



FRANKLIN TOWN COUNCIL

July 9, 2014

7:00 PM

A. APPROVAL OF MINUTES –

B. ANNOUNCEMENTS – *This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon channel 29. This meeting may be recorded by Franklin Matters.*

C. PROCLAMATIONS/RECOGNITIONS

D. CITIZEN COMMENTS

E. APPOINTMENTS

F. HEARINGS

G. LICENSE TRANSACTIONS

H. PRESENTATIONS/DISCUSSIONS – EPA

Recycling Center

Franklin Advisory Committee (Citizens' Committee)

I. SUBCOMMITTEE REPORTS

J. LEGISLATION FOR ACTION

1. *Resolution 14-47: Creation of Franklin Advisory Committee From the Citizens' Committee*
2. *Resolution 14-48: Acceptance of Gift - Town of Franklin*
3. *Bylaw Amendment 14-737: Amendment to Chapter 139-14: Sewer Map – 2nd Reading 2/3 Vote*
4. *Bylaw Amendment 14-739: Amendment to Chapter 179- 9.1: Water Map - 1st Reading*
5. *Bylaw Amendment 14-740: Amendment to Chapter 139-14: Sewer Map – 1st Reading*

K. TOWN ADMINISTRATOR'S REPORT

L. OLD BUSINESS

M. NEW BUSINESS

N. COUNCIL COMMENTS

O. EXECUTIVE SESSION

P. ADJOURN

PRESENTATIONS
AND
DISCUSSIONS

- EPA
- RECYCLING CENTER
- CITIZENS' COMMITTEE (FRANKLIN
ECONOMIC ADVISORY COMMITTEE)

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: June 30, 2014
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Recycling Center Hours

I was asked to investigate the possibility of opening the recycling center on Sundays. In response to the request, I would like to offer background information on the current operation.

The first thing to note is that we have had a big decline in folks purchasing stickers. In FY 13, we sold approximately 2,500 stickers at \$25 per sticker for an income of \$62,500. In FY 14, we sold 1,900 stickers at \$25 per sticker for an income of \$47,500. We did sell 100 two-week stickers for a total of \$1,000. Overall there is a 20% decline in participates.

In discussing the matter with the staff, they cite several reasons for the decline including a robust metal market, vendors paying money for old refrigerators versus paying to dispose of them, less expensive alternatives to dispose of propane tanks and other materials, and the same price to pick up a bulky item at the curb versus bringing it to the recycling center.

Currently the center is open as follows:

- Tuesday 12- 3 pm April – November
- Friday 8-3 All Year
- Saturday 8-3 All Year

I have asked the staff to start tracking our customers to get a good handle on volume by day of week and month. The staff has not heard of any request for extension of hours from any customer. They believe if we open on Sunday, it generally will not expand the customer base. I suggest we start a “Pilot” program for Sunday. I would offer the following suggestions.

1. Reduce Friday hours from 8-3 to 12-3, similar to Tuesday, and open Sunday from 8-11 through November. This is a no cost approach.
2. Keep Friday hours the same and open on Sundays as noted above. This would cost about \$2,200 for August through November.

We would track the volume up through November for all days and report back to the Council after the first of the year.

I am happy to answer any questions that you may have.

LEGISLATION

FOR

ACTION

TOWN OF FRANKLIN

RESOLUTION 14-47

**CREATION OF FRANKLIN ADVISORY COMMITTEE
FROM THE CITIZENS COMMITTEE**

WHEREAS, the Town Council created a committee to allow for participation by the citizens to provide valuable input in critical areas; and

WHEREAS, the Town Council would like to change the name of the committee to reflect a modification of their mission;

NOW THEREFORE BE IT RESOLVED THAT the Town Council of the Town of Franklin hereby:

1. Approves the change of name of the Citizen Committee to the Franklin Advisory Committee.
2. Approves the modified mission containing the following language: to solicit, encourage and promote quality development that is financially beneficial and aesthetically complimentary to the community.
3. The said committee shall consist of 5 to 9 members to be appointed by the Town Council.

This resolution shall become effective according to the rules and regulations of the Town of Franklin Home Rule Charter.

DATED: _____, 2014

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

ABSTAIN _____

Deborah L. Pellegrini
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION 14-48

Acceptance of Gift – Town of Franklin

WHEREAS, Franklin Music Boosters, have very generously donated a check in the amount of \$10,000 to support the auditorium sound equipment at the Franklin High School.

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin gratefully accepts this donation from the Franklin Music Boosters and thanks them for their generosity.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2014

VOTED: _____

UNANIMOUSLY: _____

A TRUE RECORD ATTEST:

YES: ____ **NO:** ____

ABSTAIN: ____ **ABSENT:** ____

Deborah L. Pellegrini
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council

Robin Dao, President
Franklin Music Boosters
P.O. Box 492
Franklin, MA 02038

Town of Franklin
High School Building Committee
355 East Central Street
Franklin, MA 02038

June 7, 2014

To Whom it May Concern,


The Franklin Music Boosters would like to donate a check in the amount of \$10,000.00 to support auditorium sound equipment for the new Franklin High School.

As a group we are very excited about the new school and the wonderful musical opportunities this facility will help to provide for all of the Franklin students.

Thank you very much for the time and effort you have put into making this new school a reality for the Franklin community.

If any additional information is needed, please feel free to contact me at robindao3@gmail.com.

Sincerely,

A handwritten signature in cursive script that reads "Robin Dao".

Robin Dao

DELUXE WALLET OR DUPLICATE SAFETY PAPER

FRANKLIN MUSIC BOOSTERS, INC.

P.O. BOX 492
FRANKLIN, MA 02038

53-7203/2113

3724

PAY TO THE
ORDER OF

Town of Franklin

\$ 10,000.00

DOLLARS



Security Feature
Check or Ink

DEAN
BANK
Franklin, MA 02038

Debra Starnes

MP

MEMO
⑆211372035⑆ 01901665 8⑈ 3724



TOWN OF FRANKLIN

**BY-LAW AMENDMENT 14-737
AMENDMENT TO SEWER SYSTEM MAP**

**A BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN,
CHAPTER 139, ENTITLED SEWERS, AS FOLLOWS:**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 139-14 of the Code of the Town of Franklin entitled Sewer System Map, Exhibit A (map) be amended by adding the following extension as an eligible location:

Extending from 36 Pinehurst St. approximately 200 feet to existing sewer system located on Pinehurst St. to a proposed new manhole.

This By-Law amendment shall become effective in accordance with the provisions of the Franklin Home Rule Charter.

DATED. _____, 2014

VOTED:

UNANIMOUSLY: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

**Deborah L. Pellegrini
Town Clerk**

**Judith Pond Pfeffer, Clerk
FRANKLIN TOWN COUNCIL**

Revised 3/31/06 according to By-Law Amendment 05-568

TOWN OF FRANKLIN

APPLICATION FOR SEWER EXTENSION PERMIT

Location: 36 PINEHURST STREET
Owner: MARTINA MacDONALD
Engineer: FRANK O. WATERMAN AND ASSOC.

Description of Extension:

/ #Homes: New _____ Existing _____
Commercial/Industrial Flow _____

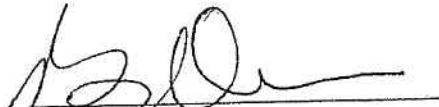
CRITERIA FOR APPROVAL

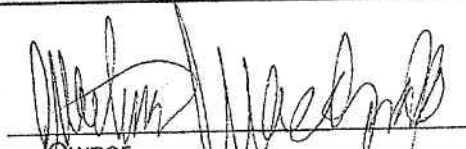
1. Was the sewer extension shown on a Definitive Pan approved by the Planning Board prior to October 21, 1998?
2. Does proposed extension eliminate system overflows or other conditions which pose a public health threat?
3. Does the proposed extension improve the capacity of an existing overloaded sewer line?
4. Does the proposed extension eliminate the need for a pump station serving existing residential development?
5. Is the proposed extension required for the installation of a community sewage treatment plant to serve existing residential development?
6. Will the proposed extension, in the opinion of the Town Council, involving making a substantial improvement to public utility infrastructure or otherwise conferring a significant public benefit, provided that the proposed extension by itself shall not be deemed to satisfy this criteria?
7. The Town Council may, upon a showing by the property owner of hardship, financial or otherwise, approve an extension to the map for an existing single building lot, upon which a sing-family residential structure is or could otherwise be legally constructed, which directly abuts a lot which was

serviced by an existing gravity sewer main as of the date of original adoption of this bylaw, and which does not satisfy any of the criteria listed in above. Said extension shall be granted for the minimum linear distance necessary to provide the requested service. In approving the extension, the Council may either require extension of the existing main or permit connection by a service line and may impose other conditions to protect, maintain, or improve the public infrastructure.

Owner's explanation as to why it meets or exceeds criteria:

FAILED TITLE V AND LEDGE PROHIBITS
NEW SEPTIC SYSTEM


Owner's Engineer


Owner



DATE: 5/29/2014

MEMORANDUM

TO: Jeff Nutting, Town Administrator
Brutus Cantoreggi, Director of Public Works

FROM: Michael Maglio, P.E., Town Engineer *MM*

SUBJECT: #36 Pinehurst St - Sewer Extension Permit Application

CC: Laurie Ruszala, Water and Sewer Superintendent
Mark Cerel, Town Attorney

The property owner of 36 Pinehurst Street has submitted an application for a Sewer System Extension Permit to allow a sewer connection from her property to the existing sewer system. The existing septic system has failed and the property is not able to pass a Title 5 perc test for a new system due to soil conditions and proximity to residential drinking water wells located on adjacent properties.

The applicant is proposing to connect a single family structure to the existing sewer system located approximately 200 feet away on Pinehurst St. The proposed sewer extension will consist of a low pressure sewer service from the property at 36 Pinehurst St to a proposed sewer manhole located in Pinehurst St. The low pressure sewer service will continue from this new manhole to an existing gravity manhole located approximately 200 feet further down Pinehurst St.

I believe that the Sewer System Extension Permit application meets the criteria identified in the Bylaw under Item 7 regarding a hardship. If the Council decides to approve the extension, I recommend the following conditions be attached to the approval:

1. The applicant will need to file all required permits and fees with the DPW prior to construction and the installation shall be in accordance with DPW standards.
2. The proposed low pressure sewer line will remain a service line and its maintenance along its entire length will remain the responsibility of the property owner.
3. The applicant shall construct the proposed sewer service line and pave the resulting trench with 2" of hot mix asphalt, and shall pay the Town \$7000 which will be used by the DPW to repave the affected area of Pinehurst St from edge to edge the following construction season.

Revised 3/31/06 according to By-Law Amendment 05-568

TOWN OF FRANKLIN

APPLICATION FOR SEWER EXTENSION PERMIT

Location: 36 PINEHURST STREET
Owner: MARTINA MacDONALD
Engineer: FRANK O. WATERMAN AND ASSOC.

Description of Extension:

/ #Homes: New _____ Existing ✓ _____

Commercial/Industrial Flow _____

CRITERIA FOR APPROVAL

1. Was the sewer extension shown on a Definitive Plan approved by the Planning Board prior to October 21, 1998?
2. Does proposed extension eliminate system overflows or other conditions which pose a public health threat?
3. Does the proposed extension improve the capacity of an existing overloaded sewer line?
4. Does the proposed extension eliminate the need for a pump station serving existing residential development?
5. Is the proposed extension required for the installation of a community sewage treatment plant to serve existing residential development?
6. Will the proposed extension, in the opinion of the Town Council, involving making a substantial improvement to public utility infrastructure or otherwise conferring a significant public benefit, provided that the proposed extension by itself shall not be deemed to satisfy this criteria?
7. The Town Council may, upon a showing by the property owner of hardship, financial or otherwise, approve an extension to the map for an existing single building lot, upon which a sing-family residential structure is or could otherwise be legally constructed, which directly abuts a lot which was

APPLICATION FOR SEWER EXTENSION PERMIT - Page Two

Department	Signature		Comments
	Recommends Approval	Recommends Disapproval	
Department of Public Works			<input type="checkbox"/> Extension is indicated as an "eligible" extension on the Sewer System Map of: <input type="checkbox"/> 9/16/98 <input type="checkbox"/> Amended ___/___/9__ <input type="checkbox"/> Also requires state sewer extension permit
Conservation Commission			
Board of Health			
Community Planning			
Treasurer-Collector			<input type="checkbox"/> No outstanding fees, taxes or fines.
Town Administrator			

Approval Date: ___/___/9__

Sewer Extension Permit #: _____

Conditions, If Any: _____



TOWN OF FRANKLIN

BY-LAW AMENDMENT 05-568

AMENDMENT TO GENERAL BY-LAWS - CHAPTER 139 - SEWERS

A BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN, BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 139 of the Code of the Town of Franklin be amended by adding and deleting thereto the following:

§ 139-14. Sewer System Map. [Added 10-21-1998 by Bylaw Amendment 98-390-R]

[ADD and AMEND]

- C. In order to conserve municipal resources and to promote orderly growth within the Town of Franklin, the Town Council may amend the Sewer System Map by adding or deleting eligible extensions. In determining whether a proposed extension should be classified as eligible, the Department of Public Works and the Town Council shall consider whether the proposed extension promotes any or all of the following factors:
 - (1) Was the sewer extension shown on a definitive plan approved by the Planning Board prior to the effective date of this chapter?
 - (2) Does proposed extension eliminate system overflows or other conditions which pose a public health threat?
 - (3) Does the proposed extension improve the capacity of an existing overloaded sewer line?
 - (4) Does the proposed extension eliminate the need for a pump station serving existing residential development?
 - (5) Is the proposed extension required for the installation of a community sewage treatment plant to serve existing residential development?
 - (6) Will the proposed extension, in the opinion of the Town Council, involve making a substantial improvement to public utility infrastructure or otherwise conferring a significant public benefit, provided that the proposed extension by itself shall not be deemed to satisfy this criteria?
- D. Proposed amendments which ~~do not~~ serve any of the factors set forth above may be ~~denied~~ granted by the Town Council.

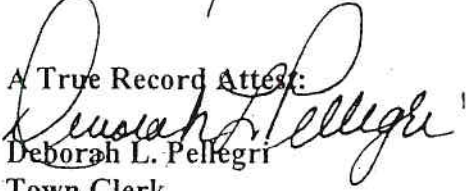
[ADD]

(7) ~~Notwithstanding the preceding, the Council may, upon a showing by the property owner of hardship, financial or otherwise, approve an extension to the map for an existing single building lot, upon which a single-family residential structure is or could otherwise be legally constructed, which directly abuts a lot which was serviced by an existing gravity sewer main as of the date of original adoption of this bylaw,~~ ^{Town}

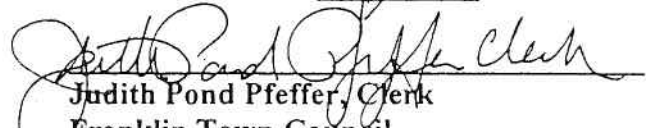
and which does not satisfy any of the criteria listed in ^{above} ~~Subsection e~~. Said extension shall be granted for the minimum linear distance necessary to provide the requested service. In approving the extension, the Council may either require extension of the existing main or permit connection by a service line and may impose other conditions to protect, maintain, or improve the public infrastructure.

This By-Law amendment shall become effective in accordance with the provisions of the Franklin Home Rule Charter.

DATED: May 18, 2005

A True Record Attest:

Deborah L. Pellegrini
Town Clerk

VOTED: Passed
UNANIMOUS 9
YES 9 NO 0
ABSTAIN 0
ABSENT 0


Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

BY-LAW AMENDMENT 14-739

AMENDMENT TO WATER SYSTEM MAP

A BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN, CHAPTER 179 § 179-9.1 WATER MAP.

BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF FRANKLIN that Chapter 179 § 179-9.1. Water System Map Exhibit A (Map) be amended by adding as an eligible location the following:

§179-9.1 Water System Map.

Exhibit A

- Install an 8” cement lined ductile iron water main from Jordan Road to the Wrentham town line to service 55 single family homes.

This By-Law amendment shall become effective in accordance with the provisions of the Franklin Home Rule Charter.

DATED: _____, 2014

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Deborah L. Pellegrini
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

257 Fisher Street
Franklin, MA 02038

July 1, 2014

Mr. Jeffrey Nutting
Town Administrator
355 East Central Street
Franklin, MA 02038

Re: Villages at Cooks Farm
Water Extension Permit Application

Dear Jeff:

We have received applications for a Water System Extension Permit for the proposed "Villages at Cooks Farm" residential development located at #636 – 664 East Central Street.

The requested Water Extension will connect to the existing water system in East Central Street at two locations to provide a looping system through the proposed development.

Included in the application submittal is a cover letter and attachments detailing proposed off-site improvements to the water system consisting of a waterline replacement from Jordan Rd to the Wrentham town line.

We believe that the proposal provides a significant public benefit. If the Council decides to approve the extension, we recommend the following conditions be attached to the approval:

1. The applicant will need to file all required permits and pay the respective fees prior to construction.
2. The off-site water improvements shall be in accordance with DPW standards. Any trench work within the Route 140 pavement will require permanent trench patching with infrared joints, and shall be in accordance with MassDOT requirements.
3. The applicant shall construct the proposed off-site water main improvements by June 30, 2016 as outlined in the application package.

Sincerely,

Michael Maglio, PE
Town Engineer

Robert A. Cantoreggi
Director of Public Works

RAC/MM/pjj

Robert Vallee, Chairman
Franklin Town Council
Town Offices
355 East Central Street
Franklin, MA 02038

June 30, 2014

Re. Sewer and Water Extension Permits
Village at Cooks Farm/Franklin Country Club

Dear Mr. Vallee,

Attached please find sewer and water extension permit applications for the Village at Cooks Farm and the Franklin Country Club in the case of sewer. Attachments to each of these applications contain important information that should prove useful in your deliberations in this matter.

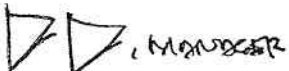
As you will find, in the case of sewer, the Village at Cooks Farm, LLC will be making a contribution of \$100,000 toward the replacement of the force main between Stoddards and the Milliken Ave pump stations. As reflected in the recently completed Arcadis Draft Technical Memorandum that evaluates service in this area, the force main that services residences and businesses along this line is in dire need of replacement. Payment to the town will be made no later than June 30, 2015.

In the case of water, the Village at Cooks Farm, LLC will be replacing the town's existing 6 inch water main with an 8 inch cement lined ductile iron water main from Jordan Road to the Wrentham town line. All work will be done in accordance with DPW specifications, including service connections and hydrants. The estimated cost of that work at non-prevailing wages is \$250,000. This work will be completed coincident with Phase II of the Village at Cooks Farm project; but no later than June 30, 2016. This work as we understand it will address what has been a long standing priority in the Town of Franklin.

As you know, these contributions are contingent upon the receipt of all permits required for the construction of this project in the next few months. We look forward to participating in making the kind of improvements that will not only benefit the Village at Cooks Farm and the Franklin Country Club, but also those whose community we will soon be joining.

Thank you for your consideration in these matters.

Sincerely,


Ron Roux, Manager
Village at Cooks Farm, LLC

Attachments

APPLICATION FOR WATER EXTENSION PERMIT

Location of Extension (attach map indicating route/location of proposed extension. Development must be shown adjacent to an eligible water main extension on the Water System Map):

Tax Map 284 Lots 025, 026, 027, 028; Map 299 Lot 001; Map 300 Lots 002, 003;
Street(s): 636-684 East Central Street; portion of 672 East Central Street

Owner's Names: Cook Family Trust Franklin Country Club
Owner's Addresses: 5 Pearly Lane, Franklin, MA 02038 872 East Central Street, Franklin, MA 02038

Applicant's Name: Village at Cooks Farm, LLC Telephone: 774-292-9164
Applicant's Address: 31 Whitewood Road, Milford, MA 01757

Engineer's Name: Guerriere & Halnon, Inc. Telephone: 508-528-3221
Engineer's Address: 55 West Central Street Franklin, MA 02038

Description of Extension:

Extension for fifty-five 3 bedroom single family homes at the Village at Cooks Farm

Water Main Line Town Well/Tank Booster/Pump Station Private Water Main

Residential Extension to Serve: # of New Homes: 55 # of Existing Homes: none

Commercial Extension to Provide Additional Daily Volume: none

Criteria For Approval (use to explain below why this proposed extension is appropriate):

1. Was the water extension shown on a definitive plan approved by the planning board prior to September 16, 1998?
2. Does extension of the existing water main allow looping of the water system that will improve water quality or improve water flows or pressure to existing residential development?
3. Does the proposed extension improve fire service to existing buildings as required by the fire protection or building codes?
4. Does the proposed extension provide water service to existing residences that have lost water supply due to groundwater contamination?
5. Is the proposed extension a minor extension associated with pipe replacement work as part of a road reconstruction project?
6. Does the extension serve facilities and residences at an elevation of less than 390 feet (MSL)?

Applicant's explanation for satisfying approval criteria:

See Attachment.


Applicant's Signature


Applicant's Engineer's Signature

5/28/14
Date

Guerriere & Halnon Inc

APPLICATION FOR WATER EXTENSION PERMIT – Page Two

Department	Signature		Comments
	Recommends Approval	Recommends Disapproval	
Department of Public Works			<input type="checkbox"/> Extension is indicated as an “eligible” extension on the Water System Map of: <input type="checkbox"/> 9/16/98 <input type="checkbox"/> Amended __/__/____. <input type="checkbox"/> Development is not shown adjacent to an eligible water main extension, as set forth on the Water System Map
Conservation Commission			
Board of Health			
Community Planning			
Treasurer-Collector			<input type="checkbox"/> No outstanding fees, taxes or fines
Town Administrator			

Approval Date: ____/____/____

Water Extension Permit #: _____

Conditions, If Any: _____

ATTACHMENT - APPLICATION FOR WATER EXTENSION PERMIT

The existing water main on East Central Street runs the entire length of the frontage that will make up the Village at Cooks Farm; that being Cooks Farm and a portion of the Franklin Country Club that houses the existing driving range. The existing main is 8 inches to Jordan Road; and 6 inches from Jordan Road to the Wrentham town line. The Town of Wrentham provides the Franklin Country Club with all of its domestic water needs. Water for fire-fighting is supplied by Franklin.

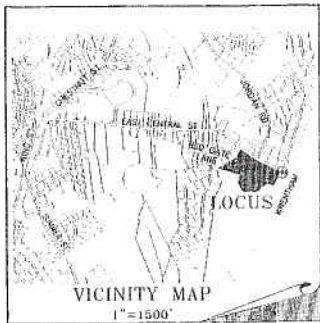
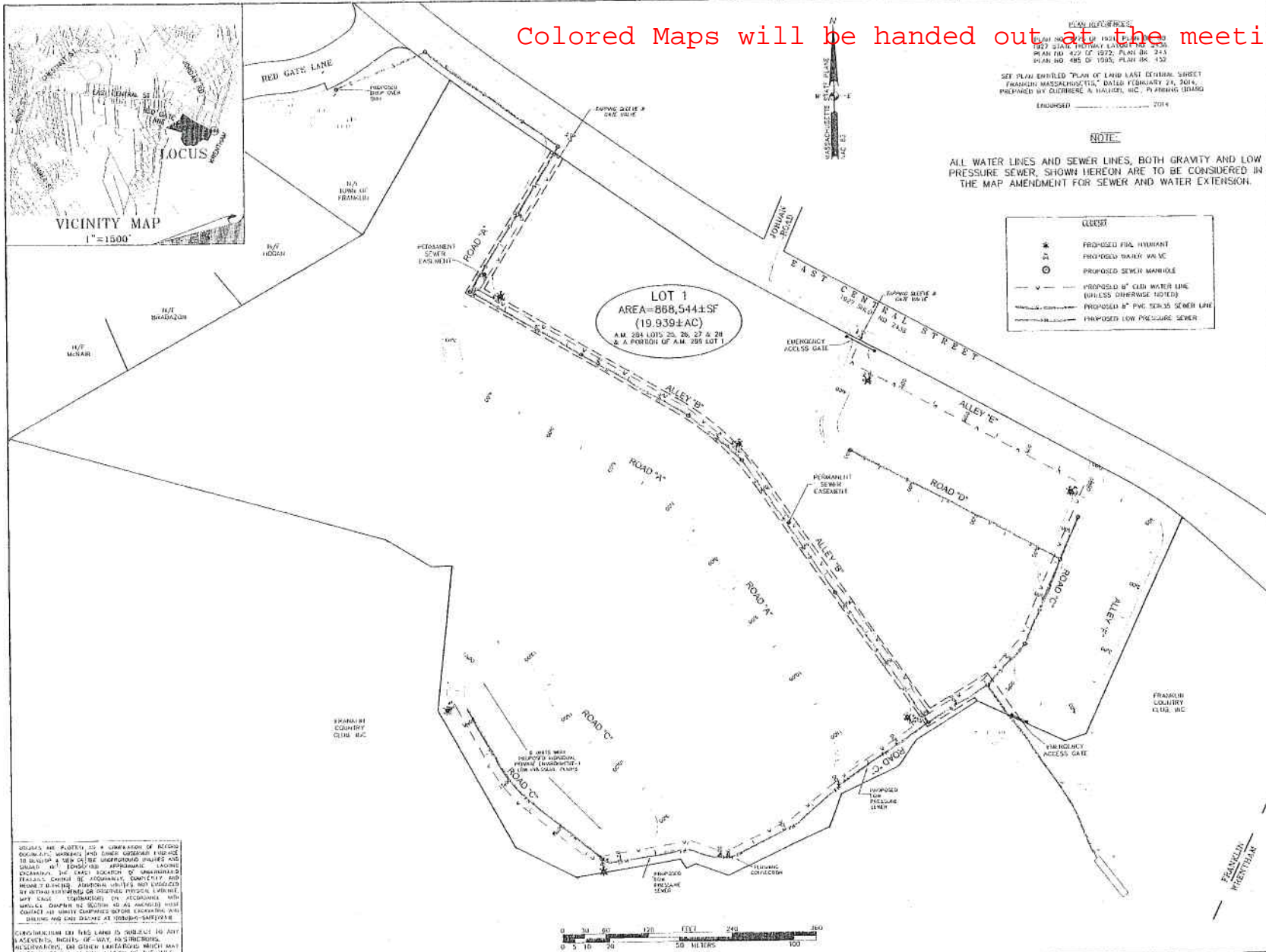
The Town of Franklin also provided water to a number of homes (3) that have since been abandoned at Cooks Farm; and to the greenhouses and the buildings that housed the animals that were raised on that farm. Irrigation for the farm operation was provided from the pond as and when needed to serve the needs of the farm operation.

This application is for a water extension permit required to serve the needs of the fifty-five single family homes that will be the Village at Cooks Farm. The extension will be into land that was Cooks Farm and the existing Franklin Country Club driving range. The village will connect to town water at both ends of the project thereby creating a substantial loop that will incorporate all fifty-five homes.

During the design and review of this project it was determined that the looping of the water line through the entirety of the project was an important consideration. It was also relayed in discussions with the Town Administrator and members of the DPW that the town has long had on its list of priority items the replacement of the existing water main the entire way to the Wrentham town line.

Hence, at a subsequent meeting with the Town Administrator and members of the DPW it was agreed that the Village at Cooks Farm, LLC would contract to replace the existing water main with an 8" cement lined ductile iron pipe from Jordan Road to beyond the furthest most easterly entrance to the Village at Cooks Farm and to the Wrentham town line; the cost of which has been estimated at \$250,000. It was further agreed that VCF will develop a plan that will reflect the necessary detail, and that this work will be completed at the same time as work associated with Phase II of the project; but in no event completed any later than June 30, 2016. As the case with its contribution to sewer, this contribution will likewise be contingent upon the receipt of all permits required for the construction of this project in the next few months.

Colored Maps will be handed out at the meeting.



PLAN REFERENCES:
 PLAN NO. 1901 OF 1971, PLANS BK. 243
 1977 STATE TOWNSHIP & ROAD PLANS BK. 243
 PLAN NO. 427 OF 1972, PLANS BK. 243
 PLAN NO. 485 OF 1983, PLANS BK. 132

SEE PLAN ENTITLED "PLAN OF LAND LAST EXTERNAL STREET
 FRANKLIN MASSACHUSETTS," DATED FEBRUARY 24, 2014,
 PREPARED BY GUERRIERE & HALNON, INC. PLANNING BOARD

ENDORSED _____ 2014

NOTE:
 ALL WATER LINES AND SEWER LINES, BOTH GRAVITY AND LOW
 PRESSURE SEWER, SHOWN HEREON ARE TO BE CONSIDERED IN
 THE MAP AMENDMENT FOR SEWER AND WATER EXTENSION.

- LEGEND**
- ★ PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED SEWER MANHOLE
 - PROPOSED 8" CUBIC WATER LINE (UNLESS OTHERWISE NOTED)
 - PROPOSED 8" PVC 30x35 SEWER LINE
 - PROPOSED LOW PRESSURE SEWER

JOB NO. **F3839**

OWNER:
 FRANKLIN COUNTRY CLUB, INC.
 677 EAST CENTRAL STREET
 FRANKLIN, MA 02038
 DEED BK. 1467 PL. 435
 DEED BK. 3814 PL. 275

COOK'S FARM HEALTH TRUST
 314 BENT LANE
 FRANKLIN, MA 02038
 DEED BK. 17420 PL. 263
 DEED BK. 5544 PL. 274

DESIGNER:
 WILADE AT LEON'S FARM, LLC
 31 WHITE OAK ROAD
 MILFORD, MA 01757
 BOB REXX
 NEWLY LICENSED

REVISIONS

DATE	REVISION
01.03.2014	FOR TOWN COMMITTEE

Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 P.O. BOX 228-229 55 WEST CENTRAL STREET
 FRANKLIN, MA 02038
 www.guerrierehalnon.com

PROPOSED WATER & SEWER MAP AMENDMENT VILLAGE AT COOKS FARM & FRANKLIN COUNTRY CLUB FRANKLIN MASSACHUSETTS

DATE: MAY 8, 2014 SCALE: 1"=60'
 SHEET: 1 OF 1 JOB NO: F3839

SHOWN THE PLACEMENT & DIMENSION OF RECORD
 CONDUITS, WARNING AND OTHER APPROVED SIGNS
 TO BE PLACED AT THE LOCATION OF THE
 PLACEMENT OF THE SIGNS. THE LOCATION OF THE
 SIGNS SHALL BE ACCORDING TO THE DIMENSIONS
 SHOWN ON THE PLAN. THE DIMENSIONS OF THE
 SIGNS SHALL BE ACCORDING TO THE DIMENSIONS
 SHOWN ON THE PLAN. THE DIMENSIONS OF THE
 SIGNS SHALL BE ACCORDING TO THE DIMENSIONS
 SHOWN ON THE PLAN.





Sponsor: Developer

**TOWN OF FRANKLIN
BY-LAW AMENDMENT 14-740**

AMENDMENT TO SEWER SYSTEM MAP

**A BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN,
CHAPTER 139, ENTITLED SEWERS, AS FOLLOWS:**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 139-14 of the Code of the Town of Franklin entitled Sewer System Map, Exhibit A (map) be amended by adding the following extension as an eligible location:

§139-14. Sewer System Map

Exhibit A: Sewer connection to connect to the existing sewer system at the pump station on Red Gate Lane and extend approximately 200 feet across town property and onto the site to service 55 single family homes.

This By-Law amendment shall become effective in accordance with the provisions of the Franklin Home Rule Charter.

DATED. _____, 2014

VOTED:

UNANIMOUSLY: _____

A True Record Attest:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

Deborah L. Pellegrini
Town Clerk

Judith Pond Pfeffer, Clerk
FRANKLIN TOWN COUNCIL



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

257 Fisher Street,
Franklin, MA 02038

July 1, 2014

Mr. Jeffrey Nutting
Town Administrator
355 East Central Street
Franklin, MA 02038

Re: Villages at Cooks Farm
Sewer Extension Permit Application

Dear Jeff:

We have received application for a Sewer System Extension Permit for the proposed "Villages at Cooks Farm" residential development located at #636 – 664 East Central Street.

The requested Sewer Extension will connect to the existing sewer system at the pump station on Red Gate Lane and extend approximately 200 feet across town property and onto the site to serve 55 proposed homes. The proposed sewer main will remain private and will only serve the proposed development and adjacent Franklin Country Club.

Included in the application submittal is a cover letter and attachments detailing the financial contribution towards the replacement of the East Central Street sewer force main.

We believe that the proposal provides a significant public benefit. If the Council decides to approve the extension, I recommend the following conditions be attached to the approval:

1. The applicant will need to file all required permits and pay the respective fees prior to construction.
2. The applicant shall provide their contribution to the sewer force main replacement by June 30, 2015, as outlined in the application package.

Sincerely,

Michael Maglio, PE
Town Engineer

RAC/MM/pjj

Robert A. Cantoreggi
Director of Public Works

Robert Vallee, Chairman
Franklin Town Council
Town Offices
355 East Central Street
Franklin, MA 02038

June 30, 2014

Re. Sewer and Water Extension Permits
Village at Cooks Farm/Franklin Country Club

Dear Mr. Vallee,

Attached please find sewer and water extension permit applications for the Village at Cooks Farm and the Franklin Country Club in the case of sewer. Attachments to each of these applications contain important information that should prove useful in your deliberations in this matter.

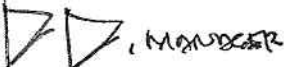
As you will find, in the case of sewer, the Village at Cooks Farm, LLC will be making a contribution of \$100,000 toward the replacement of the force main between Stoddards and the Milliken Ave pump stations. As reflected in the recently completed Arcadis Draft Technical Memorandum that evaluates service in this area, the force main that services residences and businesses along this line is in dire need of replacement. Payment to the town will be made no later than June 30, 2015.

In the case of water, the Village at Cooks Farm, LLC will be replacing the town's existing 6 inch water main with an 8 inch cement lined ductile iron water main from Jordan Road to the Wrentham town line. All work will be done in accordance with DPW specifications, including service connections and hydrants. The estimated cost of that work at non-prevailing wages is \$250,000. This work will be completed coincident with Phase II of the Village at Cooks Farm project; but no later than June 30, 2016. This work as we understand it will address what has been a long standing priority in the Town of Franklin.

As you know, these contributions are contingent upon the receipt of all permits required for the construction of this project in the next few months. We look forward to participating in making the kind of improvements that will not only benefit the Village at Cooks Farm and the Franklin Country Club, but also those whose community we will soon be joining.

Thank you for your consideration in these matters.

Sincerely,


Ron Roux, Manager
Village at Cooks Farm, LLC

Attachments

APPLICATION FOR SEWER EXTENSION PERMIT

Location of Extension (attach map indicating route/location of proposed extension):

Tax Map 284 Lots 025, 026, 027, 028; Map 299 Lot 001; Map 300 Lots 002, 003;
Street(s): 636-684 East Central Street; portion of 672 East Central Street

Owner's Names: Cook Family Trust Franklin Country Club
Owner's Addresses: 5 Pearly Lane, Franklin, MA 02038 872 East Central Street, Franklin, MA 02038

Applicant's Name: Village at Cooks Farm, LLC Telephone: 774-292-9164
Applicant's Address: 31 Whitewood Road, Milford, MA 01757

Engineer's Name: Guerriere & Halnon, Inc. Telephone: 508-528-3221
Engineer's Address: 55 West Central Street Franklin, MA 02038

Description of Extension:

Extension for fifty-five 3 bedroom single family homes at the Village at Cooks Farm; and the Franklin Country Club, currently served by a private septic system on a portion of that land.

- Residential Extension to Serve: # of New Homes: 55 # of Existing Homes: none
 Commercial / Industrial Flow: Franklin Country Club

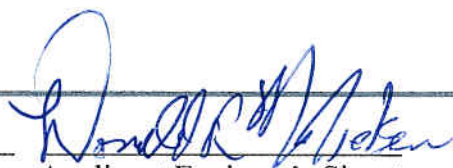
Criteria For Approval (use to explain below why this proposed extension is appropriate):

1. Was the sewer extension shown on a Definitive Plan approved by the Planning Board prior to October 21, 1998?
2. Does proposed extension eliminate system overflows or other conditions which pose a public health threat?
3. Does the proposed extension improve the capacity of an existing overloaded sewer line?
4. Does the proposed extension eliminate the need for a pump station serving existing residential development?
5. Is the proposed extension required for the installation of a community sewerage treatment plant to serve existing residential development?
6. Will the proposed extension, in the opinion of the Town Council, involving making a substantial improvement to public utility infrastructure or otherwise conferring a significant public benefit, provided that the proposed extension by itself shall not be deemed to satisfy this criteria?
7. The Town Council may, upon a showing by the property owner of hardship, financial or otherwise, approve an extension to the map for an existing single building lot, upon which a single-family residential structure is or could otherwise be legally constructed, which directly abuts a lot which was serviced by an existing gravity sewer main as of the date of original adoption of this bylaw, and which does not satisfy any of the criteria listed in above. Said extension shall be granted for the minimum linear distance necessary to provide the requested service. In approving the extension, the Council may either require extension of the existing main or permit connection by a service line and may impose other conditions to protect, maintain, or improve the public infrastructure.

Applicant's explanation for satisfying approval criteria:

See Attached.


Applicant's Signature


Applicant Engineer's Signature
Guerriere & Halnon Inc

Date: 5/28/14

APPLICATION FOR SEWER EXTENSION PERMIT – Page Two

Department	Signature		Comments
	Recommends Approval	Recommends Disapproval	
Department of Public Works			<input type="checkbox"/> Extension is indicated as an “eligible” extension on the Sewer System Map of: <input type="checkbox"/> 10/21/98 <input type="checkbox"/> Amended __/__/____. <input type="checkbox"/> Also requires state sewer extension permit
Conservation Commission			
Board of Health			
Community Planning			
Treasurer-Collector			<input type="checkbox"/> No outstanding fees, taxes or fines
Town Administrator			

Approval Date: ____/____/____

Sewer Extension Permit #: _____

Conditions, If Any: _____

ATTACHMENT - APPLICATION FOR SEWER EXTENSION PERMIT

Sewer for Cooks Farm when operational was via leaching pits located on the property. Sewer for the Franklin Country Club on the other hand has for the past fifteen years been addressed by a wastewater treatment facility located on a portion of the Franklin Country Club that houses the existing driving range. All of these facilities will be decommissioned with the development of the Village at Cooks Farm.

Town sewer for this general area flows through the pump station at the corner of Red Gate Road and East Central Street; the point at which the Village at Cooks Farm is designed to connect to Town sewer. The project has been designed to handle both the needs of fifty-five three bedroom single family homes that will make up the Village at Cooks Farm; and the needs of the Franklin Country Club. All will be gravity with the exception of six homes on the far side of the stream crossing.

The Town several months ago engaged Arcadis to conduct an East Central Street Sewer Capacity Assessment which was to include recommendations on how to best address the town's needs in this general area. The results of that analysis are contained in a Draft Technical Memorandum from Arcadis dated June 10, 2014 where Arcadis strongly recommend the replacement of the existing 6 inch cast iron force main with a new 8 inch cast iron force main to alleviate a serious condition that exists in the main that services businesses and residences in that area. How to best address the replacement of this 1700 foot long force main are being evaluated by the DPW.

After discussions with the Town Administrator and members of the DPW it was agreed that the Village at Cooks Farm, LLC would contribute \$100,000 toward the replacement of the East Central Street force main in consideration for extending sewer service to the village and the Franklin Country Club. Payment of this amount by the Village at Cooks Farm, LLC to the Town of Franklin would be before June 30, 2015; in advance of the 2015 summer construction season. As the case with its contribution to water, this contribution will likewise be contingent upon the receipt of all permits required for the construction of this project in the next few months.