



CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

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January 2, 2024

Mr. Bruce J. Hunchard, Chair
Franklin Zoning Board of Appeals
Franklin Town Hall
335 East Central Street
Franklin, MA 02038

Regarding: Revised Comprehensive Permit Application pursuant to M.G.L Ch.40B
121 Grove Street
Franklin, MA

Dear Mr. Hunchard:

On behalf of Fairfield Grove Street LLC, RJ O'Connell & Associates (RJOC) is submitting the enclosed revised plans, and documents in support of the previously submitted Comprehensive Permit Application pursuant to M.G.L. Ch40B for a development at 121 Grove Street.

RJOC has completed a full stormwater analysis on the proposed development after performing additional onsite soil testing between the dates of 10/24/23 and 10/26/23. The testing revealed that the soil and groundwater in the areas of several of the proposed stormwater basins and infiltration systems is more favorable to infiltration than anticipated, and in other areas less favorable. This soil testing data allowed us to redesign the basins and infiltration systems and remove three surface basins that were located in wetland buffer zone areas and in close proximity to the wetlands. The elimination of the three surface basins results in reduced land impacts and less disturbance within the wetland buffer zones, including the 25-foot buffer zone.

Additional site revisions include:

- Removal of three (3) subsurface infiltration systems. These were removed based on soil and groundwater conditions. Stormwater to those locations has been routed to basins in more favorable areas.
- The addition of one (1) subsurface detention system, to allow for some peak rate attenuation before being directed to an infiltration system.
- Minor modifications to proposed grading and utility layouts as a result of the stormwater system revisions.
- Additional details have been added around the Clubhouse.
- Addition of two (2) pedestrian paths/boardwalks to provide walking trails through the site.
- Wetland replication area. A Wetland Replication Area Plan has been added to the set of plans.

At the request of the Board and their consultants, the applicant has prepared a detailed list of the waivers that are being requested from the following Franklin Bylaws and Regulations:

- Franklin Stormwater Management Bylaw Chapter 153
- Franklin Subdivision of Land Stormwater Management Regulations Chapter 300-11
- Wetlands Protection Bylaw Franklin Chapter 181
- Conservation Commission Bylaws Franklin Chapter 271
- Town of Franklin Conservation Commission Regulations

The Board noted that the Wetland Bylaw and Regulation waiver lists should be sent to the Conservation Commission for review and comment. We will forward a copy of the enclosed list to the Conservation Commission and request they provide their review and recommendations to the Board.

Enclosed with this letter are the following documents:

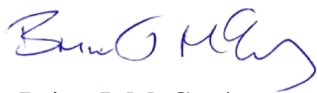
1. Revised set of Site Plans, dated 12/18/2023.
2. Stormwater Report, dated 12/18/2023.
3. Revised List of Requested Exemptions, dated 12/27/2023.

We look forward to meeting with the Board to continue the review of this project at the next scheduled meeting on February 15th.

Please feel free call me if you have any questions at 781-279-0180 x101 or email brian.mccarthy@rjoconnell.com.

Sincerely,

RJO'CONNELL & ASSOCIATES



Brian J. McCarthy
Vice President

cc: Joe Peznola – Hancock Associates
Mark Bobrowski – Blatman, Bobrowski, Haverty & Silverstein, LLC
Robb Hewitt, John Shipe - Fairfield Residential, LLC
Richard R. Cornetta Jr. - Cornetta, Ficco & Simmler, P.C.