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PLANNING

**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 "Brookview" and Special Permit(s) for Baystone Franklin, LLC 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: Baystone Franklin LLC
Address of Applicant: 21 Center Street, Weston, MA 02493
Phone No.: 781-894-9898 Email: rmacdowell@baystonedevelopment.com
2. Name of Owner (if not the Applicant): Town of Franklin
Address of Owner: 355 E. Central Street
Phone No.: 508-520-4949 Email: _____
3. Name of Engineer: Bohler Engineering - John Kucich
Address of Engineer: 352 Turnpike Road, Southborough, MA 01772
Phone No.: 508-480-9900 Email: jkucich@bohlereng.com
1. Deed of Property recorded with Norfolk Registry of Deeds in Book 1281, Page 108, (or Certificate of Title No. _____)
2. Location and Description of Property:
0 Pond Street - Location of Town's former wastewater treatment plant

Zoning District: Office
Assessor's Map: 258 Lot: 3 & 4
Square Footage of Building(s): +/- 135,950
Impervious Coverage of Existing Upland: 0
3. Purpose of Site Plan:
To permit the design of 96 multifamily residential dwellings and associated appurtenance.

4. Special Permit(s) Requested:
Multifamily residential development within a business 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

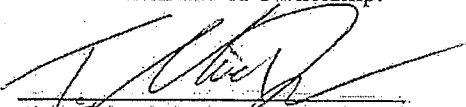
(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of 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.

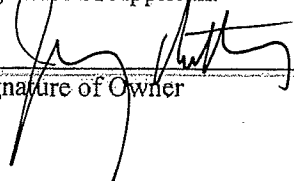
6. Other issues requiring Planning Board Consideration: _____

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


Print Name of Applicant


Signature of Owner


Print Name of Owner