

**APPLICATION FOR APPROVAL OF A SITE PLAN
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled
“ Chestnut Street Senior Village ” and Special
Permit(s) for _____ and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

1. Name of Applicant: Whitman Homes, Inc (51 Chestnut Street Franklin)
Address of Applicant: 1200 Turnpike Street Canton, MA. 02021
Phone No.: 781-821-5216 Email: richw@whitmanhomes.com
2. Name of Owner (if not the Applicant): See Attached
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: Guerriere & Halnon, Inc.
Address of Engineer: 55 West Central St. Franklin, MA. 02038
Phone No.: 508-528-3221 Email: acavalieri@gandhengineering.com

1. Deed of Property recorded with Norfolk Registry of Deeds in
Book 35063 , Page 282 , (or Certificate of Title No. _____)
(51 Chestnut St.) Book 23284 Page 524 (Chestnut St. - Ranieri)
2. Location and Description of Property:

Zoning District: RR IV

Assessor's Map: 285 Lot: 096 (51 Chestnut St.) 280-007 (Ranieri -Chestnut St.)

Square Footage of Building(s): _____

Impervious Coverage of Existing Upland: _____

3. Purpose of Site Plan:
To construct a senior village for over 55.

4. Special Permit(s) Requested:
Senior Village Overlay and Impervious Coverage (See Attachment)

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5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

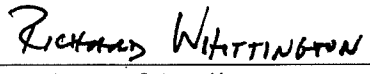
6. Other issues requiring Planning Board Consideration: _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

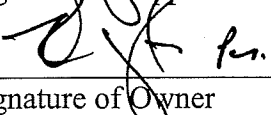
8. Certificate of Ownership.



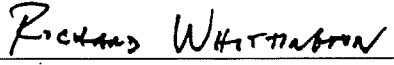
Signature of Applicant




Print Name of Applicant



Signature of Owner



Print Name of Owner



Signature of Owner



Print Name of Owner

F-3183-5
List of Owners
Site Plan and Special Permit Application

Applicant: Whitman Homes, Inc.
1200 Turnpike Street
Canton, MA 02021
(P) 781-821-5216 x220
Email: richw@whitmanhomes.com

Owner of 51 Chestnut Street (Map 285/Lot 096): Same as Applicant

Owner of 0 Chestnut Street (Map 280/Lot 007):

Ranieri Trust
59 Pleasant Street
Franklin, MA 02038
(P) 508-520-0930
Email: mranieri@ranierire.com

R

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

TOWN OF FRANKLIN
TOWN CLERK

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SECTION A:

Type of Plan: 81-P; Prelim.; Def.; Site Plan Special Permit

Title of Plan: Chestnut Street Senior Village

Date of Plan: _____ Assessor's Information: 285-096 280-007

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Whitman Homes, Inc. 1200 Turnpike Street, Canton, MA 02021

SECTION B:

Name of Record Owner(s): Whitman Homes, Inc. (51 Chestnut St)

Address of Record Owner(s): Whitman Homes, Inc. 1200 Turnpike Street, Canton, MA 02021

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: _____

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: _____

Executed as a sealed instrument this 28th day of March 2018

R [Signature]
Signature of Applicant

Richard Whittington, President
Print name of Applicant

R _____
Signature of Owner

Print name of Owner

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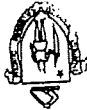
COMMONWEALTH OF MASSACHUSETTS

_____ ss.

20____

On this 28 day of March 2018, before me, the undersigned notary public, personally appeared Richard Whittington (name of Applicant), proved to me through satisfactory evidence of identification, which were Mass Drivers License to be the person whose name is signed on the preceding document in my presence.

LAUREL L. KATSAROS
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 20, 2023



Laurel L. Katsaros
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 6.20.23



LAUREL L. KATSAROS
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 20, 2023

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

TOWN OF FRANKLIN
TOWN CLERK

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SPECIAL PERMIT

SECTION A:

Type of Plan: 81-P; Prelim.; Def.; Site Plan

Title of Plan: Chestnut Street Senior Village

Date of Plan: Assessor's Information: 280-007

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Ranieri Trust 59 Pleasant Street, Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Ranieri Trust

Address of Record Owner(s): 59 Pleasant Street, Franklin, MA 02038

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Executed as a sealed instrument this 28TH day of March 2018

R [Signature]
Signature of Applicant

RICHARD WHITTINGTON, President
Print name of Applicant

M [Signature]
Signature of Owner

RANIERI TRUST
Print name of Owner

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COMMONWEALTH OF MASSACHUSETTS

_____ ss.

20____

On this 28 day of March 2018, before me, the undersigned notary public, personally appeared Richard Whittington (name of Applicant), proved to me through satisfactory evidence of identification, which were Mass Drivers License to be the person whose name is signed on the preceding document in my presence.



LAUREL L. KATSAROS
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 20, 2023

Laurel L. Katsaros
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 6.20.23

16288

WHITMAN HOMES, INC.
CANTON, MA 02021

DATE	INVOICE NUMBER	DESCRIPTION	PURCHASE ORDER	INVOICE AMOUNT	DEDUCTION	NET
		Imperious Surface Foo				
CHECK DATE	CHECK NUMBER	TOTALS				

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.

 WHITMAN HOMES 1200 TURNPIKE STREET CANTON, MA 02021 (781) 821-5216	MOUNTAINONE BANK ROCKLAND, MA 53-7101 2118	16288
For a Thousands And 100 / 100 DOLLARS	CHECK NO. 16288	AMOUNT \$ 4,000.00
DATE 3-28-18		

F-3183-5

Project Narrative

For

Site Plan Modification and Special Permit for Senior Village Overlay & Impervious Coverage Chestnut Senior Village Franklin, MA

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In 2006, we filed for five duplex units/total 10 proposed. The Special Permit was appealed by the Applicant and the court sent it back to the Planning Board for further review. The Planning Board and applicant agreed on a 3-story 10-unit building with 2 bedrooms and approved a Special Permit and Site Plan with a 3-story building parking and other site improvements.

Background

In June 2008, a Certificate of Vote was issued by the Town of Franklin Planning Board approving, with standard conditions, the Chestnut Senior Village located off Chestnut Street and a Special Permit was also approved for a 3-story 10-unit building. However, due to an appeal filed in July 2008, the project was suspended until the appeal was resolved in June 2011. On June 20, 2011, the Planning Board issued the Certificate of Vote and endorsed the plans entitled "Settlement Plan – Chestnut Senior Village" August 23, 2012 that were previously approved in July 2008. A Special Permit for the Senior Village overlay.

Governor Patrick initiated a permit extension Act because of the poor U.S. and Massachusetts Economic Conditions that were limiting development of all housing and Industrial Development. This Act allowed the projects to extend the approved plans up and through 2018 based on approvals by further extension of Town Approvals. The site currently has a site plan and special permit that are extended to June 20, 2019.

The Applicant is proposing to modify the "Settlement Plan – Chestnut Senior Village" endorsed August 23, 2012 that incorporates the previously approved standard conditions as well as additional enhancements to emphasize the benefit to the Town of Franklin, including open space and address the need for senior housing.

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Guerriere & Halnon, Inc.
Engineering & Land Surveying

Project Description

The proposed project consists of the development of a residential community, specifically for adults over the age of fifty-five (55), who are either retired or working individuals who are downsizing their family home after children have left. The project is being proposed as a "Senior Village" under the Town of Franklin Code, Section 185-48, Senior Village, if allowed by the Planning Board as a Special Permit.


The project site is located off Chestnut Street, (a public way) and will consist of a 5+ acre parcel in accordance with §185-48 Senior Village District Overlay that is currently undeveloped, residential zone, land RR IV. Properties to the north are residential homes. The properties to the south, along Chestnut Street, are single family homes. The property to the east is a parcel comprised of woodland and residential homes. To the West is a Ford Dealership. The attached aerial photograph depicts the project site, as well as the abutting properties on Chestnut Street and the adjacent lots.

It is proposed to create an access off Chestnut Street into the site with a twenty-two (22) foot wide private access road that will terminate in a new parking lot that will service the proposed building. This new access will be approximately 560 +/- feet in length, with the proposed building, sidewalks, and parking facilities being offset on either side of the primary access isle. In addition, a parking area is proposed on the lot of 51 Chestnut Street. Utilities to serve the site, including town water, sewer, drainage, electric, telephone and catv will be installed underground as part of the roadway construction. On-site drainage facilities will also be provided to control Stormwater runoff.

The proposed senior housing 3-story building will consist of (33) 1-bedroom and 2-bedroom apartments, in accordance with the minimum density guidelines of the Town Zoning Code. The applicant is proposing (5) of the units will be designated as "affordable housing for qualified Franklin residents. The attached Site Plan depicts the location of the proposed structure, parking facilities, erosion control, drainage infrastructure, utilities, and landscaping. A brief review of the characteristics of the project site is presented below.

A. Site Characteristics:

1. Vegetative Cover – As shown on the aerial photograph, the project site is a wooded area. The tree cover is extensive throughout the site with a mix of mature trees within the site. A wooded wetland appears to be the



dominant feature, while in the development area a mix of softwoods and conifers are also present. Brush cover is not overly extensive due to the heavy tree canopy.

2. **Geologic Properties** – The project site is located according to the Norfolk County Soil Survey, the soils on the site are classified as Merrimac fine sandy loam, generally referred to as sand and gravel deposits. These soils are rapidly well drained, with a deep water table. Runoff from this site is minimal. These soils are gravely course sand, with a depth of 60” or more to the underlying bedrock deposits. There are no large bedrock outcrops or other geologically significant features on the site. As can be seen on the aerial photograph, there are wetlands, soil freetown muck in in the project site. Also, there are no significant ridgelines on the site demarcating any watershed boundaries. In general, a portion of the developed site is a moderate continuously sloped area, which drains from the south to the north.
3. **Manmade Features** – The project site parcel (0) Chestnut Street (Lot 280-007) is not a developed area and currently has no structures. No. 51 Chestnut Street (Lot 285-096) will be joined to Lot 208-007 which is wooded. The existing house at 51 Chestnut Street will be utilized as a detached unit as part of the senior housing development and has been included in the total unit count of 33-units. The only other manmade features on the site is an existing cross-country sewer easement with pipes and manholes that since regenerated with trees. The current site is not classified as a historic residence, nor are there any other accessory buildings or ruins on the site that would meet this definition.
4. **Property** – The project site is well suited for the proposed senior housing village. This use of a portion of the site will provide a needed senior housing resource to the town for one and two-bedroom units with a reasonable resale value of \$200,000, while preserving the existing wooded area for wildlife habitat and passive recreation.



F-3183-5
Special Permit Application
Senior Village Overlay District
For
Chestnut Street Senior Village
March 30, 2018

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TOWN CLERK
2018 APR -2 A 11: 08
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Applicant: Whitman Homes, Inc., 1200 Turnpike Street, Canton, MA 02021

Owner of 51 Chestnut Street: Same as Applicant

Owner of 0 Chestnut Street: Ranieri Trust, 59 Pleasant Street, Franklin, MA 02038

Request for Special Permit approval: §185-48 Senior Village Overlay District.

To allow by Special Permit the construction of 33-units for senior housing, as shown on Plan entitled: **"Site Plan For Chestnut Street Senior Village dated March 30, 2018"** Prepared by Guerriere & Halnon, Inc. 55 West Central Street Franklin, MA 02038.

The following segments of the "Purpose" of **§185-48 Senior Village Overlay District** that encourages the development of master-planned residential communities for persons 55 years of age and older;

1. Allow for a greater variety of uses and building types at a higher density.
2. Allow greater flexibility in site planning.
3. Preservation of open space
4. Provide a range of housing types and facilities that are responsive to the socio-cultural, health care, and recreational needs of senior residents.
5. Senior village will be a well-integrated development in terms of land use, functional systems, and major design elements such as buildings, utilities, drainage systems and open space.
6. The development should be constructed in the most suitable and least environmentally sensitive areas of the landscape.

SPECIAL PERMIT APPROVAL

1. **Special Permit Approval Requirements under §185-45 (E)(3): of the Zoning By-Laws, states in part:**

Criteria. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings: [Amended 3-25-1987 by Bylaw Amendment 87-91; 3-21-2012 by Bylaw Amendment 12-669]

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- (a) *Proposed project addresses or is consistent with neighborhood or Town need.*

The proposed senior housing building will consist of (33) 1-bedroom and 2-bedroom apartments, in accordance with the minimum density guidelines of the Town Zoning Code. The applicant is proposing (5) of the units will be designated as "affordable housing for qualified Franklin residents. This will enhance and not be detrimental to the neighborhood. The impervious coverage increase allows the development for the uses proposed by special permit and the site fills a basic need for senior housing in the Town of Franklin. See Special Permit for Senior Village Overlay use. The attached Site Plan depicts the location of the proposed structure, parking facilities, erosion control, drainage infrastructure, utilities, and landscaping.

- (b) *Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.*

A 22-foot wide access driveway off Chestnut Street is proposed, including 5-foot bituminous concrete sidewalks, associated crosswalks where applicable, handicap accessible and sufficient parking. A Transportation Impact Assessment for the proposed senior housing was conducted by Vanasse & Associates, Inc. dated June 2017 indicated that a safe environment is capable of being maintained with minimal increase in delay for a proposed senior housing consisting of 44 units. Therefore, proposed senior housing consisting of 33 units would further minimize potential traffic impacts. See Transportation Impact Assessment submitted as a separate document with this submittal.

- (c) *Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.*

The building will be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates. The drainage system will mitigate the impervious coverage which will recharge the groundwater in the treated storm drainage system. The stormwater will recharge into the ground to supplement the pavement coverage increase to current level 2, 10, 25 and 100-year storms. Storm runoff from the site will not be increased. Drainage is contained on site. The new building will be heated by natural gas. Haybales will be used along the property line as shown during construction to retain sediment on site.

- (d) *Neighborhood character and social structure will not be negatively impacted.*

The granting of the special permit will be consistent with the neighborhood character and social structure. The neighborhood within which the project is located consists of mixed uses with fluctuating property values. Neighboring uses include a supermarket, auto dealership, single family and multi-family rental housing. The Town of Franklin has a need for quality and affordable senior housing of the type that the project will provide to the residential sector, social, economical and community needs. The project will be comprised of a single building lot and this is comparable to the other adjacent properties, whether said properties are used for single or multifamily purposes. A multiple lot subdivision of the property would detract from

the single lot character of the neighborhood and consist of wider roads, set back of only 20 feet and no screening or open space preservation. DEP storm water regulations, airborne particles, water quality are incorporated into the drainage design.

- (e) *Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.*

Minimal impacts to the natural resources are anticipated and the project site is within the 25', 50' and 100' wetland buffers only. The site, when developed in 2006, was not subject to 50, 100 ft buffer regulation and limitations. The applicant in 2006 held the 25 ft buffer as a good neighbor to the natural environment. The new applicant is also maintaining the 25 ft buffer. Public Safety does call for access around the building, grass pavers to be natural for appearance but still provide access for safety vehicles.

- (f) *Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.*

The site is currently under an Order of Conditions, Approved Site Plan and Special Permit that are in effect and valid at this time. We are modifying the plan and maintaining the same limit of disturbance off the wetland 25' with the exception for grass paver fire lane around the rear of the building per request of the Fire Chief to address public safety issue. The building is larger in area, but remains the same height as originally approved. The site also has been expanded to include #51 Chestnut Street as a condo unit. There will be no blasting and construction equipment will operate per Massachusetts Regulations. The sediment and particulates will be monitored under MassDEP Stormwater Regulations. The erosion control for stormwater will be monitored under a new Order of Conditions, the Special Permit and also the DPW Stormwater Permit.

Screening, including fencing, shrubs, tree planting will be provided for privacy. Retaining walls will also be installed to minimize the potential for filling in wetland buffers and site privacy. The lighting will be shielded to minimize the glare onto surrounding properties. The site is not in a flood storage or flood hazard area. All drainage will be retained on site to mitigate runoff into the wetlands. Only storms greater than 100 year have the potential to discharge offsite.

- (g) *Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.*

The proposed housing would be connected to the public water distribution system, gas and telephone located in Chestnut Street, while the sewer service would connect to the 12-inch sewer main within an existing 20-foot sewer easement that travels through the northeastern side of the project site. The proposed uses will require a water

consumption usage of approximately 4,950+/- gallons per day for 33 units for seniors at 150 gpd/two bedroom unit. The new 33 units will require fire suppression system inside the building.

2. **Special Permit Approval Requirements** under §185-45 (G) Review Criteria and Compliance:

Planning Board findings for senior village special permit. In addition to applying the general special permit criteria as set forth in § 185-45E(3), the Board shall review the senior village special permit application in accordance with the following criterion:

1. That the senior village is designed in a comprehensive, landscape sensitive manner, according to the process outlined in the conceptual plan.
2. That the senior village is consistent with all senior village open space standards, senior village development standards, affordable unit restrictions, and all applicable standards and requirements set forth in this bylaw.
3. That the proposed senior village will, by its design and layout, succeed in (a) preserving open space for conservation and/or recreation purposes, and providing appropriate public access to the open space; (b) protecting natural and cultural features of the site which are important to the character and health of the Town; and (c) creating a true village setting with a pedestrian orientation and character consistent with the historic development patterns of the Town of Franklin.

WAIVERS:

There are five (5) waiver requests from the Planning Board for site development.

1. §185-48 (D)(1)(G) – The maximum number of permitted housing units within all permitted senior village developments in the Town of Franklin shall be limited to a number equivalent to 2.5% of the existing single-family residential housing units (excluding senior village units). Based on conversations with the Department of Planning and Community Development (DPCD), currently, there are 7,702 single family units in which 2.5%, or 193 units, is allowed. There are 229 units that have been approved and/or constructed. Adding in the 10 units previously approved for Chestnut Street Senior Village and 23 additional units to the already approved 229 units, for a total of 262 units. The Board may waive this limitation if the Board finds that the proposed development fulfills a critical senior housing need for the Town of Franklin or the surrounding region.
2. §185-48 (F)(1)(c) - The percentage of open space that is wetland resource areas as defined and regulated pursuant to the Massachusetts Wetlands Protection Act (MGL c. 131A) shall not normally exceed the percentage of the tract that is wetlands; provided, however, that the applicant may include a greater percentage of wetlands in such open space upon a determination that such inclusion promotes the purposes of this bylaw and upon the written recommendation of the Conservation Commission. The percent wetlands exceed the percent required for the 5 acre parcel
3. §185-48 (F)(3)(a)(i) - Frontage required is 100 feet; Pre-existing conditions is 40.17 feet and 75 feet.

4. §185-48 (F)(3)(a)(ii) – Minimum front yard of no less than 20 feet from the edge of the paved way to the closest point of the structure. Board may waive these requirements if the Board finds that such reduction will result in better design, improved protection of natural and scenic resources, and will otherwise comply with this bylaw. Construction is proposed within 5-feet of a paved way.
5. §185-48 (F)(3)(a)(iii) – Construction within the 50-foot setback. The Board may waive this requirement if Board finds that such reduction will result in better design, improved protection of natural and scenic resources.

WHEREFORE, *The Applicant respectfully requests that the Planning Board grant a SPECIAL PERMIT under Section 185-36 to allow the Senior Village District Overlay as shown on a plan entitled, "Site Plan For Chestnut Senior Village, Franklin, Massachusetts," prepared by Guerriere & Halnon, Inc. Engineering, 55 West Central Street Franklin, Massachusetts 02038 dated: **March 30, 2018**, as may be amended.*

Dated: **March 30, 2018**

Respectfully Submitted,

Amanda K. Cavaliere

Amanda K. Cavaliere
Office Manager, Franklin
Guerriere & Halnon, Inc
55 West Central Street
Franklin, MA 02038

(508) 528-3221

Exhibit "A"

OPEN SPACE MANAGEMENT PLAN

Provide with Condo Documents the following criteria for Open Space Management Plan.

- The open space will be managed by the association
- An open space committee of 3 individuals should be elected to monitor the open space.
- The open space committee shall do the following:
 - Monthly walk the open space area for fallen trees or broken limb damage.
 - Address removal if safety issues, by private company.
 - Have association members police the open space for wind blown litter. A minimum of once a month.
 - Check any encroachments of the open space and take necessary action to restore the open space.
 - The open space shall be used for passive recreation and walking.
 - Any activity in the open space not listed will require a revision of the special permit by Planning Board.

F-3183-5
Special Permit Application
Impervious Coverage
For
Chestnut Street Senior Village
March 30, 2018

TOWN OF FRANKLIN
TOWN CLERK

2018 APR -2 A 11: 08

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Applicant: Whitman Homes, Inc., 1200 Turnpike Street, Canton, MA 02021

Owner of 51 Chestnut Street: Same as Applicant

Owner of 0 Chestnut Street: Ranieri Trust, 59 Pleasant Street, Franklin, MA 02038

Request for Special Permit approval: §185-36 Impervious Surfaces.

To allow by Special Permit an increase in impervious coverage from 35% to 57% with 42, 9'x19' parking spaces, for total development, as shown on Plan entitled: **"Site Plan For Chestnut Senior Village dated March 30, 2018"** Prepared by Guerriere & Halnon, Inc. 55 West Central Street Franklin, MA 02038.

The maximum coverage by structures plus paving shall be as regulated in the Schedule of Lot, Area, Frontage, Yard and Height Requirements and, within the Water Resource District, as regulated in § 185-40. Greater coverage within the Water Resource District may be allowed pursuant to § 185-40D(1)(l). Greater coverage than allowed under the Schedule of Lot, Area, Frontage, Yard and Height Requirements within other districts may be allowed on special permit from the Planning Board upon its receipt of calculations prepared by a registered professional engineer indicating that stormwater runoff from the site will not be increased following the development.

SPECIAL PERMIT APPROVAL

1. Special Permit Approval Requirements under §185-45 (E) (3): of the Zoning By-Laws, states in part:

Criteria. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings: [Amended 3-25-1987 by Bylaw Amendment 87-91; 3-21-2012 by Bylaw Amendment 12-669]

(a) *Proposed project addresses or is consistent with neighborhood or Town need.*

The Town of Franklin has a need for quality and affordable senior housing of the type that the Project would provide to Franklin's residential sector, the social, economical and community needs of the Town of Franklin would be well-served by the proposal. Like the seniors in other communities within the Commonwealth of Massachusetts, the seniors in the Town of Franklin have changing needs, tastes and lifestyles and a

limited range of housing options available. Generally, seniors prefer or require housing that is easier to maintain and offers additional amenities from the typical single family residential dwelling. Since the communities in the Commonwealth, for the most part, offer single family residential dwellings, it is difficult for seniors to continue to reside within their communities in financially affordable housing that meets their needs. The combination of the size of the 33 units, 28 of which are market and 5 of which are affordable, and projection selling prices allow Chestnut Senior Village to meet the needs of the over 55 years of age community.

- (b) *Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.*

The increase in impervious area will allow project access by one proposed full access 22-foot wide driveway off Chestnut Street, including 5-foot bituminous concrete sidewalks, associated crosswalks where applicable, handicap accessible and sufficient parking. A Transportation Impact Assessment for the proposed senior housing conducted by Vanasse & Associates, Inc. dated June 2017, indicated that a safe environment is capable of being maintained with minimal increase in delay for a proposed senior housing consisting of 44 units. Therefore, proposed senior housing consisting of 33 units would further minimize potential traffic impacts. See Transportation Impact Assessment submitted as a separate document with this submittal.

- (c) *Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.*

The increase of impervious coverage will allow the building to be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates. The drainage system will mitigate the impervious coverage increase which will recharge the groundwater in the treated storm drainage system. Sweeping of the parking lot, catch basin with 4' sump and hood, and a stormceptor to settle out suspended solids keeping the TSS at 80% for BMP and there will be no increase of the soil rate by 10% erosion on site. All drainage is maintained on site up to a 100-year storm. The drainage system will maintain TSS @ 80% removal, as well as separate out volatiles, from parking lot. The stormwater will recharge into the ground to supplement the pavement coverage increase to current level 2, 10, 25 and 100-year storms. Storm runoff from the site will not be increased. Drainage is contained on site. The new building will be heated by natural gas. Haybales will be used along the property line as depicted on the drawings during construction to retain sediment on site.

- (d) *Neighborhood character and social structure will not be negatively impacted.*

The granting of the special permit will be consistent with the neighborhood character and social structure. The neighborhood within which the project is located consists of mixed uses with fluctuating property values. Neighboring uses include a supermarket, auto dealership, single family and multi-family rental housing. The

Town of Franklin has a need for quality and affordable senior housing of the type that the project will provide to the residential sector, social, economical and community needs. The project will be comprised of a single building lot and this is comparable to the other adjacent properties, whether said properties are used for single or multifamily purposes. A multiple lot subdivision of the property would detract from the single lot character of the neighborhood and consist of wider roads, set back of only 20 feet and no screening or open space preservation. DEP storm water regulations, airborne particles, water quality are incorporated into the drainage design.

This will enhance and not be detrimental to the neighborhood. The impervious coverage increase allows the development for the uses proposed by special permit and the site forms a basic need for senior housing in the Town of Franklin.

- (e) *Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.*

Minimal impacts to the natural resources are anticipated and the project site is within the 25', 50' and 100' wetland buffers only. The site, when developed in 2006, was not subject to 50, 100 ft buffer regulation and limitations. The applicant in 2006 held the 25 ft buffer as a good neighbor to the natural environment. The new applicant is also maintaining the 25 ft buffer. Public Safety does call for access around the building, grass pavers to be natural for appearance but still provide some access for safety vehicles.

We are not in a NHESP Habitat or wildlife access, no endangered species. No disturbance of wetland resource areas are proposed. The site limits activities in the 25 ft buffer as shown on the plans.

The design is a change to the existing Order of Conditions as well as special permit and site plan for the senior village overlay. The drainage, grading are very similar to the previously approved plan.

- (f) *Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.*

The site is currently under an Order of Conditions, Approved Site Plan and Special Permit that are in effect and valid at this time. We are modifying the plan and maintaining the same limit of disturbance off the wetland 25' with the exception for grass paver fire lane around the rear of the building per request of the Fire Chief to address public safety issue. The building is larger in area, but remains the same height as originally approved. The site also has been expanded to include #51 Chestnut Street as a condo unit. There will be no blasting and construction equipment will operate per Massachusetts Regulations. The sediment and particulates will be

monitored under MassDEP Stormwater Regulations. The erosion control for stormwater will be monitored under a new Order of Conditions, the Special Permit and also the DPW Stormwater Permit.

Screening, including fencing, shrubs, tree planting will be provided for privacy. Retaining walls will also be installed to minimize the potential for filling in wetland buffers and site privacy. The lighting will be shielded to minimize the glare onto surrounding properties. The site is not in a flood storage area or flood hazard area. All drainage will be retained on site to mitigate runoff into the wetlands. Only storms greater than 100 year have the potential to discharge offsite.

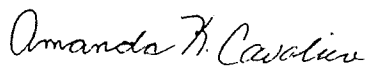
- (g) *Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.*

The increase in impervious area coverage allows: The proposed housing would be connected to the public water distribution system, gas and telephone located in Chestnut Street, while the sewer service would connect to the 12-inch sewer main within an existing 20-foot sewer easement that travels through the northeastern side of the project site. The proposed uses will require a water consumption usage of approximately 4,950+/- gallons per day for 33 units for seniors at 150 gpd/two bedroom unit. The new 33 units will require fire suppression system inside the building.

WHEREFORE, *The Applicant respectfully requests that the Planning Board grant a SPECIAL PERMIT under Section 185-36 to allow Increase of impervious coverage from 35% to 57% as shown on a plan entitled, "Site Plan For Chestnut Senior Village, Franklin, Massachusetts," prepared by Guerriere & Halnon, Inc. Engineering, 55 West Central Street Franklin, Massachusetts 02038 dated: **March 30, 2018**, as may be amended.*

Dated: **March 30, 2018,**

Respectfully Submitted,



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