

Town Council

Tom Mercer, *Chair*
Robert Dellorco, *Vice Chair*
Glenn Jones, *Clerk*

**TOWN of
FRANKLIN
MASSACHUSETTS**

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August 28, 2025

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

RE: 444 East Central Street

Dear ZBA:

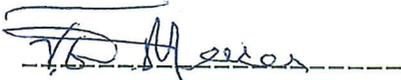
We are writing to share our concerns with the revised plan requested by the Zoning Board of Appeals (ZBA) on the development project being proposed at 444 East Central Street in Franklin. We hope the ZBA will take into consideration our comments and adjust the project accordingly, in line with the original proposal the Town Council narrowly approved during the Local Initiative Program (LIP) process.

The updated plan that the ZBA is currently analyzing at its public hearings eliminates almost all of the concessions and improvements that the developer made to the three town boards during the preliminary process under the Town's Friendly 4OB policy. By increasing the parking requirement to 1.67 spaces per unit (or a total of 108 additional parking spaces), the shift from 3-story to 4-story buildings, with the tallest structures facing residential properties, are particularly concerning. These issues were addressed in the original plans that were submitted, which were designed to address many abutter concerns, while also including commitments to increase buffers for abutters, increasing wetlands replication, and improving environmental sustainability. By encouraging a project that is less consistent with the Master Plan goals, it is clear that the revised project is a significant change from the proposed project presented to our boards.

We find this unacceptable and request the ZBA reduce the project to accommodate a reasonable parking requirement and ensure that all of the concessions that were made in the previous review are upheld. We sincerely respect and understand the ZBA's independent authority on the matter; however, we feel these changes are out of line with the original intent, making the project even more challenging.

We hope the ZBA will take into consideration our comments and adjust the project accordingly back to the original plan. It has been made very clear that many residents feel as if the project is shifting away from the design and plans that were proposed as part of the Friendly 40B process.

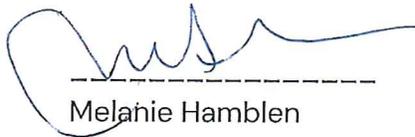
Sincerely,


Thomas Mercer


Robert Dellorco

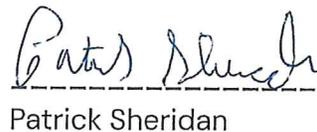

Glenn Jones


Deborah Pellegrini


Melanie Hamblen


Brian Chandler


Cobi Frongillo


Patrick Sheridan


Ted Cormier-Leger

Cc: Franklin Planning Board
Franklin Conservation Commission
Attorney Mark Babrowski