

Gino D. Carlucci, Jr.  
1 Toni Lane  
Franklin, MA 02038

August 28, 2025

Bruce Hunchard, Chair  
Franklin Zoning Board of Appeals  
355 East Central Street  
Franklin, MA 02038

**Re: 444 East Central Street friendly 40B .**

Dear Mr. Hunchard and members of the Board of Appeals,

I am unable to attend tonight's hearing regarding the proposed development at 444 East Central Street. My primary point is to reiterate the FACT that Franklin and the region are in dire need of additional housing. The proposed development is in the right location to address this need while also helping to fulfill the Master Plan goals of providing more and diverse housing and advancing the goal of more pedestrian-friendly development.

In addition I just wish to briefly present a few key points as follows:

- While Franklin's SHI is above 10%, when the market rate apartments from 40B's are excluded the rate is just around 7%.
- While \$2000 per month for rent may not seem to be affordable (and I agree with that), when I take a look at market rate rents it suddenly appears more reasonable.
- This development (like all 40B's) must comply with all state laws and regulations including the Wetlands Protection Act, Rivers Act, and all regulations pertaining to the protection of public water supplies and stormwater management.
- In terms of impacts on water consumption, the 2010 Town Annual Report documented Total Water Production in 2009 at 967,338,000 gallons and in 2010 it dropped to 949,988,000. The 2024 Annual Report indicated the 2023 production had been reduced further to 811,707,000 gallons. Furthermore, this consumption reflected an average daily demand of 2.224 million gallons per day(GPD), well below the state-authorized maximum daily average of 3.20 million GPD.
- Most traffic in general is due to low density development that requires a car for every trip. Take a look at rush hour in Sherborn, Dover, Medfield and Westwood. There are no large apartment complexes in the centers of those towns., yet traffic there is intense.

In conclusion, I urge you to approve this project to help increase the supply of badly needed housing.

Sincerely,



Gino Carlucci