

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
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## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

**DATE:** April 16, 2024  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 100-110 East Central St  
Special Permit & Site Plan Modification

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#### **General:**

1. The site is located at 100-110 East Central St in the Commercial I Zoning District.
2. Special Permit required: 185 Attachment 7 Part VI 6.1.a
3. The Planning Board closed the Public hearing on April 8, 2024.

#### 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.

#### Recommended Special Conditions

- BETA will observe construction of the retaining wall.
- Applicant will provide a parking overview for the residents at 100 East Central Street during construction.

**ROLE CALL VOTE:**

This determination shall be in addition to the following specific findings:

*If you vote NO on any of the following, please state reason why you are voting NO:*

(1) **Special Permit:** To allow multi-family with additional housing units under 185 Attachment 7 Part VI 6.1.a

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

Gregory Rondeau	YES	NO	Jay Mello	YES	NO
Beth Wierling	YES	NO	Chris Stickney	YES	NO
Jennifer Williams	YES	NO			

(b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

Gregory Rondeau	YES	NO	Jay Mello	YES	NO
Beth Wierling	YES	NO	Chris Stickney	YES	NO
Jennifer Williams	YES	NO			

(c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Gregory Rondeau	YES	NO	Jay Mello	YES	NO
Beth Wierling	YES	NO	Chris Stickney	YES	NO
Jennifer Williams	YES	NO			

(d) Neighborhood character and social structure will not be negatively impacted.

Gregory Rondeau	YES	NO	Jay Mello	YES	NO
Beth Wierling	YES	NO	Chris Stickney	YES	NO
Jennifer Williams	YES	NO			

(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.

Gregory Rondeau	YES	NO	Jay Mello	YES	NO
Beth Wierling	YES	NO	Chris Stickney	YES	NO
Jennifer Williams	YES	NO			

(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.

Gregory Rondeau	YES	NO	Jay Mello	YES	NO
Beth Wierling	YES	NO	Chris Stickney	YES	NO
Jennifer Williams	YES	NO			

(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.

Gregory Rondeau	YES	NO	Jay Mello	YES	NO
Beth Wierling	YES	NO	Chris Stickney	YES	NO
Jennifer Williams	YES	NO			

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.

Gregory Rondeau	YES	NO	Jay Mello	YES	NO
Beth Wierling	YES	NO	Chris Stickney	YES	NO
Jennifer Williams	YES	NO			