



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building  
257 Fisher Street  
Franklin, MA 02038-3026

November 29, 2021

Mr. Greg Rondeau, Chairman  
Members of the Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

**RE: Site Plan and Special Permit – 230 East Central St, Taj Estates of Franklin II**

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and offer the following comments:

1. Applications that will need to be filed with the Franklin Department of Public Works may include, but are not necessarily limited to Water and Sewer Permits, Inflow & Infiltration Removal fees, Street Excavation Permits, and a Soil Erosion and Sediment Control Permit.
2. The section of roadway in front of the site is under Town jurisdiction, the state highway section of Route 140 begins approximately 50 feet to the east.
3. All water and sewer materials and testing shall be in accordance with DPW requirements. The proposed fire service line shall be cement lined ductile iron pipe.
4. All modifications to the existing sidewalk and the proposed driveway opening shall conform to the ADA and the Massachusetts AAB accessibility requirements.
5. Consideration should be given to locating the underground infiltration system to the rear of the property. At its current location, when the time comes for maintenance or reconstruction of the system, there will be no vehicular access to the entire site.
6. While the infiltration system has been sized to hold almost the entire equivalent of a 100 year event, there is some discharge that would occur during this event. The system outfall is located immediately adjacent to the property line at the southeast corner of the site and is adjacent to two residential properties. We recommend increasing the size of the system to contain the entire 100 year event to avoid potential impacts to these adjacent properties.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Maglio', written in a cursive style.

Michael Maglio, P.E.  
Town Engineer



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
FAX: 508-520-4906

### **MEMORANDUM**

**DATE:** November 30, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 230 East Central St – Taj Estates  
Special Permit & Site Plan

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The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, December 6, 2021 Planning Board meeting and offers the following commentary:

#### **General:**

1. The site is located at 230 East Central St in the Commercial I Zoning District.
2. The applicant is proposing to construct a three story building with 41 residential units and a 900 sq/ft commercial area. Multi-Family requires a Special Permit in the Commercial I Zoning District, under 185 Attachment 7, 6.1.
3. The following letters have been received from other Town Departments and outside Peer Review;
  - Letter dated November 18, 2021 from J.S. Barbieri, Deputy Fire Chief
  - Letter dated November 29, 2021 from Mike Maglio, Town Engineer
  - Letter dated October 19, 2021 from Becca Solomon, Conservation Agent
  - BETA is currently reviewing the project.
4. The Applicant has requested a waiver for parking from the required amount of 64 parking spaces to 46 parking spaces.

#### **Comments**

1. There is minimal landscaping on the site, as the site is maxed out on the impervious area. DPCD recommends more landscaping be provided since the site abuts residential units.
2. Applicant is required to file with the Design Review Commission.
3. Applicant should provide the location of the abutting houses on the Site Plan.
4. The Applicant has not submitted color renderings of the building.

5. DPCD reviewed the most recent Site Plan and Special Permit applications before the Planning Board that are located within the DC and CI zoning districts and areas around these zones, and have developed the table below summarizing the related parking requirements.

Project	Address	Zoning District	Parking Required	Parking Provided	Units per sq/ft area
257 Residential units	Dean Ave	GRV	514 spaces	463 spaces	3,961
*13 Residential units and 2 Commercial spaces	72-94 East Central St	C1	21 spaces	28 spaces	3,854
3 Residential units and 1 Commercial space	14 Ruggles St	C1	10 spaces	7 spaces	2,994
12 Residential units and 2 Commercial spaces	70 East Central St	DC	20 spaces	32 spaces	2,277
28 Units/ 5,000 sq/ft Retail	40 Alpine Row	DC	48 spaces	78 spaces	1,915
**105 Residential Units	330 East Central St	CII	204 spaces	156 spaces	1,716

\*Project denied because building was too large for the site

\*\*ZBA granted a variance to allow 105 units

#### Current Project

*41 Residential Units and 1*

*Commercial space 230 East Central St CI 64 spaces 46 spaces 1,042*

DPCD recommends the Applicant reduce the amount of units, provide adequate parking and additional landscaping for screening on the side and rear of the property.



Amy Love <alove@franklinma.gov>

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**Re: 230 East Central St**

1 message

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**Becca Solomon** <bsolomon@franklinma.gov>  
To: Amy Love <alove@franklinma.gov>

Wed, Dec 1, 2021 at 10:37 AM

Hi Amy,

It does not appear that there are any resource areas that would be under Conservation jurisdiction on this property. They should be all set.

Thank you,  
-Becca

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Becca Solomon  
Conservation Agent  
355 East Central Street  
Franklin, MA 02038  
Phone: 508-520-4929  
Email: [bsolomon@franklinma.gov](mailto:bsolomon@franklinma.gov)

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On Wed, Dec 1, 2021 at 8:26 AM Amy Love <[alove@franklinma.gov](mailto:alove@franklinma.gov)> wrote:

Hi Becca,  
Can you please provide me with a letter if this site is in Conservation jurisdiction?  
Thank you  
[Amy Love, Town Planner II](#)  
[Town of Franklin](#)  
[355 East Central](#)  
[Franklin, MA 02038](#)  
[508-520-4907](#)

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# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 18 NOVEMBER 2021

RE : SITE PLAN – 230 EAST CENTRAL ST. – TAJ ESTATES II

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

We have worked with the applicant regarding the plan and they have met our requirements. Accordingly, we have no comments at this time. Please contact me should you have any question or require any additional information.

cc: file

# Town of Franklin



## Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, November 22, 2021 and again on November 29, 2021

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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, December 6, 2021 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan and Special Permit application at 230 East Central Street in Franklin, MA prepared by Guerriere & Halnon, Inc., Franklin, MA, and submitted to the Department of Planning & Community Development, by Mohiuddin Ahmed, Westborough, MA.

The property is located in the Commercial I Zoning District (Assessors Map 285 Lot 69) on East Central Street. The applicant is proposing to construct a three-story, 14,000 square foot mixed use multifamily building complete with parking and utilities.

**Please note: This will be your only written notice of this public hearing. All future Public Hearings on this matter, 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 on the Planning Board website at <https://www.franklinma.gov/planning-board>