

**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 "Site Plan Modification 70,72,88 and 94 East Central Street \_\_\_\_\_" and Special Permit(s) for Multifamily Use in C1 Zoning \_\_\_\_\_ 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: 70 East Central Street, LLC  
Address of Applicant: 37 East Central St, Franklin, MA 02038  
Phone No.: 508-507-9020 Email: Brad@camfordpg.com
2. Name of Owner (if not the Applicant): Same as above  
Address of Owner: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
3. Name of Engineer: United Consultants, Inc.  
Address of Engineer: 850 Franklin St, Ste 11D, Wrentham, MA 02093  
Phone No.: 508-384-6560 Email: Rick@uci850.com
1. Deed of Property recorded with Norfolk Registry of Deeds in Book 36860,  
Page 516, (Also see book: 36953, page 357)
2. Location and Description of Property: 70,72,88 and 94 East Central St, Franklin,  
MA 02038
3. Zoning District: C1  
Assessor's Map: 286 Lot: 32,33,34  
Square Footage of Building(s): 10,554+- footprint  
Impervious Coverage of Existing Upland: 54,614 SF lot, 46.1% Structure/  
paving impervious coverage
4. Purpose of Site Plan: To construct a mixed use three story building containing 17  
residential units and 1 commercial unit, along with associated utilities and paved  
access/parking areas
5. Special Permit(s) Requested: Multifamily Use in C1 zoning  
district

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. Other issues requiring Planning Board Consideration: \_\_\_\_\_

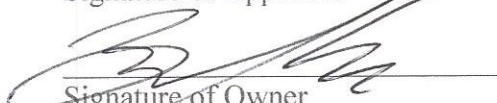
\_\_\_\_\_

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

Bradford T. Chaffee  
\_\_\_\_\_  
Print Name of Applicant

  
\_\_\_\_\_  
Signature of Owner

Bradford T. Chaffee  
\_\_\_\_\_  
Print Name of Owner

Site Plan Modification 70,72,88 and 94 East Central Street

(1) Special Permit: Multifamily Use in Commercial 1 Zoning District

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

The proposed development will provide additional new housing units and commercial unit with 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.**

There are not any wetland resource areas located on the site or within one hundred feet of the site. The site is not located within an endangered species habitat area as shown on the latest NHESP mapping.

**(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 size and height is allowed per zoning. 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 units do not currently have 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.

## FORM P

### APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled "Site Plan Modification 70,72,88 and 94 East Central Street" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: 70 East Central Street, LLC  
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5. Location and Description of Property: 70,72,88 and 94 East Central St, Franklin, MA 02038

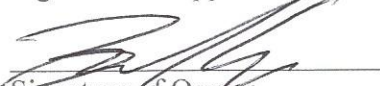
Square Footage of Building(s) TBD Assessor's Map 286 Lot 32,33 and 34

6. Purpose of Site Plan: Modification of Certificate of Vote of Franklin Planning Board dated April 11, 2018 seeking development of additional mixed use three story building containing 17 residential units and 1 commercial unit, along with associated utilities and paved access/parking areas

7. List of Waivers Requested (if any): Located on cover sheet of plan

  
Signature of Applicant

Bradford T Chaffee - Manager  
Print Name of Applicant

  
Signature of Owner

Bradford T Chaffee - Manager  
Print Name of Owner

## CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

### SECTION A:

Type of Plan (circle one)     ANR 81-P;   Preliminary Subdivision

Definitive Subdivision.;   Site Plan;   Special Permit

Title of Plan: Site Plan Modification 70,72,88 and 94 East Central Street

Date of Plan: December 24, 2021   Assessor's Information: Map 286, Lots 32, 33 and 34

Prepared by: United Consultants, Inc.

Applicant Name & Address: 70 East Central Street, LLC - 37 East Central St, Franklin,

MA 02038

### SECTION B:

Name of Record Owner(s): 70 East Central Street, LLC & John Sherry

Address of Record Owner(s): 37 East Central Street, Franklin, MA 02038  
88 East Central Street, Franklin, MA 02038

### **\*\*Attach Property Deed matching the owner name's listed above.**

\*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s): Bradford T Chaffee, Manager

\*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

\*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Date of Org: 3-16-2018 in Commonwealth of Massachusetts

Executed as a sealed instrument this

day of 20

  
Signature of Applicant

Bradford T Chaffee, Manager

Print name of Applicant

  
Signature of Owner

Bradford T Chaffee, Manager

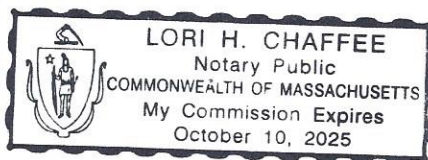
Print name of Owner

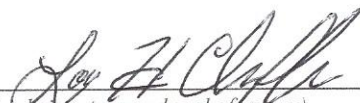
COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2022

On this 2<sup>nd</sup> day of February 2022, before me, the undersigned notary public, personally appeared Bradford T. Chaffee (name of owner), proved to me through satisfactory evidence of identification, which were Drivers License to be the person whose name is signed on the preceding document in my presence.



  
(Official signature and seal of notary)  
Notary Public: Lori H Chaffee  
My Commission Expires: 10/10/25



## Owner Authorization Letter

To Whom It May Concern:

The undersigned, John E. Sherry and Carmel Sherry (collectively, the "Owner"), hereby certify that they are the owners of the property located at 88 East Central Street, Franklin, Massachusetts (the "Property"), identified as Franklin Assessor Map 286, Parcel 33, (more particularly described in a deed of Carmel Sherry dated March 19, 2007 recorded with the Norfolk County Registry of Deeds at Book 24648, Page 492), a portion of which is included with the land use/development proposal of 70 East Central Street, LLC (the "Applicant") currently pending before the Town of Franklin as to 70, 72, 88 and 94 East Central Street, Franklin, Massachusetts. The Owner hereby authorizes the Applicant, its agents, including, but not limited to, Cornetta, Ficco & Simmler, P.C., United Consultants, Inc., or architecture firm that the Applicant may designate, to execute, submit and prosecute applications and any applicable materials to the Town of FRANKLIN boards, commissions, agencies and the like (including, without limitation, zoning boards, planning boards, design review committees, Town Council and conservation commissions) on behalf of the Owner, for the purpose of obtaining municipal permits and approvals for the development of the affected portions of the Property.

By: \_\_\_\_\_

Name: John E. Sherry

By: \_\_\_\_\_

Name: Carmel Sherry

### COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this day, February 2<sup>nd</sup>, 2022, before me, the undersigned notary public, personally appeared John E. Sherry and Carmel Sherry proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public Lori H Chaffee

My commission expires: 10/10/25

