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February 4, 2025

Planning Board
355 East Central Street
Franklin, MA 02038

Ref: Autumn Hill Senior Village
Revised Site Design

Dear Members of the Board:

Based on feedback received from the Board to our October 21st revised layout concept plan for the Autumn Hill Senior Village, we are pleased to present the following:

- Two full size and five 11x17 copies of a revised site plan;
- A revised Stormwater Report; and
- A revised project narrative.

Note the following:

- Although the previously submitted concept plan included a total of 30 units, one member indicated a desire for a slight further reduction. The enclosed plans now provide for a total of 28 units, including the two existing structures and 26 new units. This is a reduction of 16 units from the initial submitted plan. The development now includes much more extensive open spaces on the site (more than 55% of the site). Proposed structure coverage and impervious coverage are well below what is permitted in this zoning district.
- The proposed stormwater management system has been re-designed to provide for reduced stormwater discharge and to afford additional opportunities for actively used open space areas.
- The revised design includes a variety of open space amenities including walking trails with benches along them, a community garden/viewing area near the mail kiosk, and a large area over the rear-most infiltration system that could be used for a variety of open space activities.

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Do not hesitate to contact me should you have any questions or comments.

Yours Truly,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.
President

cc: File

