

January 26, 2023

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

**Re: Second Peer Review: Comment Response Letter
237 Pleasant Street – Comprehensive Permit
Franklin, MA
Langan Project No.: 151019602**

Dear Mr. Chairman,

On behalf of Community Builders, Langan is submitting this comment response letter for the proposed project, 237 Pleasant Street, in Franklin, MA.

Enclosed please find our responses to your letter dated January 18, 2023. Below please find each comment followed by our response in **bold**.

SITE LAYOUT

COMMENT SL1: The emergency access between the church and the new development parking lot is proposed as stabilized grass. No gate is proposed. It is important to note the Nation Fire Protection Association (NFPA) guidelines recommend secondary access to residential projects having 100 units or more. Similarly, a stabilized grassed drive provides emergency access to the rear of Buildings 6 and 7 and at the end of the parking between Buildings 3 and 5. The plans call for the use of the Truegrid Permeable Paving System for these areas. The Applicant should provide additional data for this product and its suitability to support emergency vehicle loading include the use of fire aerial ladder truck stabilizers. The Board should then seek input from the Fire Department as to the adequacy of these access areas.

HANCOCK COMMENT RESPONSE: The Applicant has presented data demonstrating H-20 loading capacity of the reinforced turf system. The Board should seek review and input from the Franklin Fire Department. Issue open.

LANGAN COMMENT RESPONSE: *The Fire Department provided a letter to the ZBA dated 12/1/2022 indicating that they reviewed the project plans and their concerns have been addressed and that they have no further comments. As the project proceeds, we will continue to coordinate with the Fire Department to address any concerns regarding the stabilized grass drive.*

SITE GRADING

COMMENT G3: No soil testing information was provided. The project impact on, and measures to deal with groundwater should be addressed.

HANCOCK COMMENT RESPONSE: The Applicant has submitted a Preliminary Geotechnical Report. Hancock has reviewed the information and finds it acceptable. The test pits do not make any mention of redoximorphic features observed. One of the test pit photos shows water in the **bottom of the** pit, however none of the eight pits seem to have encountered water. Additional clarification is required.

LANGAN COMMENT RESPONSE: *Our geotechnical report notes that water was encountered in test pit TP-03 at depth of eleven feet below grade, and the Test Pit Log for TP-03 notes that observation. We note that the elevation of water encountered was approximately elevation 257', about eight feet below our proposed bottom of basin elevation.*

UTILITIES

COMMENT U1: The Applicant should provide sewer design flow and water demand and comment on the capacities of the municipal systems to service the project included available information from flow tests performed proximate to the site.

HANCOCK COMMENT RESPONSE: The Applicant estimates the total average demand to be approximately 6,325 gallons per day (50% of Title 5 estimated flow). The Applicant commits to continue to coordinate with town's Department of Public Works with respect to water demand and sewer flow and confirming capacity of the town's municipal systems. Issue remains open.

LANGAN COMMENT RESPONSE: *The town engineer has provided a letter dated January 4, 2023 (attached) confirming that sewer service is available at the street at the proposed development, but that the capacity of the town's pump station downstream of the development will need to be evaluated. We have had subsequent conversations with the town engineer and understand that if there are capacity issues are identified with the town's pump station then a storage tank may be required at the development so that sewage can be pumped during off-peak times.*

COMMENT U2: No municipal water main is shown in Pleasant Street. The Applicant should rectify this omission on the plans.

HANCOCK COMMENT RESPONSE: Based on record information, there is a 10" municipal water main in Franklin Street. The plans have been revised. The Board should continue to seek input from the Franklin Water Department. Issue remains open.

LANGAN COMMENT RESPONSE: *The town engineer has provided a letter dated January 4, 2023 (attached) confirming that water service is available at the street at the proposed development.*

COMMENT U3: The Board should seek input from the Franklin Fire Department with regard to the proposed locations of site fire hydrants.

HANCOCK COMMENT RESPONSE: The Applicant has stated the Fire Department has reviewed and commented on fire hydrant locations. The Board should seek formal input from the Fire Department with regard to their review. Issue remains open.

LANGAN COMMENT RESPONSE: *The Fire Department provided a letter to the ZBA dated 12/1/2022 indicating that they reviewed the project plans and their concerns have been addressed and that they have no further comments.*

STORMWATER

COMMENT S1: The Applicant should provide a preliminary stormwater report outlining how the project complies with MassDEP Stormwater requirements. Additionally, the Applicant has only requested a waiver from the provision of the Franklin Stormwater Regulations requiring DPW Director approval. A waiver from the performance standards has not been requested. The local standards required removal of 90% of the average annual load of total suspended solids (TSS) generated from the total post-construction impervious area on the site and 60% of the average annual load of total phosphorus (TP) generated from the total post-construction impervious surface area on the site. The Applicant should provide information as to how the project will meet these standards. Hancock will provide additional review and commentary once received.

HANCOCK COMMENT RESPONSE: The Applicant has submitted a stormwater management report. Hancock has reviewed the report. Hancock finds the report generally in keeping with stand practices and MassDEP Stormwater Management Regulations.

- The outfall structures for both infiltration basins should be detailed on Sheet CG502 to match the configurations from the model.
- The spillways should be adjusted on the plan to match the model.
- The crest of both basins should be more clearly shown as having a crest of 271.0 as both basins stage to 270.0 requiring a 271 crest to meet 1 foot of freeboard requirement.

Issue remains open

LANGAN COMMENT RESPONSE: *Drawings CG100 and CG502 have been revised to:*

- ***Add specific details for the outfall structures for both infiltration basins that match the model configurations***
- ***To coordinate the spillways to match the model***
- ***To clarify the top of basin elevation at elevation 271, with the spillway elevation coordinated with the model***

TRAFFIC CIRCULATION AND FIRE ACCESS

COMMENT T2: The sight distance requirements are based on 5 miles per hour below the posted speed limit. Standard practice is to base the requirements on the 85th percentile speed based on a speed study performed.

HANCOCK COMMENT RESPONSE: The Applicant has provided the necessary speed data and resulting required safe Stopping Distance (SSD) and recommended Intersection Sight Distance (ISD). The Applicant should clarify how the provided distances were measured as only ISDs are provided and right turn is reported as >385 ft (the required) and left turn is reported as exactly the required 445 ft. Distances should be measured in the field utilizing applicable standards for distance from travelway and object and eye heights. Sight distance triangles should be added to the main plan set. Additional clarification is required.

LANGAN COMMENT RESPONSE: The sight distance measurements were conducted in the field in accordance to AASHTO Green Book 7th Edition "A Policy on Geometric Design of Highway and Streets" at a distance of 15' from the edge of travel way with a driver eye height of 3.5' for each approach. The plans included in the Traffic Study show the minimum sight distance requirements. The field measurement confirmed that the available sight distance for the eastbound approach (right turn from stop) exceeds 385' and for the westbound approach (left-turn from stop) is 445', which is the minimum requirement, based on a 85th Percentile speed of 40 MPH.

COMMENT T3: The sight distances available are only reported as greater than the required. Actual sight distances should be provided and the criteria for those measurements. Sight distance triangles should be added to the plans to ensure signage and landscaping do not obscure available sight lines and the area within the triangles is either within the subject property, property controlled by the Applicant via easement or within the right of way of Pleasant Street.

HANCOCK COMMENT RESPONSE: Sight distance triangles should be added to the main plan set.

LANGAN COMMENT RESPONSE: Sight distance triangles have been added to the each of the plans in the drawing set.

COMMENT T4: A swept path analysis has been provided showing the movements of an emergency vehicle through the site. The Board should seek input from the Franklin Fire Department regarding this analysis.

HANCOCK COMMENT RESPONSE: The Board should continue to seek formal review and response from the Franklin Fire Department. Issue remains open.

LANGAN COMMENT RESPONSE: The Fire Department provided a letter to the ZBA dated 12/1/2022 indicating that they reviewed the project plans and their concerns have been addressed and that they have no further comments.

Please let us know if you have any questions or further comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.

A handwritten signature in blue ink that reads "Frank Holmes". The signature is written in a cursive, flowing style.

Frank Holmes, PE
Executive Associate

cc: John Harding, The Community Builders
Peter Freeman, Freeman Law Group, LLC
Richard R. Cornetta, Jr., Cornetta, Ficco & Simmler, P.C.

Attachments: Site Plans updated through 2023-01-26 (under separate cover)
Letter from Fire Department to the Zoning Board of Appeals dated 12/1/2022
Letter from Town Engineer to Langan Engineering dated 1/4/2023



James G. McLaughlin, Fire Chief

Town of Franklin
Fire Department
40 West Central St.
Franklin, Massachusetts 02038

Tel. (508) 528-2323
Fax. (508) 520-4912

Joseph S. Barbieri, III, Deputy Fire Chief
James P. Klich, Deputy Fire Chief

December 1, 2022

Zoning Board of Appeals
355 East Central St.
Franklin, MA 02038

Dear Chairman Hunchard,

The Franklin Fire Department had initially reviewed a preliminary plan for 237 Pleasant St. and subsequently submitted comments to the proponent. We have received updated plans that addressed our concerns and we have no further comments at this time.

Please feel free to contact me if you have any questions.

Sincerely,

Joseph S. Barbieri III, Deputy Fire Chief

The Franklin Fire Department is committed to providing the highest level of public safety services for our community. We safely protect lives and property through fire suppression, training, emergency medical and transportation services, disaster and crisis management, fire prevention and public education.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

257 Fisher Street
Franklin, MA 02038-3026

January 4, 2023

Mr. Frank Holmes
Senior Associate
Langan

VIA email: fholmes@langan.com

Subject: Water and Sewer Service for St. John's Residential Development at 237 Pleasant St

Dear Mr. Holmes:

As requested, the Town of Franklin Department of Public Works has reviewed the availability of water and sewer service for the proposed 64 unit residential housing complex to be located at 237 Pleasant Street in Franklin, MA. Langan provided an estimated average water usage of 12,650 gallons per day (gpd) based on Title V criteria.

Based on the estimated flows, the Town's water system has the capacity to serve the proposed development via an existing 16-inch diameter water main in Pleasant Street. The developer will be required to install a new Town owned hydrant off the 16" water main near their tie-in point. A full evaluation of domestic pressure and available fire flow at this location is the responsibility of the proponent.

The Town's sewer system is also located at this location on Pleasant St, however, due to the proximity of a downstream sewer lift station and force main, the sewer system will need to be evaluated for capacity and the potential need for on-site temporary storage.

This letter confirms that water and sewer service is available at the street at the proposed development. It does not constitute an approval of the project from the Franklin DPW or any other Town department. The proponent must obtain and pay for all required permits and approvals from the Town of Franklin prior to construction. If you have any questions, feel free to contact me at 508-553-5500.

Sincerely,

Michael Maglio, P.E.
Town Engineer

cc: Mr. Jamie Hellen, Town Administrator
Mr. Robert Cantoreggi, DPW Director
Mr. Doug Martin, Water & Sewer Superintendent