

TRANSPORTATION PEER REVIEW ISSUES SUMMARY



TO: Bruce Hunchard, Chairman
Town of Franklin Zoning Board of Appeals

DATE: May 30, 2025

FROM: Steven C. Findlen
Melissa Restrepo

HSR PROJECT NO.: 2025069.00

SUBJECT: Transportation Peer Review – Issues Summary
Residences at 444 Central
444 East Central Street, Franklin, Massachusetts

Howard Stein Hudson (HSH) conducted a peer review of the materials prepared and submitted by TAG Central LLC (the Applicant) as part of the proposed development, known as Residences at 444 Central (the Project), located at 444 East Central Street in Franklin, Massachusetts. The following table summarizes each of the pending issues.

Topic	Resolved	Issue
On-site Planning and Parking	No	1. We request the Applicant confirm how many parking spaces will be designated as electric-vehicle (EV) charging station spaces and recommend EV charging stations be provided at all five residential buildings.
	No	2. We generally agree with the location of the service/trash areas; however, no service/trash area seems to be designated for the clubhouse building. We request the Applicant confirm the trash operations for the clubhouse building.
	No	3. We acknowledged the delivery parking stall located across the clubhouse; however, this delivery stall is designed for a typical delivery box truck (maximum 22 feet long) for possible short-term deliveries. We request the Applicant provide a detailed plan as to where move-in/move-out activity will take place, including AutoTURN analysis to demonstrate that all anticipated vehicles (moving and delivery trucks) can safely access the Site. If the parking areas are anticipated for move-in/move-out activities, demonstrate that moving vehicles will not block drive aisles while parked.
Pedestrians/Cyclists	No	4. We generally agree with the proposed pedestrian facilities including the five-foot-wide sidewalks around the Site as shown in the submitted plans; however, to better understand the existing foot traffic along Route 140, we request the Applicant provide a summary of the existing pedestrian volumes, with figures, at the study area intersections.



Topic	Resolved	Issue
	No	5. The bicycle parking is not shown in the plans. We request the Applicant confirm the number of secure bicycle parking spaces and the number of exterior bicycle racks that the Project will provide and submit a revised site plan to confirm the location of these bicycle parking areas.
Geometric Design Criteria	No	6. We request the Applicant prepare a sight distance plan and show the sight triangles to confirm that the field measured distances are adequate, and that signs and landscaping do not restrict driver's lines of sight.
On-site Improvements	No	7. We generally agree with the proposed on-site improvements; however, as previously requested, the Applicant should prepare a sight distance plan and show the sight triangles at the Project site driveway to confirm that signs and landscaping do not restrict driver's lines of sight.
	No	8. We generally agree with the Applicant's off-site mitigation measures; however, we request additional information be submitted for both the mitigation measures at the Route 140/Chestnut Street/King Street intersection and Route 140 Corridor Improvements for review. These include: <ul style="list-style-type: none"> ■ Preparation of cost estimates of each of the off-site improvements; and ■ Identification of any Right of Way (ROW) impacts associated with the proposed off-site improvements and if any eminent domain actions or takings are required.
Transportation Demand Management (TDM)	No	9. We generally agree with the proposed TDM measures; however, the pick-up/drop-off zone for carshare was not located on the submitted plans. We request the Applicant provide more information on this zone within the project site. We also request the Applicant confirm how many parking spaces will be designated as EV charging stations spaces and recommends these stations be assigned to each building. Lastly, we request the Applicant also confirm the number of secure bicycle parking spaces and the number of exterior bicycle racks that the Project will provide and submit a revised site plan to confirm the location of these bicycle parking areas.
Construction Period Issues	No	10. The Applicant did not provide details on any anticipated construction period issues. We encourage the Applicant evaluate the short-term construction impacts of the Project, and provide preliminary details of the overall construction schedule, working hours, number of construction workers,



Topic	Resolved	Issue
		worker transportation and parking, number of construction vehicles, and routes to and from the Project site. To minimize transportation impacts during the construction period, we suggest the Project proponent limit the number of construction worker parking spaces on-site, encourage workers to carpool, and provide secure spaces on-site for workers' supplies and tools.