

444 East Central St

Doug and Tricia Oppelt  
19 Northern Spy Road  
Franklin, MA 02038

April 6, 2025

Franklin Zoning Board of Appeals  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038

RECEIVED  
2025 APR -9 P 3:01  
TOWN OF FRANKLIN  
TOWN CLERK

Re: Opposition to Proposed 264-Unit Apartment Complex and Request for Legal Action

Dear Members of the Franklin Zoning Board of Appeals,

We, Doug and Tricia Oppelt, homeowners at 19 Northern Spy Road, Franklin, MA, are writing to express our strong opposition to the proposed 264-unit apartment complex to be developed by TAG Central LLC. We are particularly concerned that the approval of this project would potentially violate the Wetlands Protection Act (MGL Chapter 131, Section 40) and could result in significant damage to both our property and the surrounding environment. Should this project proceed and negatively affect our home and property, we are prepared to take legal action against the Town of Franklin to protect our rights and interests.

**Violation of the Wetlands Protection Act (MGL Chapter 131, Section 40)**

Our primary concern revolves around the potential violation of the Wetlands Protection Act, which is designed to safeguard the Commonwealth's natural resources, including wetlands and water resources. We believe the proposed development, with its size and scale, poses a significant risk to the nearby wetlands and protected areas, potentially encroaching upon these sensitive environmental zones. The construction of such a large-scale apartment complex could result in the disruption of natural drainage systems, cause increased stormwater runoff, and lead to significant erosion—all of which could have serious, lasting impacts on the wetlands that are protected by law.

As homeowners, we are within close proximity to the proposed development site, and we are deeply concerned that any construction in these areas may not only violate the Wetlands Protection Act but also place our property at risk. We request that the Zoning Board ensure a comprehensive and thorough environmental review is conducted to assess the potential effects of this development on the wetland resources and the surrounding environment. It is critical that the Board take all necessary precautions to ensure compliance with this important legislation before proceeding with any approvals.

**Impact on Property Value and Livability**

In addition to our environmental concerns, we are also deeply worried about the negative impact this development will have on the value of our home. As homeowners who have made significant investments in our property at 19 Northern Spy Road, the construction of a 264-unit apartment complex so close to our home is a serious threat to our property's market value. Such a large development is likely to increase

noise, traffic, and overall disruption in our neighborhood. The presence of a high-density residential complex may also affect the aesthetic appeal and quality of life in the area, leading to a devaluation of our property.

We believe that the Board must consider the long-term consequences of approving this development on the surrounding neighborhood, particularly on the value of nearby properties like ours. As homeowners, we have a vested interest in ensuring that any new development does not detrimentally affect the livability of our community or diminish the value of our home. The increased population density, traffic congestion, and other potential disturbances are likely to make our neighborhood less desirable and less valuable, which we cannot afford to ignore.

### **Legal Action and Potential Lawsuit**

Given the serious concerns outlined above, we are requesting that the Franklin Zoning Board of Appeals reject the application for the building permit until these issues are fully addressed. Specifically, we ask that the Board ensure that a detailed environmental review is conducted to assess the impact on wetlands and the surrounding natural resources, in compliance with the Wetlands Protection Act. Additionally, we request that the Board fully consider the potential effects this project will have on property values and the overall livability of the neighborhood.

If the Zoning Board approves the building permit for TAG Central LLC without addressing these critical issues, we will have no choice but to pursue legal action against both the developer and the Town of Franklin. This action will seek to address any negative effects on our property, including environmental degradation, loss of property value, and any other damages we may suffer as a result of the development. We are prepared to take all necessary legal steps to protect our rights as homeowners and ensure that the laws designed to safeguard our property and the environment are fully enforced.

In conclusion, we urge the Zoning Board to carefully consider the environmental, economic, and legal ramifications of approving the proposed apartment complex. Our opposition to this project is rooted in genuine concern for the preservation of the natural environment, the protection of our property value, and the well-being of our community. We ask that you take the necessary time to thoroughly evaluate these concerns before making any decisions that could have far-reaching consequences for Franklin's residents.

Thank you for your time and consideration of our concerns. We trust that the Zoning Board will make the right decision to protect the interests of all Franklin residents.

Sincerely,



Doug Oppelt  
Tricia Oppelt  
19 Northern Spy Road  
Franklin, MA 02038