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Narrative Highland Village Condominiums

OCT 6 2017

PLANNING DEPT.

278- 280 300 West Central St Franklin Mass

The SITE is comprised of 3 lots on the southerly side of West Central St between Hayward St and Beaver St. It is ZONED GENERAL RESIDENTIAL 5 that calls for 1 DWELLING per 1,000 sq feet of Land Area by Special Permit.

The condominium development as shown is 1 DWELLING per 4,588 sq ft of land area. Impervious coverage is at 54.8 % and will be 45.2% Green.

The site has been examined within the past year and each of the 7 test holes showed SANDY GRAVEL of unlimited depths. Properties to the south and east were excavated more than 30 feet prior to construction.

As a result of this condition all drainage will remain on site with no runoff to adjoining properties.

The site will have 2 access points at 278 and 300 West Central St. 300 West Central will be entrance only and 278 will be entrance and exit. In August of 2016 Mass DOT Dist 3 in Worcester reviewed the PLANS and TRAFFIC STUDY by Ron Mueller and Associates and provided written correspondence confirming provisional Road Way Access to Rt 140, subject to final Siteplan and Drainage. The Traffic Study confirmed Good Sight Distance East and West on Rt 140.

The Condominium units for Highland Village are 2 Bedroom 2.5 Bath with 2 CAR Garages and full basements. Sizes range from 1800 sq ft to over 2300 sq ft. Architecture is in keeping with the surrounding housing stock and height is 26 feet.

The project is estimated to bring 3-6 School Age Children to the Town and the Annual Property Tax Revenue is estimated to be \$150,000 to \$165,000 for the 30 Units.