

PROJECT NARRATIVE FOR AUTUMN HILL SENIOR VILLAGE FRANKLIN, MA

July 18, 2024

Latest Revision: March 13, 2025

INTRODUCTION

This proposed development is for the construction of a townhouse-style 28-unit Senior Village at 488 & 496 Summer Street.

DEVELOPMENT DESCRIPTION

EXISTING SITE

The existing site at 488 & 496 Summer Street is developed with two single-family residential dwellings along Summer Street. Much of the site consists of wooded land that slopes downwards towards the east. Uncas Brook itself runs through the very back corner of the property and flows north away from the site. An existing walking trail cuts through the woods near the brook.

PROPOSED DEVELOPMENT

The proposed development consists of 28 senior dwelling units, which are anticipated to have between 28 and 56 total residents. The site also includes amenity areas and walking trails, along with all appurtenant driveways, parking areas, utilities, and stormwater management facilities.

DENSITY CALCULATIONS

The density of units is calculated using the base density allowed plus bonus units granted for meeting incentives.

Base Density

- For each acre of the site, 1.5 units may be constructed, 15% of which must be affordable. The maximum number of units is found by multiplying the base density by 5.
 - Base Units = 12.39 acres x 1.5 units = 19 units, 3 of which are to be affordable.
 - Maximum Density = 19 units x 5 = 95 units

Bonus Units

- For each additional acre of open space, 3 additional market rate units may be built.
 - 3.10 acres of additional open space = 8 market rate units and 1 affordable unit

Total Units

- The total number of units are:
 - Base Units: 3 Affordable, 16 Market Rate
 - Bonus Units: 1 Affordable, 8 Market Rate
- Total: 4 Affordable, 24 market Rate = 28 Total Units

CONSTRUCTION/DEMOLITION

There is no proposed demolition on the site, as the two existing dwellings are to remain as units. Construction will be completed in two phases. The first phase will focus on infrastructure, while the second phase will construct the dwelling units.

SENIOR VILLAGE STANDARDS COMPLIANCE

The proposed development meets the standards of section F of the senior village zoning requirements as outlined below:

- Required Open Space: 30%
 - The development is provided with a total credited open space of 6.82 acres (55.0%) open space. This includes:
 - 6.28 acres of upland area; and
 - 0.54 acres of creditable resource area.
 - In addition, the development includes the following non-credited open space:
 - Additional wetland resource areas (riverfront area) that will also be preserved.
 - All open space is suitable for either passive or active recreation and two amenity areas have been included in the site design. Benches are proposed along walking trails.
 - Monuments will be placed along the open space boundary to delineate it.
 - The open space is proposed to be maintained by the condo association.
- Parking Standards
 - Two parking spaces are required per unit. Each unit is provided with one garage space and one driveway space. An additional 5 visitor parking spaces are also provided.

TRAFFIC ANALYSIS

TRIP GENERATION

The proposed development consists of 26 new residential dwelling units and two existing residential units, for a total of 28 units. According to ITE's Trip Generation Manual, the average number of trips generated per day from attached senior adult housing (Use Code 252) is 3.7 trips per unit. This amounts to a total of 104 trips per day. The peak hour number of trips generated is 0.33 trips per unit, which is 9.2 trips. As a senior residential development, the peak hour number of trips is significantly less than that of a typical single or multiple family residential development, as many of the residents will be retired.

SIGHT DISTANCE

At the proposed driveway intersection with Summer Street, the sight distance to the south is approximately 750', while the sight distance to the north is approximately 1,000'. The travel speed for this section of Summer Street is assumed to be 5 mph over the posted speed limit of 30 mph. According to the AASHTO Stopping Sight Distance charts, the stopping sight distance along this segment of Summer Street for 35 mph is 200' uphill and 205' downhill. According to the AASHTO Intersection Sight Distance charts, the left turn sight distance is 335', and the right turn sight distance is 290'. The proposed driveway provides ample stopping sight distance and intersection sight distance.

INTERNAL TRAFFIC CIRCULATION

The proposed driveway is 22' wide with a cul-de-sac turnaround at the end. In order to provide a secondary means of access, a gated fire access lane is provided from the #488 frontage on Summer Street. The posted speed limit for the site will be 25 mph. A sidewalk runs the length of the driveway allowing for pedestrian access throughout the site.

REQUESTED WAIVERS

Franklin Town Code Chapter 185: Zoning

- 185-48.E.(1).(a).(ii).d: To not require locating 15"+ diameter trees.

VIEWSHED ANALYSIS

Views from Summer Street at 496 Summer Street



Views from Summer Street at 490 Summer Street



Views from Summer Street at 488 Summer Street



Views from Summer Street are wooded and will remain so except for the entry driveway area. The development is located behind the existing dwellings along Summer Street, which will block views of the development from the public road. The rear of the site abutting the Town Forest, is wooded and will remain so, preserving views from existing walking trails in the Town Forest.

Typical Views from Adjacent Town Forest Walking Trail, Looking West Toward the Site

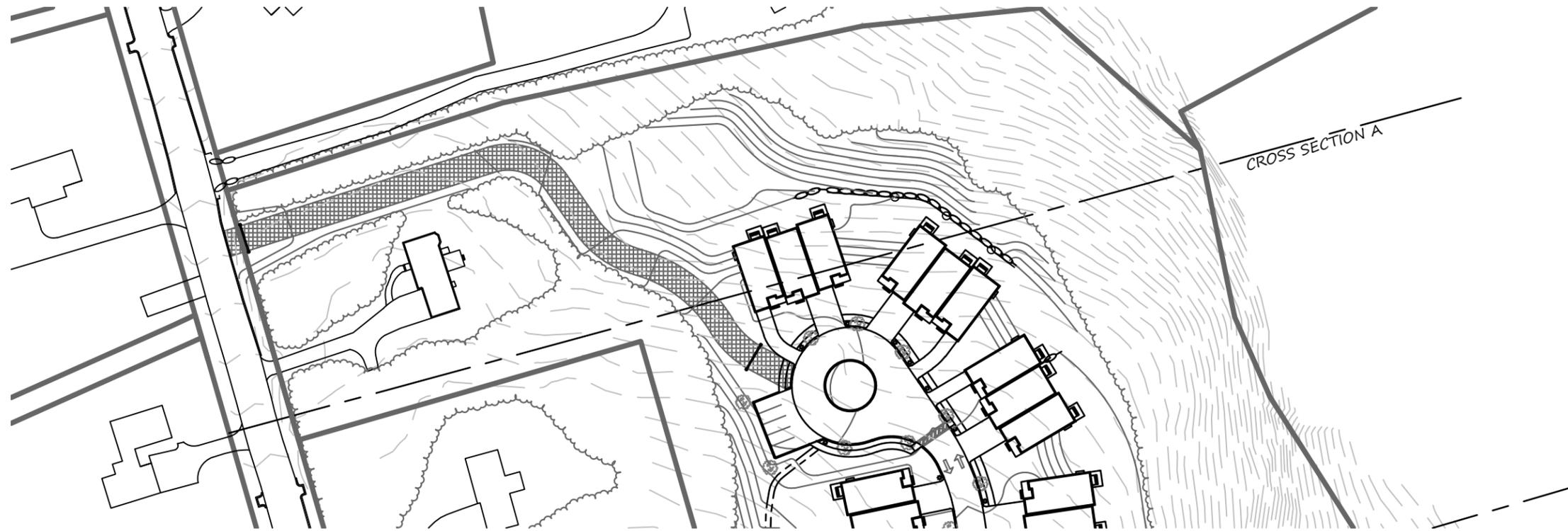








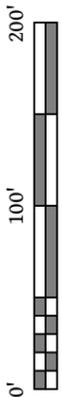
SCALED PROFILE SECTIONS THROUGH SITE AND TOWN FOREST



PLAN VIEW - CROSS SECTION A
SCALE : 1" = 100'

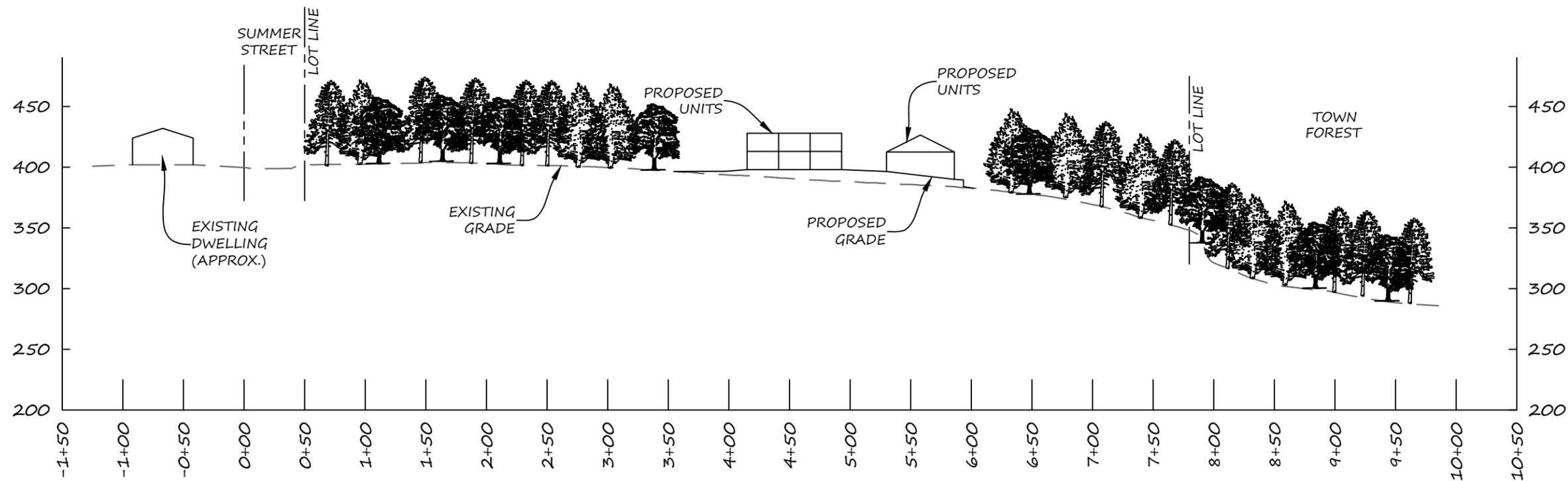


PLAN SCALE: 1"=100'



PLAN DATE: SEPTEMBER 23, 2024

REVISION	DATE	BY
REVISED SITE PLAN	2025-1-21	DJM
REVISED SITE PLAN	2025-3-13	DJM



PROFILE - CROSS SECTION A
SCALE : 1" = 100'

AUTUMN HILL
SENIOR VILLAGE
CROSS SECTION A
PLAN OF LAND IN
FRANKLIN, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

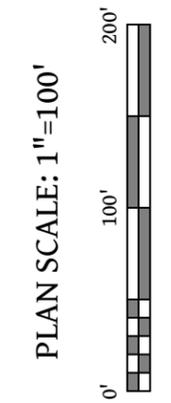
SHEET 1 OF 1



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ENGINEERING



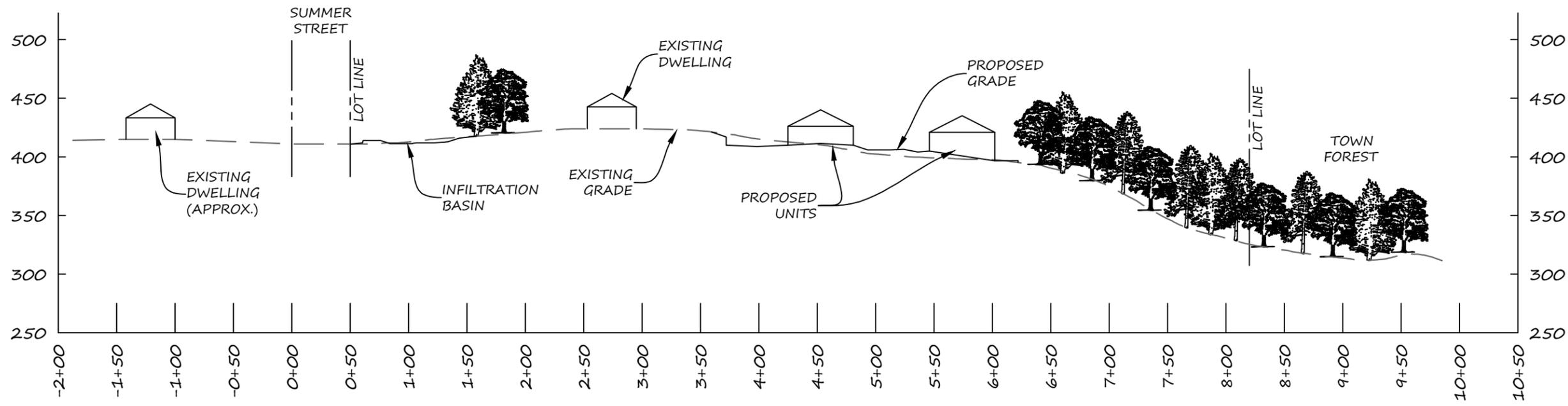
PLAN VIEW - CROSS SECTION B
SCALE : 1" = 100'



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REVISION	DATE	BY
REVISED SITE PLAN	2025-1-21	DJM
REVISED SITE PLAN	2025-3-13	DJM

**AUTUMN HILL
SENIOR VILLAGE
CROSS SECTION B
PLAN OF LAND IN
FRANKLIN, MA**



PROFILE - CROSS SECTION B
SCALE : 1" = 100'

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SHEET 1 OF 1



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