

**APPLICATION FOR APPROVAL OF A SITE PLAN  
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled  
“ 100 and 110 East Central Street ” and Special  
Permit(s) for Multifamily and requests approval for  
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and  
Special Permits.


1. Name of Applicant: 110 East Central St RE, LLC  
Address of Applicant: 37 East Central St, Franklin, MA  
Phone No.: 508-507-9020 Email: \_\_\_\_\_
2. Name of Owner (if not the Applicant): Same  
Address of Owner: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
3. Name of Engineer: United Consultants  
Address of Engineer: 850 Franklin St, Wrentham, MA  
Phone No.: 508-384-6560 Email: \_\_\_\_\_
1. Deed of Property recorded with Norfolk Registry of Deeds in  
Book \_\_\_\_\_, Page \_\_\_\_\_, (or Certificate of Title No. \_\_\_\_\_)
2. Location and Description of Property:  
100 East Central St & 110 East Central St  
\_\_\_\_\_  
Zoning District: C1  
Assessor's Map: 286 Lot: 030  
Square Footage of Building(s): See site Plan  
Impervious Coverage of Existing Upland: See site Plan
3. Purpose of Site Plan:  
New 20 unit residential mixed use building  
with rear parking lot
4. Special Permit(s) Requested:  
Use - Multifamily

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
  - (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
  - (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
  - (d) Neighborhood character and social structure will not be negatively impacted.
  - (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
  - (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
  - (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.
8. Certificate of Ownership.

  
Signature of Applicant

Brad Chaffee  
Print Name of Applicant

  
Signature of Owner

Brad Chaffee  
Print Name of Owner

### **100 and 110 East Central Street**

**Special Permit:** Uses – Multifamily –

**(a) Proposed project addressed or is consistent with neighborhood or Town need.**

The proposed development will provide additional new housing units and a commercial unit within the downtown area. Units will be located within walking distance from public transportation, shopping and dining.

**(b) Vehicular traffic flow, access and parking and pedestrian safety and properly addressed.**

Vehicular traffic flow into and out of the site and will be improved with the widened driveway access. Additional parking spaces than are required have been provided for the site. Pedestrian safety will be improved with the addition of the building access that is handicapped accessible.

**(c) Public roadways, drainage, utilities, and other infrastructure are adequate or will be upgraded to accommodate development.**

The project access is from East Central Street (Route 140). This roadway is adequate to provide access and egress to and from the site. The project proposed to connect to the town water system for domestic use as well as fire protection. The sewer connection will also be included, which will update the existing sewer service.

**(d) Neighborhood character and social structure will not be negatively impacted.**

The surrounding neighborhood consists of multifamily residential buildings. Also located along East Central Street are various buildings consisting of mixed use commercial and residential buildings as well as single use commercial buildings.

**(e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.**

This project will also be review by the town of Franklin's conservation commission

**(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.**

The proposed building is allowed on the site. The building height is allowed with the issuance of a special permit. The height, bulk, location, and siting of the building is consistent with other buildings in the downtown area. The building location complies with the zoning setback requirements. The drainage system design matches or reduces the rate of runoff in the post development conditions. The commercial unit currently does not have a tenants and the uses have not been identified. The applicant will require any noise, odor, light, vibrations, and airborne particles not to be offensive to the neighborhood and will apply with all applicable state and federal laws. The residential nature of the building will provide minimal noise, odor,

light, vibrations, and airborne particles, which will be consistent with other residential uses in the immediate neighborhood.

**(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.**

Water and sewer use for the proposed building will not be excessive for a project of this size and use.