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

Dear Mr. Hunchard and Board Members:

The purpose of this letter is to provide a further overview of the alternate site plan in front of the Board, introduce a minor modification to the plan in response to feedback from abutters and the Board, submit the waiver requests for the project, and respectfully request the Board moves to render a decision given the status of the project review and the fact the proposal now matches the endorsed LIP plan and adds further improvements.

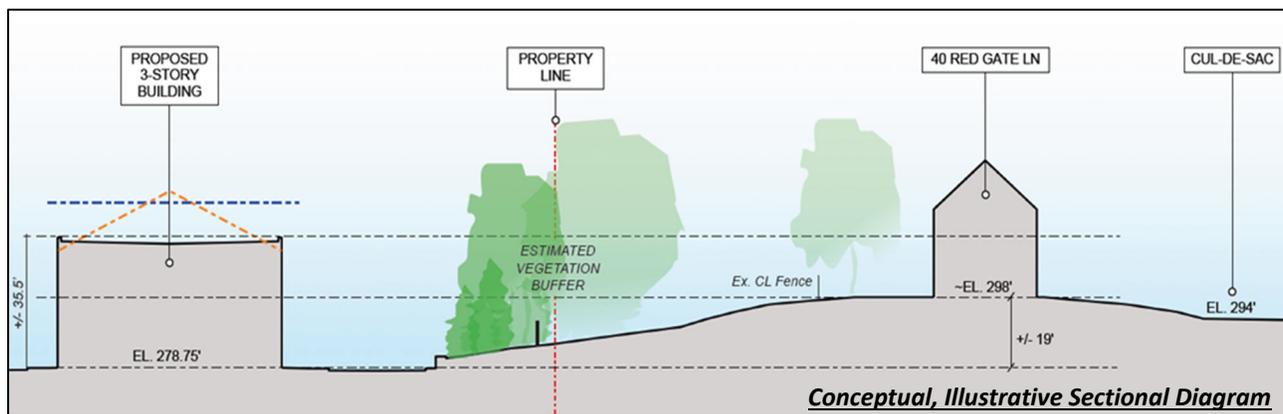
Originally, the Board's parking requirements led my client to the former four-story alternative plan which was necessary to achieve a viable unit count while fitting sufficient parking. Since then, the recommended parking ratio has been reduced and the Board requested we return to a site plan program featuring a three-story component on the east side. This updated feedback has enabled us to return to the original redevelopment vision which the Town supported originally during the Preliminary LIP Review Process.

Despite the fact the new proposed site plan is now extremely consistent with the original proposal the Town Council, Planning Board and Conservation Commission collaborated on and voted to support, we went ahead and strengthened the proposal further for the Town through substantial concessions and improvements to the area of the project east of the stream. The west side of the stream remains unchanged as it relates to the original, supported plan.

With these revisions, we are pleased that the new plan is now aligned with the original LIP proposal supported by the Town while maintaining compliance with the Board's parking requirements. Furthermore, we incorporated additional concessions and improvements compared to the original LIP proposal and the previous four-story ZBA plan which enhances this proposal for the abutters and Town as a whole. The following outlines the concessions and improvements incorporated to respond to concerns raised:

1. Building Height Reduction:

- The eastern building was lowered from four-stories to three-stories to match the original LIP plan. The previous ZBA plans featured all four-story buildings, which were necessary to fit parking and maintain a viable unit count.
- Even though we lowered the height to the originally supported three-story proposal, we kept the flat roof design that we introduced in the four-story plan despite projected cost increases to our construction budget.
- The flat roof design rather than the initially proposed sloped roof design achieves heights that are +/- 10' shorter to the top of roof. Our eastern building is now at a significantly lower elevation than the homes on Red Gate Lane.
- Claims that our building will tower over abutters' homes are inaccurate. See below sectional diagram relating to the abutter's home previously submitted to the Board. The homes at the end of Red Gate Lane are positioned on a nearly 20' tall hill compared to our site along with significant vegetation and fence screening in between, which has been increased in this most recent plan as detailed below.



2. Eastern Buffer Improvements for Abutters:

- As promised during the LIP review process, we are leaving a wide area undisturbed to serve as a buffer between our project and the abutters, and supplementing that with new proposed tree buffer.
- The buffer area is now substantially larger than what we proposed in the LIP review process and our initial Comprehensive Permit Application, which has been accomplished by:
 - Adding a Retaining Wall along the East Side:
 - While not necessary to construct the project and a substantial cost add to our budget, it allowed us to pull-in our “limit of work” edge further and save more buffer and existing trees.
 - New Vegetation Buffer Plantings:
 - Added a significant number of proposed trees along the east side to supplement the existing mature vegetation buffer. As presented in detail at the last ZBA hearing, trees have been strategically selected and positioned to create a solid, robust “wall” of green buffer between the project and the neighbors. This is in addition to the stockade fence we’ve promised along the entire eastern edge per abutters’ requests.

3. Unit Reduction and Building Reduction:
 - Reduced number of units by 10 (264 to 254), which was necessary to meet the Board's parking requirements, maximize buffer between abutters, and keep the eastern building approximately the same size as previously proposed.
 - This allowed us to remove the building closest to the residential abutters, so we only have one building near the abutters compared to the initial LIP site plan which featured two.

4. Increased Building Setback near Abutters:
 - East building setback increased to nearly 80' to respect neighbors compared to a 62' setback in the Preliminary LIP Review Site Plan.

5. Maximized Eastern Buffer Area (Attached Plan dated 10/22/25)
 - At the recent Balloon Study and ZBA Hearing, abutters and the Board again inquired if we could increase the eastern buffer further. We studied this question and discovered a solution to increase the buffer substantially compared to the previously submitted alternate site plan as well as the originally endorsed LIP plan. Compared to the previous alternate plan submitted and presented at the last hearing, the buffer area has been increased by +/- 1/3, where the buffer between our limit of work and east property line now ranges from 40 LF to 105 LF which equates to +/- 26,650 SF in total buffer. This is the largest buffer that can be provided in the site plan program the Town voted to support. Significantly more mature existing trees will be saved with this proposed revision.
 - We can accomplish this by reducing the width of the parking stalls on the east (right) side of the stream only, from 9' to 8.5' wide, and removing a row of stalls along the eastern property edge. 8.5' is still standard width for parking stalls as it is sufficient for parking any sized vehicle and is commonly done across the State (many municipalities allow 8.5' wide spaces). This would necessitate a waiver from the Board to allow 8.5' wide spaces rather than 9' in the area east of the stream only. The parking spaces to the west (left) of the stream remain 9' wide. The revised parking ratio is 1.52 spaces/unit, remaining above the 1.5 minimum.
 - The plan entitled Revised Comprehensive Permit Site Plan dated 10/22/25 is attached hereto. Also attached is a colored version of this plan *illustrating the modifications noted above only* which were limited to the east side.

As evidenced at the last hearing and the Balloon Study, the elevation difference, height reduction, building reduction, and improvements in buffer and setbacks will provide ample screening and separation for the direct abutters. Now that the buffer has been increased by +/- 1/3 ranging from 40' to 105' compared to the previous alternative plan, we've incorporated every effort possible to shield the project particularly as it relates to the three most direct abutters to the east, only one of which has a home that directly faces the project.

Of all the site plan alternatives presented to the Town, the concessions we've made in this last iteration have resulted in a proposal that features the least impact to abutters, the least number of units, shortest building program, and the largest eastern buffer area including both in terms of the preservation of mature trees and the planting of new proposed trees. It is representative of, and we think even better than, the original LIP proposal which we

collaborated on with the Town. We are pleased that the Town's feedback throughout the Comprehensive Permit process has resulted in an improved redevelopment project consistent with the one the Town and ourselves supported from the very beginning.

That being said, we believe the application has been thoroughly vetted and all comments have been responded to. We understand there are no further peer review comments. While outside of the purview of the Board, we understand the Conservation Commission's review is also effectively complete with no further material peer review comments expected and a Decision to be drafted imminently. The project as revised in this alternative plan aligns with the version originally supported by the Town and has in fact been further improved through additional concessions and modifications. While reserving all of my client's rights, since the alternative plan attached is anticipated to feature immaterial changes as it relates to technical details such as stormwater, site and civil design compared to the previous permit plans on file which have been fully peer reviewed, we would respectfully request that the Board approve the attached alternative site plan entitled Revised Comprehensive Permit Site Plan and Waiver Requests dated 10/22/25, and incorporate a condition in the decision requiring more detailed plans be submitted post-permit issuance.

Thank you, and we look forward to seeing you at the hearing tomorrow night.

Very truly yours,



Peter L. Freeman

cc: Joe Peznole, P.E.
A.J. Alevizos