

TOWN OF FRANKLIN
INSPECTION DEPARTMENT
Building Inspection – Division of Wires – Division of Gas
Division of Plumbing
MUNICIPAL BUILDING – 355 East Central Street
Franklin, Massachusetts 02038

Lloyd (Gus) Brown
Building Commissioner

Telephone: 508-520-4926
FAX: 508-520-4906

ZONING REVIEW

APPLICANT: Hallie Wetzell and Nicholas Paone

LOCATION: 394 Washington Street

ZONING DISTRICT: Single Family 111

TYPE OF PROJECT: Construct a Detached 24' X 36' Garage with an Accessory Dwelling

DATE: 09/07/2023 **DENY**

SPECIAL PERMIT and VARIANCE

ZONING BY LAW SECTIONS: 185 Attachment 8 Part VII, 185 Section 14, 185 Section 19 (B)(1), and 185 Section 40 (D)(1)(L)(i)

REASON FOR DENIAL: Applicant is seeking to construct a detached 24' x 36' garage with an Accessory Dwelling Unit that is 25.3' from the frontage and to render impervious coverage 21.0% where 15.0% is allowed. The building permit is denied without a Special Permit and a Variance from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____

ZONING OFFICIAL SIGNATURE LAB 09/07/2023 DATE

TOWN OF FRANKLIN
TOWN CLERK

2023 SEP 13 A 9:31

RECEIVED

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

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TOWN OF FRANKLIN

SEP 13 2023

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit: X Variance: X Appeal: _____

PETITIONER: Hallie Wetzell & Nicholas Paone

PETITIONER'S ADDRESS: 394 Washington Street PHONE: 617-905-3682

LOCATION OF PROPERTY: 394 Washington Street

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Single Family III

ASSESSORS MAP & PARCEL: AM 312 Parcel 6

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input checked="" type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Other: <u>Accessory Dwelling Unit</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct a 24'x36' single story accessory dwelling unit with garage
to be utilized as an in-law apartment for their mother-in-law

The allowed impervious coverage in the water resource district is 15%. The existing
impervious coverage is 19.2%. The construction of the ADU will increase impervious
coverage to 21.0%

SECTIONS OF ZONING ORDINANCE CITED:

Article _____ Section _____ See attached

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the ZBA pursuant to Zoning Bylaw section 185-45 (D)
must attach a statement concerning the reasons for the appeal

Original Signature(s):

Hallie Wetzell/Nicholas Paone
(Petitioner(s)/owner)

Hallie Wetzell/Nicholas Paone
(Print Name)

Address: 394 Washington Street
Franklin, MA 02038

Tel. No.: 617-905-3682

E-Mail Address: hwetzell@aol.com

Date: _____

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.


I/We Hallie Wetzell & Nicholas Paone
(OWNER)

Address: 394 Washington Street

State that I/We own the property located at 394 Washington Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Hallie Wetzell & Nicholas Paone

*Pursuant to a deed of duly recorded in the date 8-8-2013, Norfolk
County Registry of Deeds at Book 31636, Page 270; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hallie Wetzell & Nichola Paone PRESENT USE/OCCUPANCY: single family residential

LOCATION: 394 Washington Street ZONE: SFR III

PHONE: 617-905-3682 REQUESTED USE/OCCUPANCY: Accessory Structure/In Law Apt

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>	<u>54,521+/- sf</u>	<u>54,521+/- sf</u>	<u>20,000+/- sf(min.)</u>
<u>Continuous Frontage:</u>	<u>578.14 lf</u>	<u>NC</u>	<u>125 lf (min.)</u>
<u>Size of Lot:</u>			
Width	<u> </u>	<u>NC</u>	<u>112.5 lf (min.)</u>
Depth	<u>136 lf</u>	<u>NC</u>	<u>160 lf (min)</u>
<u>Setbacks in Feet:</u>			
Front	<u>31.4 ft (NC House)</u>	<u>25.3 ft (ADU)</u>	<u>40 ft (min.)</u>
Rear	<u>25 ft (NC House)</u>	<u>11.5 ft (ADU)</u>	<u>30 ft (min.)</u>
Left Side	<u>305 ft</u>	<u>NC</u>	<u>25 lf (min.)</u>
Right Side	<u>N/A</u>	<u>NA</u>	<u>25 lf (min.)</u>
<u>Building Height:</u>			
Stories	<u>2</u>	<u>NC House ADU 1 Story</u>	<u>3 lf (max.)</u>
Feet	<u>NC</u>	<u> </u>	<u>35 lf (max.)</u>
<u>NO. of Dwelling Units:</u>	<u>3</u>	<u>4</u>	<u> (max.)</u>
<u>NO. of Parking Spaces:</u>	<u>2</u>	<u> </u>	<u> (min./max)</u>

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Existing single family 3-bedroom wood framed house on a pre-existing
non-conforming lot. House is serviced by Town water and sewer.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

**Sections of Zoning Ordinance Cited
For
394 Washington Street, Franklin, Massachusetts
Revised: September 6, 2023**

Special Permits:

Article 185 Section Attachment 8 Use Regulation Schedule Part VII to allow an ADU in SFR III

Article 185 Section 14: To allow more than one building on a lot

Article 185 Section 19 (B)(1) To allow an accessory structure within the required front yard setback

Article 185 Section 40 (D)(1)(L)(i): To render impervious coverage more than 15% of the upland area

Variance Requests:

Article 185 Section 19 (B)(1) To allow an accessory structure within the required front yard setback:

- The Applicant requests relief of 14.7' from the 40-foot setback requirement to 25.3'

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D) (2) (6) AND MGL 40A, SECTION 10:

- A) A Literal enforcement of the provisions of this Zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The Applicant currently resides in Franklin and a literal enforcement of the provisions of this bylaw would prohibit the construction of an ADU and further restrict financially feasible options to have their mother be closer to family for assistance as she continues to age.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The property boundary is irregular in shape and has a significant amount of wetlands on the northern side of the property. Therefore, the most irregular shaped portion of the property is the only possible location to construct an accessory dwelling unit (ADU) and minimize impacts to the abutting resource areas.

- C) Desirable relief may be granted without either:

1) Substantial detriment to the public good for the following reasons:

- The ADU is proposed for the Owner's aging mother to live in close proximity to her son, while still maintaining her independence.
- The ADU is strictly for a family member

2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

- Based on recent Town Council meetings, proposed amendments to the Zoning Bylaws to allow ADUs by special permit are currently under review.
- The proposed ADU has been positioned on the property in accordance with the proposed amendments and would not substantially derogate or nullify the intent or purpose of this bylaw.

If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.



ZBA APPLICATION FORM
SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria in accordance with Zoning Bylaw Section 185-45(D) (2) (a) referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits for which additional criteria must be met under the Zoning Bylaw.

185-45(D) (2) (A) BOARD OF APPEALS: TO HEAR AND DECIDE APPLICATIONS FOR SPECIAL PERMITS UPON WHICH THE BOARD IS EMPOWERED TO ACT UNDER THIS CHAPTER. SPECIAL PERMITS SHALL BE GRANTED BY THE BOARD OF APPEALS ONLY UPON ITS WRITTEN DETERMINATION THAT THE PROPOSED USE WILL NOT HAVE ADVERSE EFFECTS WHICH OVERBALANCE ITS BENEFICIAL EFFECTS ON EITHER THE NEIGHBORHOOD OR THE TOWN, IN VIEW OF THE PARTICULAR CHARACTERISTICS OF THE SITE AND OF THE PROPOSAL IN RELATION TO THAT SITE. THIS DETERMINATION SHALL BE IN ADDITION TO THE FOLLOWING SPECIFIC FINDINGS:

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

The proposed ADU would fit into the existing neighborhood and will be the same style as the existing home.

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

The ADU will not effect the existing traffic flow or pedestrian safety.

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

The proposed ADU would have separate utility connections in accordance with the Town requirements

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

The ADU will be of the same character as the existing structure and will not negatively impact the neighborhood.

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

The ADU has been proposed in an area pre-disturbed and outside of the resource areas

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

The ADU will be in the same character of the existing structure and will not result in any deprivation to the neighborhood.

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

Water consumption and sewer use will be minimal based on the proposed use.

NOT
AN
OFFICIAL
Property Address: 394 Washington Street, Franklin
Massachusetts 02038

NOT
AN
OFFICIAL
COPY

Quitclaim Deed

I, Frederick Alfred Wetzell, III, Trustee of Frederick A Wetzell III 2003 Revocable Trust under trust dated 06/24/2003, of 394 Washington Street, Franklin, Massachusetts 02038 in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) grant to Hallie Wetzell and Nicholas Paone, tenants in common of 394 Washington Street, Franklin, Massachusetts 02038

with **QUITCLAIM COVENANTS**

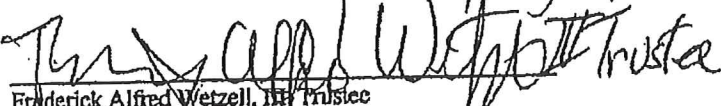
The Land on the easterly side of Washington Street in Franklin, Norfolk County, Massachusetts, bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of the heirs of the late George W. Nason, by said street; thence in a Southwesterly direction on the easterly side of said Washington Street on the line of the Rhode Island and Massachusetts Railroad; thence Northeasterly on the line of said Railroad to land now or formerly owned by said Nason heirs, at or near an old cartroad; thence in a Northwesterly direction on said Nason's land to said Washington Street at the place of beginning.

For Grantors title see Deed from Barbara W Pizzelli, Trustee, Dated August 23, 2006 and Recorded with the Norfolk Registry of Deeds on August 23, 2006 at 02:07 PM at Book 24004 Page 502,

NOT
AN
OFFICIAL
COPY

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AN
OFFICIAL
COPY

Executed as a sealed instrument this 17th day of August, 2013

Frederick Alfred Wetzell, III, Trustee
Frederick A Wetzell III 2003 Revocable Trust

Commonwealth of Massachusetts

_____, ss:

On this _____, before me, the undersigned notary public, personally appeared Frederick Alfred Wetzell, III, Trustee of Frederick A Wetzell III 2003 Revocable Trust under trust dated 06/24/2003, proved to me through satisfactory evidence of identification, which were ☐ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

, Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA NOT
COUNTY OF Los Angeles AN
On August 6, 2013 before me Shawn Aragon
Notary Public personally appeared Frederick Alfred Wetzel, III

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Affix Notary Seal Here

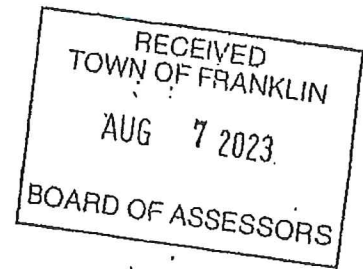
*****OPTIONAL*****

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
<input checked="" type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE OFFICER	<u>Quitclaim Deed</u> Title or type of document
Title(s) _____	<u>2</u> Number of Pages
<input type="checkbox"/> Partner(s) <input type="checkbox"/> Limited <input type="checkbox"/> General	<u>8/6/13</u> Date of Document
<input type="checkbox"/> Attorney-In-Fact	<u>None</u> Signer(s) other than named above
<input type="checkbox"/> Trustee(s)	
<input type="checkbox"/> Guardian/Conservator	
<input type="checkbox"/> Other: _____ _____ _____	
Signer is representing: Name of person(s) or entity(ies) _____ _____	

accavalieri @ gandhengineering.com

Town of Franklin – Board of Assessors
355 East Central Street
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923



Abutters List Request Form

Please Note: A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 8 / 7 / 2023

Assessors Parcel ID # (12 digits) 312 - 006 - 000 - 000

Property Street Address 394 Washington St.

Distance Required From Parcel # listed above (Circle One): 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Hallie Wetzell

Property Owner's Mailing Address 394 Washington Street

Town/City Franklin State MA. Zip Code 02038

Property Owner's Telephone # 617 - 905 - 3682

Requestor's Name (if different from Owner) Guerriere & Halnon, Inc.

Requestor's Address 55 West Central Street Franklin, MA.

Requestor's Telephone # 508 - 528 - 3221

Office Use Only: Date Fee Paid / / Paid in Cash \$

Paid by Check \$ Check # Town Receipt #

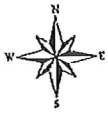
Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals



394 WASHINGTON ST - 300' ABUTTERS

Franklin, MA

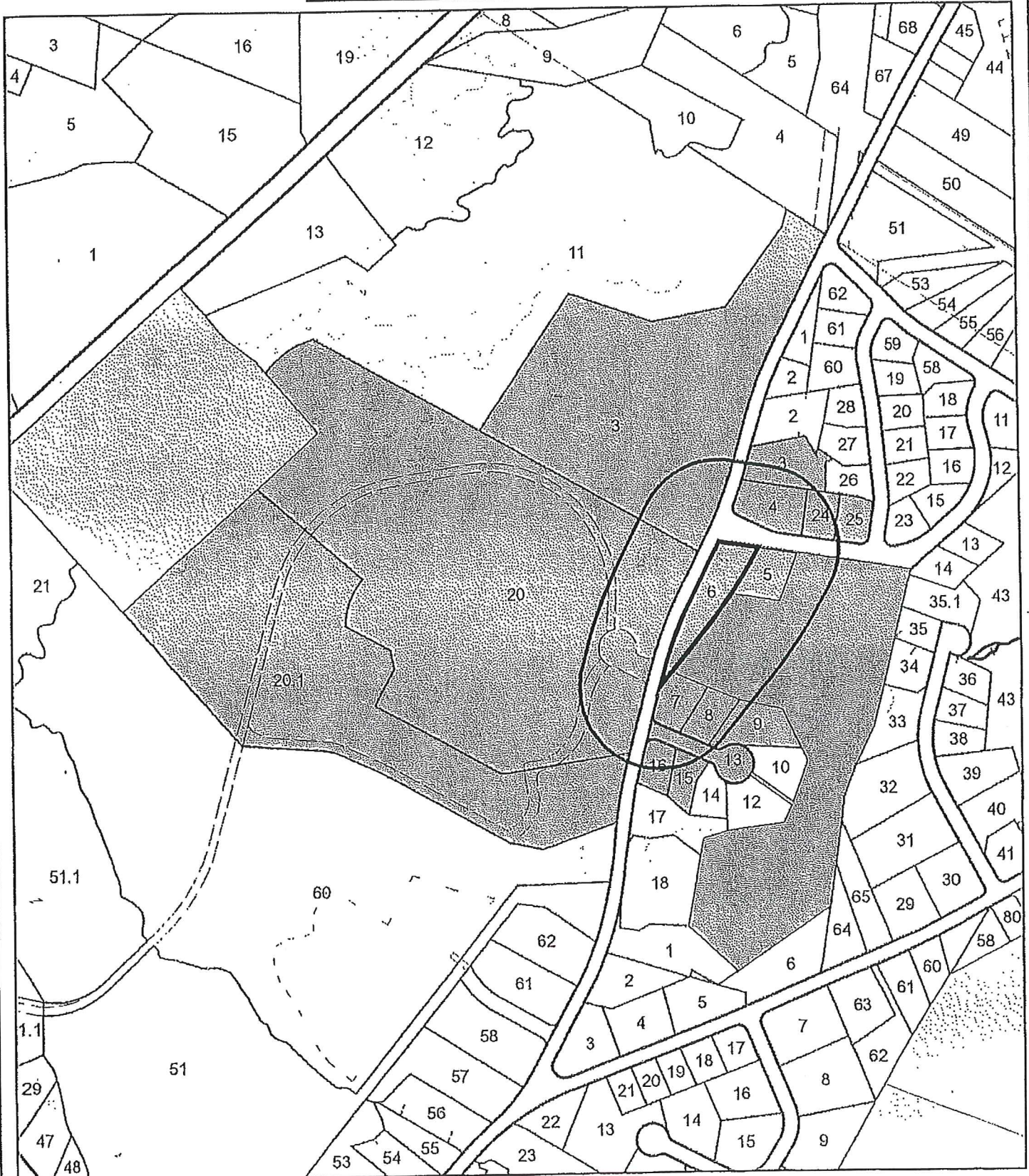


CAI Technologies
The Art of Mapping digital Systems

1 inch = 500 Feet

August 7, 2023

www.cai-tech.com



This information is believed to be correct but is subject to change and is not warranted.



300 foot Abutters List Report

Franklin, MA
August 07, 2023

Subject Property:

Parcel Number: 312-006-000
CAMA Number: 312-006-000-000
Property Address: 394 WASHINGTON ST

Mailing Address: WETZELL HALLIE PAONE NICHOLAS
394 WASHINGTON ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 305-003-000
CAMA Number: 305-003-000-000
Property Address: 291 WASHINGTON ST

Mailing Address: CHENT REALTY INC
291 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 312-003-000
CAMA Number: 312-003-000-000
Property Address: 400 WASHINGTON ST

Mailing Address: EASTMAN CHARLES F III EASTMAN
MIREILLE T
400 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 312-004-000
CAMA Number: 312-004-000-000
Property Address: 372 WASHINGTON ST

Mailing Address: DANIELLO ALBERT AJR DANIELLO
THERESA M
372 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 312-005-000
CAMA Number: 312-005-000-000
Property Address: 1 WILSON RD

Mailing Address: VERNEY LAWRENCE J VERNEY RITA E
1 WILSON RD
FRANKLIN, MA 02038

Parcel Number: 312-006-000
CAMA Number: 312-006-000-000
Property Address: 394 WASHINGTON ST

Mailing Address: WETZELL HALLIE PAONE NICHOLAS
394 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 312-007-000
CAMA Number: 312-007-000-000
Property Address: 2 IVY LN

Mailing Address: CARUSO MICHAEL CARUSO VANESSA
2 IVY LN
FRANKLIN, MA 02038

Parcel Number: 312-008-000
CAMA Number: 312-008-000-000
Property Address: 4 IVY LN

Mailing Address: RIPLEY JAMES F RIPLEY LAUREL E
4 IVY LN
FRANKLIN, MA 02038

Parcel Number: 312-009-000
CAMA Number: 312-009-000-000
Property Address: 6 IVY LN

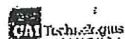
Mailing Address: TRAN DUC THUY DANG
6 IVY LN
FRANKLIN, MA 02038

Parcel Number: 312-011-000
CAMA Number: 312-011-000-000
Property Address: WASHINGTON ST

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 312-013-000
CAMA Number: 312-013-000-000
Property Address: IVY LN

Mailing Address: KANE JOHN
1 IVY LN
FRANKLIN, MA 02038



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

8/7/2023

Page 1 of 2



300 foot Abutters List Report

Franklin, MA
August 07, 2023

Parcel Number: 312-015-000
CAMA Number: 312-015-000-000
Property Address: 3 IVY LN

Mailing Address: MOORE ROBERT E KIRK KRISTEN
3 IVY LN
FRANKLIN, MA 02038

Parcel Number: 312-016-000
CAMA Number: 312-016-000-000
Property Address: 1 IVY LN

Mailing Address: BOYCE KEVIN BOYCE KATIE
1 IVY LN
FRANKLIN, MA 02038

Parcel Number: 312-020-000
CAMA Number: 312-020-000-000
Property Address: 100 FINANCIAL PARK

Mailing Address: ICBP IV HOLDINGS 34 LLC C/O
BERKELEY PARTNERS
1 SANSONE STREET - SUITE 1500
SAN FRANCISCO, CA 94104-4448

Parcel Number: 312-020-001
CAMA Number: 312-020-001-000
Property Address: 200 FINANCIAL PARK

Mailing Address: ICBP IV HOLDINGS 34 LLC C/O
BERKELEY PARTNERS
1 SANSONE STREET - SUITE 1500
SAN FRANCISCO, CA 94104-4448

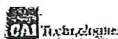
Parcel Number: 313-024-000
CAMA Number: 313-024-000-000
Property Address: 4 WILSON RD

Mailing Address: PAUL VIJU PAUL JINCY
4 WILSON RD
FRANKLIN, MA 02038

Parcel Number: 313-025-000
CAMA Number: 313-025-000-000
Property Address: 6 WILSON RD

Mailing Address: ROSS MELISSA M
6 WILSON RD
FRANKLIN, MA 02038

Kevin M. Doyle, 8-7-2023



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This information is believed to be correct but is subject to change and is not warranted.

8/7/2023

Page 2 of 2

BOYCE KEVIN
BOYCE KATIE
1 IVY LN
FRANKLIN, MA 02038

RIPLEY JAMES F
RIPLEY LAUREL E
4 IVY LN
FRANKLIN, MA 02038

CARUSO MICHAEL
CARUSO VANESSA
2 IVY LN
FRANKLIN, MA 02038

ROSS MELISSA M
6 WILSON RD
FRANKLIN, MA 02038

CHENT REALTY INC
291 WASHINGTON ST
FRANKLIN, MA 02038

TRAN DUC
THUY DANG
6 IVY LN
FRANKLIN, MA 02038

DANIELLO ALBERT AJR
DANIELLO THERESA M
372 WASHINGTON ST
FRANKLIN, MA 02038

VERNEY LAWRENCE J
VERNEY RITA E
1 WILSON RD
FRANKLIN, MA 02038

EASTMAN CHARLES F III
EASTMAN MIREILLE T
400 WASHINGTON ST
FRANKLIN, MA 02038

WETZELL HALLIE
PAONE NICHOLAS
394 WASHINGTON ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

ICBP IV HOLDINGS 34 LLC
C/O BERKELEY PARTNERS
1 SANSONE STREET - SUITE 1500
SAN FRANCISCO, CA 94104-4448

KANE JOHN
1 IVY LN
FRANKLIN, MA 02038

MOORE ROBERT E
KIRK KRISTEN
3 IVY LN
FRANKLIN, MA 02038

PAUL VIJU
PAUL JINCY
4 WILSON RD
FRANKLIN, MA 02038

F-4611 Chambers

Prepared by {enter your company name here}

HydroCAD® 10.00-21 s/n 10299 © 2018 HydroCAD Software Solutions LLC

Type III 24-hr 100-Year Rainfall=9.01"

Printed 8/11/2023

Pond 13P: Cultec C-100HD Chamber - Chamber Wizard Field A

Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)

Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf

Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap

Row Length Adjustment= +0.50' x 1.86 sf x 1 rows

2 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 15.50' Row Length +12.0" End Stone x 2 = 17.50'

Base Length

1 Rows x 36.0" Wide + 12.0" Side Stone x 2 = 5.00' Base Width

6.0" Base + 12.5" Chamber Height + 6.0" Cover = 2.04' Field Height

2 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 1 Rows = 28.9 cf Chamber Storage

178.6 cf Field - 28.9 cf Chambers = 149.8 cf Stone x 40.0% Voids = 59.9 cf Stone Storage

Chamber Storage + Stone Storage = 88.8 cf = 0.002 af

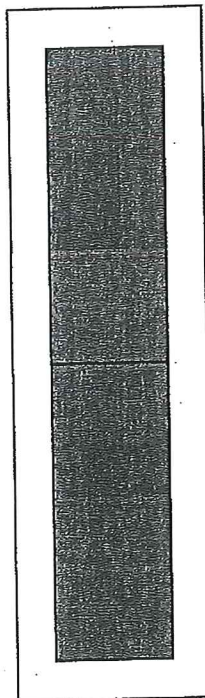
Overall Storage Efficiency = 49.7%

Overall System Size = 17.50' x 5.00' x 2.04'

2 Chambers

6.6 cy Field

5.5 cy Stone





CULTEC Contactor® 100HD Stormwater Chamber

The Contactor® 100HD is a 12.5" (318 mm) tall, low profile chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Contactor 100HD has the side portal internal manifold feature. The HVLV® SFCx2 Feed Connector is inserted into the side portal of the Contactor 100HD to create the internal manifold.



Size (L x W x H)	8' x 36" x 12.5" 2.44 m x 914 mm x 318 mm
Installed Length	7.5' 2.29 m
Length Adjustment per Run	0.5' 0.15 m
Chamber Storage	1.87 ft³/ft 0.17 m³/m 14.00 ft³/unit 0.40 m³/unit
Min. Installed Storage	3.84 ft³/ft 0.36 m³/m 28.81 ft³/unit 0.82 m³/unit
Min. Area Required	25 ft² 2.32 m²
Chamber Weight	38.0 lbs 17.24 kg
Shipping	55 chambers/skid 2,195 lbs/skid 16 skids/48' flatbed
Min. Center to Center Spacing	3.33' 1.02 m
Max. Allowable Cover	12' 3.66 m
Max. Inlet Opening in End Wall	10" HDPE, PVC 250 mm HDPE, PVC
Max. Allowable O.D. in Side Portal	6" HDPE, PVC 150 mm HDPE, PVC
Compatible Feed Connector	HVLV SFCx2 Feed Connector

Calculations are based on installed chamber length.
All above values are nominal.
Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 40" (1016 mm) center-to-center spacing.

	Stone Foundation Depth		
	6" 152 mm	12" 305 mm	18" 457 mm
Chamber and Stone Storage Per Chamber	28.81 ft³ 0.82 m³	33.81 ft³ 0.96 m³	38.81 ft³ 1.10 m³
Min. Effective Depth	2.04' 0.62 m	2.54' 0.77 m	3.04' 0.93 m
Stone Required Per Chamber	1.37 yd³ 1.05 m³	1.84 yd³ 1.40 m³	2.30 yd³ 1.76 m³

Calculations are based on installed chamber length.
Includes 6" (152 mm) stone above crown of chamber and typical stone surround.
Stone void calculated at 40%.

Contactor® 100HD Bare Chamber Storage Volumes

Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft³/ft	m³/m	ft³	m³	ft³	m³
12	305	0.009	0.001	0.068	0.002	13.995	0.396
11	279	0.067	0.006	0.503	0.014	13.928	0.394
10	254	0.110	0.010	0.825	0.023	13.425	0.380
9	229	0.139	0.013	1.043	0.030	12.600	0.357
8	203	0.159	0.015	1.193	0.034	11.558	0.327
7	178	0.174	0.016	1.305	0.037	10.365	0.294
6	152	0.184	0.017	1.380	0.039	9.060	0.257
5	127	0.192	0.018	1.440	0.041	7.680	0.217
4	102	0.203	0.019	1.523	0.043	6.240	0.177
3	76	0.203	0.019	1.523	0.043	4.718	0.134
2	51	0.203	0.019	1.523	0.043	3.195	0.090
1	25	0.223	0.021	1.673	0.047	1.673	0.047
Total		1.866	0.173	13.995	0.396	13.995	0.396

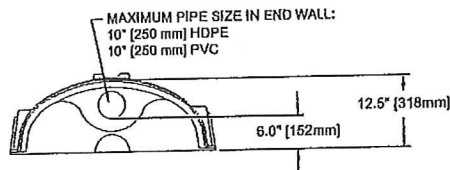
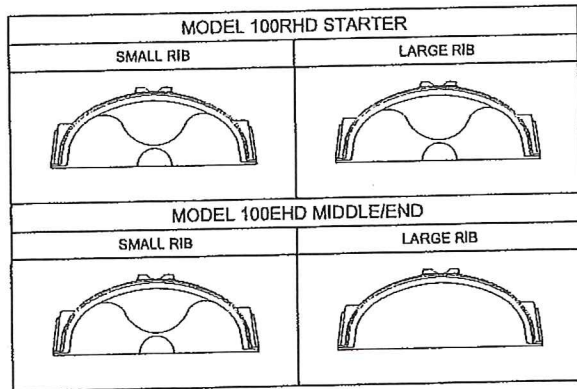
Calculations are based on installed chamber length.

Visit www.cultec.com/downloads.html
for Product Downloads and CAD details.

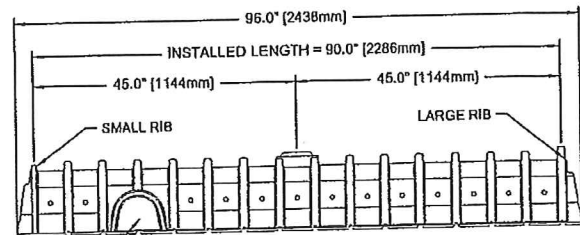
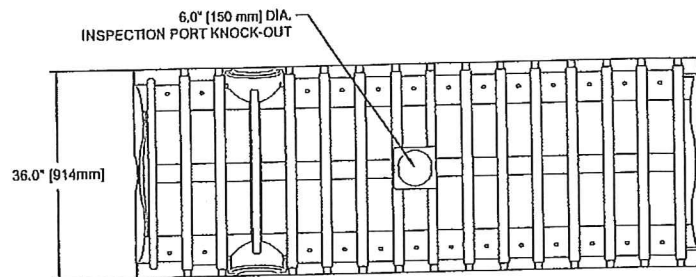


CULTEC Contactor® 100HD Stormwater Chamber

Three View Drawing

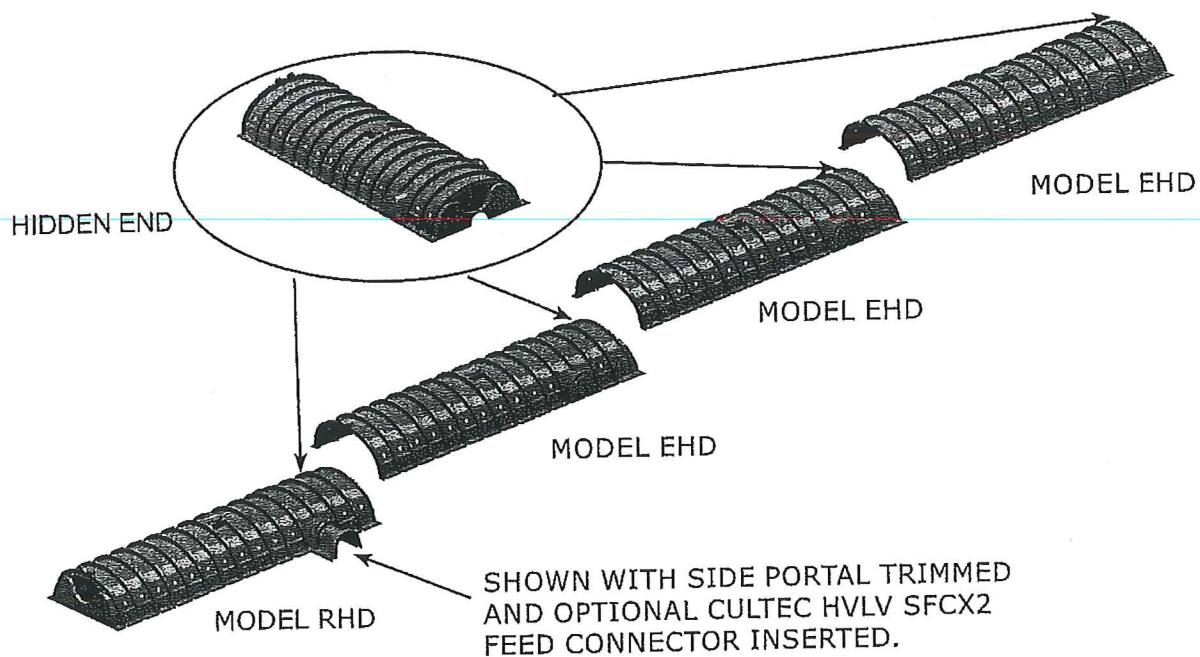


CULTEC CONTACTOR 100HD CHAMBER STORAGE = 1.866 CF/FT (0.173 m³/m)
INSTALLED LENGTH ADJUSTMENT = 0.5' (0.15 m)



SIDE PORTAL FOR OPTIONAL INTERNAL MANIFOLD
(ACCOMMODATES CULTEC HVLV SFCx2 FEED CONNECTOR OR STORM PIPE)
MAX. PIPE:
6" (150 mm) HDPE
6" (150 mm) PVC

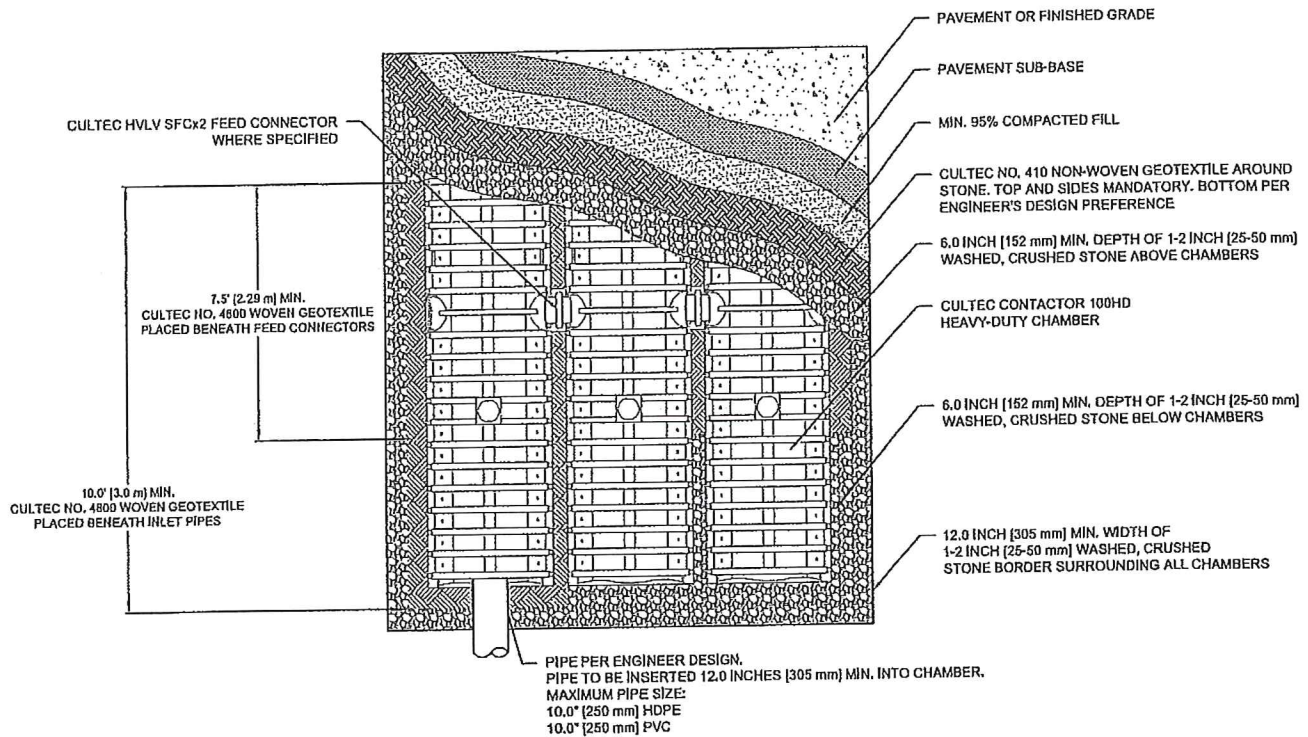
Typical Interlock Installation



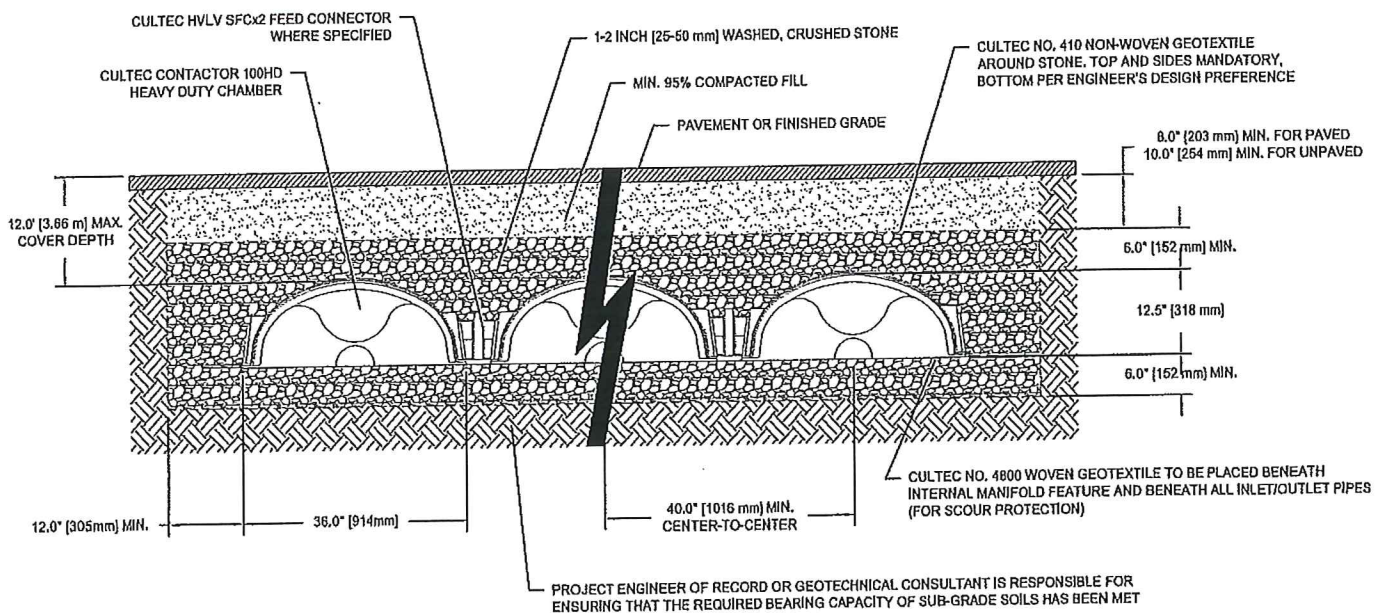


CULTEC Contactor® 100HD Stormwater Chamber

Plan View Drawing



Typical Cross Section for Traffic Application





CULTEC Contactor® 100HD Stormwater Chamber

CULTEC Contactor® 100HD Specifications

GENERAL

CULTEC Contactor® 100HD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

CHAMBER PARAMETERS

1. The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
2. The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
3. The chamber shall be arched in shape.
4. The chamber shall be open-bottomed.
5. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
6. The nominal chamber dimensions of the CULTEC Contactor® 100HD shall be 12.5 inches (318 mm) tall, 36 inches (914 mm) wide and 8 feet (2.44 m) long. The installed length of a joined Contactor® 100HD shall be 7.5 feet (2.29 m).
7. Maximum inlet opening on the chamber end wall is 10 inches (250 mm) HDPE, PVC.
8. The chamber shall have two side portals to accept CULTEC HVLV® SFCx2 Feed Connectors to create an internal manifold. The nominal I.D. dimensions of each side portal shall be 5.75 inches (146 mm) high by 7.5 inches (191 mm) wide. Maximum allowable O.D. in the side portal is 6 inches (150 mm) HDPE, PVC.
9. The nominal chamber dimensions of the CULTEC HVLV® SFCx2 Feed Connector shall be 7.6 inches (194 mm) tall, 12 inches (305 mm) wide and 19.7 inches (500 mm) long.
10. The nominal storage volume of the Contactor® 100HD chamber shall be 1.866 ft³ / ft (0.173 m³ / m) - without stone. The nominal storage volume of a single Contactor® 100RHD Stand Alone unit shall be 14.93 ft³ (0.42 m³) - without stone. The nominal storage volume of a joined Contactor® 100EHD as an Intermediate unit shall be 13.995 ft³ (0.396 m³) - without stone. The nominal storage volume of the length adjustment amount per run shall be 0.93 ft³ (0.09 m³) - without stone.
11. The nominal storage volume of the HVLV® SFCx2 Feed Connector shall be 0.294 ft³ / ft (0.027 m³ / m) - without stone.
12. The Contactor® 100HD chamber shall have forty-four discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
13. The Contactor® 100HD chamber shall have 16 corrugations.
14. The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
15. The Contactor® 100RHD Starter/Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
16. The Contactor® 100EHD Middle/End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
17. The HVLV® SFCx2 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Contactor® 100HD and act as cross feed connections.
18. Chambers must have horizontal stiffening flex reduction steps between the ribs.
19. The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
20. The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
21. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
22. The chamber shall be designed and manufactured to meet the material and structural requirements of IAPMO PS 63-2019, including resistance to AASHTO H-10 and H-20 highway live loads, when installed in accordance with CULTEC's installation instructions.
23. Maximum allowable cover over the top of the chamber shall be 12' (3.66 m) for the Heavy Duty version.
24. The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.