

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

TOWN OF FRANKLIN
TOWN CLERK

2024 DEC 19 P 3:44

RECEIVED

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Site Plan Panther Way" and Special Permit(s) for Senior Village Section 185.48 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: Camford Property Group, Inc.
Address of Applicant: 37 East Central Street Franklin, MA
Phone No.: 508-440-5873 Email: brad@camfordpg.com

2. Name of Owner (if not the Applicant): Panther Way 2019 LLC and Holmes Land Trust
Address of Owner: 7 Myrtle Street and 12 Myrtle Street Norfolk, MA
Phone No.: _____ Email: _____

3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin Street Suite 11D Wrentham, MA
Phone No.: 508-384-6560 Email: rick@uci850.com

1. Deed of Property recorded with Norfolk Registry of Deeds in
Book 37290 and 11341, Page 474 and 545, (or Certificate of Title No. _____)

2. Location and Description of Property: The property contains 15.02 acres of vacant land. (Lot 2)

Zoning District: Commercial II
Assessor's Map: 270 Lot: 28, 38 and 39
Square Footage of Building(s): 91,400 (Lot 2)
Impervious Coverage of Existing Upland: 0 (Lot 2)

3. Purpose of Site Plan: The proposed project will 49 residential unit of Senior Housing as well as mixed use space.

4. Special Permit(s) Requested: Section 185-48 Senior Village

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.

The proposed project will include 49 unites of senior housing and mixed use space. Senior housing is in demand in the Town of Franklin.

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

The additional traffic generated from the proposed buildings will be directed to Panther Way and will travel southerly to Route 140. The Panther Way and Route 140 intersection is under traffic light control. Refer to traffic report by Tetra Tech Dated October 10, 2024.

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

The site will connect to the town water and sewer utilities which are currently located along the property frontage. Proposed utility services are included in the site plan.

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

The property is located within the Commercial II zoning district. The property is bordered to the east by a car dealership to the south by retail stores and restaurants. The site is also bordered by residential condominiums. The proposed senior housing and mixed use building will fit in with the neighborhood.

- (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.

The site is not located within a mapped Natural Heritage and Endangered Species Area. There are not any mapped vernal pools located on the site.

- (f) Number, height, bulk, location and sitting 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 siting of the buildings as well as the height of the buildings will not impact on the light of air circulation of the abutting properties. The site storm-water system has been designed to meet the Town storm-water standards for rate and volume of discharge. No noise, odor, vibrations or airborne particulates are anticipated from the

anticipated that any potential impacts to the above items would be reviewed by the Planning Board in the future when the tenants are applying for permits.

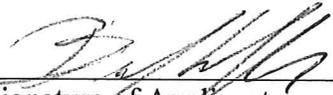
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

The proposed tenants have not been determined. It is anticipated that the proposed water and sewer uses will not be excessive and will reviewed by the Planning Board in the future when the tenants are applying for permits. The residential units will have 3 bedrooms per unit and will have a water and sewer usage of approximately 16,170 GPD.

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

Brad Chaffee

Print Name of Applicant

B. R. Holmes

Signature of Owner

Brian R. Holmes

Print Name of Owner

Richard T. Holmes

Signature of Owner

Richard T. Holmes

Print Name of Owner

Executed as a sealed instrument this

day of 20

[Signature]
Signature of Applicant

Brad Chaffee
Print name of Applicant

Richard T. Holm
Signature of Owner

Richard T. Holm
Print name of Owner

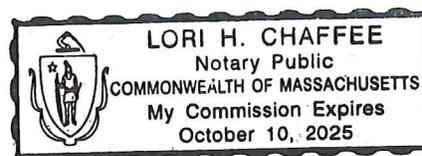
COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2024

On this 19th day of December 2024, before me, the undersigned notary public, personally appeared Brad Chaffee (name of owner), proved to me through satisfactory evidence of identification, which were MA Drivers license to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)
Notary Public: Lori H Chaffee
My Commission Expires: 10/10/25



Executed as a sealed instrument this

day of 20

[Signature]
Signature of Applicant

Brad Chaffee
Print name of Applicant

13-12-16
Signature of Owner

Brad R Holm
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

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