



April 4, 2024

Mr. Gregory Rondeau, Chairman  
355 East Central Street  
Franklin, MA 02038

**Re: 19 Dean Avenue  
Site Plan Peer Review**

Dear Mr. Rondeau:

BETA Group, Inc. (BETA) has reviewed documents for the project entitled **“Special Permit Application Proposed Site Redevelopment Plans for 19 Dean Avenue”** located at 19 Dean Avenue in the Town of Franklin, MA. This letter is provided to outline BETA’s findings, comments, and recommendations.

### **Basis of Review**

The following documents were received by BETA and form the basis of the review:

- Application and cover letter to Amy Love, Town Planner dated March 1, 2024, prepared by CHA Consulting inc. which included.
  - Application for Special Permit and Site Plan Approval.
  - Application Fees.
  - Certified Abutters List.
  - Notarized Certificate of Ownership.
- Plans (8 sheets) entitled: **“Proposed Mixed Use Redevelopment Project, 19 Dean Avenue, Franklin, MA”**, dated March 01, 2024, prepared by CHA Consulting Inc. of Norwell, MA stamped by Kelley Killeen, MA PE #38991 and William J. Donovan, MA PLS #49622.
- Drainage Report for Site Redevelopment for proposed Mixed Use, 19 Dean Avenue, dated March 01, 2024, prepared by CHA Consulting Inc. of Norwell, MA stamped by Kelley Killeen, MA PE #38991.

Review by BETA will include the above items along with the following:

- Site Visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through July 2021
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to October 7, 2020
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through March 8, 2021
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016

## 1.0 SITE AND PROJECT DESCRIPTION

The project site is one parcel, Assessors Map 279 Parcel 169, with a total area of 3,433± square feet located at 19 Dean Avenue in the Town of Franklin (the "Site"). The Site is located within the Downtown Commercial District. The lots to the south, west, and east of the parcel are in the same district. The parcel to the east is the Town of Franklin public parking lot associated with the commuter rail station. The Frontage on Dean Avenue is on the north side of the parcel. The parcels across the street are in the Residential V District. The Site is located outside the limits of the Water Resource District. The only open space on the lot is a small courtyard at the left rear corner of the building. Project plans indicated the site was granted a Zoning Board of Appeals approval for a mixed-use development dated May 04, 2022. The lot and structure are currently non-conforming in several aspects. As indicated on the plans, the site will be brought into compliance for several items where possible with some improvements to the approval conditions. The Site is not located within a wellhead protection area, a FEMA mapped 100-year floodplain, an NHESP-mapped estimated habitat of rare or endangered species, or any other critical area.

The project proposes to raze the existing building and construct a 2,304 square foot 3 story structure with a mixed use of 3 residential units and 375 square feet of commercial space. Parking for the residential use will be provided in 3 (presumed) garage spaces which will be accessed directly from Dean Avenue. All other required parking will be provided by existing public parking spaces around the site. Line spacing for public spaces on Dean Street will be modified as needed to accommodate the new garage entrances.

It is important to note that based upon the size of the lot (< 1 acre), the site development is not directly subject to Chapter 153: Stormwater of the bylaws. In addition, there are no wetland resource areas on or adjacent to the site which would require protection under the Wetlands Zoning by Law; however, in accordance with §185-31.C.(3)m the Board may request a stormwater report to ensure compliance with the Massachusetts Stormwater Management Standards. The design does call for some stormwater improvements and BETA will provide a general review of the design to ensure that it will work to improve the existing conditions.

## 2.0 WAIVERS AND RELIEF

The Applicant has requested the following waivers, variances, and other forms of relief from the submittal requirements:

WA1. *Special Permit to allow two (2) additional residential units beyond the one (1) unit permitted.*

WA2. *Waiver from the need to provide the required number of on-site parking spaces.*

The site plans note the following previously granted approvals by the Board of Appeals.

WA3. *Relief from the minimum required rear yard setback.*

WA4. *To allow a building up to 50' in height. The currently proposed project will be conforming for stories/height.*

WA5. *Previously granted special permit to allow for the reconstruction of a pre-existing nonconforming building.*

WA6. *Previously granted variance to construct residential units 1 / 2 story above street level.*

WA7. *Previously granted variance to allow usage without off-street parking.*

### **3.0 GENERAL REVIEW COMMENTS**

- G1. *BETA recommends that floor plans and elevation views be provided to clarify the layout of the building.*

### **4.0 TOWN OF FRANKLIN ZONING REQUIREMENTS**

The project is subject to the Town of Frankling zoning regulations outlined under Chapter 185. Review comments related to the zoning bylaw are provided in the following sections.

The project proposes a Mixed Use consisting of commercial and residential uses and is located within the Downtown Commercial (DC) district.

Multifamily or apartment residential uses are permitted in the DC district subject to the requirement that all dwelling units are located above the street level floor and no more than one unit per 2,000 sq. ft. of lot area is permitted. The applicant has requested a special permit to allow two residential dwelling units, where only one would normally be allowed based on lot area.

Certain typers of commercial uses are allowed in the DC district; several categories of commercial uses are not allowed or require a special permit.

- Z1. *BETA defers to the Town regarding the proposed special permit.*
- Z2. *Provide plan or note showing that the proposed residential units are located on the floors above the street level floor (§185 attachment 7, note 5).*
- Z3. *Clarify the nature of the proposed commercial uses and confirm that they are permitted uses.*

#### **NONCONFORMING LOTS (§185-10)**

The project is located on an existing nonconforming lot. As the proposed project includes a multifamily use, the exceptions outlined in §185-10.A would not apply to the project. Refer to comments Z5 and Z6.

#### **SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)**

The project will comply with dimensional requirements for frontage, lot width, front yard, side yard, building coverage, building height, and maximum impervious coverage. The project does not comply with dimensional requirements for lot area, lot depth, and rear yard.

According to the site plan notes, a special permit was previously granted to allow a building up to 50' in height and from the rear yard setback.

- Z4. *BETA defers to the Town regarding applicability of previously granted approvals from the Board of Appeals to the current project.*
- Z5. *Evaluate if additional relief needs to be requested for lot area and lot depth, which were not specifically referenced in the previously granted variances/special permits from the Board of Appeals. BETA notes that, per §185-10.A(2), the exceptions granted to nonconforming lots do not apply to lots that are used for multifamily use.*

#### **PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)**

Refer to Traffic Assessment section below.

**SIDEWALKS (§185-28) AND CURBING (§185-29)**

The project proposes to retain and reconstruct the existing sidewalk along Dean Ave. Proposed curbing includes vertical granite curb. Sidewalks scale at 4'-5" in width not including the width of the curb, and are presumed to match the existing widths.

- 26. *Consult the DPW to confirm the proposed sidewalk and driveway details are acceptable. Typically welded wire reinforcement if provided for driveways and sidewalks have a concrete thickness of 5".*

**SITE PLAN AND DESIGN REVIEW (§185-31)**

The project has been submitted for Site Plan Review and is required to conform to the requirements of this section. The submission is in compliance with this section except as noted below:

- 27. *Identify existing and proposed land and building uses on the plans (§185-31.C.(3).(e)).*

**LANDSCAPING AND SCREENING (§185-35)**

Refer to Landscape and Grading section below.

**5.0 TRAFFIC ASSESSMENT AND IMPACT**

The Applicant has not provided a traffic assessment and impact report or traffic study. The project proposes to utilize proposed on-site and existing public parking spaces along Dean Street.

**GENERAL TRAFFIC COMMENTS**

- T1. *Provide a turning movement to demonstrate that vehicles can enter the site without encroaching into the modified parallel parking spaces on Dean Avenue.*

**SITE ACCESS AND CIRCULATION**

Access to the Site is proposed via three (3) vehicular access driveways for residents. Other visitors to the Site will access the property via off-site public parking spaces on Dean Street and in the surrounding area. A concrete sidewalk with vertical granite curb is provided along the street frontage.

- T2. *Provide curb breaks along sidewalk at proposed driveway entrances.*

**PARKING AND LOADING**

Required parking is defined by §185-21(B) of the Town Zoning Bylaw. The proposed development includes mixed residential and commercial uses. Required parking is calculated as follows:

Use Designation	Criteria	Dwelling Units / Floor Area	Required Parking
Residential Dwellings in DC District	1.5 spaces per dwelling unit	3 Dwelling Units	5 Spaces
Nonresidential	1 space per 500 SF of floor area	375 Sq. Ft.	1 Spaces
Total			6 Spaces

The project proposes three (3) on-site parking spaces to be used by residents. Parking for commercial portions of the project will be provided by existing public parking spaces located near the project. Two (2) existing public parking spaces will be removed to allow resident access. A waiver has been requested from the Parking, Loading, and Driveway requirements of §185-21.

Residential parking spaces (assumed to be in garages) are not striped, but each include an area at least 9.8 feet wide and 19 feet long. Public parallel parking spaces to be re-striped are shown as 9.2 feet wide and 18 feet long.

- T3. *BETA defers to the Town regarding the proposed waiver.*
- T4. *BETA defers to the Town regarding parallel parking spaces, which are required to be at least 24 feet in length per §185-21.C(9). The existing parallel parking spaces are depicted between 20 and 22 feet long.*
- T5. *Confirm that the residential parking spaces are located within the building and provide interior dimensions for the walls to ensure there is adequate space to exit/enter vehicles.*
- T6. *Although public parking options exist in vicinity of the Site, the applicant should provide information on the number of public spaces within 300 feet of the building and the existing/proposed parking demand to ensure adjacent private lots are not impacted.*

## **6.0 SIGNAGE AND LIGHTING**

The project proposes does not propose any new signage or lighting identified on the plans.

- SL1. *It is anticipated that exterior lighting will be required for safety and security. Provide lighting information, as applicable, and associated photometric plan to confirm there is no nuisance spillage.*

## **7.0 UTILITIES**

Proposed utilities depicted on the plans include domestic water, fire service, sanitary sewer, and underground electric service. Domestic water and fire service is proposed via new 2" and 3" copper (type k) pipe, respectively, which will connect to the existing main at Dean Ave. Sanitary sewer service is proposed via a new PVC SRD35 pipe which will connect to the existing service at Dean Ave. Electrical service is proposed via interconnection to Utility Pole R3 at near the northeast corner of the property along Dean Ave.

- U1. *Consult the DPW to determine final pavement treatment for roadway patching (currently shown as only 3" bituminous thickness) and any details for crossing the existing water and sewer (vitrified clay pipe).*

## **8.0 LANDSCAPE TREATMENT & GRADING**

The project proposes an 18-inch wide grassed strip along the eastern side of the building. The remainder of the Site will be impervious surfaces or pervious pavers. No tree or shrub plantings are proposed.

Post-development grading is shown to be generally similar to pre-development grading. Spot grades show that slopes will be directed away from the proposed building.

- LA1. *Provide spot grades along driveway and sidewalk to show how these features will interact with existing features and Dean Ave. Confirm that driveways will drain towards the roadway.*
- LA2. *Confirm whether proposed grading will match existing grading at the limit of work and that no offsite grading is required.*

## **9.0 STORMWATER MANAGEMENT**

The proposed stormwater management design consists of a new underground concrete galley retention drainage system located beneath the proposed building. Stormwater runoff will be conveyed to this

system via a connection to the building's roof drain. Overflow from the galley system will be conveyed to the MS4 beneath Dean Ave. Additionally, a foundation underdrain is proposed which will drain to a new leaching catch basin.

### **GENERAL**

- SW1. *BETA defers to the Town regarding the proposed rigid connection to the Dean Avenue drain line.*
- SW2. *Provide sizing calculation for proposed 6" outlet pipe from underground system.*
- SW3. *Provide invert information for existing sewer line and water main along Dean Ave and review for potential conflicts with drainage pipe. The survey shows an invert elevation of 303.20' at the nearby sewer manhole which could conflict with the proposed drain line invert of 302.5'.*
- SW4. *Provide calculations or documentation to demonstrate that the pervious paver base and leaching catch basin have adequate storage and can infiltrate the required stormwater runoff without ponding or surcharging the foundation drain. BETA notes the proposed leaching basin will extend to a depth of 12± feet below grade and could be impacted by groundwater.*

### **STORMWATER MANAGEMENT REGULATIONS (CHAPTER 153)**

The project proposes to disturb less than one acre of land within the Town of Franklin. It is therefore not subject to the Stormwater Management Regulations. The project is also required to comply with the Town of Franklin Best Development Practices Guidebook (BDPG). Compliance with these regulations is outlined below and throughout the following sections.

### **SUBDIVISION REGULATIONS - STORMWATER MANAGEMENT REGULATIONS (§300-11)**

Additional requirements for stormwater management are outlined in §300-11 of the Town of Franklin Subdivision Regulations.

- SW5. *Revise proposed drainage pipe to be reinforced concrete or request waiver (§300-11.B(2.a)). BETA notes that current proposed pipe sizes (8" or less) are not available in concrete.*

### **MASSDEP REPORTABLE RELEASES**

The MassDEP Waste Site / Reportable Release database does not identify any releases at the Site.

### **MASSDEP STORMWATER STANDARDS**

The project has been designed to comply with the Massachusetts Stormwater Standards as outlined by MassDEP. Compliance with these standards is outlined below:

#### **LOW IMPACT DEVELOPMENT (LID) TECHNIQUES**

Proposed LID measures include no disturbance to any wetland resource area, use of pervious pavers, and reduced impervious area.

**NO UNTREATED STORMWATER (STANDARD NUMBER 1):** *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.* The project does not propose any new discharges to wetlands. Overflow from the underground galley system will be conveyed to the Town's MS4 system in Dean Avenue. Any overflow from the leaching basin and pavers is expected to flow overland onto adjacent properties— **complies with standard.**

**POST-DEVELOPMENT PEAK DISCHARGE RATES (STANDARD NUMBER 2):** *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak*

discharge rates. The project proposes to mitigate increases to runoff rates with the use of an underground galley system. The provided summary table indicates a decrease in peak discharge rate and peak runoff volume to all watersheds.

SW6. *Provide HydroCAD model for pre-development conditions.*

SW7. *Review area used in HydroCAD model. The lot area is 3,433 Sq. ft. but only 3,000 Sq. Ft. has been accounted for in the design.*

**RECHARGE TO GROUNDWATER (STANDARD NUMBER 3):** *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

NRCS soil maps indicates the presence of Urban Land with no assigned Hydrologic Soil Group Rating. No test pits have been conducted at the Site and soil conditions are therefore unknown. The underground galley system has been designed with an infiltration rate of 0.52 in/hr.

Groundwater recharge is proposed via a new underground galley system and a leaching catch basin. As a net decrease in impervious area is proposed, no recharge is required; however, the project has been designed with the intent to provide 1.0-inch recharge volume for the impervious areas per Town of Franklin stormwater regulations. Additional clarification is needed to confirm the recharge volume will be provided.

SW8. *Recommend a condition to perform test pits during construction to determine suitability of stormwater infiltration and estimated seasonal high groundwater elevation.*

SW9. *Indicate source of the 0.52 in/hr. infiltration rate used in the design.*

SW10. *Revise provided recharge volume calculation to include only the storage volume located below the lowest invert elevation of 303'. Additional storage may be included for the proposed stone reservoir located beneath the chamber.*

SW11. *Revise recharge calculations for consistency with HydroCAD. A volume of 320 cu. ft. is calculated in the report, but a volume of 227 cu. ft. is designed in hydroCAD.*

SW12. *A setback of at least 10 feet from building foundations is required for all SCMs. (MA Handbook V1C1 Pg 8); however, as a redevelopment some relief from this criterion is anticipated. Evaluate if leaching systems can be located outside the footprint of the building. If not practicable, confirm that the subsurface system can be placed under the building without impairing structural stability and provide calculations demonstrating that the underground galleys are designed to handle anticipated live and dead loads from the building.*

SW13. *Provide calculations showing that all infiltration BMPs will fully drain within 72 hours.*

**TOTAL SUSPENDED SOLIDS (STANDARD NUMBER 4):** *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids (TSS).*

The project includes the following treatment trains:

Treatment Train	SCM 1	SCM 2	Infiltration BMP	TSS Removal %
A	None	None	Underground Galley System	80%
B	None	None	Leaching Basin	80%

The project has been designed to provide at least 80% TSS removal for treated impervious areas. The proposed infiltration BMP has been sized to treat the required 0.5-inch water quality volume.

A Long Term Pollution Prevention Plan is included in the O&M Plan.

SW14. *Provide calculations for required/provided water quality volume. The required volume is based on the total post-development impervious area, not the net change in impervious area.*

**HIGHER POTENTIAL POLLUTANT LOADS (STANDARD NUMBER 5):** *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads (LUHPPLs) require the use of specific stormwater management BMPs.*

The project is not considered a LUHPPL – **standard not applicable.**

**CRITICAL AREAS (STANDARD NUMBER 6):** *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project is not located in a critical area – **standard not applicable.**

**REDEVELOPMENT (STANDARD NUMBER 7):** *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The project is considered a redevelopment under the definition of “Development, rehabilitation, expansion, and phased projects on previously developed sites, provided the redevelopment results in no net increase in impervious area.” Certain standards need only be met to the maximum extent practicable.

**EROSION AND SEDIMENT CONTROLS (STANDARD NUMBER 8):** *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities. As the project proposes to disturb less than one acre of land, it will not be required to file a Notice of Intent with EPA nor develop a Stormwater Pollution Prevention Plan (SWPPP). An erosion control plan has been provided showing temporary fence and inlet protection.*

SW15. *Provide detail for drain inlet protection.*

SW16. *Provide anti-tracking measures at site entrance to ensure all construction vehicle traffic onto or out of the Site is controlled.*

SW17. *Provide perimeter controls (and associated detail) along the limit of work. Compost filter tube is recommended.*

SW18. *Provide measures to protect/restore the infiltration capacities of soils in proposed leaching area during construction.*

**OPERATIONS/MAINTENANCE PLAN (STANDARD NUMBER 9):** *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed. A Stormwater Operation and Maintenance Manual was provided with the Stormwater Management Report.*

SW19. *Indicate how future property owners will be notified of the presence of the stormwater management system and the requirement for proper operation and maintenance.*

SW20. *Provide map, drawn to scale, that shows the location of all stormwater BMPs in each treatment train and snow storage areas.*

SW21. *Provide approximate annual maintenance budget.*

SW22. *Provide signature of owner on the O&M Plan.*



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SW23. *Include operation and maintenance requirements for underground galley system, underslab drainage system, and leaching basin and add to maintenance checklist.*

**ILLICIT DISCHARGES (STANDARD NUMBER 10):** *All illicit discharges to the stormwater management system are prohibited. An unsigned Illicit Discharge Compliance Statement was provided with the submission.*

SW24. *Provide owner's signature on Illicit Discharge Compliance Statement.*

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,  
BETA Group, Inc.



Stephen Borgatti, PE, MENG  
Senior Project Engineer



Matthew J. Crowley, PE  
Senior Project Manager

# 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:** April 3, 2024  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 19 Dean Ave  
Special Permit & Site Plan Modification

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The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, April 8, 2024 Planning Board meeting and offers the following commentary:

#### **General:**

1. The site is located at 19 Dean Ave in the Downtown Commercial Zoning District.
2. The applicant is proposing to demolish the existing building, and construct 3 residential units along with 1 Commercial.
3. A Special permit is required under Section 185 Attachment 7: Additional units allowed under Special Permit.

#### **Comments:**

1. The maximum allowed height is 40 feet or 3 stories. The Applicant has filed a Special permit to exceed the 40 feet.
2. Applicant is required to file with the Design Review Commission.
3. Provide a landscaping and lighting plan.



# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 11 MARCH 2024

RE : 19 DEAN AVE

Thank you for the opportunity to review the above referenced plan.

Access to the proposed building would slightly improve to the West and South side of the property over the existing conditions. Placing a ground ladder on these sides will still be tight in-between the building and abutter's fence.

This new building will require sprinklers through the building code which will be extremely beneficial.

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

cc: file



March 1, 2024

Ms. Amy Love - Town Planner  
Town of Franklin – Planning Board  
355 East Central Street  
Franklin, MA 02038  
CC: Mr. Gregory Rondeau - Town Chair

RE: Special Permit and Site Plan Review Application  
Proposed Site Redevelopment – Mixed-Use Building  
19 Dean Ave, Franklin, MA  
Parcel ID: 279-169

Dear Ms. Love and Members of the Planning Board;

On behalf of the Petitioner, David Djerf of Turtle 2 Properties, LLC, CHA Consulting, Inc., is pleased to submit the enclosed Application for Special Permit and Site Plan Review for the above-referenced site. The proposed project involves razing the existing dilapidated commercial building and constructing a new mixed-use building. The property (3,400 square foot lot) is located within the Downtown Commercial Zoning District, which allows, As of Right, mixed-use (commercial and residential) development under the Bylaw. Through the demolition of the existing building, which is pre-existing nonconforming, having preceded the, the Petitioner proposes to redevelop the property with a three-story, mixed-use building containing three residential units and one commercial unit. The proposed development is subject to a Special Permit to allow two (2) additional residential units beyond the one (1) unit allowed, based on the lot area, per attachment 7 of the Zoning Bylaw.

The proposed building is located within the footprint of the existing building. The new building reduces nonconformity and provides downtown residential living and commercial space. The project intent complies with the downtown commercial interests and takes advantage of the commuter train station located in close proximity to the property.

The existing site does not provide offsite parking spaces, while the proposed building includes three (3) indoor parking spaces to serve the new residential units. Public parking spaces in front of and around the site are to be used to serve commercial units. The lack of onsite space does not allow additional off-street parking spaces to be installed. The Petitioner seeks a waiver from Section loading and parking requirements under Section 185-21 of the Zoning Bylaw, where six (6) parking spaces are required for the proposed building. Ample public parking facilities exist within 300 ft of the site and along the site frontage. Strict adherence to the parking and loading requirements is impractical for this small, pre-existing, nonconforming lot.

The existing site lacks a stormwater management system, causing uncontrolled stormwater runoff to the right of way. The site design incorporates a formal stormwater system that allows stormwater infiltration and recharge, complying with MA Stormwater Regulations and the Town of Franklin's regulations. The site design significantly improves the existing conditions and mitigates stormwater runoff.

Included with this correspondence for your consideration, are the following supporting documents for the Board's Consideration:

- Application for Special Permit and Site Plan Approval.
- Application Fees.
- Certified Abutters List.
- Notarized Certificate of Ownership.
- CHA Consulting, Inc. prepared site plans dated March 1, 2024.
- Stormwater Report.

Per the Rules and Regulations for all special permit requests, the section below provides written documentation confirming that the project satisfies the special permit criteria.

**Authority and Criteria to Grant Special Permit:**

**(1) Social, economic, or community needs which are served by the proposal**

Developing a mixed-use building with three residential units within the downtown commercial district is consistent with and beneficial for the neighborhood and Town, providing additional residential housing. The additional units substantially benefit neighboring businesses, particularly service and restaurant businesses, and the residents of the proposed redevelopment utilize the neighboring commuter rail without demand for additional public parking spaces for the train in using such service (it is a short walk to the station and the new building provides off-street parking spaces). The redevelopment of the property also substantially improves the safety of the building in the neighborhood as well as the appearance and other aesthetic elements of the neighborhood.

**(2) Traffic flow and safety, including parking and loading**

The redevelopment of the property as a mixed-use development does not adversely impact traffic flow access to pedestrian safety. The proximity to the downtown train station makes the residential units particularly attractive to occupants who utilize the train, thus limiting traffic and parking demand. The project improves the parking and traffic conditions in the area by providing three off-street parking spaces where the existing building provides no parking spaces.

### **(3) Adequacy of utilities and other public services**

The proposed building and the redevelopment of the property substantially improve stormwater drainage by eliminating the uncontrolled runoff to the Right-of-way and providing a formal stormwater system that complies with the current Regulations. No adverse impact on other utility and public services results from replacing the existing building with a similar building in size. The new building also has code-compliant fire suppression and fire alarm systems, minimizing the risk of catastrophic events.

### **(4) Neighborhood character and Social Structures.**

Introducing more residents enhances the neighborhood's character and social structures. The redevelopment also improves the property's safety and appearance for the benefit of all and introduces a new commercial component to serve Downtown patrons.

### **(5) Impact on the Natural Environment**

The proposed development does not adversely impact or cause damage at all to any environmental aspect of the Town or any natural resource. The project proposes replacing the existing building with a modern one that is energy efficient and complies with all applicable energy and environmental regulations and codes.

### **(6) Potential fiscal impact, including impact on town services, tax base, and employment**

The redevelopment of the property improves the structure and safety of the property and the neighboring lots, bringing residents who patronize the neighboring businesses into the downtown area and substantially improving the property's aesthetics. Finally, renovating the property increases the property's value, real estate assessments, and taxes derived from the property.

We trust that the plans and documents submitted are informative and complete. We ask for your support and approval of this proposed project and the requested approvals. Should you have any questions, please don't hesitate to contact me at (781) 982-5436 or [hdani@chaconsulting.com](mailto:hdani@chaconsulting.com).

Sincerely,

**CHA**



Hazem Dani, PE  
Project Engineer

CC: David Djerf | Turtle 2 Properties, LLC  
Rob Marcalow, Senior Associate/Studio Director | Kuth Ranieri Architects



**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 “Proposed Mixed-Use Redevelopment Project” and Special Permit(s) for additional residential units beyond 1 unit, 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: David Djerf- Turtle 2 Properties LLC  
Address of Applicant: 8 Symmes Road, Franklin, MA 02038  
Phone No.: (617) 750-2587 Email: Turtle2LLC@gmail.com
  
2. Name of Owner (if not the Applicant): David Djerf - Team Q, LLC  
Address of Owner: 8 Symmes Road, Franklin, MA 02038  
Phone No.: (617) 750-2587 Email: Turtle2LLC@gmail.com
  
3. Name of Engineer: Hazem Dani  
Address of Engineer: 141 Longwater Drive, Suite 104, Norwell, MA 02061  
Phone No.: (781) 982-5436 Email: hdani@chasolutions.com
  
1. Deed of Property recorded with Norfolk Registry of Deeds in Book 41221 Page 445, (or Certificate of Title No. \_\_\_\_\_)
  
2. Location and Description of Property:  
19 Dean Avenue, Franklin, MA  
Approx. 0.09-acre property including one mixed-use building  
  
Zoning District: DC  
Assessor's Map: 279 Lot: 169  
Square Footage of Building(s): 2,740 SF  
Impervious Coverage of Existing Upland: 93% existing and 90% proposed.
  
3. Purpose of Site Plan:  
Mixed-use redevelopment of building to be more conforming with regulations, and includes parking, 3 residential units, and 1 commercial unit.
  
4. Special Permit(s) Requested:  
Special Permit for additional residential units beyond 1 unit, based on the lot area, per Section 185, Attachment 7, Use Regulations Schedule, (Footnote 6).



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: Yes, this is a Multifamily Development that falls under MGL Ch 40A, Section 9 Special Permits.

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.

David Djerf  
Signature of Applicant

David Djerf, Turtle 2 Properties, LLC  
Print Name of Applicant

David Djerf  
Signature of Owner

David Djerf  
Print Name of Owner

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:

Type of Plan (circle one)    ANR 81-P;    Preliminary Subdivision

Definitive Subdivision.;    Site Plan;    Special Permit

Title of Plan: Proposed Mixed-Use Redevelopment Project

Date of Plan: 03/01/2024    Assessor's Information: Map 279, Lot 169

Prepared by: CHA Consulting, Inc.

Applicant Name & Address: David Djerf  
8 Symmes Road Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Team Q LLC

Address of Record Owner(s): 8 Symmes Road, Franklin, MA 02038

**\*\*Attach Property Deed matching the owner name's listed above.**

\*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

day of 20

David Djerf  
Signature of Applicant

David Djerf  
Print name of Applicant

David Djerf  
Signature of Owner

David Djerf  
Print name of Owner

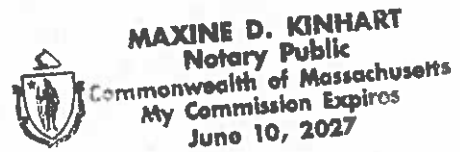
COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20\_\_

On this 21<sup>st</sup> day of February 2024, before me, the undersigned notary public, personally appeared David Djerf (name of owner), proved to me through satisfactory evidence of identification, which were driver's license to be the person whose name is signed on the preceding document in my presence.

Maxine D. KINHART  
(Official signature and seal of notary)  
Notary Public: Maxine D. KINHART  
My Commission Expires: 6/10/27



TEAM Q LLC  
8 SYMMES RD  
FRANKLIN, MA 02038-1678

2-21-2024

Date

142

53-447/113  
480

CHECK ASSURE  
Photo Safe Deposit

Pay to the Order of Town of Franklin

\$ 2,300.00

TWO THOUSAND THREE HUNDRED

Dollars



Photo Safe Deposit  
Details on back

ROCKLAND TRUST

For Special Permit Application

*Daniel Dwyer*



TEAM Q LLC  
8 SYMMES RD  
FRANKLIN, MA 02038-1678

2-21-2024

Date

143

53-447/113  
480

CHECK ASSURE  
Photo Safe Deposit

Pay to the Order of Town of Franklin

\$ 50.00

FIFTY

Dollars



Photo Safe Deposit  
Details on back

ROCKLAND TRUST

For Fire Dept. Review Fee

*Daniel Dwyer*







129905

Abutter's List Request Form

Status: Complete

Submitted On: 2/16/2024

Primary Location

19 DEAN AVE  
FRANKLIN, MA 02038

Owner

TEAM Q LLC  
8 SYMMES RD FRANKLIN,  
MA 02038

Applicant

Jasmin Sanchez  
 617-637-1362  
jsanchez@chacompanies.com  
 141 Longwater Drive  
Norwell, MA 02061

### Abutter's List Request Form

Which Board/Commission is requiring this list?\*

Planning Board

What is the purpose for the request?\*

Site Plan and Special Permit Approval

How would you like to receive this abutters list?\*

Emailed

What email address should we use to send you the abutters list?\*

jsanchez@chasolutions.com

### General Parcel Information

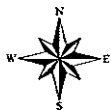
Assessor's Parcel ID\*

279169000000

Property Street Address\*

19 Dean Avenue





# 19 DEAN AVE - 300' ABUTTERS

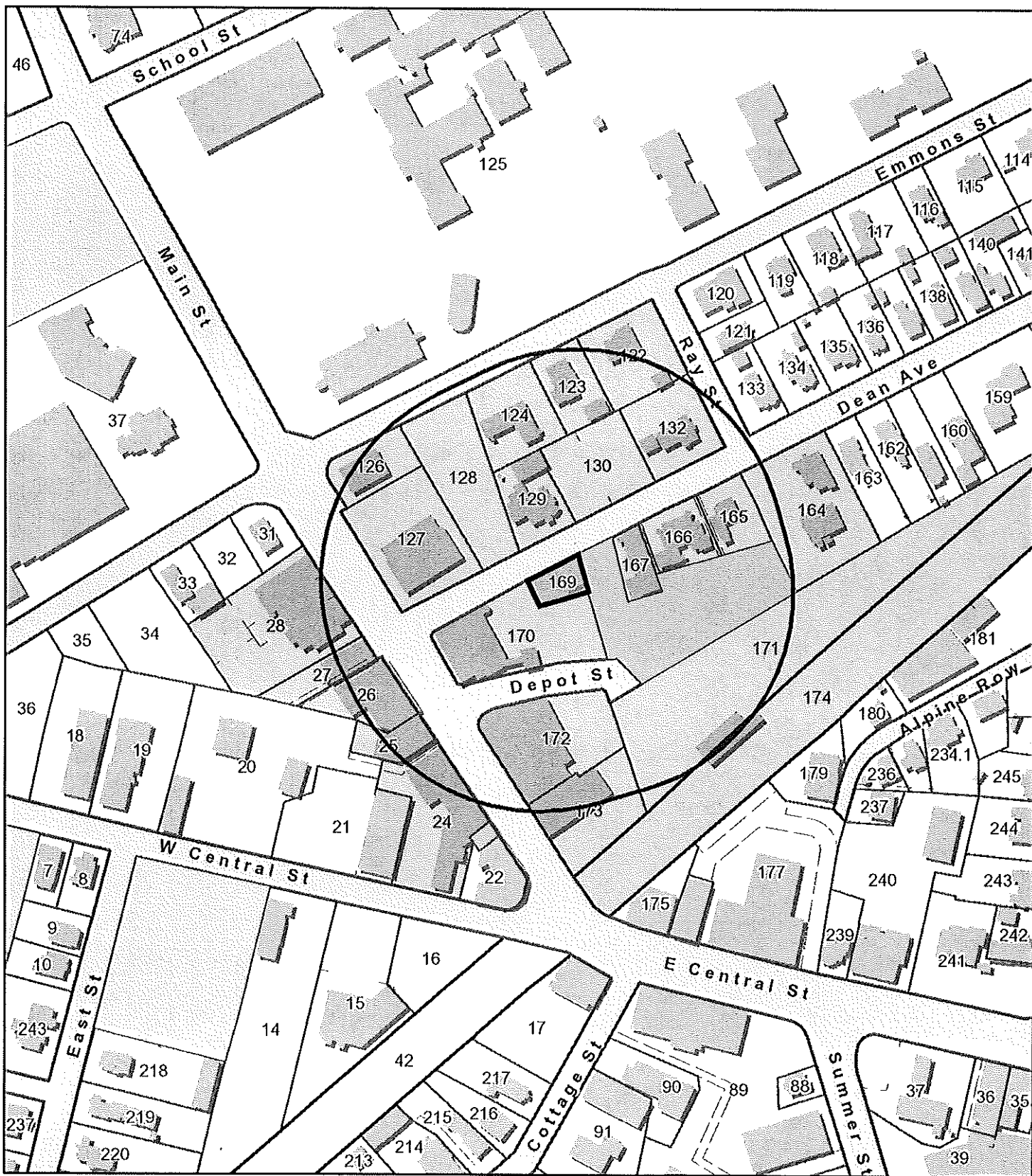
Franklin, MA



February 27, 2024

1 inch = 200 Feet

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# 300 foot Abutters List Report

Franklin, MA  
February 27, 2024

## Subject Property:

Parcel Number: 279-169-000  
CAMA Number: 279-169-000-000  
Property Address: 19 DEAN AVE

Mailing Address: TEAM Q LLC  
8 SYMMES RD  
FRANKLIN, MA 02038

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Parcel Number: 279-024-000  
CAMA Number: 279-024-000-000  
Property Address: 12-22 MAIN ST

Mailing Address: PISINI & SONS SHOES INC  
22 MAIN ST  
FRANKLIN, MA 02038

Parcel Number: 279-025-000  
CAMA Number: 279-025-000-000  
Property Address: 30-32 MAIN ST

Mailing Address: RANIERI MARGARET C TR RANIERI  
TRUST MILLER, CATHERINE R TR  
59 PLEASANT ST  
FRANKLIN, MA 02038

Parcel Number: 279-026-000  
CAMA Number: 279-026-000-000  
Property Address: 34-40 MAIN ST

Mailing Address: RANIERI MARGARET C TR RANIERI  
TRUST MILLER, CATHERINE R TR  
P O BOX Q  
FRANKLIN, MA 02038

Parcel Number: 279-027-000  
CAMA Number: 279-027-000-000  
Property Address: 44 MAIN ST

Mailing Address: ROCKLAND TRUST COMPANY  
288 UNION ST - FACILITIES DEPT  
ROCKLAND, MA 02370

Parcel Number: 279-028-000  
CAMA Number: 279-028-000-000  
Property Address: 58 MAIN ST

Mailing Address: ROCKLAND TRUST COMPANY  
288 UNION ST - FACILITIES DEPT  
ROCKLAND, MA 02370

Parcel Number: 279-122-000  
CAMA Number: 279-122-000-000  
Property Address: 70 EMMONS ST

Mailing Address: NASUTI DAVID L TRUSTEE GREAT  
OAKS REALTY  
17 VILLAGE WAY  
FRANKLIN, MA 02038

Parcel Number: 279-123-000  
CAMA Number: 279-123-000-000  
Property Address: 76 EMMONS ST

Mailing Address: VANDENBERG JOHN R NOVAK  
KATHLEEN A  
12 HEMLOCK LANE  
FRANKLIN, MA 02038

Parcel Number: 279-124-000  
CAMA Number: 279-124-000-000  
Property Address: 80-82 EMMONS ST

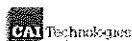
Mailing Address: EMMONS STREET LLC  
82 COTTAGE ST  
FRANKLIN, MA 02038

Parcel Number: 279-126-000  
CAMA Number: 279-126-000-000  
Property Address: 49 MAIN ST

Mailing Address: NORFOLK COUNTY TRUST CO C/O  
BANK OF AMERICA RE ASMTS NC1-001-  
03-81  
PO BOX 32547  
CHARLOTTE, NC 28232

Parcel Number: 279-127-000  
CAMA Number: 279-127-000-000  
Property Address: 43 MAIN ST

Mailing Address: US GOVERNMENT & POST OFFICE  
43 MAIN ST  
FRANKLIN, MA 02038



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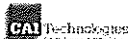




# 300 foot Abutters List Report

Franklin, MA  
February 27, 2024

Parcel Number: 279-128-000 CAMA Number: 279-128-000-000 Property Address: 16 DEAN AVE	Mailing Address: 16 DEAN AVE LLC C/O AL LEWIS 7 UNCAS BROOK ROW FRANKLIN, MA 02038
Parcel Number: 279-129-000 CAMA Number: 279-129-000-000 Property Address: 20 DEAN AVE	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 279-130-000 CAMA Number: 279-130-000-000 Property Address: 26 DEAN AVE	Mailing Address: DEAN COOPERATIVE BANK P O BOX 307 FRANKLIN, MA 02038
Parcel Number: 279-132-000 CAMA Number: 279-132-000-000 Property Address: 40 DEAN AVE	Mailing Address: LONGOBARDI CORINA L L/E & JUDITH TR RONALD LONGOBARDI REVOC TRUST LONGOBARDI, RICHARD 40 DEAN AVE FRANKLIN, MA 02038
Parcel Number: 279-164-000 CAMA Number: 279-164-000-000 Property Address: 49 DEAN AVE	Mailing Address: TESSICINI RICHARD A & GERALDINE M RICHARD TESSICINI REVOCABLE TR GERALDINE TESSICINI 17 BRAMBLE RD MEDWAY, MA 02053
Parcel Number: 279-165-000 CAMA Number: 279-165-000-000 Property Address: 41 DEAN AVE	Mailing Address: DEWSNAP EDWARD J DEWSNAP JANET P 41 DEAN AVE FRANKLIN, MA 02038
Parcel Number: 279-166-000 CAMA Number: 279-166-000-000 Property Address: 33 DEAN AVE	Mailing Address: CARLUCCI REALTY LLC 34 UNCAS BROOK ROW FRANKLIN, MA 02038
Parcel Number: 279-167-000 CAMA Number: 279-167-000-000 Property Address: 29 DEAN AVE	Mailing Address: AUERR ALLEN A JR TR MASON, FREDERICK J III TR ZAJAC, JOHN F TR PO BOX 347 FRANKLIN, MA 02038
Parcel Number: 279-168-000 CAMA Number: 279-168-000-000 Property Address: DEAN AVE	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 279-169-000 CAMA Number: 279-169-000-000 Property Address: 19 DEAN AVE	Mailing Address: TEAM Q LLC 8 SYMMES RD FRANKLIN, MA 02038
Parcel Number: 279-170-000 CAMA Number: 279-170-000-000 Property Address: 21 MAIN ST	Mailing Address: DEAN COOPERATIVE BANK 21 MAIN ST FRANKLIN, MA 02038
Parcel Number: 279-171-000 CAMA Number: 279-171-000-000 Property Address: 25 DEPOT ST	Mailing Address: MASS BAY TRANSPORTATION AUTHOR  PO BOX 845142 BOSTON, MA 02284-5142



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2/27/2024

Page 2 of 3





# 300 foot Abutters List Report

Franklin, MA  
February 27, 2024

Parcel Number: 279-172-000  
CAMA Number: 279-172-000-000  
Property Address: 13 MAIN ST

Mailing Address: FOURZOL LLC  
480 SUMMER ST  
WESTWOOD, MA 02090

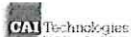
Parcel Number: 279-173-000  
CAMA Number: 279-173-000-000  
Property Address: 9 MAIN ST

Mailing Address: FOURZOL LLC  
480 SUMMER ST  
WESTWOOD, MA 02090

Parcel Number: 279-174-000  
CAMA Number: 279-174-000-000  
Property Address: MAIN ST

Mailing Address: NEW YORK CENTRAL LINES LLC C/O  
CSX TRANSPORTATION INC TAX  
500 WATER ST (C 910)  
JACKSONVILLE, FL 32202

*Kevin W. Doyle, 2-27-24*



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2/27/2024

Page 3 of 3



16 DEAN AVE LLC  
C/O AL LEWIS  
7 UNCAS BROOK ROW  
FRANKLIN, MA 02038

MASS BAY TRANSPORTATION A  
PO BOX 845142  
BOSTON, MA 02284-5142

US GOVERNMENT & POST OFFI  
43 MAIN ST  
FRANKLIN, MA 02038

AUERR ALLEN A JR TR  
MASON, FREDERICK J III TR  
PO BOX 347  
FRANKLIN, MA 02038

NASUTI DAVID L TRUSTEE  
GREAT OAKS REALTY  
17 VILLAGE WAY  
FRANKLIN, MA 02038

VANDENBERG JOHN R  
NOVAK KATHLEEN A  
12 HEMLOCK LANE  
FRANKLIN, MA 02038

CARLUCCI REALTY LLC  
34 UNCAS BROOK ROW  
FRANKLIN, MA 02038

NEW YORK CENTRAL LINES LL  
C/O CSX TRANSPORTATION IN  
500 WATER ST (C 910)  
JACKSONVILLE, FL 32202

DEAN COOPERATIVE BANK  
21 MAIN ST  
FRANKLIN, MA 02038

NORFOLK COUNTY TRUST CO  
C/O BANK OF AMERICA RE AS  
PO BOX 32547  
CHARLOTTE, NC 28232

DEAN COOPERATIVE BANK  
P O BOX 307  
FRANKLIN, MA 02038

PISINI & SONS SHOES INC  
22 MAIN ST  
FRANKLIN, MA 02038

DEWSNAP EDWARD J  
DEWSNAP JANET P  
41 DEAN AVE  
FRANKLIN, MA 02038

RANIERI MARGARET C TR  
RANIERI TRUST MILLER, CAT  
59 PLEASANT ST  
FRANKLIN, MA 02038

EMMONS STREET LLC  
82 COTTAGE ST  
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FRANKLIN, MA 02038

FOURZOL LLC  
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WESTWOOD, MA 02090

ROCKLAND TRUST COMPANY  
288 UNION ST - FACILITIES DEPT  
ROCKLAND, MA 02370

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

TEAM Q LLC  
8 SYMMES RD  
FRANKLIN, MA 02038

LONGOBARDI CORINA L L/E &  
RONALD LONGOBARDI REVOC T  
40 DEAN AVE  
FRANKLIN, MA 02038

TESSICINI RICHARD A & GER  
RICHARD TESSICINI REVOCAB  
17 BRAMBLE RD  
MEDWAY, MA 02053







# 300 foot Abutters List Report

Franklin, MA  
February 27, 2024

## Subject Property:

Parcel Number: 279-169-000  
CAMA Number: 279-169-000-000  
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## Abutters:

Parcel Number: 279-024-000  
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Parcel Number: 279-027-000  
CAMA Number: 279-027-000-000  
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ROCKLAND, MA 02370

Parcel Number: 279-028-000  
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Parcel Number: 279-122-000  
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FRANKLIN, MA 02038

Parcel Number: 279-124-000  
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# 300 foot Abutters List Report

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February 27, 2024

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Parcel Number: 279-167-000 CAMA Number: 279-167-000-000 Property Address: 29 DEAN AVE	Mailing Address: AUERR ALLEN A JR TR MASON, FREDERICK J III TR ZAJAC, JOHN F TR PO BOX 347 FRANKLIN, MA 02038
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# 300 foot Abutters List Report

Franklin, MA  
February 27, 2024

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17 BRAMBLE RD  
MEDWAY, MA 02053



# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, March 25, 2024 and again on April 1, 2024

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### 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, April 8, 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 prepared by Hazem Dani of CHA Solutions, Norwell, MA, and submitted to the Department of Planning & Community Development on March 5, 2024, by David Djerf of Turtle 2 Properties LLC, Franklin, MA.

The property is located in the Downtown Commercial Zoning District at 19 Dean Avenue (assessors Map 279, Lot 169). The applicant is proposing to redevelop the existing building for mixed-use. The applicant is applying for a Special Permit under Chapter 185 Attachment 7: additional residential units beyond 1 unit based on lot area.

**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