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May 16, 2022

Town of Franklin Planning Board
355 East Central Street
Franklin, MA 02038

**Re: Site Plan and Special Permit – Taj Estates of Franklin II
230 East Central Street, Franklin, Massachusetts**

Dear Planning Board Members:

On behalf of the Applicant, Taj Estates of Franklin II, LLC, please find enclosed supplemental information to accompany the previously submitted plan set entitled "*Taj Estates of Franklin II Site Plan & Special Permit – 230 East Central Street, Franklin, Massachusetts*" last revised April 12, 2022. Based on comments received during our last meeting with the Planning Board on April 25, 2022, we have since retained a structural engineer to review the constructability of the proposed retaining wall located on the west side of the property abutting Hill Avenue as well as corresponded with the Fire Department associated with the area between the building and retaining wall for accessibility.

Enclosed please find the following documentation for review and comment:

- "*Revised Memorandum in Support of Application for Special Permit to Allow Multi-Family or Apartment Residential Use Within the Commercial I Zoning District*" dated April 25, 2022 prepared by Mr. Richard R. Cornetta, Jr. Esquire of Cornetta, Ficco & Simmler, PC;
- Retaining wall correspondence dated May 13, 2022, prepared by MF Engineering & Design, Inc.;
- Design plan (Sheet 01) of proposed retaining wall prepared by MF Engineering & Design, Inc. stamped by a Professional Engineer (PE) dated May 3, 2022; and
- Color rendering of proposed wall.

It is our understanding that the Fire Department will be issuing follow up correspondence regarding our discussions under a separate cover.

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager
Enclosures

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF FRANKLIN
PLANNING BOARD**

NORFOLK, ss.

IN RE: Special Permit to Allow Multi Family or Apartment Residential Use within the Commercial I Zoning District

LOCUS: 230 East Central Street, Franklin, Massachusetts 02038

**REVISED MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL
PERMIT TO ALLOW MULTI-FAMILY OR APARTMENT RESIDENTIAL USE
WITHIN THE COMMERCIAL I ZONING DISTRICT**

LOCUS HISTORY

1. **Relevant District.** The subject real property is located wholly within the Commercial I (CI) zoning district and wholly within the Franklin DEP Approved Zone II.
2. **Location.** The Locus consists of a single parcel of land totaling approximately 1.005 acres (Franklin Assessor Map 285-069-000) located along the southerly side of East Central Street in Franklin. The Locus is bounded to the west by an undeveloped right of way, to the north by East Central Street, to the east by private residence, to the south by private residence (said subject property is referred to herein as the “Locus”). The Locus currently contains one- and one-half story single family residential structure built about 1850, with associated paved driveway.
3. **Current Use.** The single-family residential structure located at the Locus is currently unoccupied.
4. **Proposed Use/Construction.** The proposed redevelopment of the Locus shall include the removal of the existing structure in the construction of a new three story mixed use building, with a footprint of 12,955+ square feet, and associated bituminous paved two way access drive, parking area, landscaping, lighting, utilities and stormwater infrastructure as shown on the site plan entitled, “TAJ ESTATES OF FRANKLIN II SITE PLAN AND SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS” prepared by Guerriere & Halnon, Inc., (the “Plan”) a copy of which has been filed along herewith. The proposed redevelopment will include thirty-one (31) single bedroom and two (2), two bedroom residential units, totaling

thirty-three (33) residential units and 825 square feet of office/commercial space. The current development plan would represent a reduction of eight (8) residential units, 75 s.f of commercial office space, for a total reduction in the footprint of the building of 1,257 square feet from the initial development proposal. The total parking provided on the site is fifty-three (53) spaces, which would represent an increase of seven (7) parking spaces, or 1.5 parking spaces per unit, from the initial proposal which correlated in to approximately 1 parking space per unit. A single primary unrestricted access drive is planned to connect to East Central Street. The proposed stormwater management system for the redevelopment includes measures for collecting, controlling, and treating stormwater runoff from the Locus, and as such will reduce stormwater runoff peak flow rates and volumes leaving the site, increase groundwater recharge, and improve storm runoff water quality, and would represent a significant improvement over pre-redevelopment conditions. New utilities, including water, sanitary sewer, electric, and telephone, will be installed as part of construction. Sewer will flow via gravity to the existing gravity sewer main within a sewer easement at the rear of the property.

5. Zoning Tabulation CBD District: Required/Proposed.

OVERALL LOT INFORMATION	Required	Proposed
Required Lot Area (sq.ft.)	5,000 s.f.	<u>±</u> 43,756 s.f.
Required Lot Frontage (feet)	50.00'	<u>±</u> 114.09'
Max. Lot Coverage by Structures/Paving**	90%	72.20%
Max Building Height	3 stories/40'	3 stories/<40'
Lot Width	45.00'	135.60'
Lot Depth	50.00'	323.31'
Front Setback**	20.00'	16.60'
Side Setback***	10.00'	25.8'/55.8'
Rear Setback	15.00'	116'
Parking (spaces)	52 spaces	53 spaces****

* Property located within Water Resource District - Impervious coverage within the Water Resource District of up to 80% is allowed provided in a non-residential zone and an application for site plan approval have been filed pursuant to §185-36 and §185-40.

** no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment

*** The 10 ft side setback is only required on one side of lot; If lot abuts a residential district a 20ft setback is required on the abutting side.

****The number of required parking spaces may be reduced below that determined by the Bylaw by the Planning Board in the course of site plan review pursuant to §185-21A(4). One parking space per 33 units = 50, plus 2 spaces required for 825 s.f. commercial, totaling 52 parking spaces

PRESENT APPLICANT/APPLICATION

6. **Applicant/Owner.** The present applicant/owner is TAJ ESTATES OF FRANKLIN II, LLC, a Massachusetts limited liability company with a usual place of business at 95 East Main Street Suite 100, Westborough, Massachusetts 01581.

7. **Requested Action.** The present application before the Board requests approval of a SPECIAL PERMIT under Attachment 7, Use Regulations Schedule, Part VI, 6.1 to allow multi-family or apartment residential use within the Commercial I (CI) zoning district as shown on the Plan, as may be amended.

8. **Local Permits and Approvals.** In addition to the aforementioned SPECIAL PERMIT, the applicant has also received, or is contemporaneously seeking the following permits and approvals in connection with the present redevelopment proposal of the Locus:

(a) [CONTEMPORANEOUSLY APPLIED FOR] Site Plan and Design Review under Section 185 31.

SPECIAL PERMIT APPROVAL

10. **Special Permit Approval Requirements under Section 185-45(E)(3).** Section 185 45(E)(3) of the Zoning By-Laws, states in part:

Criteria. 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. The determination shall indicate consideration of each of the following specific findings: [Amended 3-25-1987 by Bylaw Amendment 87-91; 3-21-2012 by Bylaw Amendment 12-669]

- (a) *Proposed project addresses or is consistent with neighborhood or Town need.*
- (b) *Vehicle 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.

CONDITIONS FOR APPROVAL UNDER SECTION 185-45(E)(3)

11. Satisfaction of Condition for Approval 185-45(E)(3)(a).

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

The proximate location to the adjacent downtown center and MBTA station make the Locus uniquely desirable for an apartment style residential development as is being proposed by the applicant. Although located along the East Central commercial corridor and within a close proximity to commercial activity of the town center, the Locus is primarily located among a collection of older residential homes within the town. The proposed redevelopment includes removal of the remaining dilapidated residential structure and a cleanup of the site of dated materials and other debris that have accumulated over the years. The proposed redevelopment of the Locus for apartment style residential development as proposed would foster a symbiotic relationship between the newly established residences and the available goods, services and transportation amenities offered within the immediate commercial area and downtown center. Additionally, the single bedroom units would be uniquely suited to address a shortage in the local supply for such available housing both from a size and cost perspective.

12. Satisfaction of Condition for Approval 185-45(E)(3)(b).

(b) Vehicle traffic flow, access and parking and pedestrian safety are properly addressed.

The proposed redevelopment includes the construction of a primary unrestricted access drive with a minimum width of twenty-four (24') feet to connect to East Central Street. The proposed redevelopment shall also include 53 motor vehicle parking spaces (1.5 parking spaces per residential unit), which include 2 spaces for the proposed 825 square feet of commercial space being proposed. Although the Institute of Transportation Engineers indicates a parking demand of 1.2 spaces per dwelling unit (for single bedroom units within multi-family housing), the development has proposed 1.5 spaces per dwelling unit. Further, as the multi-family housing is planned for rental use, as opposed to individual equity ownership, the landlord owner will be uniquely positioned to oversee the restriction of the number of vehicles permitted within the proposed parking lot. The plan to install a sidewalk along the East Central Street frontage, making a seamless connection to the existing sidewalk system, would enhance pedestrian access to/from the site.

13. Satisfaction of Condition for Approval 185-45(E)(3)(c).

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

The layout of the primary access drive (with associated apron) proposed for the redevelopment has been designed to accommodate emergency vehicles. The full access primary driveway entering the Locus would be a minimum of twenty-four (24.00') feet in width at its widest entry point from East Central Street with internal travel aisle width of twenty-four (24.00') feet. The layout of the pavement and the access driveway around the proposed project would allow vehicle access to three sides of the proposed building. According to the Transportation Impact Assessment dated January 19, 2022 completed by Vanasse & Associates, the proposed development can be accommodated with the confines of the existing transportation infrastructure in a safe and efficient manner.

The Locus has access to the public water service and sewer service, natural gas and telephone. New water and sewer services being proposed shall be constructed according to current standards thereby reducing the chance of infiltration and contamination. A stormwater management system has been designed in compliance with the Massachusetts Stormwater Management Policy and the Town of Franklin Best Development Practices Guidebook to the maximum extent practicable. The proposed stormwater management system will reduce stormwater runoff peak flow rates and volumes, and improve runoff water quality. Runoff control, water quality improvement, and groundwater recharge will be accomplished by implementing the following drainage improvements:

- Collect storm runoff in catch basins with deep sumps and hooded outlets that discharge to a below grade infiltration system;
- Implement an Operations and Maintenance Plan for the proposed stormwater management system that describes the various components of the system and identifies the inspections and maintenance tasks and schedule to follow which will ensure the proper, long-term performance of the system.
- Implement a Long-Term Pollution Prevention Plan to prevent illicit discharges to the stormwater management system.

The proposed stormwater management measures described above will have no adverse impacts to adjacent properties. Runoff quantity will be reduced and water quality enhanced over existing conditions resulting in an overall benefit to the surrounding area. See Stormwater Report prepared by Guerriere & Halnon, Inc., (hereinafter referred to as the "Drainage Report").

14. Satisfaction of Condition for Approval 185-45(E)(3)(d).

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

The proposed redevelopment of the Locus will not have any detrimental effect to the neighborhood character or social structure. The area of town in which the Locus is located is characterized by a mixture of commercial and residential uses. The proposed redevelopment anticipates the removal of the dilapidated residential single-family structure. With the introduction of mixed use of residential and commercial use, the Locus will be homogeneous with the predominant mixed residential and commercial uses of the immediate neighborhood, consistent with such multi-family developments as Glen Meadows, Chestnut Ridge, Central Square Development, Dean Avenue Station 117 and Magnolia Heights. The redevelopment of the Locus, which includes a redesign of the site with an emphasis on residential design in compliance with local requirements, would minimize or eliminate the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances that may be customary of exclusively commercial uses permitted within the Commercial I zoning district. The proposed redevelopment will be served by municipal water and sewer service. The planned improvements to the Locus, including removal of existing structures along with the construction of new structures at the Locus, would result in compliance with all minimum sight distances and set back requirements.

15. Satisfaction of Condition for Approval 185-45(E)(3)(e).

(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.

The proposed redevelopment will not have an adverse effect on the quality of the natural environment. The building will be served by municipal sewer to minimize degradation of the groundwater by nitrates and phosphates. The proposed redevelopment would improve water quality with the completion of a closed drainage system, which will include deep sumps, hooded catch basins and infiltration chambers. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Franklin. According to the Stormwater Report, “[T]he water quality of stormwater runoff from the site will be greatly improved under post-redevelopment conditions. Stormwater best management practices (BMPs) to be implemented on-site include: street sweeping, catch basins with deep

sumps and hooded outlets and infiltration chambers. The average annual post-construction load of total suspended solids (TSS) removed by this BMP process train is at least 80%.”

16. Satisfaction of Condition for Approval 185-45(E)(3)(f).

(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 thirty-three (33) residential housing units, represents a twenty (20%) percent reduction from the initially proposed forty-one (41) units, and well below the forty-three (43) unit maximum unit amount allowed under the Zoning Bylaw (1 unit per 1,000 square feet of lot area). Given the unique nature of the majority of the units being single bedroom units, the actual number of occupants would be consistent with a smaller unit multi-family residential development with multiple bedroom figures. The proposed building has been reduced by 1,257 square feet in total building footprint and 3,771 in total square feet, from the initial proposal of the building. The current proposed building is located within the Locus so as to meet, or in many instances exceeding, all minimum sight distances, set back and height requirements of the town of the Zoning Bylaw. All of the proposed mechanical fixtures and equipment servicing the building have been located within the building, with no such equipment being located outside or on the roof of the building, thus insuring that the abutting properties will not be exposed to flooding or subjected to excessive noise, odor, light, vibrations or airborne particulates. The applicant has incorporated Best Management Practices (BMP’s) to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The proposed drainage serving the proposed redevelopment has been designed to attenuate peak flows for up to the 100-year storm event and infiltrate after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge. See Storwater Report. All exterior lighting for the proposed Locus has been designed so as to comply with all regulations restricting the projection of light off of the premises. As the planned use of the Locus is for residential use and office/commercial, there are no anticipated ancillary odors or airborne particulates.

17. Satisfaction of Condition for Approval 185-45(E)(3)(g).

(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.

The Town of Franklin water system pumps 3-4 million gallons of water each day. The estimated peak

usage for the planned multi-family/apartment residential use would be approximately 5,330 GPD. According to information and belief, the water demand for this proposed Locus would be less than 0.2% of the pumping capacity to the Town's water system, and thus this proposed water flow would not adversely affect the Town's water supply.

WHEREFORE, the Applicant respectfully requests that the Board grant a SPECIAL PERMIT under Attachment 7, Use Regulations Schedule, Part VI, 6.1 to allow for multi-family/apartment residential use within the Commercial I (CI) zoning district as shown the Plan, as may be amended

Dated: April 25, 2022

Respectfully submitted,
TAJ ESTATES OF FRANKLIN II, LLC
By its Attorneys,

Richard R. Cornetta, Jr

Richard R. Cornetta, Jr., Esquire
Cornetta, Ficco & Simmler, PC
Four West Street
Franklin, MA 02038
Tel: (508)528-5300
Fax: (508)528-5555
Email: richard@cornettalaw.com
B.B.O. 557309



May 13, 2022

Mirajuddin Ahmed
95 Edgewood Road
Westborough, MA

RE: 230 East Central Street – Franklin

Dear Mr. Ahmed,

Attached is my design for the retaining wall for your project on 230 East Central Street. It's my opinion that the sheet pile retaining wall is the best solution for your site due to the dimension constraints; sheet piles are thinner in section compared to concrete walls and will achieve the desire intent for your project.

Steel sheet piles possess several advantages over other piles; steel sheet piles are resistant to high driving stresses, are lighter in section, can be used either below or above water and have long life span.

Sheet piles are often connected in pairs and installed using vibration: this is the most common method. The first sheet pile of the wall is installed into the ground. A vibratory hammer with clamp is attached to the top of the second sheet pile, which is then interlocked with the first sheet pile, and the sheet pile is vibrated into the ground.

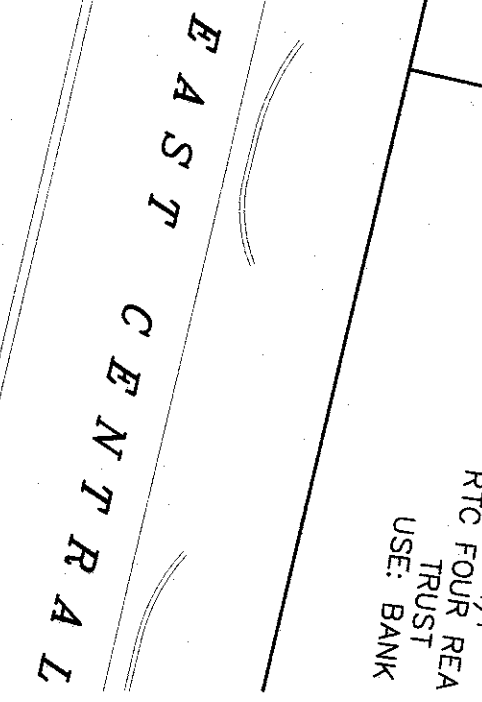
Regarding the wall finishes, the piles can receive just painting or you can attach any decorative layer to the face of the wall.

If you have any questions do not hesitate to contact me.






















Sincerely,

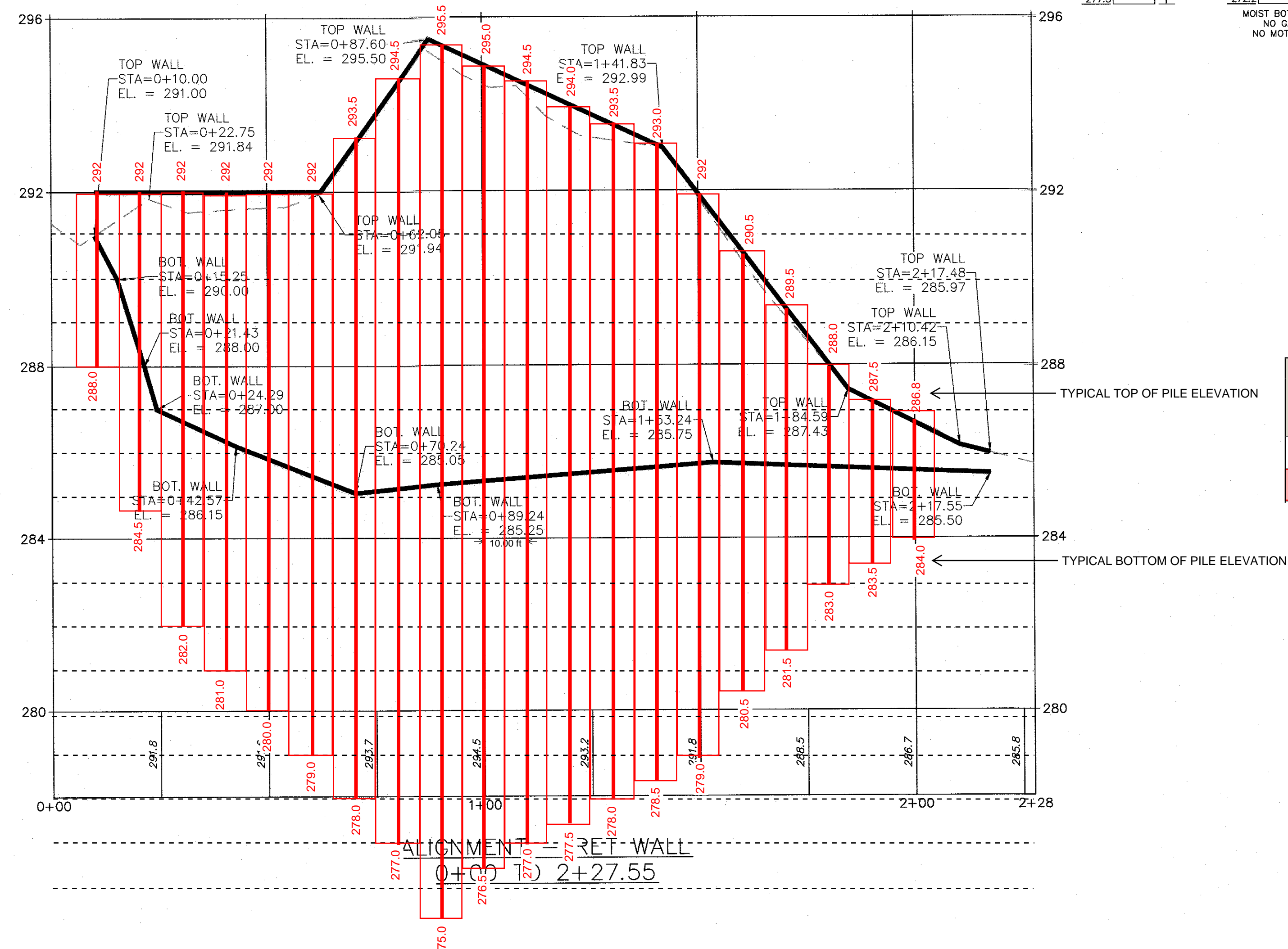
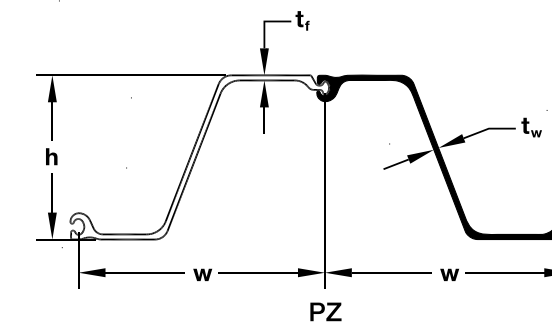
A circular professional engineer seal for the Commonwealth of Massachusetts, featuring the name 'CARLOS FERREIRA' and the number 'NO. 41423'. Below the seal is a handwritten signature of Carlos Ferreira.

Carlos Ferreira, PE

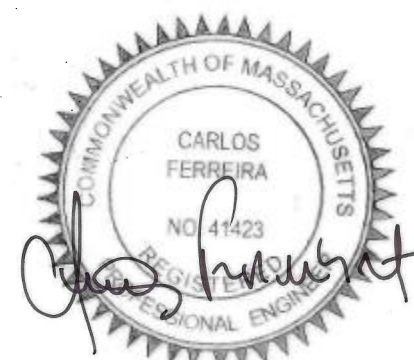


3. TAJ ESTATES OF FRANKLIN II, SITE PLAN & SPECIAL PERMIT
230 EAST CENTRAL STREET, FRANKLIN MA. PREPARED BY
GUERRIERE & HALNOR, INC. LAST REVISED 4/12/22

<u>LEGEND</u>		
	CATCH BASIN	 LIGHT POLE
	DRAIN MANHOLE	 UTILITY POLE
	ELECTRIC MANHOLE	 GUY WIRE
	SEWER MANHOLE	 SIGN
	MANHOLE	 WETFLAG
	GAS VALVE	 UTILITY POLE
	GAS METER	 PROP. STREET LIGHTING
	GAS SHUT OFF VALVE	 SPOT ELEVATION
	WATER VALVE	 RIPRAP
	WATER SHUT OFF VALVE	 PVC FENCE
	FIRE HYDRANT	VCC – VERTICAL CONCRETE CURB
_____ 000 _____	EXISTING CONTOUR	
_____ D _____	EXISTING DRAIN LINE	
_____ W _____	EXISTING WATER LINE	
_____ G _____	EXISTING GAS LINE	
_____ S _____	EXISTING SEWER LINE	

[illegible]

SECTION	THICKNESS				Cross Sectional Area in/in ² (cm ² /cm ²)	WEIGHT		SECTION MODULUS			COATING AREA	
	Width (w) in (mm)	Height (h) in (mm)	Flange (t) in (mm)	Wall (t) in (mm)		Pile in/in ² (cm ² /cm ²)	Wall in/in ² (cm ² /cm ²)	Elastic in/in ⁴ (cm ⁴ /cm ⁴)	Plastic in/in ⁴ (cm ⁴ /cm ⁴)	Moment of Inertia in/in ⁴ (cm ⁴ /cm ⁴)	Both Sides ft ² /ft of single in ² /in of single (cm ² /cm of single in ² /in of single)	Wall surface ft ² /ft of single in ² /in of single (cm ² /cm of single in ² /in of single)
P22	22.0	9.0	0.375	0.375	6.47	40.3	22.0	18.1	21.79	84.38	4.48	1.22
P27	18.0	12.0	0.375	0.375	7.94	40.5	27.0	30.2	36.49	184.20	4.48	1.49



**Proposed Retaining Wall
230 East Central Street
Franklin, MA 02038**



*Date: May 4, 2022
Prepared by: MF Engineering & Design, Inc.
109 Highland Avenue #203
Needham, MA 02136*