



FRANKLIN TOWN COUNCIL

July 30, 2014

7:00 PM

A. APPROVAL OF MINUTES – July 9, 2014

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 – *Historical Commission
Housing Authority*

F. HEARINGS

G. LICENSE TRANSACTIONS

H. PRESENTATIONS/DISCUSSIONS –

I. SUBCOMMITTEE REPORTS

J. LEGISLATION FOR ACTION

1. *Resolution 14-49: Designation of Special Municipal Employee under State Ethics Law*
2. *Bylaw Amendment 14-738: Amendment to Chapter 179-9.1: Water Map – 2nd Reading*
3. *Bylaw Amendment 14-739: Amendment to Chapter 179- 9.1: Water Map – 2nd Reading*
4. *Bylaw Amendment 14-740: Amendment to Chapter 139-14: Sewer Map – 2nd Reading*

K. TOWN ADMINISTRATOR'S REPORT

L. OLD BUSINESS

M. NEW BUSINESS

N. COUNCIL COMMENTS

O. EXECUTIVE SESSION

P. ADJOURN

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
July 9, 2014**

A meeting of the Town Council was held on Wednesday July 9, 2014 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present; Andrew Bissanti, Brett Feldman, Glenn Jones, Matt Kelly, Judith Pond Pfeffer, Robert Vallee, Steve Williams, Peter Padula. Administrative personnel in attendance: Jeffrey Nutting; Town Administrator; Mark Cerel, Town Attorney and Maxine Kinhart, Assistant to the Town Administrator. Absent; Councilor Thomas Mercer

CALL TO ORDER: Chairman Vallee called the meeting to order at 7:00 PM with a moment of silence and the Pledge of Allegiance.

ANNOUNCEMENTS: Chairman Vallee announced the meeting would be recorded by Franklin TV and available for viewing on Comcast Channel 11 and Verizon Channel 29. The meeting may also be available on the blog Franklin Matters. Chairman Vallee announced that there will be a Special Town Council Meeting on Wednesday July 30, 2014 at 7:00 PM.

PROCLAMATIONS/RECOGNITIONS: NONE

CITIZEN COMMENTS: NONE

APPOINTMENTS: NONE

HEARINGS: NONE

LICENSE TRANSACTIONS: NONE

PRESENTATIONS/DISCUSSIONS: *EPA* – Mary Gardener from Mass DEP, Matt Fitzgerald and Megan Cassidy from the US Environmental Protection Agency and other members came to the meeting to solicit the Town Council support and propose a cleanup strategy for the contaminated property located at 300 Fisher Street. The contamination extends outside the property boundaries and includes Mine Brook, it has not gone into Beaver Pond at this time. There are six primary areas for the contamination. This will be a multi-million dollar cleanup and at this time there is no party willing to conduct a full cleanup. A full cleanup of the site is the best option and does qualify under the SuperFund Program. The EPA has legislation to find the people responsible for the pollution, PRP's (potential responsible parties), they try to identify anyone that can contribute or perform cleanup. If they are unsuccessful they are able to use Federal money to pay for the cleanup. There is health risks associated with the contamination, there are physical hazards, having trouble securing the area, and there is detection of lead in Mine Brook that is migrating. At this time it has not been detected in town water. A letter of town support needs to be sent to the Governor in order to get the Superfund listing. **MOTION** by Councilor Jones to draft a letter to the Government with support **SECONDED** by Councilor Pfeffer. **VOTE to Approve: YES – 8, NO – 0, Absent - 1**

Recycling Center – Councilor Padula reports that in FY 13 there has been about a 20% decline in residents purchasing stickers to use the Recycling Center. Councilor Padula prepared a

petition with 174 signatures which included 111 signatures of residents that actually use the center. About 70% of residents would like the center open 9:00 AM – 1:00 PM on Sundays. To run the program from August through November it would cost about \$2200.00 and it is believed that the DPW budget is large enough to absorb this and will be able to account for it next year. **MOTION** by Councilor Padula to open the Recycling Center from 9:00 AM to 1:00 PM on Sundays to mirror the Tuesday openings mostly April to November **SECONDED** by Councilor Jones. **VOTE to Approve: YES-8, NO-0, Absent-1**

Franklin Advisory Committee (Citizens' Committee) - Committee was formed to help and volunteer in any way they can. People just don't understand the amount of work the Town Council does. The Committee is currently made up of people that have experience working in Government. Committee can be from 5 – 9 members who are appointed by the Town Council and they are looking to add a few new members to the committee.

SUBCOMMITTEE REPORTS: NONE

LEGISLATION FOR ACTION:

Resolution 14-47: Creation of Franklin Advisory Committee from the Citizens' Committee: Councilor Pfeffer read the resolution to change the name of the Citizen Committee to the Franklin Advisory Committee. **MOTION** by Councilor Kelly to move Resolution 14-47 **SECONDED** by Councilor Padula. **VOTE to Approve: YES - 8, NO - 0, Absent - 1**

Resolution 14-48: Acceptance of Gift – Town of Franklin: Councilor Pfeffer read the resolution, Franklin Music Boosters have generously donated a check in the amount of \$10,000 to support the auditorium sound equipment at the Franklin High School. **MOTION** by Councilor Jones to move Resolution 14-48 **SECONDED** by Councilor Padula. **VOTE to Approve: YES – 8, NO – 0, Absent – 1**

By-law Amendment 14-737: Amendment to Chapter 139-14: Sewer Map – 2nd Reading 2/3 Vote: Councilor Pfeffer read the By-Law to amend the Code of the Town of Franklin Chapter 139, entitled Sewers as follows: 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 Street approximately 200 feet to existing sewer system located on Pinehurst Street to a proposed new manhole. **MOTION** by Councilor Kelly to move the By-law Amendment 14-737 **SECONDED** by Councilor Padula. **VOTE to Approve: YES – 7, NO - 0, Abstain – 1, Absent – 1**

By-law Amendment 14-739: Amendment to Chapter 179-9.1: Water Map – 1st Reading Councilor Pfeffer read the By-Law to amend the Code of the Town of Franklin Chapter 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. **MOTION** by Councilor Kelly to move the By-Law Amendment 14-739 **SECONDED** by Councilor Jones. **VOTE to Approve: YES – 7, NO – 0, Abstain – 1, Absent – 1**

By-Law Amendment 14-740: Amendment to Chapter 139-14: Sewer Map – 1st Reading

Councilor Pfeffer read the By-Law to amend the Code of the Town of Franklin Chapter 139, entitled Sewers as follows: 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 the town property and onto the site to service 55 single family homes. **MOTION** by Councilor Kelly to move the By-Law Amendment 14-740 **SECONDED** by Councilor Williams. **VOTE to Approve: YES – 7, NO – 0, Abstain – 1, Absent - 1**

TOWN ADMINISTRATOR’S REPORT: Mr. Nutting thanked Norma Collins Chief Procurement Officer for her dedication to the Town of Franklin; she has been instrumental in a number of projects. Wishes her well on her retirement next week. A meeting about the Downtown Street Project will be held on Thursday July 10 from 6:30 – 8:00 at the Peirce Science Center at Dean College, Public is welcomed and you can view the meeting on Cable. Mr. Nutting congratulated the 4th of July Committee on another job well done and wants to remind people that the Concerts on the Common will start tonight. Construction on Lincoln Street has started today with the culverts, may want to avoid Lincoln Street. Encourages people to support the Franklin Food Pantry, Executive Director Erin Lynch has done an amazing job. People can obtain passports at the Town Offices and the Town of Franklin has a twitter account and will be using it more to update the public on upcoming construction.

OLD BUSINESS: Still waiting for the ATC reports, probably within a few months.

NEW BUSINESS: Mr. Nutting told the council that they are changing current lights to LED lights over time in all the school and Municipal buildings. Huge energy savings and LED lights should last 8 years. Received 12,000 florescent bulbs from the state replacing 32 for 28 Watts. Received a 2/3rd subsidy to pay for the lights.

Councilor Bissanti is concerned with the blighted buildings and homes around town. Sign of economic times but can we take another look at creating a stronger by-law. Attorney Cerel states that we have as a strong of a by-law that exists in the Commonwealth of MA. Councilor Jones asks if we can bring this in front of the Economic Development Department to look at this. Attorney Cerel said there is a provision to expand the housing courts to cover the entire state, there is no easy solution and irresponsible parties are a problem.

COUNCIL COMMENTS:

Councilor Bissanti would like to commend Councilor Padula on the extension of the recycling center hours. Councilor Kelly extends his thanks to both Erin Lynch and Norma Collins. Mr. Nutting said they are advertising for Norma’s replacement but you have to have specific certifications, they are moving quickly in the search. Councilor Kelly thanks his fellow Councilors for walking in the 4th of July parade, amazing how many familiar faces they see every year. Councilor Pfeffer questioned the length of time it took for a work order to be complete at the Fire Department. Chairman Vallee is getting complaints from residents regarding the condition of Lincoln and Daniels Street. Mr. Nutting explained that sometimes it takes a long time to get a signed contract because people drag their feet. The waterlines were always intended to sit on the streets over the winter and work should have been started in the beginning of June, work should be starting in the next week. Councilor Padula suggests that if the Council

is planning on doing anything at all with a By-Law that we should include the Town Attorney in the discussions.

EXECUTIVE SESSION: NONE

ADJOURN: MOTION by Councilor Kelly to adjourn **SECONDED** by Councilor Jones.
VOTE to Approve: YES – 8, NO – 0, Absent – 1. Meeting adjourned at 8:00 PM.

Respectfully Submitted,

Carolyn Collins, Recording Secretary



APPOINTMENT:

Franklin Housing Authority

Peter Brunelli

The Board of Commissioners of the Franklin Housing Authority, at a special meeting, voted to recommend Peter Brunelli to fill the open position on the Board.

MOTION to ratify the appointment of Peter Brunelli by the Town Administrator to serve on the Franklin Housing Authority.

DATED: _____, 2014

VOTED: _____

UNANIMOUSLY: _____

A TRUE RECORD ATTEST:

YES: ____ **NO:** ____

ABSTAIN: ____ **ABSENT:** ____

Deborah L. Pellegri
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



APPOINTMENT:

Historical Commission

Minessa Konecky
6 Mark's Way

The members of the Historical Commission voted to submit Minessa Konecky's name to fill a vacancy on the Commission. Minessa now serves as an associate member and the Commission is recommending her appointment as a full member.

MOTION to ratify the appointment of Minessa Konecky by the Town Administrator to serve as a full member of the Historical Commission.

DATED: _____, 2014

VOTED:

UNANIMOUS _____

A True Record Attest:




YES _____ **NO** _____

Deborah L. Pellegri
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

From:  Minessa Konecky <minessa@hotmail.com> 7/16/2014 3:37:27 PM 
Subject: Historical Commission Member
To:  **Debbie Pellegri**

Jeff

Dear Debbie

Since Del has retired, my understanding is that there is a position available as a member of the historical commission. I would like to offer my services as a full fledged member of the historical commission. Please let me know if there is anything you need from me. Thanks!

Minessa

*Commission
Voted
6 - 0
to
appoint her
Debbie Pellegri*

APPOINTMENTS

- HISTORICAL COMMISSION
- HOUSING AUTHORITY



FRANKLIN HOUSING AUTHORITY

1000 Central Park Terrace
Franklin, MA 02038
(508) 528-2220
Fax (508) 528-2282

EXTRACT FROM THE MINUTES OF MEETING

At a Special Meeting of the Board of Commissioners of the Franklin Housing Authority, which took place on July 21, 2014, the following recommendation was voted on.

Commissioner Feeley made a motion to recommend Peter Brunelli for the open position on the Board of Commissioners of the Franklin Housing Authority to the Town Administrator. Mark Teehan seconds the motion. Roll call vote.

AYE: Chairman Danello
Vice Chairman Feeley
Commissioner Teehan
Commissioner Padula-O'Neill

NAY: None

ABSTAIN:
None

Lisa M. Audette, Executive Director

Seal

LEGISLATION

FOR

ACTION



Sponsor: Administration

**TOWN OF FRANKLIN
RESOLUTION 14-49
DESIGNATION OF "SPECIAL MUNICIPAL EMPLOYEE"
UNDER STATE ETHICS LAW**

WHEREAS, G.L. Chapter 268A, the state ethics law, applies to all municipal employees, both elected and appointed, and regardless of whether they are compensated or uncompensated.

WHEREAS, the statutory scheme imposes stringent prohibitions on conflicts of interest, both actual and perceived, which make it difficult to recruit locally-employed professionals and other qualified persons to serve in town government.

WHEREAS, in recognition of this, the statute provides that the governing body may make an express classification of uncompensated volunteers serving on town boards, commissions and committees as "special municipal employees", with the exception of the governing body itself.

WHEREAS, by Resolution 12-15, dated March 7, 2012, the Franklin Town Council made said classification for the Citizens' Committee, but by Resolution 14-47 dated July 9, 2014 the Council changed the Citizens' Committee's name to "Franklin Advisory Committee" and modified its mission.

NOW, THEREFORE, BE IT RESOLVED THAT the Franklin Town Council hereby makes an express classification of the members of the Franklin Advisory Committee as "special town employees", under the terms and provisions of G.L. Chapter 268A as provided in Section 1, Paragraph (n) of said statute.

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

BY-LAW AMENDMENT 14-738

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:

Extending water system from Washinton Street approximately 650 feet to
service a new 3 lot subdivision "Bogan Way".

This By-Law amendment shall become effective in accordance with the provisions
of the 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

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: Bogan Estates
Water Extension Permit Application

Dear Jeff:

Bogan Estates is an approved 3 lot subdivision off of Washington Street located between Mercer Lane and Innsbruck Way, approved by the Planning Board on June 2, 2014.

The proponent of the subdivision submitted an application for a Water System Extension Permit to allow construction of an 8" water main from Washington Street, approximately 650 feet into the subdivision to serve the proposed homes.

The application stems from a comment from the Fire Chief to extend the water main into the development for improved fire protection for the proposed houses. Presently there is an existing hydrant on Washington Street, across from the proposed subdivision.

The Applicant has indicated he will donate \$7500 to Franklin's Water conservation efforts.

We believe that the proposal provides a significant public benefit and is consistent with the Department's policy on water conservation.

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, pay the required fees, and provide the financial contribution to the DPW prior to construction/installation of the water main.
2. The applicant shall construct the proposed water main and install services to the property line prior to constructing the proposed roadway and the installation shall be in accordance with DPW standards.

Page Two
Bogan Estates
Water Extension Permit Application

3. Whereas this stretch of Washington Street was recently overlaid in 2012, Washington Street within the limits of the intersection of the proposed roadway (approximately 40 feet long) shall be overlaid from edge to edge to avoid having a trench patch, and the asphalt joints sealed using infrared treatment.

Sincerely,



Michael Maglio, PE
Town Engineer



Robert A. Cantoreggi
Director of Public Works

RAC/MM/pjj



DATE: 6/12/2014

MEMORANDUM

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

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

SUBJECT: Bogan Estates - Water Extension Permit Application

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

Bogan Estates is a 3 lot subdivision off of Washington Street located between Mercer Lane and Innsbruck Way, approved by the Planning Board on June 2, 2014.

The proponent of the subdivision has submitted an application for a Water System Extension Permit to allow construction of an 8" water main from Washington Street, approximately 650 feet into the subdivision to serve the proposed homes.

The application stems from a comment from the Fire Chief to extend the water main into the development for fire protection purposes.

On its own, I do not believe that the Water System Extension Permit application meets the criteria identified and listed in the Bylaw. However, if the Council does decide 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 applicant shall construct the proposed water main and install services to the property line prior to constructing the proposed roadway.
3. Whereas this stretch of Washington St was recently overlaid in 2012, Washington St within the limits of the intersection of the proposed roadway (approximately 37 feet long) shall be overlaid from edge to edge to avoid having a trench patch, and the asphalt joints sealed using infrared treatment.

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 # 340 Parcel/Lot # 005, _____, _____,
Street(s): _____

Owner's Name: Michael Bogan Telephone: 401-633-6775
Owner's Address: 23 Frances Barber Drive Hope Valley, Rhode Island 02832

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

Description of Extension:

"BOGAN WAY"

600 ft. extension off 8" waterline for 3 lot subdivision entitled 'Bogan Estates' along the Northerly side of Washington Street

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

Residential Extension to Serve: # of New Homes: 3 # of Existing Homes: _____

Commercial Extension to Provide Additional Daily Volume: _____

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)?

Owner's explanation for satisfying approval criteria:

The waterline extension request was made by the G.B McCarraher, Fire Chief on February 14, 2014 nemo.

The extension of the water main for public safety is the primary reason for the Map Amendment.

Michael Bogan
Owner's Signature

Date: May 27, 2014

Robert Halnon
Owner's Engineer's Signature

Date: 5/27/14

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: _____



FRANKLIN FIRE DEPARTMENT

To : DCPD

FROM: G. B. MCCARRAHER, FIRE CHIEF

DATE : 14 FEBRUARY 2014

RE : BOGAN ESTATES

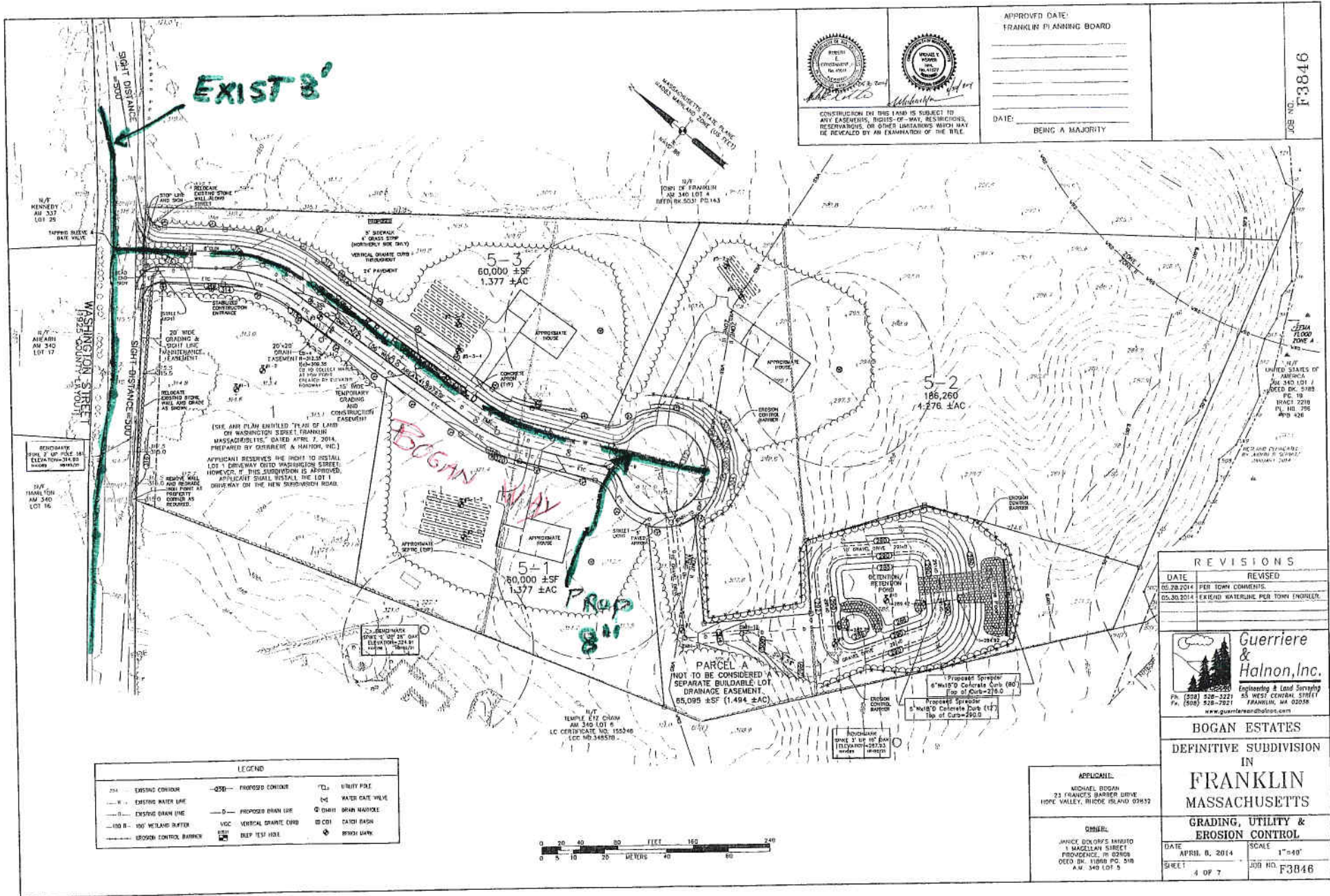
Thank you for the opportunity to review the above referenced subdivision plan.

There appears to be no plan proposed to provide water for fire protection purposes to this proposal. Although there is an existing fire hydrant across Washington Street from the proposal, we believe bringing provisions for water for firefighting purposes into the subdivision should be considered. Specifically, using the existing fire hydrant across Washington Street will functionally close Washington Street when placed into operations. Extending the water main approximately 400 feet down the proposed access road will allow for more efficient emergency operations and forgo the close of such a major roadway within the community.

Thank you for your consideration regarding this matter. Please contact me should you have any questions or require any additional information.

CC: FILE

Exhibit A



APPROVED DATE:
FRANKLIN PLANNING BOARD

DATE: _____

BECOME A MAJORITY

CONSTRUCTION ON THIS PLAN IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

JOE NO. F3846

REVISIONS	
DATE	REVISED
05.28.2014	PER TOWN COMMENTS
05.30.2014	EXTEND WATERLINE PER TOWN ENGINEER

Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 P.O. BOX 528-3221 85 WEST CENTRAL STREET
 FRANKLIN, MA 02038
 www.guerriereandhalnon.com

BOGAN ESTATES
 DEFINITIVE SUBDIVISION
 IN
FRANKLIN MASSACHUSETTS
 GRADING, UTILITY & EROSION CONTROL

DATE: APRIL 8, 2014 SCALE: 1"=40'
 SHEET: 4 OF 7 JOB NO. F3846

APPLICANT:
 MICHAEL BOGAN
 23 FRANCES BARBER DRIVE
 HOPE VALLEY, RHODE ISLAND 02832

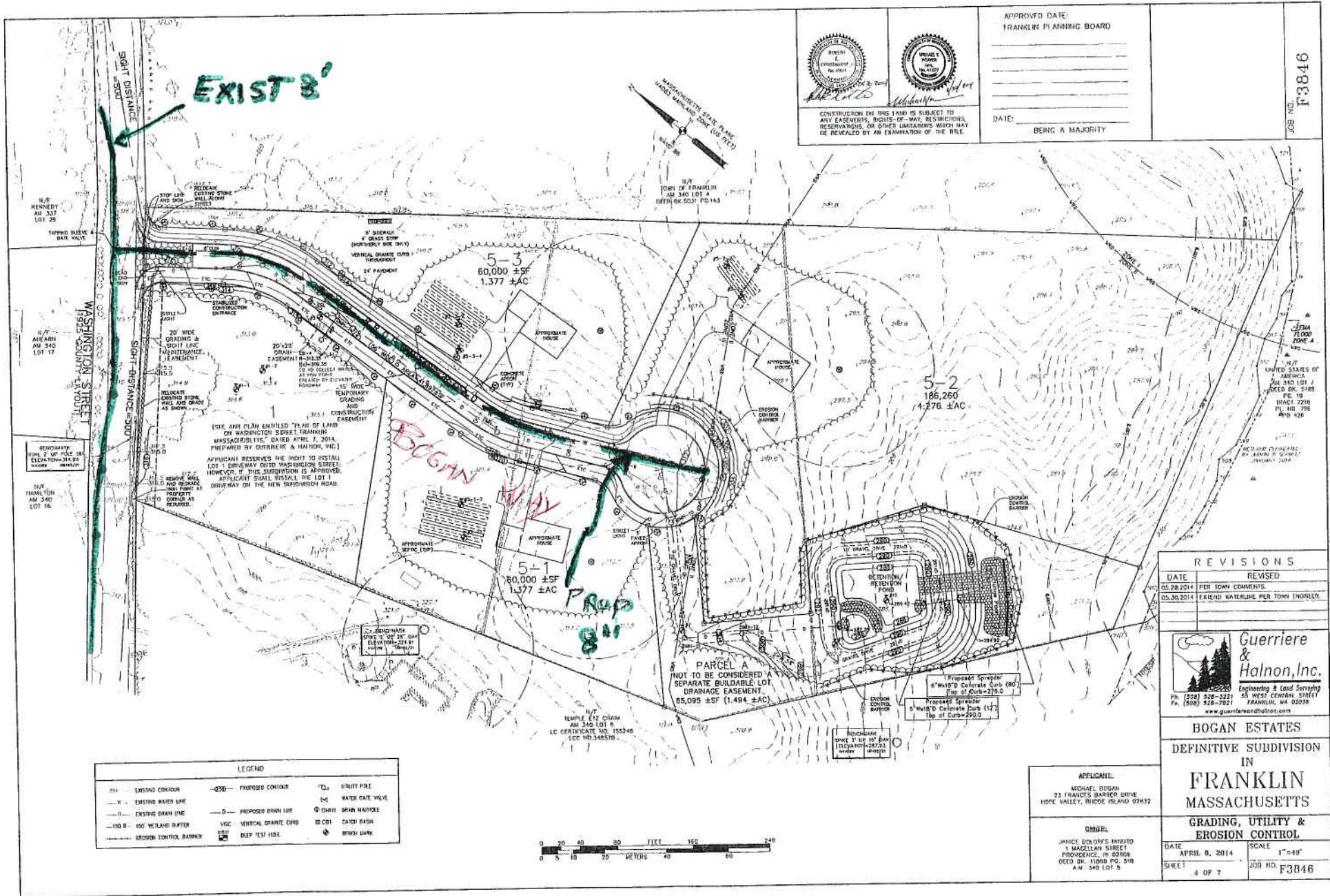
OWNER:
 JIMMY DOKORIS MURDO
 1 MACCELLAN STREET
 PROUDENCE, RI 02898
 OCEO BK. 11058 PG. 518
 A.M. 349 LOT 5



LEGEND

--- 254 --- EXISTING CONTOUR	--- 050 --- PROPOSED CONTOUR	□ UTILITY POLE
--- W --- EXISTING WATER LINE	--- D --- PROPOSED DRAIN LINE	□ W/G WATER GATE VALVE
--- G --- EXISTING GRASS LINE	--- V --- VERTICAL CURVE	□ DMH DRAIN MANHOLE
--- 100 B --- 100' WETLAND BUFFER	--- B --- BENCH MARK	□ CBH CATCH BASIN
--- EROSION CONTROL BANKLINE	--- T --- TEST HOLE	□ SDI STORM DRAIN

Exhibit A



	APPROVED DATE: FRANKLIN PLANNING BOARD
	DATE: BECG A MAJORITY
CONSTRUCTION ON THIS PLAN IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.	
JOB NO. F3846	

REVISIONS	
DATE	REVISED
05.28.2014	PER TOWN COMMENTS
05.30.2014	EXTEND WATERLINE PER TOWN ENGINEER

Guerriere & Halton, Inc.
 Engineering & Land Surveying
 P.O. BOX 528-3221 85 WEST CENTRAL STREET
 FRANKLIN, MA 02038
 www.guerriereandhalton.com

BOGAN ESTATES
 DEFINITIVE SUBDIVISION
 IN
FRANKLIN MASSACHUSETTS
GRADING, UTILITY & EROSION CONTROL

DATE	APRIL 8, 2014	SCALE	1"=40'
SHEET	4 OF 7	JOB NO.	F3846

APPLICANT:
 MICHAEL BOGAN
 23 FRANCES BARBER DRIVE
 HOPE VALLEY, RHODE ISLAND 02832

OWNER:
 JIMMY DOKORIS MURDO
 1 MACCELLAN STREET
 PROSPERANCE, RI 02898
 OCEO BK. 11058 PG. 518
 A.M. 340 LOT 5

LEGEND		
--- 254 ---	--- 050 ---	□ U
---	---	□ W
---	---	□ G
---	---	□ V
---	---	□ E
---	---	□ D
---	---	□ C
---	---	□ B
---	---	□ T





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 _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegrini
Town Clerk

ABSENT _____

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.

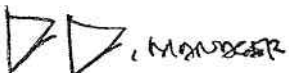
As you will find, in the case of sewer, the Village at Cooks Farm, LLC will be making a contribution of \$100,000 toward the replacement of the force main between Stoddards and the Milliken Ave pump stations. As reflected in the recently completed Arcadis Draft Technical Memorandum that evaluates service 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
Guerriere & Halnon Inc

5/28/14
Date

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.



**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. Pellegri
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.

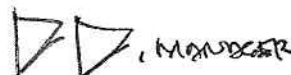
As you will find, in the case of sewer, the Village at Cooks Farm, LLC will be making a contribution of \$100,000 toward the replacement of the force main between Stoddards and the Milliken Ave pump stations. As reflected in the recently completed Arcadis Draft Technical Memorandum that evaluates service 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

Date: 5/28/14

Guerriere & Halnon Inc

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.