



March 18, 2024

Ms. Amy Love
Planning Department
Franklin Municipal Building
355 East Central Street
Franklin, MA 02038

SUBJECT: Site Plan and Special Permit Application, Proposed Parking Lot, 19 Cottage Street

Dear Ms. Love:

Enclosed please find the submittal package for a proposed parking lot at 19 Cottage Street, Franklin, located in the Downtown Commercial Zoning District. The submittal includes the following attachments:

- Attachment 1: Form P, Site Plan Application
- Attachment 2: Application for Approval of a Site Plan and Special Permits
- Attachment 3: Certificate of Ownership
- Attachment 4: Certified Abutters List
- Attachment 5: Existing Conditions Photos
- Attachment 6: (5) 11" x 17" prints of site plan set; (2) 24" x 36" prints of site plan set

The project is located at 19 Cottage Street (Assessor's Map 286, Parcel 217) in the Downtown Commercial Zoning District and is approximately 0.22 acres with no existing structures. A bituminous paved off-street parking area with subsurface stormwater storage, 10% increase in pervious area and new lighting is proposed to facilitate parking of 17 motor vehicles for use by The Rome Restaurant at 4 East Central Street.

Under Section 185-7 "Compliance required" and 185 Attachment 3, Use Regulations Schedule Part II, a Special Permit must be granted for this project by the Special Permit Granting Authority (the Planning Board) for Off-street Parking (as a primary use) in the Downtown Commercial Zoning District. Written Findings for the Special Permit application are provided with Attachment 2.

I have included a check for the following application fees:

Up to 9,999 sf of impervious coverage	\$1,500.00
Fire Department review	\$50.00
Special Permit review	\$750.00
Total	\$2,300.00

Site Plan & Special Permit Application - Proposed Parking, 19 Cottage Street (Parcel ID 286-217)

Please email me or call if you have any questions or need additional information.

Respectfully,



Stephen Dunbar, PE, PMP
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eCopy Furnished:

Mr. Gary D. James, PE
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