

9/25/25

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

Re: Alternate, 3-Story Site Plan
Applicant: TAG Central LLC
Project/Property: Central Street Residences/444 East Central Street

Dear Chairman Hunchard,

As requested by the Board at the previous hearing on August 28th, we've prepared an alternative site plan that reincorporates a three-story component along the eastern side and includes other major concessions such as a unit reduction and construction cost increases which were necessary to fully address the various comments raised by the Board and Town as a whole.

Of the three site plan iterations presented to the Town, the concessions we've made in this latest iteration have resulted in a plan that features the least impact to the abutters, the least number of units, shortest building program, largest preservation of mature trees and buffer area on the east side, and ample parking featuring a ratio of 1.57 spaces/unit.

Please find a summary of the new alternate site plan below for the Board's review. All proposed modifications are limited to the area east of the stream. Enclosed with this letter is the current site plan and alternate site plan. An updated building section diagram depicting the relationship of the project to the easterly residential abutters will be submitted under separate cover.

Building Height Reduction:

- Reduced building height of the easternmost building from four-stories to three-stories. We reduced the number of units to ensure the footprint and length of this building did not increase nor did it get any closer to the east property line.
- Maintained the flat roof design to limit the eastern building's height to only +/- 35.5', which is the shortest building height we've proposed to date.

Unit Reduction:

- Reduced the number of units by 10 (from 264 to 254 units in total) which was necessary to maximize the parking ratio, the buffer area along the eastern side and to avoid increasing the length and massing of the easternmost building.

Parking Ratio Exceeds 1.5 spaces/unit:

- Parking ratio is proposed at 1.57 spaces/unit, which is just below the previous iteration's parking ratio of 1.62 spaces/unit. We're confident the proposed parking ratio adequately services the community and would not suggest any further modifications to the parking program.

Buffer Area and Vegetation Preservation Increase:

- Increased the buffer area along the entire extent of the east property line resulting in an increase of +/- 30 linear feet in most locations and the preservation of substantial, mature vegetation buffer between our proposed structures and the residential abutters.
- We accomplished the buffer area increase by making major concessions including reducing the number of units and incorporating a costly retaining wall which allowed us to pull-in our limit of work edge along the east property line. While the retaining wall is not necessary for the project to be constructed and results in a premium cost, we incorporated it for the sole purpose of maximizing the buffer and preservation of mature trees.
- Relocated a parking garage from the eastern side to improve buffer in respect for the residential abutters.
- With the amount of mature vegetation being preserved, the proposed stockade fence along the east property line, the reduction in building height and the substantial elevation difference of nearly ~20' between the project and the residential abutters, minimal residential abutters are expected to be visually impacted.

The Alternate, Three-Story Site Plan represents our best effort to deliver a redevelopment proposal that fully addresses all comments raised by the Board, and Town as a whole, while remaining feasible to execute. Of the three site plan iterations presented to the Town, the concessions we've made in this iteration have resulted in a plan that features the least impact to abutters, the least number of units, shortest building program, largest preservation of mature trees and buffer area on the east side, and ample parking. We are pleased that the Board's feedback and coordination process between us thus far has culminated in a site plan program that we believe is clearly the optimal option of the various plan iterations submitted.

We look forward to presenting this site plan at the 9/25 Hearing and, if acceptable to the Board, formally modifying our project plans to reflect this improved redevelopment proposal.

Respectfully,



A.J. Alevizos
TAG Central LLC