

**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
" Lot 3 Uncas Ave Extension " and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 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: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
Phone No.: 508 326 0290 Email: jtwalsh@wbbs.com
2. Name of Owner (if not the Applicant): Walsh Brothers Building Co, Inc
Address of Owner: 11 Saddle Way Walpole, MA 02081
Phone No.: 508 328 3834 Email: jtwalsh11@comcast.net
3. Name of Engineer: GLM Engineering Consultants, INC
Address of Engineer: Robert Truax
Phone No.: 508 429 1100 Email: robert.truax@glmengineering.com

1. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

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2023 DEC 27 A 1:40
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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: Yes/No
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.

John Walsh
Signature of Applicant

John Walsh
Signature of Owner

John Walsh
Print Name of Applicant

John Walsh
Print Name of Owner

SPECIAL PERMIT CRITERIA

- A. Uncas Ave Extension is zoned Single Family 1/V, which is a multi-family zone. In May of 2023, the allowed use was changed by a Town Council Vote with unanimous support of the Planning Board to allow for three units per lot with a Special Permit from the Planning Board. The previous use allowed was, and still is, for two units per lot by right. The Town of Franklin, in conjunction with the Commonwealth of Massachusetts, is seeking to increase the housing units; especially in the vicinity of the MBTA. By increasing the density, the effect is to increase the number of units, in this particular case, from two units per lot to three units per lot. The proposed units are smaller in square footage, which will reduce the sales or rental costs, opening the affordability to more consumers. The property is within walking distance to Franklin Center and the business establishments on and around Route 140, which creates the benefit of local economic support.
- B. The property was originally permitted for 22 age-qualified units (over 55 YOA) with a special permit, including special permit criteria by a 5-0 vote and was subsequently also permitted for nine duplex lots on a Town road named Uncas Ave. Extension. No impact on traffic is anticipated.
- C. The roadway is complete to the basecoat status. The lots are serviced by Town water and Town sewer. The developer additionally performed the following offsite improvements, greatly increasing the water quality and aesthetics situation for the neighborhood:
- a. Replaced 6" waterline and installed 8" water line and services to Uncas Ave.
 - b. Installed granite and asphalt curbing on Uncas Ave.
 - c. Installed concrete sidewalks, Uncas Ave.
 - d. Full bituminous overlay, Uncas Ave.
 - e. Loam and seeded, Uncas Ave.
 - f. Installed 8" waterline, services and hydrants on Ledge St., Crocker Ave. and Hill Ave., including permanent patching.
 - g. Water loop from Uncas Ave. to Crocker Ave.
- D. The area is a mixed-use of single-family and multi-family homes. The property neighbors an apartment building and is generally surrounded by smaller sized single-family homes. There are no homes within sight or accessible from the Uncas Ave. Ext. cul-de-sac. The appearance of the neighborhood suggests middle class income.
- E. The roadway is substantially complete and the lots have all been cleared and prepared for construction. The back sections of some lots remain wooded and

generally range in size from approximately half acre to over 1.5 acres. No additional tree removal is required. Additionally, no substantial cutting or filling is anticipated.

- F. The current property tax amount on one of the lots is approximately \$1,600.00. Once complete, the increase for three units will be approximately a fivefold increase in tax revenue per the Town Assessor.
- G. The main water line is installed on Uncas Ave. Extension. The water quality and consumption was taken into account as part of the large percentage of offsite improvement as related to the size of the nine-lot subdivision.

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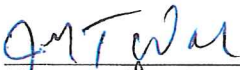
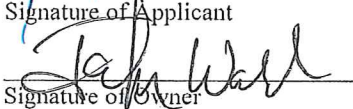
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Signature of Applicant

Signature of Owner


Print Name of Applicant

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generally range in size from approximately half acre to over 1.5 acres. No additional tree removal is required. Additionally, no substantial cutting or filling is anticipated.

- F. The current property tax amount on one of the lots is approximately \$1,600.00. Once complete, the increase for three units will be approximately a fivefold increase in tax revenue per the Town Assessor.
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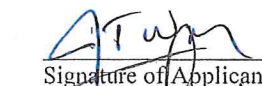
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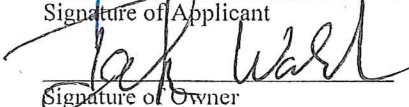
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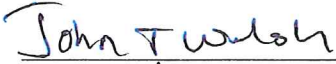
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8. Certificate of Ownership.


Signature of Applicant


Signature of Owner


Print Name of Applicant


Print Name of Owner

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**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
" Lot 6 Uncas Ave Extension " and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 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: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
Phone No.: 508 326 0290 Email: jtwalsh@wbbs.com

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Address of Owner: 11 Saddle Way Walpole, MA 02081
Phone No.: 508 328 3834 Email: jwalsh11@comcast.net

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Address of Engineer: Robert Truax
Phone No.: 508 429 1100 Email: robert.truax@glmengineering.com

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Uncas Ave Extension

Zoning District: 1v
Assessor's Map: Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: Text

3. Purpose of Site Plan:
Permit for triplex unit

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**TOWN OF FRANKLIN
TOWN CLERK**

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Chapter 185, Section 45.E

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John Walsh
Signature of Applicant
John Walsh
Signature of Owner

John Walsh
Print Name of Applicant
John Walsh
Print Name of Owner

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John W. Walsby
Signature of Applicant
John Walsby
Signature of Owner

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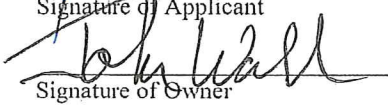
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- _____
- _____

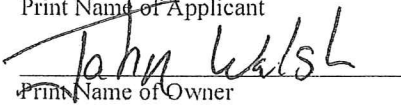
7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.


Signature of Applicant


Signature of Owner


Print Name of Applicant


Print Name of Owner

SPECIAL PERMIT CRITERIA

- A. Uncas Ave Extension is zoned Single Family 1/V, which is a multi-family zone. In May of 2023, the allowed use was changed by a Town Council Vote with unanimous support of the Planning Board to allow for three units per lot with a Special Permit from the Planning Board. The previous use allowed was, and still is, for two units per lot by right. The Town of Franklin, in conjunction with the Commonwealth of Massachusetts, is seeking to increase the housing units; especially in the vicinity of the MBTA. By increasing the density, the effect is to increase the number of units, in this particular case, from two units per lot to three units per lot. The proposed units are smaller in square footage, which will reduce the sales or rental costs, opening the affordability to more consumers. The property is within walking distance to Franklin Center and the business establishments on and around Route 140, which creates the benefit of local economic support.
- B. The property was originally permitted for 22 age-qualified units (over 55 YOA) with a special permit, including special permit criteria by a 5-0 vote and was subsequently also permitted for nine duplex lots on a Town road named Uncas Ave. Extension. No impact on traffic is anticipated.
- C. The roadway is complete to the basecoat status. The lots are serviced by Town water and Town sewer. The developer additionally performed the following offsite improvements, greatly increasing the water quality and aesthetics situation for the neighborhood:
- a. Replaced 6" waterline and installed 8" water line and services to Uncas Ave.
 - b. Installed granite and asphalt curbing on Uncas Ave.
 - c. Installed concrete sidewalks, Uncas Ave.
 - d. Full bituminous overlay, Uncas Ave.
 - e. Loam and seeded, Uncas Ave.
 - f. Installed 8" waterline, services and hydrants on Ledge St., Crocker Ave. and Hill Ave., including permanent patching.
 - g. Water loop from Uncas Ave. to Crocker Ave.
- D. The area is a mixed-use of single-family and multi-family homes. The property neighbors an apartment building and is generally surrounded by smaller sized single-family homes. There are no homes within sight or accessible from the Uncas Ave. Ext. cul-de-sac. The appearance of the neighborhood suggests middle class income.
- E. The roadway is substantially complete and the lots have all been cleared and prepared for construction. The back sections of some lots remain wooded and

generally range in size from approximately half acre to over 1.5 acres. No additional tree removal is required. Additionally, no substantial cutting or filling is anticipated.

- F. The current property tax amount on one of the lots is approximately \$1,600.00. Once complete, the increase for three units will be approximately a fivefold increase in tax revenue per the Town Assessor.
- G. The main water line is installed on Uncas Ave. Extension. The water quality and consumption was taken into account as part of the large percentage of offsite improvement as related to the size of the nine-lot subdivision.

TOWN OF FRANKLIN
TOWN CLERK
2024 FEB 27 P 3:22
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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: Yes/No
- _____
- _____

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.

John Wall
Signature of Applicant

John Wall
Signature of Owner

John T. Welch
Print Name of Applicant

John Welch
Print Name of Owner

SPECIAL PERMIT CRITERIA

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generally range in size from approximately half acre to over 1.5 acres. No additional tree removal is required. Additionally, no substantial cutting or filling is anticipated.

- F. The current property tax amount on one of the lots is approximately \$1,600.00. Once complete, the increase for three units will be approximately a fivefold increase in tax revenue per the Town Assessor.
- G. The main water line is installed on Uncas Ave. Extension. The water quality and consumption was taken into account as part of the large percentage of offsite improvement as related to the size of the nine-lot subdivision.