



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

TOWN OF FRANKLIN
TOWN CLERK

2022 NOV 14 A 9:47

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October 27, 2022

Bruce Hunchard, Chairman
Franklin Zoning Board of Appeals
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: Comprehensive Permit Application – 237 Pleasant Street

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and offer the following comments:

Waiver Requests

1. We recommend against the request for waiving of all relevant permits from the Department of Public Works for water, sewer, stormwater, public way access, and right-of-way excavations. We request that the applicant be required to file the necessary permit applications and paperwork with DPW. DPW needs to have oversight of the materials and methods of construction that involve public utilities and the public right-of-way, including appropriate bonding for excavations in Pleasant Street.

Water / Sewer

2. The applicant will need to have the downstream sewer main, pump station, and force main reviewed by the Town's on-call sewer consultant to evaluate impacts from the proposed development.
3. The size, type, and inverts of the proposed sewer main extension in Pleasant St should be shown on the plan.
4. The existing water main in Pleasant St is 10" AC pipe.
5. Post Indicator Valves should be located outside each building on the 6" fire service connections.
6. The submitted plans are noted as Concept Plans. If the Board moves to approve the project, we recommend that final design plans and storm water calculations be submitted for review prior to approval. We also recommend that the site plans and

complete stormwater design be reviewed by a peer review consultant on the Town's behalf.

Site Features

7. There is a proposed retaining wall shown on the plans which appears to be approximately 9 feet high. While we understand that the wall manufacturer typically provides a design for their products, at a minimum, the plans should show a wall profile and cross-section identifying the changes in grades from bottom of wall to top of wall.

Additionally, higher walls like the one proposed typically require some sort of tie-backs. Please verify that there is sufficient room between the wall and property line for any required wall reinforcement.

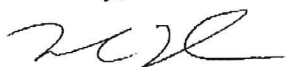
8. The narrative submitted with the plans call out for granite curbing whereas the plans identify concrete curbing. At a minimum, granite curbing should be used at the entrance within the Town's right-of-way.
9. The onsite sidewalk ends at the driveway entrance on Pleasant St across from Padden Road where there is an existing sidewalk and accessible ramp. Provisions for a accessible ramp and cross-walk across Pleasant St should be provided.

Other

10. We request that the Board includes the following conditions if they choose to approve the project:
 - a. Final approved plans and As-built plans shall be submitted to DPW in both electronic CAD file and PDF formats.
 - b. Construction inspection by the Town's peer review consultant shall be required to verify that the proposed project is constructed in accordance with the approved plans.

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

Sincerely,



Michael Maglio, P.E.
Town Engineer

cc: Gus Brown, Building Commissioner
Robert Cantoreggi, Director of Public Works
Doug Martin, Water and Sewer Superintendent