



Casey Thayer <cthayer@franklinma.gov>

Fwd: 237 Pleasant Street Proposal

Pam <tmnpam@aol.com>

Wed, Nov 2, 2022 at 8:01 PM

Reply-To: Pam <tmnpam@aol.com>

To: "bruce.hunchard@yahoo.com" <bruce.hunchard@yahoo.com>, "aaindigo46@gmail.com" <aaindigo46@gmail.com>, "meghanleewhitmore@gmail.com" <meghanleewhitmore@gmail.com>, "chris.stickney@colliers.com" <chris.stickney@colliers.com>, "cthayer@franklinma.gov" <cthayer@franklinma.gov>

Resending from my home email in case work email hit the spam filter.

Regards,

Tim

-----Original Message-----

From: Nelson, Timothy F. <Timothy.Nelson@skadden.com>

To: pam <tmnpam@aol.com>

Sent: Wed, Nov 2, 2022 7:57 pm

Subject: FW: 237 Pleasant Street Proposal

RECEIVED
 2022 NOV -3 A 9:40
 TOWN OF FRANKLIN
 TOWN CLERK

From: Nelson, Timothy F. (BOS)

Sent: Wednesday, November 2, 2022 2:08 PM

To: 'bruce.hunchard@yahoo.com' <bruce.hunchard@yahoo.com>; 'aaindigo46@gmail.com' <aaindigo46@gmail.com>; 'meghanleewhitmore@gmail.com' <meghanleewhitmore@gmail.com>; 'chris.stickney@colliers.com' <chris.stickney@colliers.com>

Cc: pam <tmnpam@aol.com>

Subject: 237 Pleasant Street Proposal

Dear Chairman Hunchard and members of the Zoning Board of Appeals,

My name is Tim Nelson and I am a resident of Franklin and live at [16 Padden Road](#). I am writing regarding the proposal before the Board regarding the [237 Pleasant Street-St. John's](#) Episcopal Church of Franklin and The Community Builders Inc. – whereby they request a permit to construct a 64 unit multi-family development on property owned by the church. I have reviewed the materials available on the ZBA website regarding the proposed project (<https://www.franklinma.gov/zoning-board-appeals/pages/2022-current-recent-zba-hearings>) and have a few questions regarding the proposed project that I hope the Board will ask and consider the answers to in making a determination on the proposal.

Regarding traffic, I noted the report submitted by Langan Engineering and Environmental Services, Inc. Some questions came to mind with respect to that report, including:

- What is a “peak hour” trip? The term didn’t appear to be defined and seems to be essential to the conclusion of the report.
- However peak hour trips are defined, is it credible to assert that a development of this size will result in no more than 48 daily peak hour trips? If only one individual lives in each of the bedrooms proposed for the development, that would mean 115 residents – and probably materially more than that. Given the lack of public transportation in the area and leaving aside trips required for the maintenance and staffing of the property, deliveries and the like, that estimate seems low enough for one to question its credibility.
- Has Langan been retained by Community Builders in the past and if so, has Langan ever concluded that the traffic impact of a Community Builders proposal would be adverse to the community/neighborhood?
- How do the fees paid by Community Builders to Langan compare to market rates for comparable traffic assessment services?
- Does the Board have any ability to independently test the Langan conclusions with respect to traffic impact?

Additionally, does the Board’s criteria for assessing the traffic aspect of the proposed project include the incremental impacts on the livability of the town of multiple developments? In other words, at what point does the increase in traffic in town from multiple new developments permanently and adversely affect the current residents of the town.

Regarding community need, the proposal cites – in an extremely brief statement of local need - a census statistic that indicates “44.2% of renters in Franklin are housing cost burdened, meaning they pay more than 30% of their income on housing.” This statistic is characterized as “shocking” in the statement. However it isn’t clear to me that this is shocking, since, according to the Massachusetts Housing data portal, statewide In Massachusetts “48% of non-elderly, non-family households are cost burdened” which would put Franklin below the statewide average. <http://www.housing.ma/boston/report> Additionally, the 44.2% statistic is presented without context – I believe it could be useful for the Board to understand what the renter cost burden is in neighboring communities – in particular those which (unlike Franklin) do not meet the 10% subsidized housing inventory threshold.

Thank you for your consideration,

Regards,
Tim Nelson
[16 Padden Road](#)

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Further information about the firm, a list of the Partners and their professional qualifications will be provided upon request.

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