

TRANSPORTATION PEER REVIEW ISSUES SUMMARY



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

DATE: August 25, 2025

FROM: Steven C. Findlen
Melissa Restrepo

SH PROJECT NO.: 2025069.00

SUBJECT: Transportation Peer Review – Response to Comments 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 and current status:

Topic	Resolved	Issue
On-site Planning and Parking TOWN OF FRANKLIN TOWN CLERK 25 AUG 26 P 3:15 RECEIVED	Yes	1. The Applicant revised the Site Plan and provided 10 vehicle charging stations, distributed amongst the proposed five buildings, and infrastructure to support future electric vehicle (EV) charging for a total of 20% of the proposed parking spaces. No further action is required.
	Yes	2. The Applicant explained that a separate dumpster is not provided for the clubhouse building; instead, the trash will be collected by on-site management staff and deposited in dumpsters for the residential buildings. No further action is required.
	Yes	3. Tenant moves will be coordinated with the property manager and scheduled in advance. Moving vehicles will be staged in parking spaces close to building entrances and will be reserved by placing cones or otherwise cordoning off the space/s to be used. The Applicant's vehicle turning analysis of an SU-30 confirms that the vehicle is able to safely access and circulate the Site. No further action is required.
Pedestrians/Cyclists	Yes	4. The submitted pedestrian figures summarize the existing pedestrian activity as was observed during December 2024 when the traffic data collection took place. We agree with the Applicant's determination that pedestrian activity is likely higher during the more seasonable months of the year. No further action is required.
	Yes	5. The Applicant has agreed to provide an indoor bicycle storage room. No further action is required.



Topic	Resolved	Issue
Geometric Design Criteria	Yes	6. The submitted sight distance plan confirms that the field-measured distances are adequate, and no vegetation or signs were found within the sight triangle areas. No further action is required.
On-site Improvements	Yes	7. The submitted sight distance plan confirms that landscaping and signs were not found within the sight triangles. No further action is required.
	Yes	8. We generally agree with the preliminary cost estimates for both off-site improvement measures. The Applicant described two envisioned improvements along Route 140, one that can be completed within the available public Right of Way (ROW) and a second one that will require obtaining private property for physical improvements at the Route 140/King Street/Chestnut Street intersection. We generally agree with the Applicant's assessment. No further action is required.
Transportation Demand Management (TDM)	Yes	9. The Applicant has agreed to provide an indoor bicycle storage room. No further action is required.
Construction Period Issues	Yes	10. The Applicant provided several measures that will be included in the Construction Traffic Management Plan (CTMP). We generally agree with the measures provided. No further action is required.