

6/4/25

Via Email

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

Re: Alternative Conceptual Site Plan
Applicant: TAG Central LLC
Project/Property: Central Street Residences/444 East Central Street

Dear Chairman Hunchard and Members of the Zoning Board of Appeals (ZBA),

Regarding the Alternative Conceptual Site Plan previously submitted and attached for reference, we wanted to provide further information to highlight a few key points in more detail concerning the reasons we are suggesting the new site plan as a possible alternative.

As you know, the alternative site plan was an attempt for us to be responsive to the Board's request for additional parking. Unfortunately, we could not accommodate additional parking without changing the building program, namely, removing the two, three-story buildings in exchange for one, four-story building. We anticipate this change may potentially bring forth additional comments from the town, so we are prepared to address these.

The modification from two, three-story buildings to one, four-story building and the consolidation of buildings from five to four yields multiple benefits in addition to more parking. Even with the increased parking, the site plan is more efficient and features significantly less building footprint resulting in a nearly 10% reduction in impervious coverage, an increase in the easterly building setback by more than ten feet, and the creation of a larger buffer area along the eastern property line.

We spent time studying the enlarged eastern buffer area and have proposed a substantial vegetation and fence buffer which will be incorporated into the Project. It wouldn't be feasible to include such a robust vegetation buffer with the original site plan as the limited space and challenging topography along the eastern edge prevents a substantial tree planting program.

There is also the option to incorporate flat roofs rather than sloped which would bring the roofline height of the new four-story building down to the same height as the originally proposed sloped roof, three-story buildings. Effectively, compared to the original site plan, the new site plan with flat roofs would feature a more substantial buffer and setback than the original site plan, approximately the same building height along the eastern side, and shorter heights for the balance of the other residential buildings. A building with a flat roof is nearly 12' shorter to the peak of the roofline than one with a sloped roof.

We think the following context is also important to highlight. The easterly abutting single family homes sit on top of a 20' hill relative to the Project site. The Project's proposed finished grade elevation is +/- 20' lower than the finished grade elevation of the abutting properties. As such, at four stories with sloped roofs, the Project's building heights (to roofline) will be approximately the same as these single-family homes after accounting for the grade difference. Assuming flat roofs rather than sloped are incorporated, the Project's

TAG Central, LLC

buildings will appear to be shorter than the abutting homes. In either case, it is clear the Project's buildings will not tower over the abutting homes, and in fact, will appear to be about the same height or shorter than the abutting homes depending on the selected roof type.

We will continue doing the best we can to balance comments from the ZBA, other departments, and the neighborhood. After studying multiple different site plan alternatives, we're confident the new, alternative site plan with the additional details noted above is the best possible way to achieve this balance.

Respectfully,

A handwritten signature in black ink, appearing to read "A.J. Alevizos". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

A.J. Alevizos
TAG Central LLC

Plan Amendment - Concept Rendering



444 EAST
CENTRAL
STREET
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PREPARED BY:
kzla
Kyle Zick Landscape Architecture, Inc.
428 Washington Blvd. #17-01 (01874)
Boston, MA 02108 617.620.0000

ISSUED FOR:
DESIGN REVIEW

ISSUE DATE:
May 5, 2025

REVISIONS:
NO DESCRIPTION BY DATE

DRAWN BY: _____
APPROVED BY: _____
DRAWING FILE: _____

SCALE: 1/8" = 1'-0"

APPLICANT/OWNER:
TAG CENTRAL LLC.

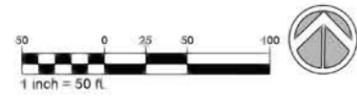
PROJECT:
40B MULTIFAMILY
444 EAST
CENTRAL STREET
FRANKLIN, MA

TITLE:
Alternative
Conceptual
Site Plan

*Conceptual Landscaping Added

SHEET NUMBER:

LO



NOTE: This drawing is PRELIMINARY REVIEW ONLY. It is NOT intended for use as a construction document.