

**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 FOR FAIRFIELD AT DEAN AVENUE" and Special Permit(s) for MULTIFAMILY AND APARTMENT RESIDENTIAL 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: FAIRFIELD RESIDENTIAL COMPANY, LLC
Address of Applicant: ONE EDGEWATER DRIVE, SUITE 107, NORWOOD, MA 02062
Phone No.: 781 881 2301 Email: lbrunson@ffres.com
2. Name of Owner (if not the Applicant): SEE ATTACHED LIST
Address of Owner: SEE ATTACHED LIST
Phone No.: _____ Email: _____
3. Name of Engineer: R.J. O'CONNELL & ASSOCIATES, INC
Address of Engineer: 80 MONTVALE AVE, SUITE 201, STONEHAM, MA 02180
Phone No.: 781 279 0180 Email: brian.mccarthy@rjocconnell.com
1. Deed of Property recorded with Norfolk Registry of Deeds in Book _____, Page _____, (or Certificate of Title No. _____) SEE ATTACHED LIST
2. Location and Description of Property:
23.4 Acres consisting of 5 PARCELS. CURRENTLY DEVELOPED WITH SEVERAL BUILDINGS USED FOR OFFICES, WAREHOUSE STORAGE, RETAIL LUMBER YARD. PARKING AREAS AND MATERIAL STORAGE AREAS
Zoning District: GENERAL RESIDENTIAL V AND A CELL TOWER ARE ON-SITE.
Assessor's Map: _____ Lot: SEE ATTACHED LIST
Square Footage of Building(s): 91,300 SF FOOTPRINT.
Impervious Coverage of Existing Upland: 37.5% EXISTING
3. Purpose of Site Plan:
DEMOLISH ALL EXISTING BUILDINGS AND CONSTRUCT A 257 UNIT APARTMENT COMPLEX CONSISTING OF SIX BUILDINGS, ASSOCIATED PARKING, GARAGES, LANDSCAPING, STORMWATER MANAGEMENT AND UTILITIES.
4. Special Permit(s) Requested:
TO ALLOW MULTIFAMILY OR APARTMENT RESIDENTIAL USE WITHIN THE GENERAL RESIDENTIAL V (GRV) ZONING DISTRICT
SECTION 185 ATTACHMENT 7, PART VI, 6.1

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.

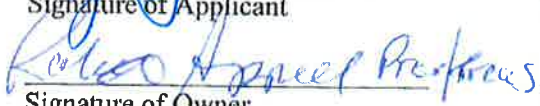
6. Other issues requiring Planning Board Consideration: _____

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

C. THOMAS BRUNSON
Print Name of Applicant


Signature of Owner

Medeewy Auto Leasing Inc.
Print Name of Owner

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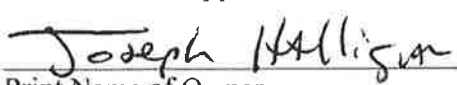
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Signature of Applicant


Signature of Owner

C. THOMAS BROWNSON

Print Name of Applicant


Print Name of Owner

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


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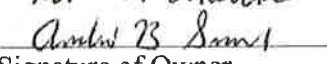
- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
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Signature of Applicant


Signature of Owner

C. THOMAS BRUNSON

Print Name of Applicant
THOMAS M. MARONE

ANDREW B. SMITH

Print Name of Owner

Owner List
Application for Approval of Site Plan and Special Permit
Fairfiels at Dean Avenue
Franklin, MA

Owner	Medway Auto Leasing, Inc.
Mailing Address	P.O Box 126 Medway, MA 02053 Phone: (508) 380 5150 (Joe Halligan)
Parcel Location	115 Dean Avenue
Assessor Map & Parcel	Map 279 Lot 152
Land Court Certificate No. / Date	149215 / 05-08-97
Owner	Halligan Properties, LLC
Mailing Address	1 Newell Drive Franklin, MA 02038 Phone: (508) 380 5150 (Joe Halligan)
Parcel Location	119 Dean Avenue
Assessor Map & Parcel	Map 279 Lot 151
Land Court Certificate No. / Date	176964 / 07-01-08
Owner	Sierra Heights, LLC
Mailing Address	129 Dean Ave Franklin, MA 02038 Phone: (508) 380 5150 (Joe Halligan)
Parcel Location	129 Dean Ave 125 Dean Ave
Assessor Map & Parcel	Map 268 Lots 145 and 146 Map 279 Lot 150
Deed / Date	15501 Bk 209 Pg / 09-12-01

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:

Title of Plan: SITE PLAN FOR FAIRFIELD AT DEAN AVENUE

Date of Plan: 3/29/17 Assessor's Information: MAP 279 LOT 151

Prepared by: R.J. O'CONNELL & ASSOCIATES, INC

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): HALLIGAN PROPERTIES, LLC

Address of Record Owner(s): 1 NEWELL DRIVE

FRANKLIN, MA 02038

*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):

*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: _____

Executed as a sealed instrument this 15th day of March 2017

C. Thomas Brunson
Signature of Applicant

C. THOMAS BRUNSON
Print name of Applicant

Joseph Welligan
Signature of Owner

Joseph Welligan
Print name of Owner

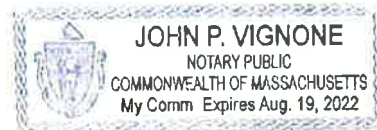
COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20 17

On this 15th day of March 2017, before me, the undersigned notary public, personally appeared Joseph F. Halligan, Jr (name of Applicant), proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding document in my presence.


(Official signature and seal of notary)
Notary Public:
My Commission Expires: _____



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:

Title of Plan: SITE PLAN FOR FAIRFIELD AT DEAN AVENUE

Date of Plan: 3/29/17 Assessor's Information: MAP 279 LOT 152

Prepared by: R.J. O'CONNELL & ASSOCIATES INC

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): MEDWAY AUTO LEASING, INC

Address of Record Owner(s): P.O. Box 126

MEDWAY, MA 02053

*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):

*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:

Executed as a sealed instrument this 15th day of March 2017

[Signature]
Signature of Applicant

C. THOMAS BRUNSON
Print name of Applicant

[Signature]
Signature of Owner

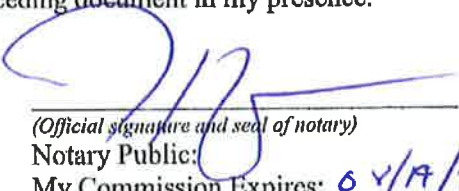
Medway Auto Leasing, Inc.
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

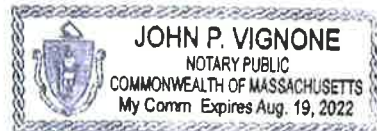
2017

On this 15th day of March 2017, before me, the undersigned notary public, personally appeared Robert Appell, Pres + Treas (name of Applicant), proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding document in my presence.


(Official signature and seal of notary)

Notary Public:

My Commission Expires: 04/19/22



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:

Title of Plan: SITE PLAN FOR FAIRFIELD AT DEAN AVENUE
Date of Plan: 3/29/17 Assessor's Information: MAP 268 LOTS 145 & 146
MAP 279 LOTS 150
Prepared by: R. S. O'CONNELL & ASSOCIATES, INC
Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): SIERRA HEIGHTS, LLC
Address of Record Owner(s): 129 DEAN AVENUE
FRANKLIN, MA 02038

*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):

*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: _____

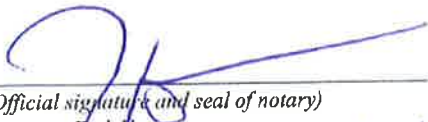
Executed as a sealed instrument this 15th day of March 2017
C. Thomas Brunson C. THOMAS BRUNSON.
Signature of Applicant Print name of Applicant
Thomas M. Martone THOMAS M. MARTONE
Andrew B. Smith Andrew B. Smith
Signature of Owner Print name of Owner

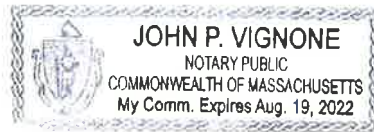
COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20 17

On this 15th day of March 2017, before me, the undersigned notary public, personally appeared Thomas Martin + Andrew Smith (name of Applicant), proved to me through satisfactory evidence of identification, which were personally known to me to be the person whose name is signed on the preceding document in my presence.


(Official signature and seal of notary)
Notary Public:
My Commission Expires: 08/19/2022



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

NORFOLK, ss.

IN RE: Special Permit to Allow Multi Family or Apartment Residential Use within the General Residential V District

LOCUS: 115, 119, 125, 129 Dean Avenue, Franklin, Massachusetts 02038

**MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT TO
ALLOW MULTI-FAMILY OR APARTMENT RESIDENTIAL USE WITHIN THE
GENERAL RESIDENTIAL V DISTRICT**

LOCUS HISTORY

1. **Relevant District.** The subject real property is located wholly within the General Residential V (GRV) zoning district and wholly within the Franklin DEP Approved Zone II.

2. **Location.** The Locus consists of a compilation of several parcels of land held in separate ownership, in the aggregate totaling approximately 23.37 acres (Franklin Assessor Map 279-152-000; 279-151-000; 279-150-000; 268-145-000; 268-146-000) located along the easterly side of Dean Avenue in Franklin. The Locus is bounded to the west by Dean Avenue, to the north by private residences, to the northeast by the DelCorte Conservation Area including the Franklin Reservoirs, to the south by private residences, and to the southeast by property owned by the MBTA for use as a commuter railway for public transportation (said subject property is collectively referred to herein as the "Locus"). The Locus currently contains two multi-story office buildings housing offices and warehouse distribution facilities, several metal warehouse buildings, and a cellular tower with its associated equipment. Each office building is approximately 33,000 square feet and each of the warehouse buildings are approximately 9,000 square feet in size. The Locus also contains several sheds of various sizes and two, 1-story buildings, each 3,500 square feet in size. A large portion of the Locus surrounding the existing buildings is paved or graveled and used for storage. The undeveloped portions of the site to the north and east are wooded and a ledge outcrop exists north of the warehouse buildings.

3. **Current Use.** The Locus consists of a compilation of several parcels of land held in separate ownership, which can be characterized as the location of various different commercial uses, most recently as

commercial office space and warehouse storage, with historical use as a retail lumber yard operation and straw hat manufacturing plant. Although there are several mill style buildings that remain at the property, all manufacturing activity has given way to general commercial office space and storage uses that persist to this day.

4. Proposed Use/Construction. The proposed redevelopment of the Locus shall include the removal of the existing structures and materials from previous manufacturing/mill/lumber yard uses, in the construction of a new TWO HUNDRED FIFTY-SEVEN (257) UNIT residential apartment style development, including community clubhouse, pool area, dog park, with associated detached parking enclosures, bituminous paved access drives, landscaping, lighting, utilities and stormwater infrastructure as shown on the site plan entitled, “Fairfield At Dean Avenue, Franklin, MA” prepared by RJ O’Connell & Associates, Inc., (the “Plan”) a copy of which has been filed along herewith. The proposed redevelopment will include SIX (6) DETACHED APARTMENT BUILDINGS each building footprint ranging in size from $\pm 14,400$ to $\pm 17,300$ square feet. Each apartment building is to contain thirty (30) to fifty-two (52) residential apartment style units, which will be a mixture of one bedroom (127 TOTAL ONE BEDROOM UNITS), two bedroom (116 TOTAL TWO BEDROOM UNITS) and three bedroom (14 TOTAL THREE BEDROOM UNITS) units. The project is to include a $\pm 6,200$ square foot clubhouse, a pool, a mail building, a maintenance building, and ten garages with six parking bays each. The total parking provided on the site is 495 spaces, including the garage spaces. A dog park is proposed to the northeast of the existing cellular tower, which is to remain at the Locus. A primary unrestricted access drive is planned to connect to Dean Avenue with an additional unrestricted secondary access drive also to connect to Dean Avenue, located further north of the primary access drive. 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. The proposed redevelopment shall also include a 210,540 square foot area of undisturbed wetland resource area located on northeasterly portion of the Locus. New utilities, including water, sanitary sewer, electric, and telephone, will be installed as part of construction. Sewer will flow via gravity to a new private pump station near the existing cellular tower, where it will be pumped through a force main to the existing gravity sewer main in Dean Avenue.

5. Zoning Tabulation CBD District: Required/Proposed.

OVERALL LOT INFORMATION	Required	Proposed
Required Lot Area (sq.ft.)	10,000 s.f.	$\pm 1,009,746$ s.f.*
Required Lot Frontage (feet)	100.00'	$\pm 1,356.00'$
Max. Lot Coverage by Structures/Paving	35%	47.5%**
Max Building Height	3 stories/40'	4 stories/<53'***
Lot Width	90.00'	780.00'
Lot Depth	100.00'	860.00'
Front Setback	20.00'	22.00'
Side Setback	15.00'	16.00'
Rear Setback	20.00'	377.00'
Parking (spaces)	514	495****

*Upland lot area 799,209 SF. $799,209/1,000 = 799$ residential unit permitted. 257 residential units proposed.

**Impervious coverage exceeded allowed maximum within the WORD allowed by special permit of the Franklin Zoning Board of Appeals pursuant to §185-36 and §185-40.

***Variance relief sought from Franklin Zoning Board of Appeals.

****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).

PRESENT APPLICANT/APPLICATION

6. Applicant/Owner. The present applicant is FAIRFIELD RESIDENTIAL COMPANY, LLC, a Delaware limited liability company with a usual place of business at One Edgewater Drive, Suite 107, Norwood, Massachusetts 02062. The present owners of the various parcels that make up the Locus are as follows:

(a) Tract I ~ 119 Dean Avenue (279-151-000-000) ~ Halligan Properties, LLC, a Massachusetts limited liability company with a usual place of business at 1 Newell Drive, Franklin, Massachusetts 02038.

(b) Tract II ~ 125 and 129 Dean Avenue (279-150-000-000, 268-146-000-000 and 268-145-000-000) ~ Sierra Heights, LLC, a Massachusetts limited liability company with a usual place of business at 129 Dean Avenue, Franklin, Massachusetts 02038.

(c) Tract III ~ 115 Dean Avenue (279-152-000-000) ~ Medway Auto Leasing, Inc., a Massachusetts corporation with a usual place of business at 189 Elysium Street, Wrentham, Massachusetts 02093.

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 General Residential V (GRV) 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) [TO BE APPLIED FOR] Petition for Variance Relief from the Franklin Zoning Board of Appeals to allow for building height of four (4) stories, or fifty-three (53) feet where a maximum of three (3) stories, or forty (40) feet is required (Schedule of Lot, Area, Frontage, Yard and Height Requirements, 185 Attachment 9).

(b) [TO BE APPLIED FOR] Petition for Special Permit Relief from the Franklin Zoning Board of Appeals to allow impervious coverage of structures and paving to exceed the allowed maximum within the Water Resource Overlay District pursuant to §185-36 and §185-40.

(c) [TO BE APPLIED FOR] Notice of Intent filed seeking an Order of Conditions from the Franklin Conservation Commission.

SPECIAL PERMIT APPROVAL

9. **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.*

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- (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)

10. 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 within a close proximity to commercial activity of the town center, the Locus is primarily located in one of the older residential neighborhoods within the town. The proposed redevelopment includes removal of the remaining dilapidated mill buildings and a cleanup of the dated materials and other debris that have accumulated from years of commercial use of the properties within close proximity to environmentally sensitive areas. Additionally, the Locus has been specifically identified by the Town as being a property intended for multi-family or apartment residential redevelopment in the recent decision of the Town Council to revise the zoning of the property to allow for such use by special permit (See Franklin Town Council Resolution 15-750). 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 downtown center.

11. 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 divided access drive with a minimum roadway width of fifty(50') feet (includes 10' wide median island) to connect to Dean Avenue with an additional secondary unrestricted access drive, with a roadway width of twenty four (24') feet, located further north of the primary access drive along Dean Avenue. The proposed redevelopment shall also include 495 motor vehicle parking spaces (1.9 spaces per residential unit), which include 16 guest spaces, 13 clubhouse/lease office spaces, 24 ADA compliant spaces, 60 enclosed garage spaces, along with new pedestrian walkways and dog park. According to the Traffic Impact and Access Study completed by Vanasse &

Associates, Inc, dated March 2016 (hereinafter referred to as the “Traffic Study”), the sight distances at each access driveway either meet or exceed the minimum and desirable requirements for safe operation of the proposed driveways. Two-way traffic flow within the Locus shall be accommodated by paved travel corridors of varied widths. The capacity analysis contained within the Traffic Study would indicate that the vehicle demands for the proposed use can be accommodated by the existing offsite intersections and roadways. The Traffic Study concluded that the proposed redevelopment is not projected to have a significant impact on the surrounding roadway network. The Traffic Study is currently being updated to take into account the recently completed downtown roadway improvement project.

12. 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, along with secondary access drive located further north of the primary access drive along Dean Avenue, have been designed to accommodate emergency vehicles. The full access primary driveway entering the Locus would be a minimum of fifty (50.00’) feet in width at its widest entry point from Dean Avenue with internal travel aisle width of twenty four (24.00’) feet. The secondary access drive servicing the Locus would be a minimum of twenty four (24.00’) feet in width. The layout of the pavement and the access driveways around the proposed project would allow vehicle access to each of the buildings. 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;
- Install oil/particle separators designed to remove an additional 25% TSS from the 1-inch water quality volume storm to achieve at least 44% TSS removed from stormwater runoff prior to infiltration;

- Construct sediment forebays in conjunction with deep sump catch basins to remove at least 44% TSS prior to discharging to an infiltration device;
- Construct a bioretention area to capture and remove pollutants from pavement runoff.
- Construct a dry water quality swale to pretreat stormwater from pavement prior to discharging to an infiltration basin;
- Construct three infiltration/detention basins to retain and infiltrate runoff from the 100-year storm from new impervious areas, thereby reducing peak flow rates and volumes of runoff discharged the site and increase groundwater recharge;
- 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 resource areas or 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 RJ O'Connell & Associates, Inc., (hereinafter referred to as the "Drainage Report").

13. 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 Locus is located in a primarily residential area within the town and would serve as a buffer between the commuter railway located to the east and the collection of residential neighborhoods located to the west and north along Dean Avenue. The proposed redevelopment anticipates the removal of the dilapidated structures associated with the past commercial uses that were typical of the Locus during the last century. With the introduction of an exclusively residential use, the Locus will become more homogeneous with the predominant residential uses of the immediate neighborhood. The redevelopment of the Locus, which includes the elimination of the commercial uses and 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 have been characterized by the

historical commercial use of the Locus. 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. Due to the naturally descending topography of the Locus from west to east, the roofline of several of the structures will be at or below the elevated grade of Dean Avenue, and consequently, several of the proposed buildings will not be readily visible by passersby along Dean Avenue.

14. 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. In fact, the proposed redevelopment would result in the removal of the remaining dilapidated structures from the former textile, mill and lumber operations and other debris that have accumulated within close proximity to environmentally sensitive areas. The buildings 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, infiltration basins with forebays. 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, CDS oil/grit separators, bioretention areas, dry treatment swales, sediment forebays and infiltration basins. The average annual post-construction load of total suspended solids (TSS) removed by this BMP process train is at least 80%.” In addition to seeking approval of a special permit/site plan approval before the Planning Board, the applicant shall also contemporaneously be seeking an order of conditions from the Franklin Conservation Commission for any construction activities within the delineated buffer zones of the wetland resource areas located within the Locus.

15. 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 proposed redevelopment will not result in abutting properties being deprived of light or fresh air circulation. The proposed buildings have been located on the Locus meeting, or in many instances exceeding, all minimum sight distances and set back requirements of the town of Franklin Zoning Bylaw. Although the buildings are planned to be four stories, fifty-three (53') feet in height, the naturally descending topography of the Locus from west to east will naturally mute the buildings in both size and appearance from Dean Avenue. Further, that 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 Stormwater 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, there are no anticipated ancillary odors or airborne particulates.

16. 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 48,000 GPD. According to information and belief, the water demand for this proposed Locus would be less than 00.02% 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 General Residential V (GRV) zoning district as shown the Plan, as may be amended

Dated: March 30, 2017

Respectfully submitted,
FAIRFIELD RESIDENTIAL COMPANY, LLC
By its Attorneys,

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