

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: January 30, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 100-110 East Central St
Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, February 5, 2024 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 100-110 East Central St in the Commercial I Zoning District.
2. The applicant is proposing to construct a mixed use three story building with 20 residential units and 1 commercial unit. A Special Permit is required in the Commercial I Zoning District, under 185 Attachment 7, 6.1.a.(footnote 3) – No more than one swelling unit per 2,250 sq/ft, additional dwelling units may be allowed by Special Permit from the Planning Board.
3. Letters will be submitted from BETA, Fire and DPW.

Overview:

- 10 Units are allowed by right and the Applicant is proposing 20 Units under Special Permit.
- 30 Parking Spaces are required, the Applicant is proposing 10 parking spaces on the current lot. The Applicant is proposing an additional 35 parking spaces on abutting lot and will provide an easement agreement.

Request Waivers:

- To allow the use of PVC and HPDE pipe for the roof drains and underground stormwater storage area.
- To allow site lighting to extend past the property line.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 1 FEBRUARY 2024

RE : 100 & 110 EAST CENTRAL – SITE PLAN

Thank you for the opportunity to review the above referenced plan. We have spoken to the proponent about site access on the plan. The proponent has agreed to provide an updated plan that would include an emergency access drive area on the east side of the existing apartment building up to the telephone pole. This access drive will be the same detail as the one they are providing on the 94 East Central St project.

Please contact me should you have any question or require any additional information.

cc: file

**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 “100 and 110 East Central Street” and Special Permit(s) for Multifamily 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: 110 East Central St RE, LLC
Address of Applicant: 37 East Central St, Franklin, MA
Phone No.: 508-507-9020 Email: _____

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, Wrentham, MA
Phone No.: 508-384-6560 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:
100 East Central St & 110 East Central St

Zoning District: C1

Assessor's Map: 286 Lot: 030

Square Footage of Building(s): see site Plan

Impervious Coverage of Existing Upland: See site Plan

3. Purpose of Site Plan:
New 20 unit residential mixed use building with rear parking lot

4. Special Permit(s) Requested:
Use - Multifamily

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. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: _____

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

Brad Chaffee

Print Name of Applicant



Signature of Owner

Brad Chaffee

Print Name of Owner

100 and 110 East Central Street

Special Permit: Uses – Multifamily –

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

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.

This project will also be review by the town of Franklin's conservation commission

(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 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.

Town of Franklin

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PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, January 22, 2024 and again on Monday, January 29, 2024

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, February 5, 2024 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit and Site Plan application titled “Site Plan 100-110 East Central Street” prepared by United Consultants Inc., Wrentham, MA, and submitted to the Department of Planning & Community Development on January 16, 2024, by 110 East Central Street RE, LLC, Franklin, MA.

The property is located in the Commercial I Zoning District (Assessors Map 286 Lot 30) at 100 and 110 East Central Street. The applicant is proposing to construct a mixed-use building with associated parking and utilities. The applicant is applying for a special permit under Chapter 185, Attachment 7: Minimum Square Feet per Multi-Family or Apartment Dwelling in the Commercial I District.

Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board’s website under Agendas.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman

100 EAST CENTRAL STREET R
37 EAST CENTRAL ST
FRANKLIN, MA 02038

ALPINE LLC
119 EAST CENTRAL ST
FRANKLIN, MA 02038

DAVIES REIDAR S
63 CROSS ST
FRANKLIN, MA 02038

110 EAST CENTRAL ST RE LL
37 EAST CENTRAL ST
FRANKLIN, MA 02038

ANDERSON CRAIG JOSEPH
79 CROSS ST
FRANKLIN, MA 02038

DELENA MANAGEMENT LLC
175 MASKWONICUT ST
SHARON, MA 02067

125 EAST CENTRAL STREET L
44 KING ST
NORFOLK, MA 02056

BOARDMAN FAYE
89 EAST CENTRAL ST
FRANKLIN, MA 02038

DIFFER DAVID W
DIFFER LYNN M
72 EAST CENTRAL ST UNIT 301
FRANKLIN, MA 02038

138 EAST CENTRAL ST LLC
138 EAST CENTRAL ST
FRANKLIN, MA 02038

BOTELHO KATHERINE A
70 EAST CENTRAL ST UNIT 201
FRANKLIN, MA 02038

FRANCO DARREN C TR
FRANCO RUGGLES ST REALTY
5 KINGS RD
CANTON, MA 02021

138 EAST CENTRAL STREET L
37 EAST CENTRAL ST
FRANKLIN, MA 02038

CAMPBELL MEGHAN GODFREY
96 SUMMER ST
FRANKLIN, MA 02038

FRANKLIN SERVICE AUTOCARE
71 EAST CENTRAL STREET
FRANKLIN, MA 02038

70 EAST CENTRAL ST LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

CARTER CHRISTOPHER M
45 POND ST
CANTON, MA 02621

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

70 EAST CENTRAL STREET LL
37 EAST CENTRAL ST
FRANKLIN, MA 02038

CIMMINO KELLY J
72 EAST CENTRAL ST UNIT 201
FRANKLIN, MA 02038

HALLAHAN DANIEL
HALLAHAN JOSEPH
20 PHEASANT ST #2
WEST ROXBURY, MA 02132

70-72 EAST CENTRAL ST CON
37 EAST CENTRAL ST
FRANKLIN, MA 02038

COOGAN COREY
SONGIN KIERA L
37 CROSS ST
FRANKLIN, MA 02038

HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

72 EAST CENTRAL ST LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

CROSS CONDOMINIUM
C/O SMITH KATHLEEN
39 CROSS ST
FRANKLIN, MA 02038

HAMMEL BARBARA F
70 EAST CENTRAL ST UNIT 402
FRANKLIN, MA 02038

89 E CENTRAL ST CONDO TRU
HARDING FAMILY IRREVOC TR
2 RED HAWK LANE
PARK CITY, UT 84098

DANIELS MARILYN
40 CROSS ST
FRANKLIN, MA 02038

HARMON SEAN E
155 SUMMER ST
WRENTHAM, MA 02093

HARWOOD JASON M
HARWOOD AMY J
44 CROSS ST
FRANKLIN, MA 02038

MCCORMACK KERRY A
9 SUMMER STREET
MEDFIELD, MA 02052

SHERRY JOHN E
SHERRY CARMEL
72 EAST CENTRAL ST UNIT 402
FRANKLIN, MA 02038

KERR RICHARD L
KERR ALICE E
89 E CENTRAL ST #3
FRANKLIN, MA 02038

MCCORMACK MICHAEL A
MCCORMACK MARY LEE
70 EAST CENTRAL ST - UNIT 302
FRANKLIN, MA 02038

SWENSON ROBERT C JR
SWENSON KAREN E
72 EAST CENTRAL ST UNIT 302
FRANKLIN, MA 02038

KIM KYUNG OK
72 EAST CENTRAL ST UNIT 401
FRANKLIN, MA 02038

MEGGY CHARLES W
SKERRY KAYLA A
71 CROSS ST
FRANKLIN, MA 02038

SYED FURQUAN ALI
SYEDA SANIA
33 WINSTON RD
HOLLISTON, MA 01746

LEVINS EDWARD J & BARBARA
LEVINS FAMILY RECOVERABLE T
158 MAIN ST
FRANKLIN, MA 02038

MITCHELL ROBERT W
MITCHELL BARBARA A
57 CROSS ST
FRANKLIN, MA 02038

THAYER BRIAN J
64 SUMMER ST
FRANKLIN, MA 02038

LIU PROPERTY HOLDINGS LLC
15 BUTTONWOOD DR
ANDOVER, MA 01810

MODENA MARK
70 EAST CENTRAL ST UNIT 401
FRANKLIN, MA 02038

THAYER BRIAN J
64 SUMMER STREET
FRANKLIN, MA 02038

LUCIANO ROBERT A
LUCIANO FRANCES M
70 EAST CENTRAL ST UNIT 301
FRANKLIN, MA 02038

MYERS ADAM
72 EAST CENTRAL ST UNIT 202
FRANKLIN, MA 02038

THAYER BRIAN J TR
THAYER REALTY TRUST
64 SUMMER ST
FRANKLIN, MA 02038

MACHADO RIVAS SONSOLES
39 CROSS ST
FRANKLIN, MA 02038

NARDUCCI ANTHONY N
NARDUCCI PAMELA L
547 UNION ST
FRANKLIN, MA 02038

TNT BUILDING CORP
119 EAST CENTRAL ST
FRANKLIN, MA 02038

MADABS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

OM EAST CENTRAL STREET LL
5 PATRIOT RIDGE LN
WILBRAHAM, MA 01095

VARRICHIONE MICHAEL
PO BOX 5
MEDWAY, MA 02053

MARTIN WILLIAM H
MARTIN KATHERINE T
33 CROSS ST
FRANKLIN, MA 02038

ONEILL SHAWN C
70 EAST CENTRAL ST UNIT 202
FRANKLIN, MA 02038

MAYER DEVI P & WILLIAM TI
DEVI P MAYER REV TRUST
62 CROSS ST
FRANKLIN, MA 02038

PASQUINO RUTH E
33 CORBIN ST
FRANKLIN, MA 02038