

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

August 28, 2023

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

RECEIVED
2024 FEB - 8 A 9 36
TOWN OF FRANKLIN
TOWN CLERK

CERTIFICATE OF VOTE
SPECIAL PERMIT & SITE PLAN MODIFICATION
Uncas Avenue Lots 1R & 2R

Applicant: J. Walsh Corporation
55 Lavender Lane
Walpole, MA 02081

Owner: Walsh Brothers Building Co, Inc
11 Saddle Way
Walpole, MA 02081

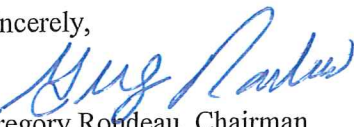
Prepared By;
Surveyor/Engineer: GLM Engineering Consultants, INC

Plan Date: August 29, 2023
Property Location: Uncas Avenue Lots 1R & 2R
Map 285 Lots 078-008 & 078-009

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, August 21, 2023 the Planning Board upon motion duly made and seconded, voted (3-0) to **Accept the Special Permit at** Uncas Avenue Lots 1R & 2R for Use Regulation Schedule §185 Attachment 7.6.1.b – Residential with three housing units. The Project Description, Public Hearing Presentation, Findings of Fact, and the Decision, are listed on pages 2 - 5, attached hereto.

Sincerely,


Gregory Rondeau, Chairman
Franklin Planning Board

cc: Owners/Applicant's Engineer/Building Commissioner/DPW/Engineering

PROJECT DESCRIPTION
SPECIAL PERMIT & SITE PLAN MODIFICATION
Uncas Avenue Lots 1R & 2R

The property is in the SFIV Zoning District and is currently permitted for a 9 lot subdivision, with two-family houses on each lot. The applicant is requesting to add a third unit to Lots 1R & 2R. A Special Permit is required under Section §185 Attachment 7.6.1.b – Residential with three housing units.

PUBLIC HEARING
SPECIAL PERMIT & SITE PLAN MODIFICATION
Uncas Avenue Lots 1R & 2R

A proper and complete notice of the October 16, 2023 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. Public hearings were posted for subsequent meetings on November 20, 2023, December 18, 2023, January 22, 2024 & February 5, 2024.

Incorporated as part of the record are the following:

The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/ Engineering and Franklin Police Department.

The Planning Board upon motion duly made and seconded, voted (3-0) to close the public hearing on February 5, 2024 for the Special Permit & Site Plan for Use Regulation Schedule Section §185 Attachment 7.6.1.b – Residential with three housing units.

FINDINGS OF FACTS
SPECIAL PERMIT & SITE PLAN MODIFICATION
Uncas Avenue Lots 1R & 2R

The applicant submitted their proposed findings with the original application on September 11, 2023 and are on record.

PRESENTATION
SPECIAL PERMIT & SITE PLAN MODIFICATION
Uncas Avenue Lots 1R & 2R

Ms. Love reviewed that the site is located at Uncas Avenue Extension in the Single-Family IV Zoning District. The subdivision was approved on January 27, 2014, for several lots for duplex housing. The applicant is requesting to construct three-family units on two lots. A Special Permit is required. The

applicant has filed a Special Permit for the two lots and each lot will require a Special Permit to allow for a three-family on each lot. She said that DPW was asked to provide comments. BETA was not asked to review this as the street/drainage have already been installed.

Mr. Maglio reviewed that the applicant needs to show there will not be an increase in runoff based on the proposed increase in impervious area and that the drainage design still meets the requirements of the Massachusetts Stormwater Standards and the Town's Stormwater bylaw. He reviewed that it was unclear if the proposed change to triplex units applies to just the two lots shown on the submitted plan or if it applies to all nine lots. Mr. Rob Truax stated that eventually they will do them all, but now they just want to do the first two lots.

Mr. Rob Truax of GLM Engineering Consultants stated that they were the engineers for the original design as well as going forward with the three-family units. He said they represent J. Walsh Corporation. He said Walsh Brothers Construction is the owner of the property and Jay Walsh is the applicant. He said that with the new bylaw, they are going to do the three-unit buildings instead of the two-family. He said the project is built and the utilities are in. He said the drainage system is built and working. He said that with the calculations, there is a slight increase in runoff in stormwater. Mr. Maglio said they still need to show there is no increased runoff. Mr. Truax said they will work with Mr. Maglio on the drainage system. Mr. Maglio said it is good to make sure the design can handle it. Mr. Truax showed and explained the plans.

Ms. Love asked if Chair Rondeau wanted BETA to review this. Chair Rondeau said yes as there are so many questions.

The Planning Board took comments from the audience.

Mr. Rob Truax of GLM Engineering stated that since the last meeting they submitted a revised plan. He said they rearranged the units to eliminate the common drives. He said they did a drainage study and traffic study which went to review. He said he is just reading the BETA comments. He said he does not have anything else to add this evening.

Mr. Crowley said there were two major concerns from the Planning Board at the initial hearing. He stated that one was the common driveways which have been eliminated. He noted that two of the driveways directly abut each other, so a small separation between them may be considered to define parking rights. He noted the Planning Board expressed some concern about traffic. He said a summary table was provided showing total daily trips and trips both AM and PM during peak hours from what was approved to what is showing now which is converting the duplexes to triplexes. He explained that 121 trips per day was approved, and now it is bumped to 135 trips per day. He said this was a negligible impact to traffic. He noted the stormwater review and that they defer to Mr. Maglio on that.

Ms. Wierling discussed the traffic analysis and indicated the need for an analysis taking into account all other developments as mentioned by Ms. Paradis around this particular development. Mr. Truax said he thought the intention was that they were only looking from the 18 units to 27 units and how much impact that would have as a growth standpoint. He said he did not think they were obligated to do a full-blown traffic study of the whole area. He said they did one when they approved the subdivision. He noted the original plans were for approval of about 22 units for over-55 in approximately 2008. He reviewed the changes happening since then.

Ms. Wierling said the applicant is asking the Planning Board to approve a modification to do triplexes based on a traffic study from 2014 or 2008. She said a lot has been done in that area since then. Chair Rondeau asked the applicant to consider the new developments in the area. Mr. Crowley said it sounds

like the Planning Board is asking for a full traffic study; that is more involved than the information being presented. Chair Rondeau said he would like to see a full one to accommodate all the additional buildings that are being built in the general area. Mr. Truax said they will have a traffic engineer reach out to BETA.

Further discussion were had on traffic patterns and impacts to the area. The Planning Board voted to close the public hearing on February 5, 2024 and vote.

DECISION
SPECIAL PERMIT & SITE PLAN MODIFICATION
Uncas Avenue Lots 1R & 2R

Special Permit: §185 Attachment 7.6.1.b – Residential with three housing units

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

Gregory Rondeau	YES
Beth Wierling	YES
Jennifer Williams	YES

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

Gregory Rondeau	YES
Beth Wierling	YES
Jennifer Williams	YES

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

Gregory Rondeau	YES
Beth Wierling	YES
Jennifer Williams	YES

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

Gregory Rondeau	YES
Beth Wierling	YES
Jennifer Williams	YES

(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.

Gregory Rondeau	YES
Beth Wierling	YES
Jennifer Williams	YES

(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, odor, light, vibrations, or airborne particulates.

Gregory Rondeau	YES
Beth Wierling	YES
Jennifer Williams	YES

(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.

Gregory Rondeau	YES
Beth Wierling	YES
Jennifer Williams	YES

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.

Gregory Rondeau	YES
Beth Wierling	YES
Jennifer Williams	YES

Based upon the information submitted during the public hearings and Planning Board's specific findings, the Planning Board specifically determines that approving the Special Permit & Site Plan at Uncas Avenue Lots 1R & 2R 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.

Accordingly, at the Planning Board meeting on August 21, 2023 the Planning Board, upon motion duly made and seconded, voted (3-0) to *accept the* Special Permit & Site Plan at Uncas Avenue Lots 1R & 2R.

The following members of the Planning Board were present at the hearing and voted as follows:

Gregory Rondeau	YES
Beth Wierling	YES
Jennifer Williams	YES

Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the tice of the Board's decision with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.