

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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OFFICE OF THE TOWN ADMINISTRATOR

November 24, 2025

Secretary Edward Augustus
Executive Office of Housing and Livable Communities
100 Cambridge Street
Suite 300
Boston, MA 02114

Re: Rescind Local Initiative Program (LIP) Friendly 40B Development Support – 444 East Central Street, Franklin, MA

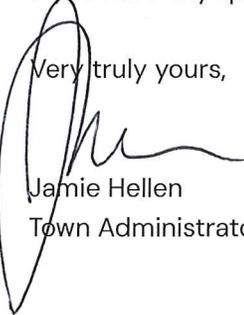
Dear Secretary Ed Augustus:

Please accept this letter as confirmation of the Town of Franklin's rescinding of an LIP application submitted by TAG Central, LLC to develop a Chapter 40B affordable housing project on approximately fifteen acres of land located at 444 East Central Street, consisting of up to two hundred, sixty-four rental units. The action taken by the Franklin Town Council on November 19, 2025 rescinds the action of the previous Franklin Town Council from June 5, 2024.

I have included the true attest copy of the Franklin Town Council action, as well as a cited letter from the previous Town Council dated August 28, 2025, which was read into the record by former Council Chair, Tom Mercer. I have also included the minutes from the August 28, 2025 ZBA meeting.

If you have any questions or need further information, please contact me at any time.

Very truly yours,


Jamie Hellen
Town Administrator



TOWN OF FRANKLIN
RESOLUTION 25-73

FRANKLIN TOWN COUNCIL'S WITHDRAWAL OF SUPPORT FOR PROPOSED GL
CHAPTER 40B AFFORDABLE HOUSING PROJECT AT 444 EAST CENTRAL STREET
PURSUANT TO EXECUTIVE OFFICE OF HOUSING AND LIVEABLE COMMUNITIES
LOCAL INITIATIVE PROGRAM

WHEREAS, by a 5 to 4 vote approving Resolution 24-16, Franklin Town Council, acting on behalf of the Town of Franklin, formally expressed its support for a proposed affordable rental housing project through the state's Local Initiative Program (LIP) of up to two hundred, sixty-four units to be developed on approximately fifteen acres located at 444 East Central Street (hereinafter: "Project") proposed by developer The Alevizos Group and/or TAG Central, LLC, and directed the Town Administrator to prepare and sign a letter of support to Massachusetts Executive Office of Housing and Liveable Communities (EOHLC)'s predecessor State agency Department of Housing and Community Development (DHCD) for the proposed project and to sign any EOHLC (formerly DHCD) Applications and/or other forms and to take any other action which EOHLC (formerly DHCD) required to demonstrate Town's support for the project, and

WHEREAS, ~~as a result of a local election that took place on November 4, 2025, the Franklin Town Council as undergone a broad turnover of membership, as a result of many material changes to the Project after local approval was granted, the Franklin Town Council signed a letter on August 28, 2025 indicating that they no longer approved the amended project~~
NOW THEREFORE, the Franklin Town Council, acting on behalf of Town of Franklin, hereby withdraws its support for the proposed affordable rental housing project of up to two hundred, sixty-four units proposed to be developed on approximately fifteen acres located at 444 East Central Street and directs the Town Administrator to prepare and sign a letter to EOHLC informing them that Franklin Town Council has withdrawn its support for the Project and to take any other action which EOHLC requires to confirm Town's withdrawal of support.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: 11/19, 2025

VOTED: YES - AS amended

Amendment 7-0

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: 5 NO: 1

Nancy Danello

ABSTAIN: — ABSENT: 1

Nancy Danello, CMC
Town Clerk

RECUSED: 2

Caroline Griffith
Ted Gormier-Leger, Clerk
Franklin Town Council
Caroline Griffith, Acting Clerk

A True Copy of the Record

ATTEST: Nancy Danello
Town Clerk, Franklin, MA

Town of Franklin



Zoning Board of Appeals

**Thursday, August 28, 2025
Meeting Minutes**

Chair Bruce Hunchard called the above-captioned meeting held in the Town Council Chambers, second floor of the Franklin Municipal Building, 355 E. Central Street, and online via the Zoom platform to order this date at 7:30 PM. Members in attendance: Bruce Hunchard, Chair; Robert Acevedo, Vice Chair; Ginelle Lang, Clerk; Joseph Halligan, Associate. Members absent: Meghan Whitmore, Associate. Also in attendance: Casey Thayer, Administrative Assistant.

This meeting is being recorded and televised and is being conducted as an in person and as a remote access Zoom virtual meeting. The Zoom meeting link and the Zoom meeting call-in number are provided on the agenda.

General Business

Franklin Ridge, a previously approved 60-unit affordable rental senior housing project that received a Comprehensive Permit approval on January 13, 2020, is requesting a Minor Modification on the previous approval that was granted January 13, 2020.

Mr. Jon Juhl, principal of JNJUHL & Associates, developer of Franklin Ridge Senior Housing, said this is a 100 percent affordable senior housing complex. He said the town is about to close on the financing for this project. They were last here in 2019 when they got their comprehensive permit to build the project. Over the last six years things have changed with modifications to the comprehensive permit with a major one the roadway extension, and booster pumping station that was completed by the town, not us, which we were originally scheduled to do that. He said subsequently that makes the comprehensive permit needing some modifications to take that out of the equation and also get approval from the project lenders. His attorneys have been working on this document to make it acceptable to the project lenders. Tonight, we are asking for these minor modifications to be in conformance with chapter 40B. He expressed thanks to all those who have worked on this project over the years. They hope to close on the financing and start with the construction in approximately October.

Town Counsel Mark Cerel said he was here if any questions arise. He has communicated with Attorney Hannah Kilson, partner of Nolan Sheehan Patten LLP, regarding this. The bottom line is that this project is as originally intended 100 percent affordable for seniors. There are some contingencies where language changes. There is a permanent affordable housing restriction to ensure 100 percent affordability and the senior component.

Chair Hunchard reviewed that when he first got this, he had some concerns. He asked what would happen if Mr. Juhl declared bankruptcy and someone else came in. Attorney Kilson explained the affordable housing restriction that is being put on the property which provides that all 60 units are affordable. That restriction stays in place. She explained the only factors in which it could be removed. She said in her practice affordable housing projects in Massachusetts have state and local support. She said she does not

know of a project that was in distress that the state did not try to use resources to bring that project out of distress. There is a lot of commitment to long-term affordable projects.

Chair Hunchard explained the applicant has a comprehensive permit for this project. The town donated the land. He said they are here to decide if the changes they are proposing are substantial or insubstantial. If they are insubstantial, we do not have to do anything. If they are substantial, a public hearing has to be scheduled. He said they Zoning Board of Appeals (ZBA) was not sent a letter of notification which is a requirement. Mr. Cerel said the state has regulations in place regarding examples of substantial and insubstantial. He said in his opinion, the state would consider all of these to be insubstantial.

Mr. Halligan noted the town gave the land for this project to be 100 percent affordable. This is a \$30 million project. He asked if this was foreclosed on prior to being occupied as a complete project who would get the profit. Ms. Kilson explained who will hold the mortgages and how the mortgage is calculated. She reviewed the comprehensive permit, affordable housing projects, financial structure for these projects, and subsidies provided by the state to subsidize the rent.

Mr. Juhl discussed his work in this field and his team working on these projects. He said with all the commitments in hand, they are ready to get going on construction, complete the project, and get people in. Mr. Halligan asked about the cost of the monthly rent on an affordable. Mr. Juhl discussed current income requirements for the low and moderate tier. He said they try to keep rents as low as possible. He discussed the types of units they have and approximate associated rents. Discussion commenced on the cost, the financing, the Subsidized Housing Inventory (SHI), affordable housing restriction, units that are sustainably affordable, generation of the necessary revenue, what happens if there is a foreclosure, creating the structure for the banks to continue to be long term lenders of affordable housing developers, and that this project is 100 percent affordable and not the 25 percent/75 percent affordable.

Mr. Juhl said there is a preference of up to 70 percent for Franklin residents. He said he has done over 12 senior housing projects and all have been successful. Mr. Halligan asked Mr. Cerel if this project was foreclosed and the bank is satisfied and there is a \$10 million excess, who gets that and makes the money; does the town get it back for the land that was donated. Mr. Cerel said he does not believe that is a realistic hypothetical. He said the project, even if it were 25 percent affordable, all comprehensive permits have a cap on profitability anyway.

Ms. Lang reiterated that a letter was not received directly. She wants to make sure the changes are recorded. Town Administrator Jamie Hellen said they have been working with the lending calls. There are so many legal documents that go into this. He said most of the rules are required by the Commonwealth. Ms. Kilson explained this modification has to be recorded. She explained there is a subsidizing agency that oversees the compliance with this permit. Chair Hunchard provided Ms. Lang with a letter. Mr. Hellen explained this would be declared insubstantial to the state. This is a series of corrective changes and the lending calls are requiring this.

Mr. Steve Malloy, 19 Russet Hill Road, asked what happened to bring up this financing question. Chair Hunchard explained when they get to the lending, they have to straightened out the lending plan. Ms. Kilson said the financing for this has only solidified in the past six months. She said these changes are being asked for by the borrower/the development entity.

Building Commissioner Gus Brown said he has a finding and decision letter that has 24 notes on it that is your amendment to your original 40B. He said if the ZBA votes in the affirmative for this general business discussion, there is no place for them to sign on this. He asked if they need to have a location on this form. Ms. Kilson discussed the insubstantial modification; she can create a signature page. Mr. Hellen said it needs to be a true attest copy from the town clerk. Mr. Cerel explained the procedure for the

stamping and attesting to the authenticity and the registry will accept that. Mr. Cerel said once you vote, you can come in to sign; only two signatures are needed as this is a three-person board.

Motion made by Robert Acevedo to consider this an insubstantial change to the comprehensive permit. Motion seconded by Ginelle Lang. Discussion: Chair Hunchard said as an amendment to the motion to put the word approved in there. Vote: Unanimous by the Board.

33 Elm Street - G. David Iverson, Trustee

Abutters: None.

7:30 p.m. Applicant is seeking to construct a single-family home that has 123.92' of frontage where 200' is required and with right side yard setback of 26.5' where 40' is required. The building permit is denied without a Variance from the ZBA. Applicants present: None.

Chair Hunchard said a message was received from the applicant's attorney to continue this until October 9, 2025. He said he sent them an email that the furthest the ZBA would go out is September 25 as that is the next meeting, and there is no guarantee they will have a meeting on Oct. 9. If they are not ready on September 25, we can continue again at that time.

Motion made by Ginelle Lang to continue the public hearing to September 25, 2025, at 7:30 PM. Motion seconded by Robert Acevedo. Vote: Unanimous by the Board.

Parcels 270-28, 038 and 39 West Central Street and Panther Way

Abutters: None.

7:35 p.m. Applicant is seeking to conduct earth removal in excess of 1,000 cubic yards. The building permit is denied without a Special Permit from the ZBA. Applicants present: None.

Chair Hunchard said they received a letter for continuance.

Motion made by Ginelle Lang to continue the public hearing to September 25, 2025, at 7:35 PM. Motion seconded by Robert Acevedo. Vote: Unanimous by the Board.

28 Queen Street – Samuel Williams

Abutters: Ms. Ann Arpin, 29 Queen Street; Ms. Nancy Rappa, 25 Queen Street.

7:40 p.m. Applicant is seeking to construct a porch extension that is 22.1 ft. from the yard setback where 30 ft. is required. The building permit is denied without a Variance from the ZBA. Applicants present: Mr. Sam Williams, owner and project architect (via Zoom).

Mr. Williams said nothing has changed. He said the primary concern was that he had created his own hardship by removing his side porch. He said he did not create his own hardship by removing his side porch because the side porch was not giving them access to the front door which is what they are trying to improve access to. He said there was another question about a discrepancy in the deed which was clarified by his surveyor who said the length of the property line on the left side was based on the deed of the abutting property that is registered land which overrides his deed which is not registered land. Since last week we have gotten additional letters of support provided. He said when he went back and looked at ZBA meetings for the last approximately five years, he found six instances of people pursuing front yard setback relief requests and all of them were for porches and all were granted including one for Peck Street about two years ago that is almost the same exact scenario as this.

Mr. Acevedo said he took time to drive by and looked at the other houses. Chair Hunchard said he also rode by. Ms. Lang said she is still supportive of the project and acknowledged the additional support letters that were received. Chair Hunchard confirmed with Budling Commissioner Gus Brown that the applicant could remove the front porch and rebuild it as long as it does not encroach any closer to what it is now. He noted the applicant said there is a handicapped person who visits but does not live there. He noted handicapped ramps that do not need permits.

Ms. Lang said her understanding is that the accessibility question was more about to open and get around the front door so a ramp would not address that situation but a deeper porch would. Mr. Williams said the door opens in. He said this exact project has been done by someone else and approved on Peck Street, and a bigger variance was requested. He confirmed the stoop in front of the door is 3 ft. Mr. Brown said 42 in. is the most comfortable for a landing. Mr. Williams said he would like the full distance requested.

Ms. Ann Arpin, 29 Queen Street, said she was here with her neighbors; more than half the neighborhood is here. She said they fully support this. It should be a no-brainer. It is an improvement to the home. It is an improvement to the accessibility of their home to their family member. She said why the ZBA is picking inches and feet off this makes no sense. She said we live in a non-conforming neighborhood. It is an old neighborhood. This should be supported.

Resident said this looks awesome, and she agrees with what Ms. Arpin said. She said she does not know why this is such being such a hard time to give him that.

Ms. Nancy Rappa, 25 Queen Street, said she lives across the street, and the addition is absolutely gorgeous. This porch will be no closer to the road than her porch or some other neighbors' porches. She said she does not understand the problem.

Motion made by Robert Acevedo to close the public hearing. Motion seconded by Ginelle Lang. Vote: Unanimous by the Board.

Motion made by Robert Acevedo to take this under advisement. Discussion commenced by ZBA members as to a motion to take under advisement or motion to vote. Ms. Lang said the applicants applied in February and to delay the motion to approve their request for a variance feels like we are now causing a hardship on the applicants. Mr. Williams explained this will cause them financial hardship because they will have to have the framers come back; they need a decision. ***Motion seconded by Bruce Hunchard. Vote: 2:1 (2-Yes; 1-No). (Ginelle Lang voted no.) Chair Hunchard said the motion fails.***

Motion made by Robert Acevedo to grant the variance for 28 Queen Street for Samuel Williams to construct a porch extension that is 22.1 ft. from the yard setback where 30 ft. is required, adding 4 ft. onto the porch, giving relief of 7' 9", as shown on the drawing titled "Certified Plot Plan Located at 28 Queen Street," dated April 28, 2025, by Continental Land Survey LLC. Motion seconded by Ginelle Lang. Vote: 2:1 (2-Yes; 1-No). (Bruce Hunchard voted no.) Chair Hunchard said you need three votes in the affirmative to approve a variance.

444 East Central Street – TAG Central LLC

Abutters: All abutters' names/addresses are listed within the meeting minutes below.

Mr. Halligan recused himself.

7:45 p.m. Applicant is seeking a building permit to construct a 264-unit multi-family development. The building permit is denied without a Comprehensive Permit from the ZBA. Applicants present: Mr. A.J.

Alevizos of TAG Central LLC; Mr. Peter Alevizos of TAG Central LLC; Attorney Peter Freeman (via Zoom); and Mr. Carlton Quinn, Civil Engineer of Allen & Major Associates.

Mr. Alevizos said since the last hearing they have submitted a response letter to ZBA comments and civil peer review comments.

Mr. Joe Peznola of Hancock Associates said they reviewed the prior submission plans that were dated in July. He said the major issues they have noted were since the change of the layout the fire department has not commented. He said the fire department should review. He said with regard to the water supply they did hydrant tests, and DPW has opined that the water supply is sufficient for the project. With regard to sewer, there is a municipal pump station across the street. Whether the station can handle the additional flow is in question. The applicant is asking to condition the comprehensive permit on a study being done after issuance of the permit to determine the capacity and any upgrades needed. They have offered an alternative which is a 35,000 gal. tank onsite to hold the project's sewer and pump it off peak in the middle of the night. He said this practice is fairly standard. He said there would be a condition in the comprehensive permit that would require this study. He said he thinks the DPW is fine with either solution. He said BETA is the civil engineering peer reviewer for the Conservation Commission, and we have deferred all stormwater to them. BETA has issued their latest review letter to the Conservation Commission dated August 21. There are still open items in the stormwater. He said there are two items for the ZBA. He explained that one is the need for a flood study as there is floodplain on site which is mapped by FEMA. He said the applicant completed a flood study, and they have assigned elevations to the floodplain. There will be minor changes to the site that comes out of this. Floodplain is a jurisdictional area for the Conservation Commission. He said the other issue related to BETA review has to do with the state of the existing site and the existing 200 ft. riverfront onsite. The applicant is claiming a good portion of the riverfront is what is defined as prior disturbed riverfront. He explained that there is a little difference of opinion on this prior disturbed. He said the last issue to bring up to highlight is the proximity of the building to the neighbors to the east. He said we had suggested the ZBA might look for a cross section, and then we were told that cross section had already been produced and was gone over by the ZBA in the July meeting. He discussed the submittal. He said our point was with regard to mitigating. He asked is the mitigation with the height of the building and the proximity sufficient or does the ZBA want to look for additional measures that are requested of the applicant or conditioned by the ZBA in any final decision in regard to property mitigating those visual impacts. He said he has not produced a formal response to their response because they have not issued any new site plan. After that has been provided, he will prepare a response letter. He said from our standpoint, where we do not have stormwater, we are pretty close to wrapping up the civil engineering part of it. He said with regard to the parking ratio, they have increased the parking to 1.62 and presented data with regard to parking demand studies saying they need only 1.35.

Mr. Quinn said Mr. Peznola did a pretty good job of summarizing where we are at.

Chair Hunchard asked for a balloon test. Mr. Quinn said he has had problems with this test. Mr. Alevizos said the balloon test is really difficult to show what it will look like. He said doing a sectioned diagram works out better. Mr. Peznola explained they have successfully done balloon tests. Mr. Alevizos said he thinks Mr. Quinn can figure out a balloon test. Discussion commenced on where to do the balloon test. The applicant will pay for the town's consultant to do the pump study. Discussion commenced on the location of the town's pump and that there is no more room there, and they are looking for a piece of property there for more space. Mr. Quinn said he thinks they have a solution that works with the holding tank onsite. Mr. Acevedo asked about the timing of pumping at night. Chair Hunchard explained how they do the timing for the pumping and that the sewer department monitors that. Mr. Alevizos said one was done at the Dean Avenue location. Mr. Quinn said this was discussed with the DPW and the engineer, and they were onboard with this.

Mr. Acevedo talked about prior disturbed riverfront and how does that get rectified. Mr. Peznola explained this is BETA's opinion which is the engineer for the Conservation Commission. It is in the hands of the Conservation Commission. If the applicant is saying they are disagreeing with BETA, from the standpoint of this board, the plan is not changing for this board. If the Conservation Commission sees it differently and they do not change the plans, and the Conservation Commission denies the application, then the appeals process goes in a totally different direction. Mr. Acevedo asked where we stand with the Conservation Commission. Chair Hunchard explained the status. Chair Hunchard said that he asked Mr. Peznola, and he did not really see anything other than maybe this riverbed thing that would stop/halt the project. Mr. Peznola said the applicant has the right to ask the ZBA to proceed with the plan as presented; there is no requirement for the ZBA to wait for the Conservation Commission. He said they have asked for quantities of fill from the applicant.

Ms. Lang asked about where the tank would be. Mr. Quinn said it could be anywhere, and the location can be adjusted. Ms. Lang asked about the site and the amount of groundwater there. Mr. Quinn said the tank would be designed to resist buoyancy. Ms. Lang asked if it would have regular inspections. Mr. Peznola explained it would have inspections and alarms. Ms. Lang confirmed there are no concerns with locations. Mr. Quinn said they are usually managed by third-party specialists. Ms. Lang confirmed the study would be looking at the municipal station and its capacity to take the flow. Mr. Peznola explained the process of the study and the determination of the pumping station upgrades or an offsite holding tank. Ms. Lang asked if there could be restrictions on the comprehensive permit about this. Mr. Alevizos said they have been in close coordination with DPW on this matter for the past few months. On the Grove Street decision there was a similar condition that we would look at to copy and paste for this project. Ms. Lang asked about the water supply and that DPW confirmed that it is adequate for domestic water and fire. Mr. Quinn confirmed they have a letter and the results of the testing is provided. Ms. Lang asked about the parking. Mr. Peznola said they are seeing 1.62 as what the applicant is providing now. He discussed 1.35 is kind of tight. He noted that the applicant needs to rent the units and if there is a parking problem, they will not be able to rent. He said 1.5 to 1.75 seems to be the sweet spot. Mr. Peznola said the ZBA's traffic engineer agreed with the 1.35 and commentary from the ZBA during public hearings that we thought the parking ratio was low and the applicant responded and made it 1.62. Ms. Lang said the increase in parking is what prompted the redesign, and there is already traffic, so maybe the 1.35 would attract people with fewer vehicles. Chair Hunchard said the applicant agreed to go with the 1.65 which changed it from five buildings to four buildings. Ms. Lang asked if the balloon test could be done at the three and four-story heights. Mr. Alevizos said yes. He asked if this should be done on the previous proposal. Ms. Lang said she knows they are not reviewing waivers yet as when the design evolves the list of waivers could change. She asked about civil engineering waivers. Mr. Peznola said he thinks it best that normally the process when the applicant knows the plan is not going to change, and starting to talk about conditions and waivers, the applicant will submit an updated waiver list.

Chair Hunchard said we are on the clock depending on when we had the first public hearing. He asked the applicant are they are willing to give an extension to November or December. Mr. Alevizos said he agreed to an extension to at least the end of November. Chair Hunchard asked for that in writing.

Mr. Gene Grella, 36 Red Gate Lane, asked about the storage tanks and said they are not allowed in zone 2 as a state regulation. Mr. Peznola said he has to look into the zoning and the location. Mr. Grella asked that someone from the DPW attend the meeting to speak for the DPW. Chair Hunchard said they speak on paper. Town Administrator Jamie Hellen said he will ask the DPW Director to attend a meeting.

Mr. John Johnson Jr., 23 Northern Spy Road, noted the affordable housing mandates regarding the 10 percent requirement. He said Franklin has more than 10 percent of affordable housing; therefore, the ZBA has a great deal of power with the project. He said we are talking about a four-story building and 260

apartments and that does not fit the character of the neighborhood. He said it is important to take into account how are we serving Franklin and the vision. Chair Hunchard said the applicant has a right to apply for this; we did not seek him out. He said the land is zoned commercial. He explained the land is kind of useless as it has a lot of wetlands on it and a stream/river on it. He explained it goes through the process. He explained this came up by the Friendly 40B process which was set up by the town administrator, not the ZBA. He explained it went through the Planning Board and Conservation Commission for non-binding review and was approved. He explained it also went through the Town Council for the Local Initiative Program (LIP) program with a 5:4 approval vote. He explained that if they are now turned down by ZBA, they will just appeal it through the housing court.

Ms. Susan Rappa, 40 Red Gate Lane, said she submitted a letter on August 12, 2025, to the ZBA, Town Council, Town Administrator, and Town Planner. She read the letter aloud regarding the 444 East Central Street project and her multiple reasons for opposition to the project and the negative impact to the town. The developer has made no effort to work with the abutter and now the buildings are taller and closer to the property lines. She said last week the Town Council stated this is not the project that they had supported. A Planning Board member who originally supported the project stated this is not the same project they supported. She said putting a four-story building up against single-family homes does not stay in character with the homes that are already there. She explained the development's scale and proximity are out of character. She asked the ZBA to consider the consequences of the project on this area.

Ms. Sarah Cronin, 46 Northern Spy Road, said she will skip over other things that others have said about the character of the town, traffic, and building. She said the mitigation strategies the applicant has agreed to provide are quite weak. She noted concerns about biking in the snow, 2 in. of snow on the plans, \$15,000 to adjust a traffic light at Walgreens, it is a state road so we cannot really do anything, environmental concerns, the current landowner had disturbed the land with waste and trash and no enforcement or cleanup, and should not the homeowner be fined and held accountable before a sale goes through. She suggested low rent senior housing, condos, or rent to own units, not another apartment building. She said whose goals are we trying to support here. She said we could have used Safe Harbor but we did not. She said the ZBA has final authority. She asked why we are giving an outside developer more sway than the people of Franklin. The town has spoken. Let us know you hear us. She said we need a smaller scale community centered solution for the property at 444 East Central Street. She asked the ZBA to deny to proposal tonight. Let the applicant come back with a better proposal or build in another town.

Town Council Chair Tom Mercer, 14 Mercer Lane, said he is here as a town counselor. They have had many discussions about the project from day one. He said they felt it was important to get some of their concerns and views on record. He read aloud a letter which is attached to the meeting minutes. He said they want to share their concerns regarding the revised plan for 444 East Central Street in Franklin. He said they hope the ZBA will take into consideration their comments and adjust the project accordingly and align with the original proposal. He reviewed their concerns that the updated plan eliminates almost all the concessions and improvements the developer made to the three town boards during the preliminary process under the town's Friendly 40B process. He discussed the project is less consistent with the Master Plan goals. It is clear that the revised project is a significant change from the proposed project, and the Town Council finds this unacceptable. They request the ZBA reduce the project to accommodate reasonable parking and that all the concessions made in the previous review are upheld. He said they hope the ZBA will take into consideration the Town Council's comments and adjust the project accordingly back to the original plan. The letter was signed by all nine Town Council members.

Mr. Stephen Malloy, 19 Russet Hill Road, said it was nice to hear the Town Council's opinion was modified. He wants it known that many residents did not even approve the original concept as it was 264

units and too big for the site. He noted everything else that has been built on East Central Street. People do not want this.

Mr. Mark Minnichelli, 31 Longfellow Drive, said he thinks they all received a letter signed by Gino Carlucci. He said he supports the position of the Town Council to correct the height back down to three-stories and reducing parking requirements to appease the abutters and bring the project back in line with the original. He said Franklin and the Commonwealth of Massachusetts are in dire need of housing. He said he supports this project to see the affordable units brought forth. He explained that Franklin's subsidized housing number is above 10 percent, but the reality is we do not have 10 percent of affordable units in this town. The real number when you take out apartments that are lumped in is about 7 percent or less. He said he thinks the parking may be excessive and should reduce the buildings down to three stories and take this into consideration.

Chair Hunchard asked the applicant if they would do less parking and take down the building height. Mr. Alevizos said he is not willing to reduce the number of units. He said they can look into proposing a little less parking than 1.62 and consider going back to three-story buildings. He said they do believe the current four-story plan is better than the three-story plan they proposed because the flat roofs make the buildings the same height along with other reasons that are better than the original plan.

Resident said she was at the last meeting. She asked about the traffic and the infrastructure needed and that we can apply for grants. She asked who is stuck with paying for the infrastructure as we have already voted down an override. She discussed the traffic in the area. With all these new parking spots, what do you do with the traffic. Chair Hunchard said this is a state road, and it has to be done by the state. Mr. Hellen said he is not sure about what part of the infrastructure she is speaking about. The ZBA should be making a decision about mitigation for the project, and the developer should be paying for that. Mr. Hellen said he wants to be clear that grants are not a way to solve any issues revolving around this decision. When you go before a board there are impacts for any projects, and the ZBA has in its control to make sure of mitigation from the developer. Discussion commenced on mitigation.

Chair Hunchard noted the proponent has done studies. He said there is plenty of sewer capacity with a pump or station and there is plenty of water; the only thing we can do is get money to synchronize the lights. Ms. Lang said she brought this up at the last meeting and asked the applicant to consider funding more than a study, and perhaps there is some allowance or match to make improvements that could come out of the study. Mr. Hellen said the town could not widen the road because the town does not own the road; however, he discussed a possible matching grant by the state and explained that he would not count on that. He would not count on any state grant funding for this mitigation. He said grants are going to dry up due to state budget issues.

Chair Hunchard reviewed mitigation proposed by the developer so far: giving the town 1.5 acres of swamp land and looking into upgrading the sewer plant because it benefits the applicant. Mr. Alevizos said there are a number of mitigation items already agreed to such as \$15,000 for the traffic signal and phasing, building 150 ft. of new sidewalk, and a couple of other things. He said but when we get to the point of looking at a decision, there will be a condition that addresses mitigation and address the impacts they are causing as a result of their project.

Resident indicated concerns with the schools with all the children. She asked that with 260 apartments, do we really think there will only be 50 children added to the schools. Ms. Lang said the applicant provided a calculation based on the breakdown of bedrooms in the units. She said the decision would not be based on the resident's math. She noted the School Committee did not have a problem with 50 children. Chair Hunchard said this cannot be put into the decision regarding children in this project.

Mr. Stephen Huston, 10 Wampanoag Drive, said they have been having some water quality issues. The DPW was called, and they said they know they have been having some problems, but it is not bad enough to require a fix or replacement right now. He noted concern about this project being drawn from the same well. Chair Hunchard said the water comes from all areas of town.

Mr. Domenick Dileo, 5 High Ridge Circle, asked if there has been a soil boring done and if they checked for contaminants. Chair Hunchard said they have done soil boring. Mr. Alevizos said they did a geo-tech boring study to determine what type of foundation design they would have and elevation of the water table. Mr. Dileo asked about moving the soil regarding the abutters and if it has been tested.

Resident asked about school buses regarding if there are 50 children in the complex. Chair Hunchard said the bus would stop on Rt. 140. Mr. Alevizos said he coordinated with the School Department, and they would pick up children at the street.

Motion made by Ginelle Lang to continue the public hearing to September 25, 2025, at 7:40 PM. Motion seconded by Robert Acevedo. Vote: Unanimous by the Board.

General Business

Meeting Minutes: July 31, 2025

Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, July 31, 2025. Motion seconded by Ginelle Lang. Vote: Unanimous by the Board.

Motion made by Ginelle Lang to adjourn the In-Person/Remote Access Zoom Virtual Meeting. Motion seconded by Robert Acevedo. Vote: Unanimous by the Board.

Meeting adjourned at 9:53 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature:



Date:

9-25-25

Town Council

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

**TOWN of
FRANKLIN
MASSACHUSETTS**

355 E. Central St.
Franklin, MA 02038
P. 508.520.4949
www.franklinma.gov

August 28, 2025

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

RE: 444 East Central Street

Dear ZBA:

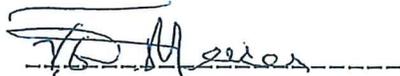
We are writing to share our concerns with the revised plan requested by the Zoning Board of Appeals (ZBA) on the development project being proposed at 444 East Central Street in Franklin. We hope the ZBA will take into consideration our comments and adjust the project accordingly, in line with the original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

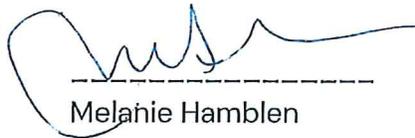
Sincerely,


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