) buildings, access road with stormwater management system and septic.

Waivers:

- To allow less than 42" of cover over the RCP drain pipe. Proposed use of Class V RCP
- To allow the use of HDPE pipe for the manifolds and Pond 1, Pond 2, Pond 3 and the Trench Drains
- Light spillage allowed only the NE Power Co. parcel. Light is not to spill on the abutting residential properties
- To allow the plantings of the 15 foot buffer to be completed as shown on sheet 5, per section 185-35.C.

DPCD Comments:

1. The Applicant will need a waiver from Section 185-35.C. BETA recommends that a retaining wall be installed along the residential strip of the property and allow for 3-4 strip of tree plants on top.

Suggested Conditions of Approval:

1. Applicant is to provide soil stabilization designs prior to the start of construction.
2. The property line along the top of the proposed slope is to be staked out at least every 100 feet to help ensure construction does not extend onto the adjacent property.
3. The retaining wall details are to be submitted and reviewed prior to the start of the construction.
4. The parking areas on the plan are to be completed with each phase of development.
5. Limited Site Plan for Tenants – If the tenant is allowed by right in our Zoning By-Law, DPCD does not recommend Limited Site Plan for every tenant. Upon submittal of

Partial and Final Form H, the Applicant could provide an update to the Board on the tenants.

6. Prior to endorsement, a note will be added to the plans to say -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.
7. Prior to endorsement, provide a color sketch outlining each phase with parking spaces.



Amy Love <alove@franklinma.gov>

Washington St. Parcel "Franklin Flex, LLC" Proect

1 message

Karen Miller <1107karen@gmail.com>

Sat, Jan 29, 2022 at 12:58 PM

To: Amy Love <alove@franklinma.gov>

Cc: Jamie Hellen <jhellen@franklinma.gov>, Gus Brown <gbrown@franklinma.gov>

Amy,

If I may ask a favor....can you please send this email along to the Planning Board members. There are no email address listed for the Board on the website and your forwarding would be greatly appreciated.

Thank you!

Planning Board members,

If the Planning Board decides to approve the Washington Street Project "Franklin Flex, LLC" Parcel 304-064, I respectfully request that the Board require a limited site plan review, whereby the Planning Board will hear under General Business when each tenant is proposed. This process will be implemented for first time tenants and each time a tenant or property owner changes. It has been suggested that the property could be sold in it's entirety or on a unit basis condo style.

This is a large 45,000 sq. ft. project with over 140 parking spaces, in the midst of a water resource overlay district, residential district, and wetlands area, therefore the potential for unintended consequences is a large concern. The property is located within the Industrial zoning district and as such will allow for light manufacturing, warehousing, and office uses. The developer has said there are currently no proposed tenants, and it is a possibility one tenant could fully occupy. Because there are there are currently no proposed tenants, and no one can predict what the impact will be on the future of the Town, neighborhood, and streets by any subsequent tenants; continued oversight of this parcel should be imperative.

It is greatly appreciated that the Planning Board, Conservation Committee, along with BETA and other resources continue to review this project very carefully as there are many items involved, including the steep slopes stability, traffic, wetlands, non-conforming lot, light spillage, large amount of earth removal, impervious area, the neighborhood, etc. If the project is approved, please continue to keep it in front of the Planning Board in the future.

Thank you very much for your attention and consideration.

Kind regards,

Karen Miller

246 Washington St.