

TAG Central, LLC

6/12/25

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

Re: Revised Plans dated June 11, 2025
Applicant: TAG Central LLC
Project/Property: Central Street Residences/444 East Central Street

Dear Chairman Livingstone and Conservation Commissioners,

Please find enclosed the revised Plans for the Project. As referenced in our presentation at the May 8th ZBA Hearing and our June 4th letter to the ZBA, modifications to the Plans were made to incorporate comments from the ZBA, Town and neighbors, which have improved the Project's design, namely:

- a) Reduction of impervious coverage area and building footprint area
- b) Additional parking
- c) Increased building setback along east side
- d) Pulling back the edge of the parking lot along the eastern edge to expand the buffer area between the Project's limit of work and the neighbors
- e) A more robust privacy and screening program in the eastern buffer area by preserving substantial existing vegetation buffer which wasn't feasible in the original plans
- f) Proposing new, full-bodied plantings, in particular, coniferous species, to further bolster the vegetation buffer along the eastern property line
- g) Further detailing the proposed fencing along the eastern edge of the site
- h) Additional fencing along western property line per abutter's comment
- i) Reduced peak of roof height via a flat roof design rather than sloped roofs

We believe the revisions effectively address the Town's feedback and are pleased they have resulted in a better Project.

Respectfully,



A.J. Alevizos
TAG Central LLC