

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

TOWN OF FRANKLIN
TOWN CLERK

To the Franklin Planning Board:

2020 JAN 21 A 9:06

The undersigned, herewith, submits the accompanying Site Plan entitled "70, 72 and 94 East Central Street" and Special Permit(s) for Building height and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

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1. Name of Applicant: 70 East Central Street, LLC
Address of Applicant: 37 East Central St, Franklin, MA
Phone No.: 508-507-9020 Email: Brad@Camfordpg.com
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, 11D, Wrentham, MA 02093
Phone No.: 508-384-0560 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:

94 East Central St

Zoning District: C1

Assessor's Map: 286 Lot: 032

Square Footage of Building(s): _____

Impervious Coverage of Existing Upland: 42.7 %

3. Purpose of Site Plan:

13 unit Res - 1 com unit

4. Special Permit(s) Requested:

Building height, Res Use

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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

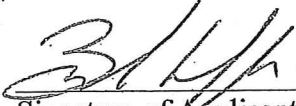
(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of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

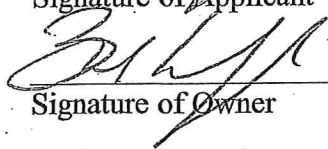
- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (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. Other issues requiring Planning Board Consideration: _____

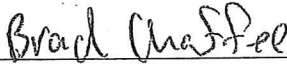
7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.


Signature of Applicant


Signature of Owner


Print Name of Applicant


Print Name of Owner

70, 72 and 94 East Central Street

(1) **Special Permit:** Allow up to four (4) stories or 49.5 feet in height in the Downtown Commercial Zoning District

(2) **Special Permit:** Uses – Multifamily – No more than one dwelling unit per 1,000 square feet of area may be permitted

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

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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.

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 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

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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. The anticipated water use consumption for this building will be approximately 4,365 gallons a day.

John and Carmel Sherry

88 East Central Street

Franklin, MA 02038

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January 10, 2020

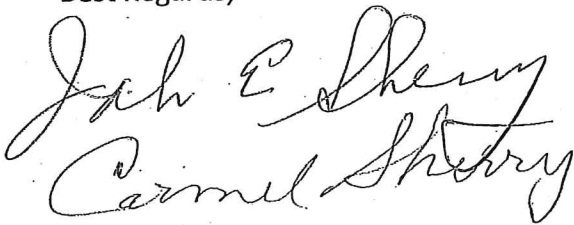
Anthony Padula, Chairman
Town of Franklin
Planning Board
355 E Central St
Franklin, MA 02038

RE: Site Plan: 70,72 and 94 East Central Street

Dear Mr. Padula,

We authorize the proposed easement for 88 East Central Street Franklin, drawn on the plan entitled "70,72 and 94 East Central Street" dated January 10, 2020. If there are any questions, please reach out to us.

Best Regards,

A handwritten signature in cursive script, appearing to read "John E Sherry" and "Carmel Sherry" stacked vertically.

John and Carmel Sherry

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