

Office of the Town Administrator



MEMORANDUM

Date: September 29, 2016

To: Town Council

From: Jeffrey Nutting, Town Administrator 

Subject: Citizens request to have his land rezoned from Residential One (R1 to Residential Seven (R7))

We have received a request from the owner of 10 acres of land at 496 Summer Street to have the Council consider changing the zoning from R 1 which allows one house for every 40,000 square feet of land and has 200 feet of Frontage to R 7 which allows 4 units of housing for every 40,000 square foot of land or four times the density of R1. Any development of the property would require a water and sewer extension. The sewer is nearby on Summer Street and the water line is several hundred feet down the road. (See map)

R7 was created in 2013 to allow for the "Cooks Farm Development" that is currently under construction on Route 140 at and near the Franklin County Club.

Zoning is a policy matter for the Town Council. You should note that I have also received a phone call from another developer indicating he was interested in having a parcel of land rezoned to R7 as well. Please find attached my memo from a few weeks ago, a zoning map, a water/sewer map, a proposed plan of the development, and general information about R7. I am happy to answer any questions you may have.

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

Date: September 7, 2016
To: Town Council
From: Jeffrey D. Nutting, Town Administrator 
Re: Proposed Agenda Item about Zoning Game Plan

Lately, I have been approached by landowners/developers (L/D) seeking my opinion on whether the Town will provide a zoning change so they can develop their land into Condos, Apartments and Zone 7 (which allows 4 times the density of Rural Residential zoning). All the requests require a zoning change for the L/D. While a project may offer some benefit, it is the Town Council that needs to decide on zoning and the pace of development you want for Franklin.

The Town Council adopted an updated Master Plan in 2013 as a road map to continued improvements for the citizens of Franklin. The plan covered a wide range of topics many which the Council have embraced to date, most notably zoning changes, sidewalk construction, as well as open space/recreation issues.

Currently, the economy seems to be in good shape and the demand for housing in Franklin is higher than it has been in a long time. You will recall the tremendous growth of the 1990's and the various steps Town Council took to reign in the growth. They rezoned residential land to industrial land, adopted over-55 housing, bought open space when available, adopt the water and sewer extension bylaws, a growth control bylaw, the so-called circle bylaw, etc. Further, the Council voted for an impact fee on new homes that was rejected by the Court. All the efforts to control development happened after the spike in housing production of the mid-1990's and the fast growth created problems that we are still dealing with today. Housing starts continued in the early 2000's at a slower pace and then the recession of 2008 reduced development further.

In review, dwelling units created in the last five years by the Building Commissioner reports the following dwelling units:

- 2011 - 20 units
- 2012 - 57 units
- 2013 - 48 units
- 2014 - 47 units
- 2015 - 38 units

This does not count the two developments on King Street and East Central Street with a total of over 250 units for elderly citizens.

Since 2012, we are averaging about 48 units a year. This seems to be a reasonable and steady growth. Franklin is now at a crossroad again concerning proposed dwelling units. Currently, there are over **800** units in various stages of development.

Under Construction (Various Stages)

Weston Woods - 40B Apartments	280
Lorriane Metcalf – Subdivision	4
Cooks Farm - Condos	55
Lincoln Street – Subdivision	9
County Side Estates - Subdivision	8
Franklin Heights - Condos	7
Winter Gardens- Subdivison	5

Approved

Uncas Ave - Subdivision	18
Upper Union Street - Subdivision	7
East Central Street - Apts.	7
Chestnut Street - Over 55	10

Before Planning Board

Maple Street – Subdivision	10
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In the Works

Madeline Village 40B	30-40	Decision by ZBA by end of the year
Pond Street Condos	96	Expects to file prior to end of year
Apartments at the end of Dean Ave	250	Expects to file prior to the end of year
Condos on West Central Street	30 ??	Recently rezoned
Others units that are currently approved	20 +/-	or under construction
Total possible Dwelling Units	800 +/-	

While not all of these units will be constructed at once, we could see well over 600 units in the next 3 years. Further, we do not know how many other "as of right" dwelling units may be proposed in the next couple of years.

The housing development speaks well to Franklin's quality of life and all the improvements that have happen over the last 15 years under the leadership of the various Town Councils that make Franklin a desirable community to live.

Does the Town Council want to maintain the zoning plan adopted in the Master Plan or make changes to the plan? Providing a clear message to L/D's makes a lot more sense than dealing with zoning on a case-by-case basis. It is hard to say yes to one person and no to the next if you do not have an overall game plan.

I suggest this topic be put on a Council agenda or workshop in the near future. I am happy to answer any questions.

JDN:ce

cc: Bryan Taberner, Director of Community Planning
Planning Board

C. Establishment of Medical Marijuana Use Overlay Districts and relationship to underlying districts.

1. The Medical Marijuana Use Districts are established as districts which overlay the underlying districts, so that any parcel of land underlying in a Medical Marijuana Use District shall also lie in one or more of the other zoning districts in which it was previously classified, as provided for in this Zoning Bylaw.

D. Permitted uses.

1. Uses allowed by right. The following uses are allowed as of right within Medical Marijuana Districts:
 - (a) All uses permitted as of right in the underlying base zoning district.
 - (b) Medical marijuana treatment facility.
 - (c) Medical marijuana testing facility.

E. Location.

1. The Medical Marijuana Use Overlay District consists of those parcels of land zoned industrial that are located south or west of the sideline of Interstate 495; and which are not within 200 feet of a residential zoning district, school, library, church, child-care facility, park, and playground. The 200 feet shall be measured from all property lines of the proposed use; state forest land shall not be considered when determining the proximity of a parcel to a residential zoning district.
2. This district is delineated on the map entitled "Medical Marijuana Use Overlay District" and created under § 185-4, Districts enumerated.

F. Severability. If any of this section or portion of this section is ruled invalid, such ruling shall not affect the validity of the remainder of the section.

 § 185-50. Residential VII Zoning District. [Added 10-16-2013 by Bylaw Amendment 13-722]

1. Purpose. To allow for planned residential developments.

A. Uses allowed:

- (1) Single-family dwelling units by right;
- (2) Multiple, single-family dwelling units by special permit from the Planning Board; and
- (3) All other uses as permitted in Residential VII as shown in Chapter 185, Attachment 2, Town of Franklin Use Regulations Schedule.

2. Special permit, for multiple, single-family.

A. General requirements.

- (1) Special permits. Multiple, single-family dwelling units may be authorized by special permit from the Planning Board in the Residential VII Zoning District, but only in accordance with the requirements as set out in § 185-45, Administration and enforcement, and if in accordance with the following requirements of this section, and as long as all other applicable requirements of Chapter 185 are met.
- (2) Site plan review. The requirements of § 185-31, Site plan review, shall be complied with at the time of application for a special permit.

B. Other requirements.

- (1) Mitigation. Design and construction shall reduce, to the extent reasonably possible, the following:
 - (a) The volume of cut and fill.
 - (b) The number of trees removed.
 - (c) The extent of waterways altered or relocated.
 - (d) The visual prominence of man-made elements not necessary for safety or orientation.
 - (e) The removal of existing stone walls.
 - (f) The visibility of building sites from existing streets.
 - (g) The alteration of groundwater or surface water elevations.
 - (h) The disturbances of important wildlife habitats, outstanding botanical features and scenic or historic environs.
 - (i) The soil loss or instability during and after construction.
- (2) Enhancement. Design and construction shall increase, to the extent reasonably possible, the following:
 - (a) Visual prominence of natural features of the landscape.
 - (b) Legal and physical protection of views from the public ways.
 - (c) Use of curvilinear street patterns.

C. Building design and placement.

- (1) Minimum lot size. Multiple, single-family developments shall be constructed on a parcel of land totaling at least five acres of upland.
- (2) Density. The maximum number of dwelling units permitted shall not exceed four units per acre of upland.

- (3) There shall be at least 20 feet between buildings, or space between buildings may be reduced by 50% if all adjacent buildings are fire-sprinkled. In all other respects, the requirements of the Schedule of Lot, Area, Frontage, Yard and Height Requirements must be met.
- (4) If no public water supply is available, dwelling units must be fire-sprinkled.

D. Roadways.

- (1) Roadways construction. All the work and the materials used shall conform to the requirements of the MassDOT's "Standard Specifications for Highways and Bridges," including the most recent Supplemental Specifications.
 - (a) All roadways shall be designed so that, in the opinion of the Planning Board, they will provide safe vehicular and pedestrian travel.
 - (b) Width requirements.
 - i Roadways and alleys shall be 24 feet in width, of which a minimum of 20 feet shall be paved; the balance shall consist of a continuous shoulder with no obstructions, constructed, in the opinion of the Fire Chief, to be capable of supporting and providing supplemental access for heavy emergency vehicles.
 - ii Alleys may be reduced to 18 feet in width provided that the following requirements are met:
 - a. There is a primary roadway constructed consistent with the requirements of this Subsection 2D, Roadways;
 - b. The alley is one-way; and
 - c. There is no parking allowed along the alley.
- (2) Dead-end streets.
 - (a) Dead-end streets shall be no longer than 600 feet measured from the sideline of the closest, connecting street.
 - (b) Dead-end streets shall be provided, if a closed end, with a turnaround having a pavement radius of 45 feet.
 - (c) Approval. Approval of dead-end streets may be contingent upon provision of easements and necessary facilities to allow continuity of utility and drainage systems. Water mains shall normally be looped.
- (3) Other roadway requirements.
 - (a) Streets. Streets indicated on the plan that are not fully constructed to provide through traffic shall provide for paved temporary turnarounds suitable for snowplowing purposes; to be approved by the Planning Board, before any houses on such streets shall be occupied.

- (4) Ownership and maintenance.
 - (a) Ownership and maintenance of all roadways and related infrastructure shall remain private.
 - (b) A private road covenant to ensure compliance with Subsection 2D(4)(a) shall be approved by the Town Council prior to endorsement of plans by the Planning Board.

E. Other improvements.

- (1) Sidewalks. Location. Sidewalks are required on one side of the road to adequately service pedestrian traffic.
- (2) Sidewalks shall be at least five feet wide and shall extend to the paved roadway at intersections to provide convenient walk-off crossings. Sidewalks shall be ramped for handicapped to access the gutter with no curb. Handicap ramps shall be shown on the plan and shall be constructed in accordance with the latest Rules and Regulations of the Architectural Access Board.

F. Utilities.

- (1) Wiring. Electrical, telephone and television community cable conduits shall be placed underground. Size and materials of these conduits and lateral spacing between conduits shall meet the requirements of the respective utility company. The utilities shall not be located under either paved areas of roadways or the sidewalks.
 - (a) Ownership and maintenance of utilities shall remain private.
- (2) Water and sewer. Water and sewer services shall be constructed in compliance with Department of Public Works Standards.
 - (a) The water and sewer system shall remain private; however, DPW personnel shall have access as necessary to maintain the public systems.
 - (b) The Town of Franklin, its agents and servants shall have the right but not the obligation at all times to enter an approved development for the purposes of inspecting, maintaining and/or making emergency repairs including, but not limited to, private water, private sewer and/or private drainage systems. In such event, the private property owners shall be liable, jointly and severally, for the payment of all expenses incurred by the Town in connection therewith, and unpaid expenses shall constitute a lien on their property.

G. Homeowners' association.

- (1) A homeowners' association shall be established to provide maintenance of all roadways, related infrastructure and utilities.

- (2) Legal documents creating such homeowners' association shall be submitted to the Town for review and shall be determined to be acceptable prior to plans being endorsed by the Planning Board.

ZONING

185 Attachment 9

Town of Franklin

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS

[Amended 5-20-1998 by Bylaw Amendment 98-357; 5-6-1998 by Bylaw Amendment 98-361; 5-3-2000 by Bylaw Amendment 00-430; 7-11-2001 by Bylaw Amendment 01-468; 12-5-2001 by Bylaw Amendment 01-486; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-654; 6-19-2013 by Bylaw Amendment 13-717; 10-16-2013 by Bylaw Amendment 13-719; 1-22-2014 by Bylaw Amendment 13-726]

District	Area (square feet)	Minimum Lot Dimensions			Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
		Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving ³
Rural Residential I	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Rural Residential VI	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VII ¹	40,000	200	200	180 ⁴	40	40	40	3	35	20 ¹²	25 ¹²
Rural Residential II	30,000	150	200	135 ⁴	40	35	35	3	35	20	25
Single-Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35
Single-Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35
General Residential V	10,000	100	100	90	20	15	20	3	40	30	35
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Downtown Commercial	5,000	50	50	45	5 ¹⁰	0 ³	15	3 ⁸	40 ⁹	80	90
Commercial I ¹	5,000	50	50	45	20 ¹	0 ²	15	3 ⁶	40 ⁶	90	100
Commercial II	40,000	175	200	157.5	40	30	30	3	40	70	80
Business	20,000	125	160	112.5	40	20	30	3	40	70	80
Industrial	40,000	175	200	157.5	40	30 ³	30 ³	3 ⁶	—	70	80
Limited Industrial	40,000	175	200	157.5	40	30 ³	30 ³	3 ⁶	40 ⁶	70	80
Office	40,000	100	100	90	20	30 ³	30 ³	3 ⁶	40 ⁶	70	80

Current →

Setbacks: No structure or pole carrying overhead wires shall be put up within 60 feet nor shall a billboard be erected within 100 feet of a right-of-way which is 75 feet or more.

NOTES:

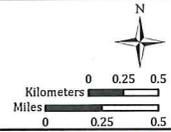
- 1 But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.
- 2 Increase to 20 feet when abutting a residential district.
- 3 See definition of "upland" in § 185-3, § 185-36, Impervious surfaces, and § 185-40, Water Resource District.

FRANKLIN CODE

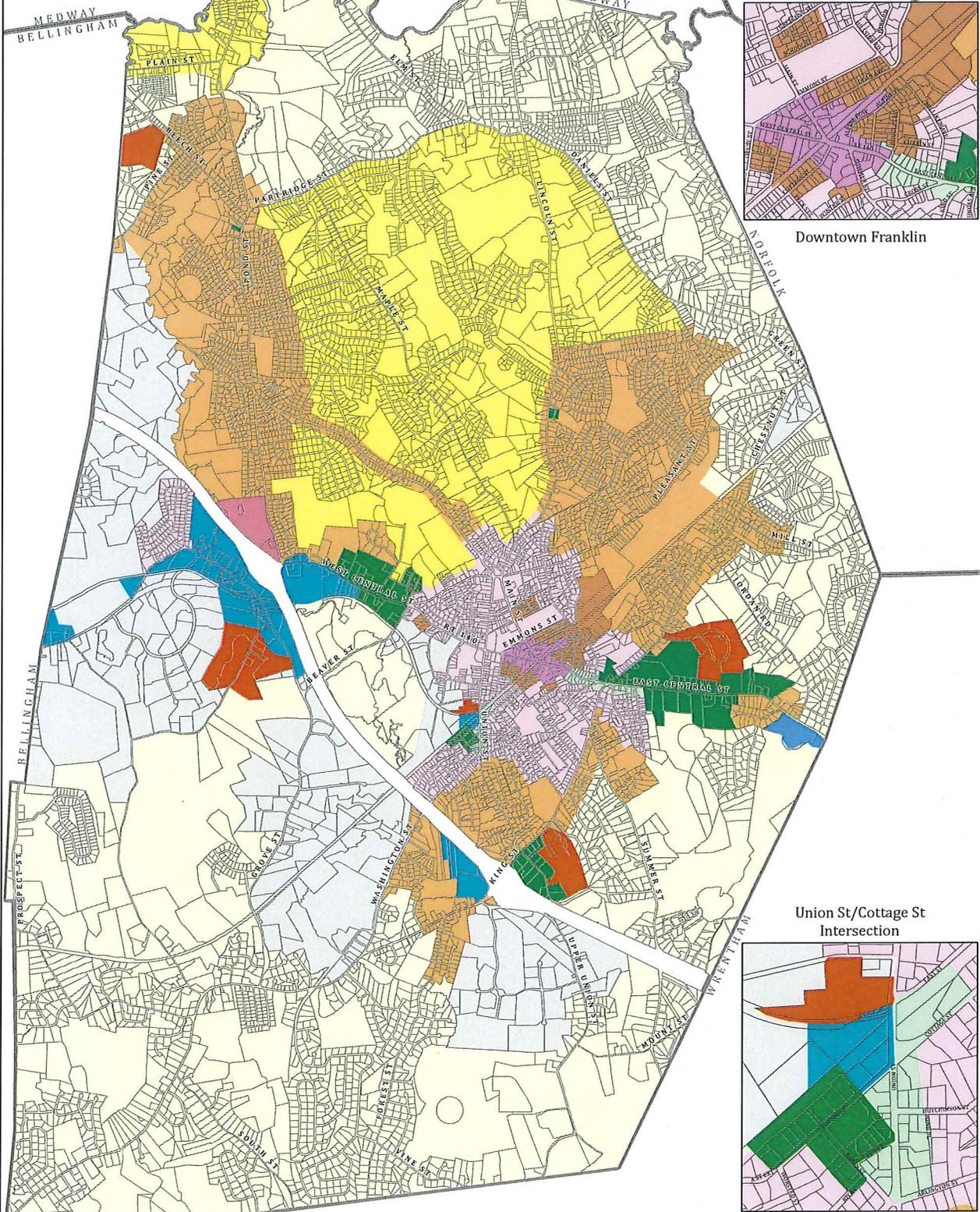
- 4 Within open space developments (see § 185-43), the lot width must be met for individual lots and shall be no less than 1/2 those required within the underlying district.
- 5 Increase by the common building height of the structure, when abutting a residential use.
- 6 Up to five stories and/or 60 feet, whichever is greater, may be permitted by a special permit from the Planning Board.
- 7 Permitted residential uses must observe requirements of the General Residential V District for residential use building only. Mixed-use buildings are exempt from this requirement.
- 8 Increase by 1.5 the common building height of a structure, when abutting a residential district or use.
- 9 Up to four stories and/or 50 feet, whichever is less, may be permitted by a special permit from the Planning Board provided the structure is set back at least 15 feet from frontage.
- 10 Minimum five-foot setback required on first floor, street level; upper floors can overhang required first floor setback.
- 11 See § 185-50.
- 12 Total impervious surface in the upland shall be no more than 50% if a special permit for multiple, single-family dwelling units is granted in RVII.

ZONING DISTRICTS

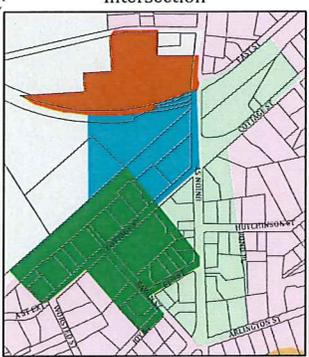
- Business
- Commercial I
- Commercial II
- Downtown Commercial District
- General Residential V
- Industrial
- Office
- Residential VI
- Residential VII
- Rural Residential I
- Rural Residential II
- Single-Family III
- Single-Family IV



Town of Franklin



Downtown Franklin



Union St/Cottage St Intersection

GIS Zoning Map Approved 11-01-2000; Zoning Bylaw 00-446

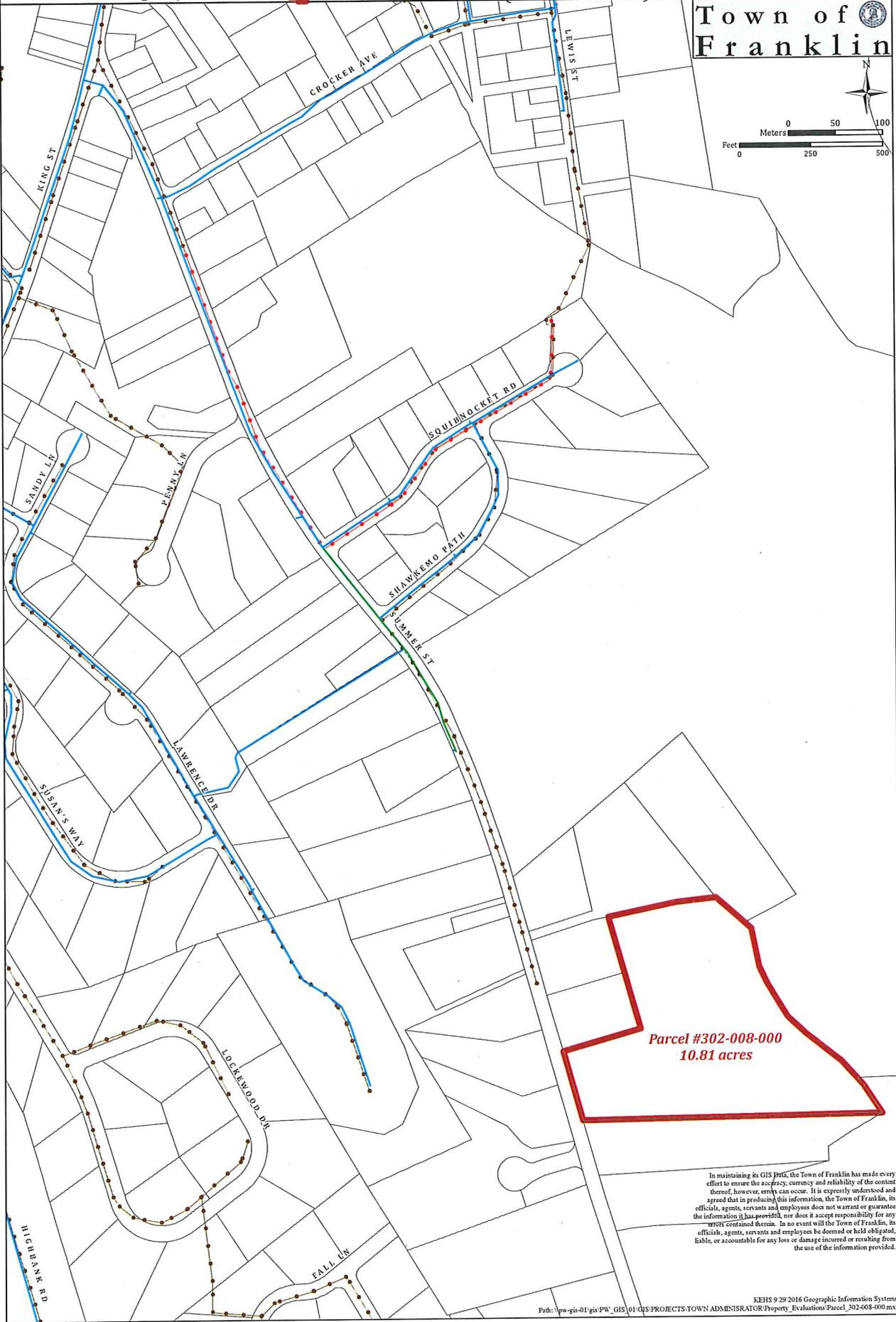
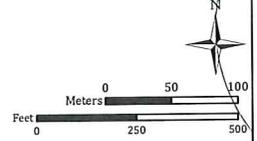
-Amendment 99-414: 07-21-1999	-Amendment 04-539: 06-02-2004	-Amendment 13-721: 10-16-2013
-Amendment 00-444: 12-06-2000	-Amendment 05-558: 03-23-2005	-Amendment 14-728-R: 06-04-2014
-Amendment 00-454: 04-18-2001	-Amendment 05-559: 03-02-2005	-Amendment 14-733: 06-04-2014
-Amendment 01-469: 07-11-2001	-Amendment 07-607: 09-05-2007	-Amendment 14-734: 06-04-2014
-Amendment 01-472: 08-01-2001	-Amendment 07-608: 09-05-2007	-Amendment 15-750: 10-09-2015
-Amendment 01-474: 08-15-2001	-Amendment 07-609: 09-05-2007	-Amendment 16-753: 07-13-2016
-Amendment 01-475: 08-15-2001	-Amendment 07-610: 09-05-2007	
-Amendment 01-479: 12-05-2001	-Amendment 08-625: 11-05-2008	
-Amendment 02-492: 02-20-2002	-Amendment 11-652: 07-13-2011	
-Amendment 02-500: 07-17-2002	-Amendment 12-666: 01-04-2012	
-Amendment 02-506: 11-20-2002	-Amendment 12-689: 10-03-2012	
-Amendment 03-520: 08-06-2003	-Amendment 13-705: 05-15-2013	

Attested to date 6.3.2016
 Signature _____
 Teresa M. Burr, Town Clerk

In maintaining its GIS Data, the Town of Franklin has made every effort to ensure the accuracy, currency and reliability of the content thereof, however, errors can occur. It is expressly understood and agreed that in producing this information, the Town of Franklin, its officials, agents, servants and employees does not warrant or guarantee the information it has provided, nor does it accept responsibility for any errors contained therein. In no event will the Town of Franklin, its officials, agents, servants and employees be deemed or held obligated, liable, or accountable for any loss or damage incurred or resulting from the use of the information provided.

-  Water Pipe (CLDI)  Sewer Pipe (Gravity)
-  Water Pipe (AC)  Parcel Line
-  Sewer Pipe (Pressure)  Parcel of Interest (302-008-000)

Town of Franklin



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LAW OFFICES
CORNETTA, FICCO & SIMMLER, P.C.
ATTORNEYS AT LAW
4 WEST STREET
FRANKLIN, MASSACHUSETTS 02038

RICHARD R. CORNETTA, JR.

VOICE (508) 528-5300
FAX (508) 528-5555

October 12, 2016

Mr. Matthew Kelly, Chairman
ATTN: Jeffery D. Nutting
Franklin Town Council
Town of Franklin
355 East Central Street
Franklin, MA 02038
Via email: jnutting@franklin.ma.us

Re: Proposed Zoning Map Amendment
496 Summer Street, Franklin, Massachusetts

Dear Mr. Chairman:

Please be advised that this correspondence has been sent on behalf of Bruce J. Hunchard and Gwynne A. Hunchard, (hereinafter collectively referred to as the "Hunchard"), the record fee owner of the real property located at 496 Summer Street, Franklin, Massachusetts, shown on the Franklin Assessor's Map 302, Parcel 008.

Pursuant to Massachusetts General Law, Chapter 40A, §5, Hunchard petitions the Franklin Town Council to change the zoning district designation of the above-entitled real property from Rural Residential I (RRI) to Single Family Residential VII (SFRVII) through an amendment to the Franklin Zoning Map as set forth in the Franklin Town Code, Chapter 185, §5.

In support of this petition, attached please find the Memorandum in Support of Zoning Bylaw Amendment; including the Certificate of Ownership of Bruce J. Hunchard and Gwynne A. Hunchard; Sketch Plan of Locus; and the conceptual illustration plans for the site overview, building elevations, streetscape views and interior floor plans prepared by Grandis Homes, LLC.

On behalf of Hunchard, I would respectfully request that this matter be placed on the next available agenda of the Council for consideration.

Very truly yours,

Richard R. Cornetta, Jr.

Richard R. Cornetta, Jr.

COMMONWEALTH OF MASSACHUSETTS
TOWN OF FRANKLIN
FRANKLIN TOWN COUNCIL

NORFOLK, ss.

Owner Petition: **Bruce J. Hunchard and Gwynne A. Hunchard**

**MEMORANDUM IN SUPPORT OF ZONING BY-LAW TO AMEND
THE FRANKLIN TOWN CODE AT CHAPTER 185, § 5**

LOCUS HISTORY

1. **Relevant District.** The subject real property is located wholly within the Rural Residential I (RRI) zoning district.
2. **Location.** The subject real property consists of a parcel of land totaling ± 10.8 acres (Franklin Assessor Map 302-008-000) located along the easterly side of Summer Street in Franklin; and is bounded to the east by open space land owned by the town of Franklin, to the south by residential property, to the west by Summer Street, to the north by residential property (said subject property is referred to herein as the "Locus").
3. **Current Use.** The Locus is owned by Bruce J. Hunchard and Gwynne A. Hunchard, and has served as the Hunchard family's personal single family residence for over thirty years. The Locus contains a single family colonial style residence along with a detached garage, with the remainder of the acreage being wooded.

PRESENT APPLICANT/APPLICATION

4. **Applicant/Owner/Developer.** The present applicant/owner is Bruce J. Hunchard and Gwynne A. Hunchard. A certificate of ownership signed by the applicant/owner has been attached along herewith. The developer of the prospective multi-family planned residential development is Grandis Homes, LLC, a limited liability company duly organized under the laws of the Commonwealth of Massachusetts with a principal place of business at 135 Main Street, Suite 5, Medway, Massachusetts.
5. **Requested Action.** Pursuant to Massachusetts General Law, Chapter 40A, §5, the applicant seeks to change the zoning district designation of the Locus from Rural Residential I (RRI) to Single Family Residential VII (SFRVII) through an amendment to the Zoning Map of Franklin as set forth in the Franklin Town Code, Chapter 185, §5.

PLANNED RESIDENTIAL DEVELOPMENT

6. **Development Overview.** The Single Family Residential VII (SFRVII) zoning district would allow for planned residential developments consisting of multiple single family dwelling units by special permit of the Franklin Planning Board in accordance with the specific criteria set forth in §185-45 and §185-50 of the Franklin Zoning Bylaw. The preliminary planned residential development would include the removal of the existing structures and the construction of a new thirty-four (34) single family home development, with associated bituminous paved access drive, landscaping, lighting, utilities and stormwater infrastructure. A conceptual site rendering of the proposed development prepared by United Consultants, Inc. has been filed along herewith.
7. **Single Family Form of Ownership.** The planned residential development would include the fee ownership of each individual single family lot, along with the proportionate membership in the privately established association for the maintenance and repair of the common access drive, common landscaped areas, pedestrian walkways, stormwater management system and any other infrastructural improvements serving the development. Although the residential development would resemble a conventional residential neighborhood found within the town of Franklin, the development would emphasize smaller individual lot/yard size with

larger deck/patio areas. The individual homes will contain three (3) bedrooms with the option of selecting from a variety of floor plan layouts. The exterior style for each home will vary in design, with alternating entry ways, rooflines, colors and architectural finish so as to promote the appearance of a traditional New England neighborhood. This variety in design will continue in the interior floor plan of each home, offering the homeowner a choice in design which may include a first floor master bedroom, cathedral/open ceiling, guest suites and varied porch layouts. Conceptual illustration plans of the site overview, building elevations, streetscape views and varied interior floor plans prepared by Grandis Homes, LLC have been filed along herewith.

8. Utilities and Infrastructural Improvement of Planned Residential Development. The Locus has access to the public water service and sewer service, natural gas and telephone. The planned residential development would propose, pending approval of the Council, that each home be connected and serviced by the municipal water and sewer system to be constructed according to current standards thereby reducing the chance of infiltration and contamination. A primary access drive is planned to connect to Summer Street with a loop road providing motor vehicle and pedestrian access; access drive also designed to accommodate emergency vehicles to each home. In the course of acquiring special permit approval from the Franklin Planning Board, the development would be designed in compliance with the site plan requirements of §185-31 of the Franklin Zoning Bylaw, incorporating the Best Management Practices to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The access drive, landscaping, lighting, stormwater management system and associated infrastructural improvements of the development would remain in private ownership of the homeowner's association to be managed and maintained, in perpetuity, by the association of owners and not become the responsibility of the Town.

9. **Financial Impacts of the Planned Residential Development.** The following table summarizes the estimated financial analysis associated with the planned residential development, to wit:

Development of Summer Street		
Financial Analysis		
Locus	10 Acres	
34 three bedroom homes		
Trips per day	200 +/-	
One time permit fees (1)	\$270,940	
Income to Town		Estimated
Total value of 34 units @ \$550,000 each (average)	\$	18,700,000
Tax Revenue at 14.50/1000 after build out	\$	271,150.00
Estimated Annual excise tax	\$	25,500.00
Water and Sewer revenue (2)	\$	58,752.00
Total income	\$	355,402
Costs to Town after build out		
34, three bedroom with 11 students @ 6,000 (3)	\$	66,000
Municipal cost - 78 residents @ 500 (4)	\$	39,000
Total costs	\$	105,000
Net total Per Year	\$	250,402
(1) Building permit (\$81,600) Storm Water (\$3,360) Water (2,655x34=\$90,270) Sewer (2,815x34=\$95,710)		
(2) 160 cubic feet per unit x 34 (\$5.50 x 34 = 29,920 water/\$5.30 x 34 =28,832 sewer		
(3) .31 students per three bedroom unit		
(4) \$500 per resident		

CONCLUSION

The use of the properties to the north, west and south adjoining the Locus are residential in nature. Due to the residential character of the proposed use, the proposed zoning map amendment will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances. The planned residential development being proposed by such a zoning amendment would be favorable to a conventional single family residential subdivision. The individual homes would be characterized by less maintenance responsibilities, with emphasis on smaller lot/yard areas, larger deck/patio areas, common areas (ie. access drive, landscaping, lighting, stormwater management system) being maintained by a homeowner's association. In light of the proximate location of the Locus to the commercial center/train station area of the downtown, the planned residential development as proposed by this zoning amendment would appeal to and be more conducive to the emerging housing market comprised of 'millennials' and 'empty nesters'.

WHEREFORE, the applicant/owner/developer respectfully request that the Council revise the zoning district designation of the Locus from Rural Residential I (RRI) to Single Family Residential VII (SFRVII) through an amendment to the Zoning Map of Franklin as set forth in the Franklin Town Code, Chapter 185, §5.

Dated: October 12, 2016

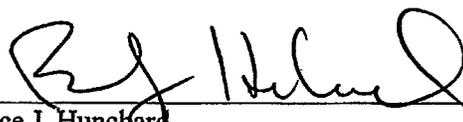
Respectfully submitted,
GRANDIS HOMES, LLC
By its Attorneys,

Richard R. Cornetta, Jr

Richard R. Cornetta, Jr., Esquire
Cornetta, Ficco & Simmler, PC
Four West Street
Franklin, MA 02038
Tel: (508)528-5300
Fax: (508)528-5555
Email: Richard@cornettalaw.com

CERTIFICATE OF OWNERSHIP

We, the undersigned applicant/owner, Bruce J. Hunchard and Gwynne A. Hunchard, do hereby certify to the Town of Franklin, through its Town Council, that we are the current fee title holder of the real property located at 496 Summer Street, Franklin, Norfolk County, Massachusetts, also identified on the Franklin Assessor Map 302-008-000, more particularly described in a deed dated January 17, 2002 and filed with the Norfolk District of the Land Court with Certificate Number 161598, in Book 808, Page 198, and further hereby verify and acknowledge this petition which seeks to change the zoning district designation of the Locus from Rural Residential I (RRI) to Single Family Residential VII (SFRVII) through an amendment to the Zoning Map of Franklin as set forth in the Franklin Town Code, Chapter 185, §5.


Bruce J. Hunchard


Gwynne A. Hunchard



Summer Street

PROPOSED RESIDENTIAL DEVELOPMENT
FRANKLIN, MASSACHUSETTS



135 MAIN STREET
SUITE #5
MEDWAY MA 02053



SUMMER STREET
PROPOSALS:
STREET VIEW



135 MAIN STREET
SUITE #5
MEDWAY MA 02053



SUMMER STREET
PROPOSALS:
STREET VIEW



135 MAIN STREET
SUITE #5
MEDWAY MA 02053

SUMMER STREET
PROPOSALS:
STREET VIEW (NIGHT)





135 MAIN STREET
SUITE #5
MEDWAY MA 02053



SUMMER STREET
PROPOSALS:
STREET VIEW



SUMMER STREET
PROPOSALS:
STREET VIEW

135 MAIN STREET
SUITE #5
MEDWAY MA 02053





135 MAIN STREET
SUITE #5
MEDWAY MA 02053

SUMMER STREET
PROPOSALS:
SITE OVERVIEW (TOP)





135 MAIN STREET
SUITE #5
MEDWAY MA 02053

SUMMER STREET
PROPOSALS:
SITE OVERVIEW (ORTHO)





135 MAIN STREET
SUITE #5
MEDWAY MA 02053



SUMMER STREET
PROPOSALS:
ELEVATION



135 MAIN STREET
SUITE #5
MEDWAY MA 02053



SUMMER STREET
PROPOSALS:
ELEVATION



SUMMER STREET
PROPOSALS:
ELEVATION

135 MAIN STREET
SUITE #5
MEDWAY MA 02053

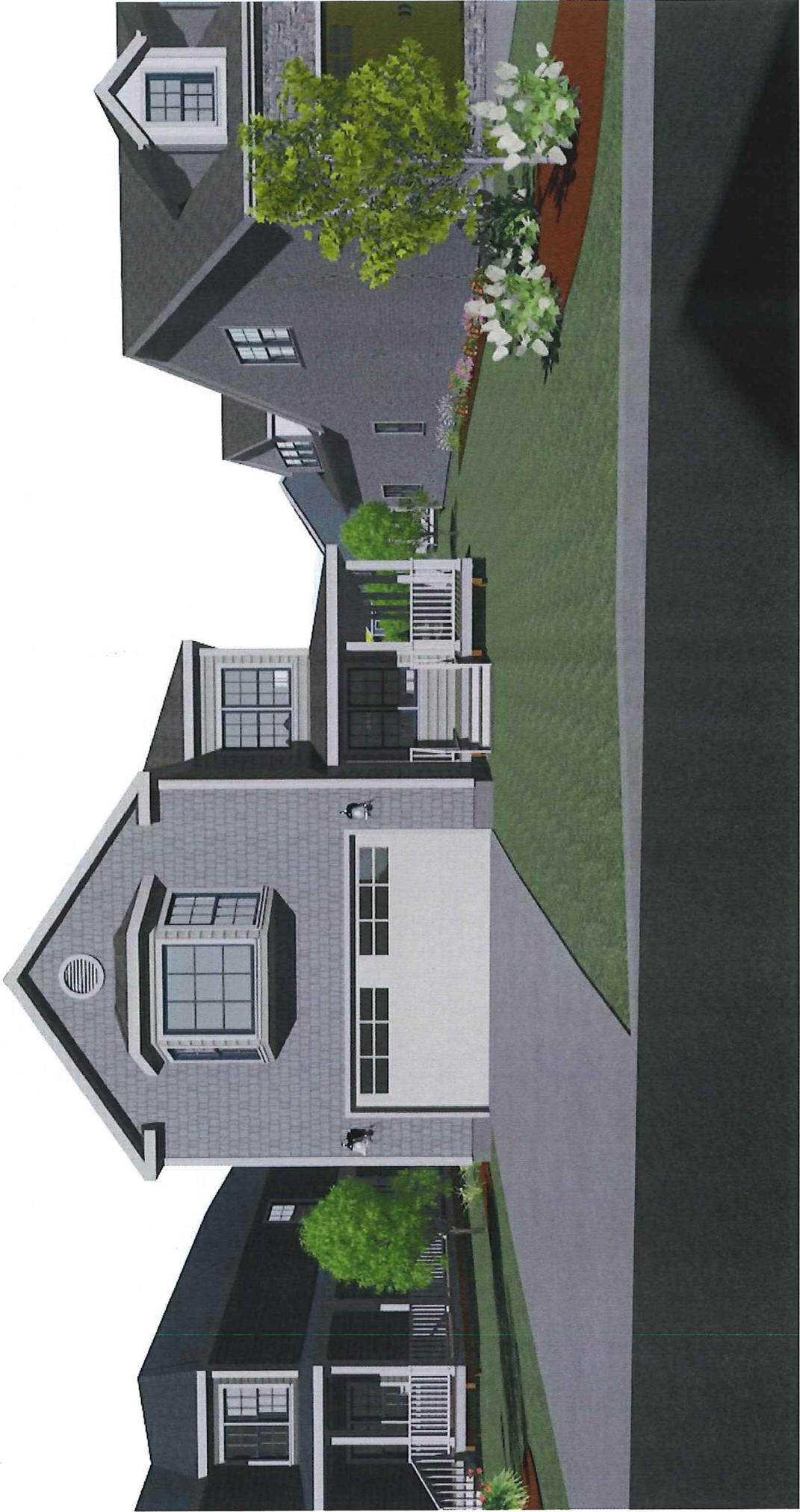




135 MAIN STREET
SUITE #5
MEDWAY MA 02053



SUMMER STREET
PROPOSALS:
ELEVATION



135 MAIN STREET
SUITE #5
MEDWAY MA 02053



SUMMER STREET
PROPOSALS:
ELEVATION



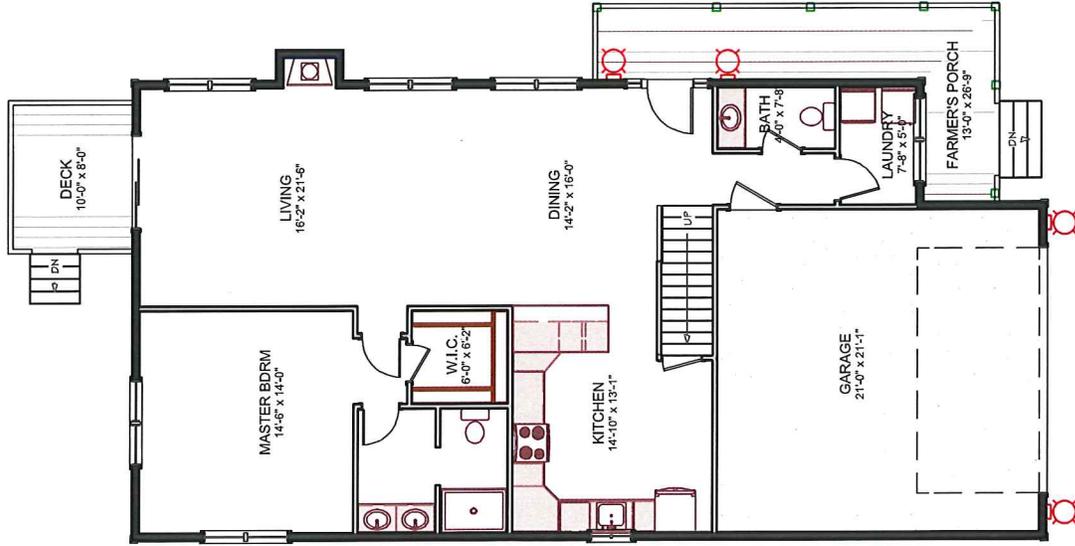
135 MAIN STREET
SUITE #5
MEDWAY MA 02053



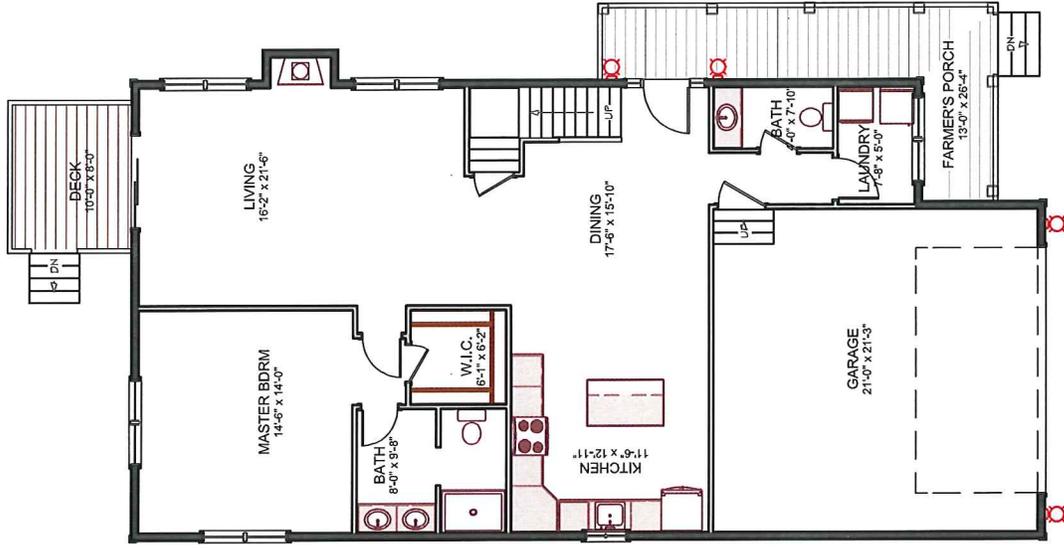
SUMMER STREET
PROPOSALS:
ELEVATION

FIRST FLOOR PLAN
60' OPTIONS

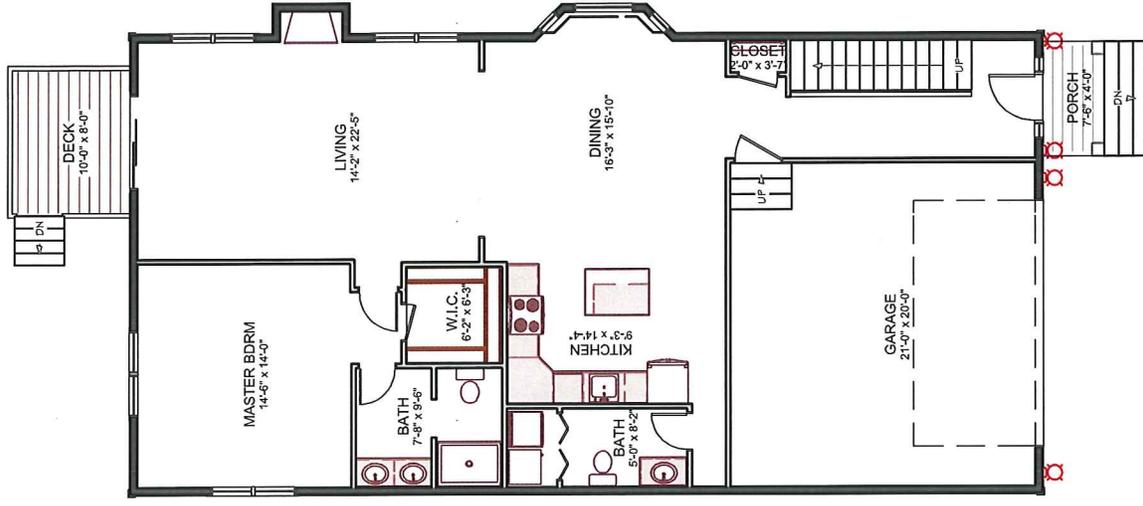
A.) FIRST FLOOR MASTER
OPTION 1



B.) FIRST FLOOR MASTER
OPTION 2



C.) FIRST FLOOR MASTER
OPTION 3

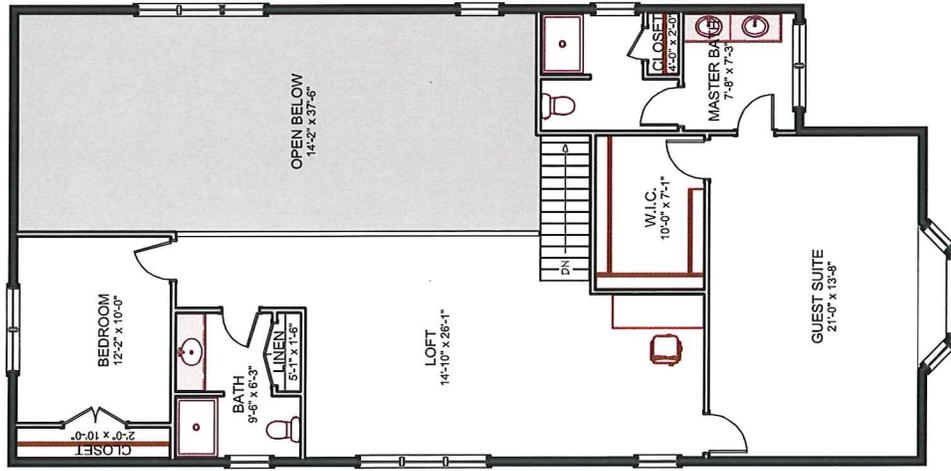


135 MAIN STREET
SUITE #5
MEDWAY MA 02053

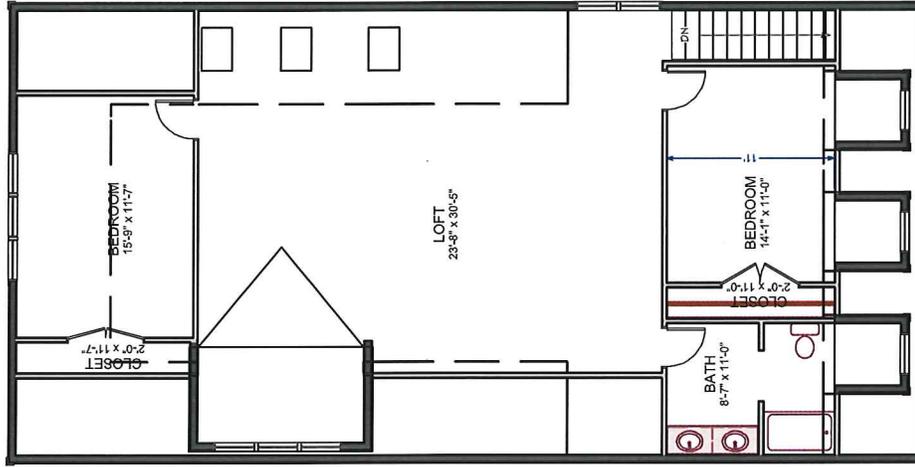
SUMMER STREET
PROPOSALS:
FIRST FLOOR PLAN
60' OPTIONS

SECOND FLOOR PLAN
60' DESIGN SAMPLING

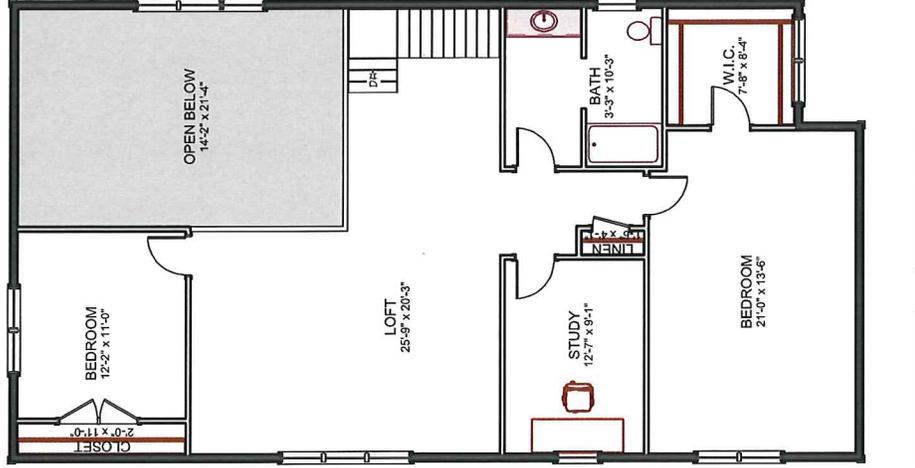
OPTION 1



OPTION 2



OPTION 3

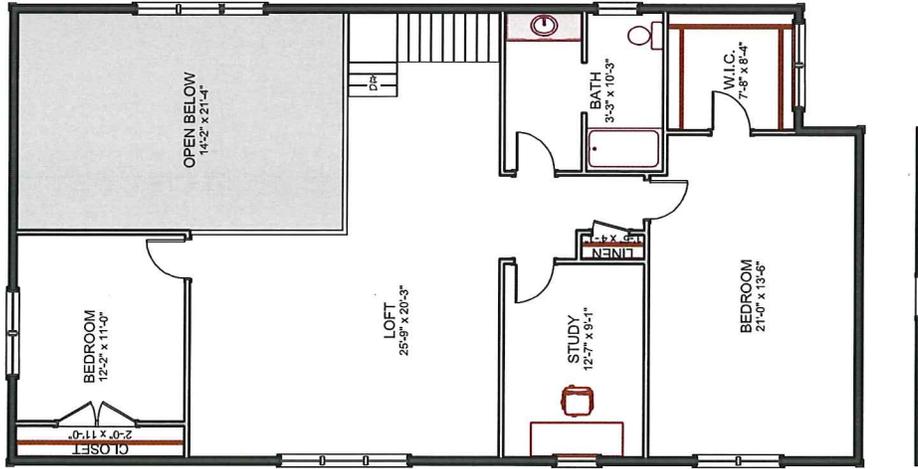


135 MAIN STREET
SUITE #5
MEDWAY MA 02053

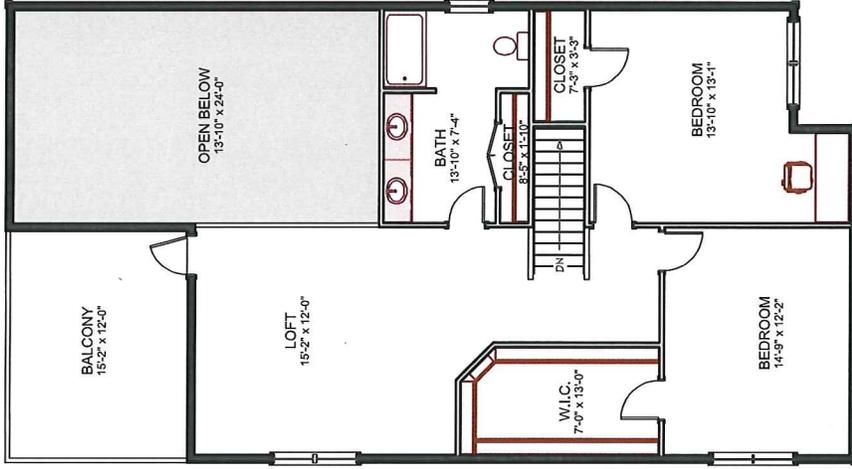
SUMMER STREET
PROPOSALS:
SECOND FLOOR PLAN
60' OPTIONS

SECOND FLOOR PLANS
60' DESIGN SAMPLING
(cont.)

OPTION 4

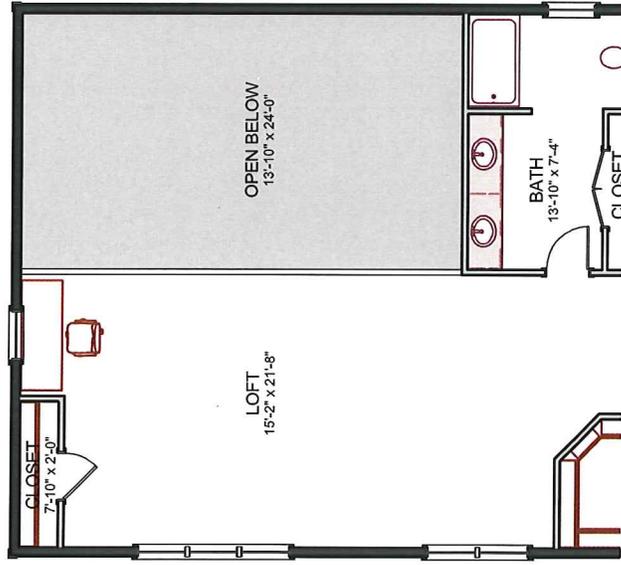


OPTION 5

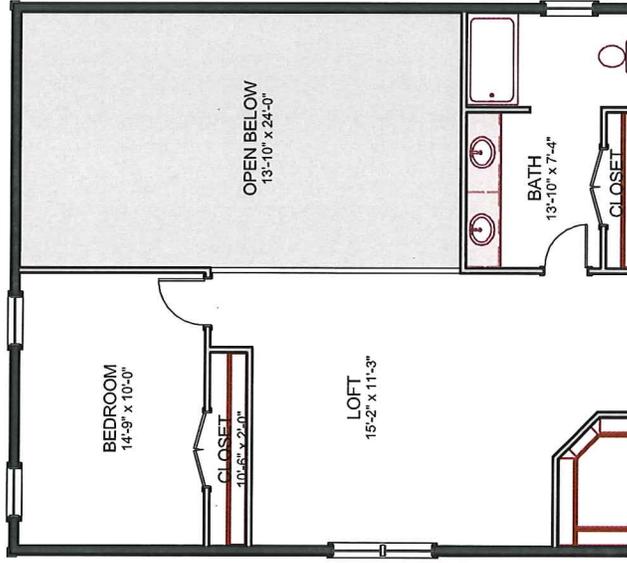


**MOST SECOND FLOORS HAVE
OPTIONS OF:**

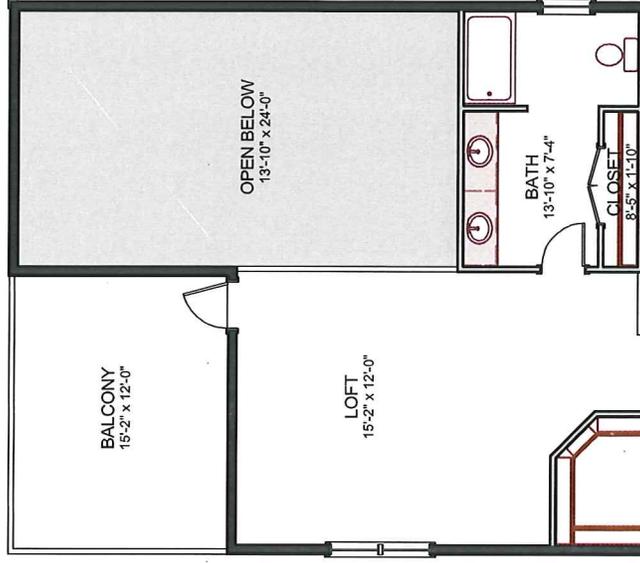
**OPTION A.) LARGE
LOFT SPACE (OPEN
TO BELOW)**



**OPTION B.) LOFT +
EXTRA BEDROOM**



**OPTION C.) LOFT +
BALCONY**

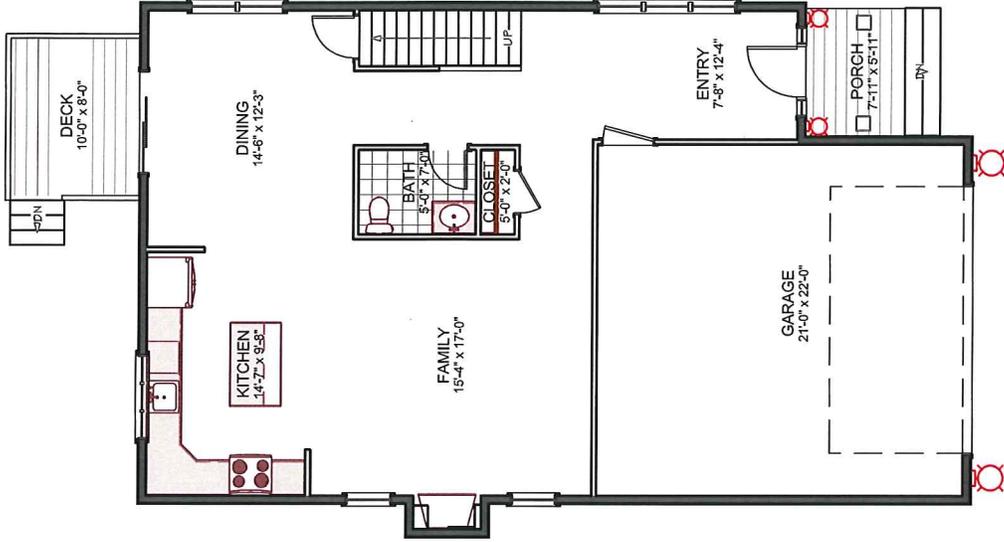


**135 MAIN STREET
SUITE #5
MEDWAY MA 02053**

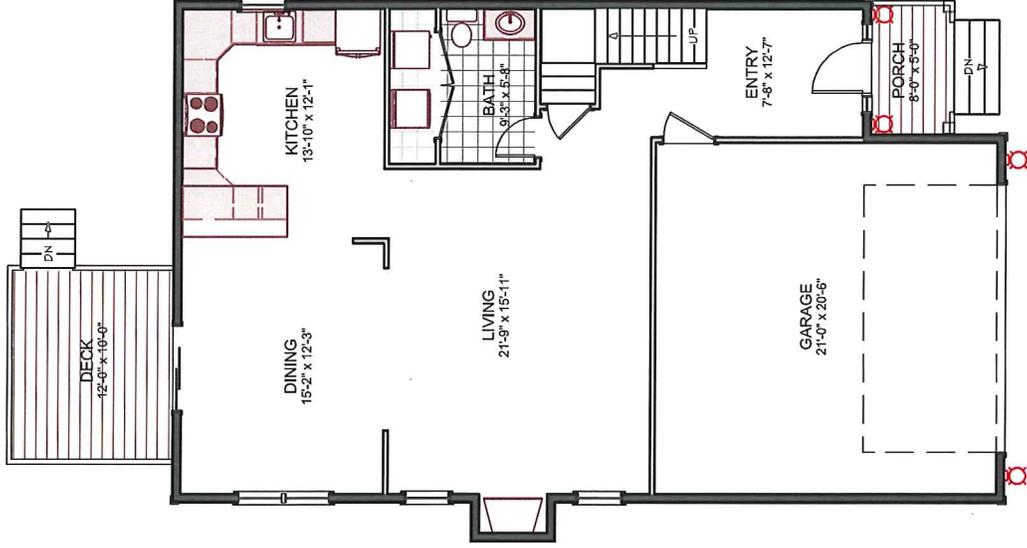
**SUMMER STREET
PROPOSALS:
SECOND FLOOR PLAN
VARIATIONS**

FIRST FLOOR PLAN
50' OPTIONS

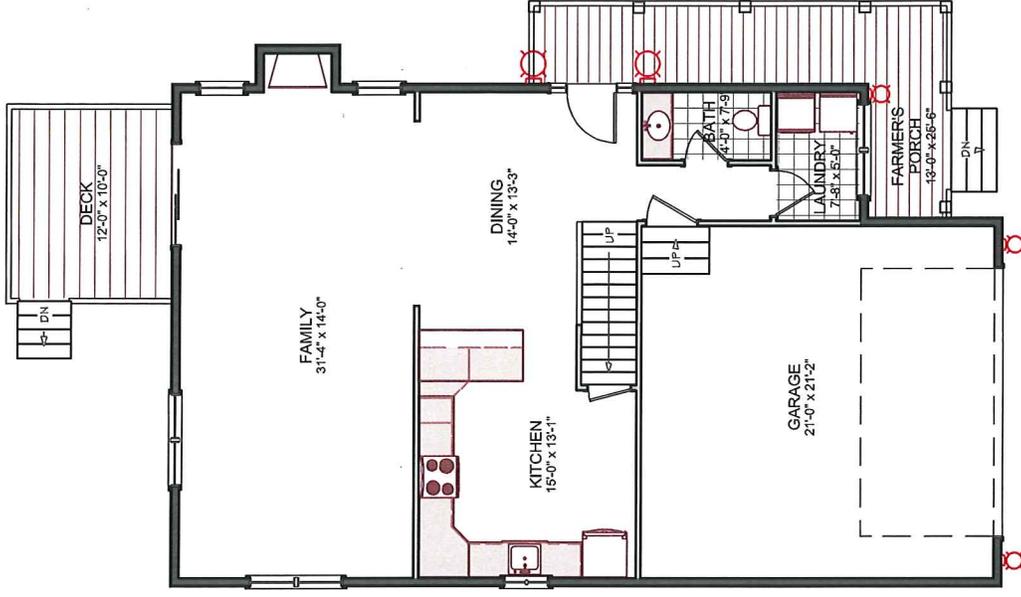
A) SECOND FLOOR MASTER
OPTION 1



B) SECOND FLOOR MASTER
OPTION 2

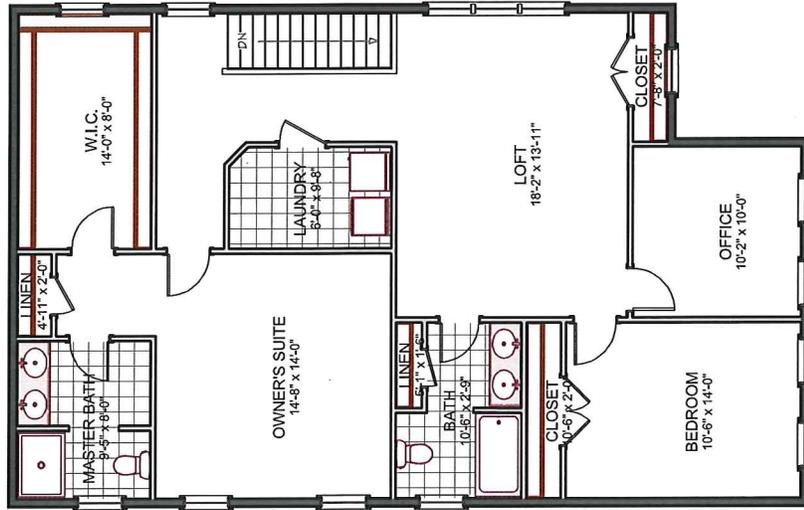


C) SECOND FLOOR MASTER
OPTION 3

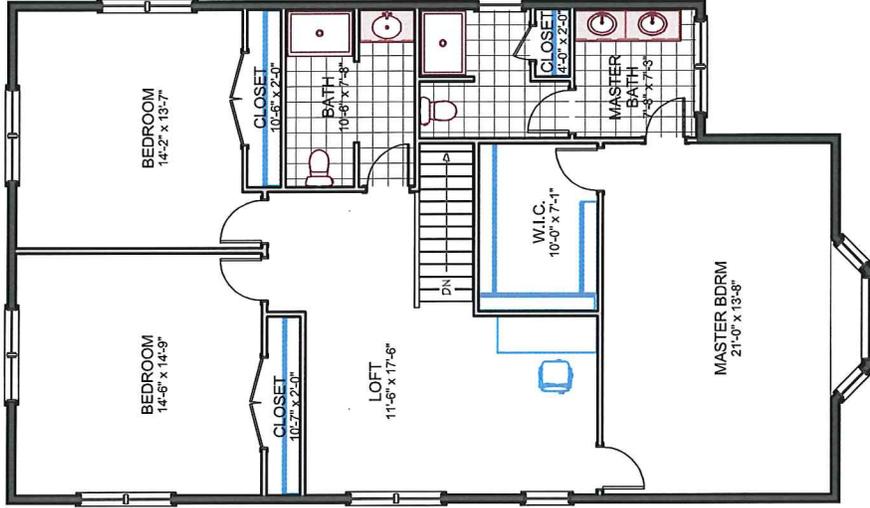


SECOND FLOOR PLAN
50' DESIGN SAMPLING

A) SECOND FLOOR MASTER
OPTION 1



B) SECOND FLOOR MASTER
OPTION 2



C) SECOND FLOOR MASTER
OPTION 3

