



# Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

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Est. 1972

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F-4478

January 18, 2022

Franklin Planning Board  
355 East Central Street  
Franklin, MA. 02038  
Attn: Mr. Greg Rondeau, Chairman

RE: *Taj Estates of Franklin II, 230 East Central Street, Franklin, MA*

Dear Members of the Board:

On behalf of our client, Al-Miraj, Inc., Guerriere & Halnon, Inc. has prepared the following summary of plan revisions for the Board's consideration based on feedback during the Planning Board Meeting on December 6, 2021. Please find enclosed a full set of revised plans for your consideration.

We respectfully request further discussion with the Board at the upcoming meeting on January 24, 2022 regarding the following revisions, prior to formalizing the design plans:

- Building footprint and number of proposed units have been reduced;
- Parking spaces and dumpster pad have been removed from the existing sewer easement;
- The number of parking spaces required vs. proposed have been added to the plans; and
- Screening has been added to eastern and southern sides of the property.

A comprehensive submittal, including traffic analysis, stormwater report, stamped design plans, response to comments and architectural renderings will be submitted after our meeting on January 24, 2022. Should you have any further questions or concerns, please contact our office.

Sincerely,  
Guerriere & Halnon, Inc.

*Amanda Cavaliere*

Amanda Cavaliere  
Franklin Office Manager

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

**DATE:** January 18, 2022  
**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, January 24, 2022 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 55 parking spaces to 44 parking spaces.

#### DPCD Comments:

1. Applicant has reduced the amount of residential units from 41 to 35 units, removing 6 units. As the graph below details the units per area, it is still the largest proposed project in the area.

**Comments from December 6:**

1. A traffic study has been requested. Still outstanding
2. Applicant is requesting feedback from the Planning Board on the submitted plans, before finalizing the drainage information.
3. Applicant is required to file with the Design Review Commission.
4. Applicant should provide the location of the abutting houses on the Site Plan.
5. The Applicant has not submitted color renderings of the building.
6. The Applicant is proposed work in the right of way, on Hill Ave. The applicant should provide legal information that this work is permissible.
7. 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**

*35 Residential Units and 1*

*Commercial space 230 East Central St CI 55 spaces 44 spaces 1,250*

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.



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

January 18, 2022

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 revised materials for the subject project and offer the following comments:

1. We note that the proposed building has been reduced in size and the previously proposed work within the sewer easement at the rear of the property has been eliminated. We also note that the final engineering and stormwater design has not been completed and will still need to be reviewed.
2. We would still like to see the underground infiltration system relocated 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.
3. The previously proposed stormwater overflow that was discharging to the adjacent residential property has been removed from the plan, however, as stated above, the final stormwater design has not been completed and will still need to be reviewed.

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

Sincerely,

Michael Maglio, P.E.  
Town Engineer