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TOWN OF FRANKLIN
TOWN CLERK

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Franklin Zoning Board of Appeals
Town of Franklin
Franklin, MA 02038

Re: Zoning Variance for 237 Pleasant Street, Franklin, MA

November 2, 2022

Chairman Hunchard and ZBA Board Members,

As residents of Padden Estates for over 16 years, we are writing to you with significant concern over the proposed massive development at 237 Pleasant Street.

A 64 unit, 7 building, multi-family rental development in a single family residential zoned neighborhood is just not a reasonable proposal. The area was zoned single family for a reason and this needs to be respected. No change in zoning or variance should be allowed for this purpose. It will have enormous and lasting impact on the fabric of this area.

The developer cites an important cause for building. Yet, there are other solutions to reach toward their goal, that could work for the entire community and their current neighbors. The proposed solution frankly doesn't. What is most concerning is the proposed scale. It's not a 3 or 5 unit single family development, it's 64 units and 7 buildings.

We are not opposed to reasonable single family residential uses that suit the zoning criteria for which the site is graded. We'd welcome development that actually suits the property, zoning and character of the neighborhood. This clearly isn't it.

Lastly, the intersection at Pleasant and Padden is a real safety issue. It's a blind curve. Taking a left out of Padden Rd on to Pleasant Rd in the winter is a gamble every time already. We've also seen cars blow right by the school bus stopped at the same intersection. The traffic estimates don't factor in near misses and the addition of two slightly offset roads now vying for entry onto busy Pleasant. It only makes the Padden exit and combined intersection worse.

Thank you for your consideration,

Brian Maguire