

FORM Q
TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: 240 East Central Street - Condominium

Property Address 240 East Central Street and 9 Lewis Street

Assessors' Map # 265 Parcel # 068/066

Zoning District (select applicable zone): Commercial I (C1)

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: MP Design Consultants LLC

Address: 118 Turnpike Road - Suite 100
Southborough, MA 01772

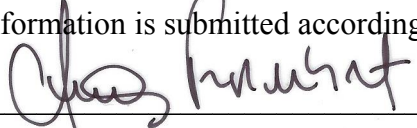
Telephone Number: (508) 331-7261

Contact Person: Carlos Ferreira

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: _____ Property Owner: Nylah Crossing LLC
Address: _____ 95 East Main Street #100
_____ Westboro, MA 01581

All of the information is submitted according to the best of my knowledge



Signature Date Submitted
Print Name: Carlos Ferreira March 26, 2024

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 – 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: MP Design Consultants LLC

Contact Person: Carlos Ferreira

Address 118 Turnpike Road Southborough, MA 01772

Telephone Number: (508) 331-7261

E) Work Summary

Summary of work to be done: construction of 14 townhouse units

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. The proposed building meets the zoning requirements and is compatible surrounding structures

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area. The proposed relationships between doors and windows and doors are compatible with the architectural style and character of the structures on the surround area.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. the relations of building masses and spaces are compatible with the architectural style and character of the structures on the surround area.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. Roof design and pitch are compatible with the architectural style and character of the structures on the surround area.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. Scale and architectural style of the building meet the features of the building on the surround area.

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: Faccade and building design meet the features of the building on the surround area.

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. materials, colors and textures meet the standards set in design review guideline book.

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. no sign is proposed

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. no historic building is being removed

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. the building is designed with incorporate energy efficiency features insulation, windows, hvac and water heating equipment

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible. Landscape features added accordingly

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

ADDENDA

INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION

A. General Information

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ www.franklin.ma.us/Town/Assessors/PropertyTax or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1st floor, Municipal Building

B. Applicant Information – complete and include name of contact person w/ phone number

C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

Page 2 –

D. Architect/Engineer or Sign Company Information:

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

E. Work Summary: Include brief summation of work to be done

Pages 3 & 4

F. Information & Materials to be Submitted w/Application

a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- Nine (9) Copies of all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

DESIGN STANDARDS – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

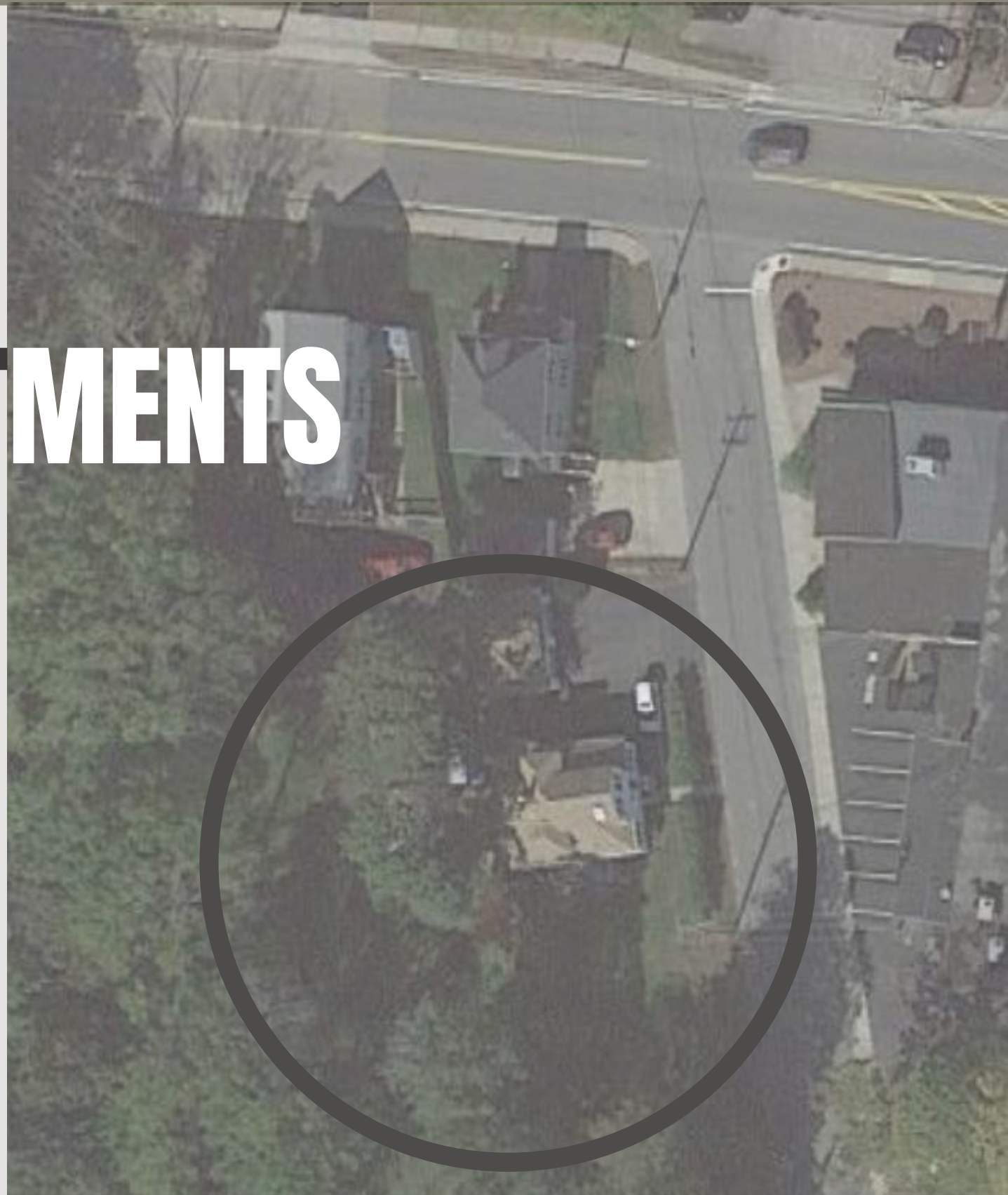
ALL APPLICATIONS WITH NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2ND & 4TH TUESDAY OF THE MONTH.

FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.

TRADITIONAL & NEW MULTIFAMILY

EAST CENTRAL ST APARTMENTS

FRANKLIN, MA



EXISTING CONDITIONS



PROPOSED DESIGN



PROPOSED DESIGN



TRADITIONAL & NEW MULTIFAMILY BUILDING

LOCATION

East Central Street,
Franklin,
MA 02038

PROPERTY TYPE

MULTIFAMILY

TOTAL UNITS

14

SUBJECT PARCEL SIZE

34,567.31 SF

LAND AREA RATIO TO NUMBER OF UNITS

2469



PROPOSED PLANS

TYPICAL TOWNHOUSE UNIT AREA (SIMILAR UNITS ON BUILDING B)

UNIT A 2,932 SF UNIT B 2,932 SF UNIT C 2,932 SF



SECOND FLOOR



FIRST FLOOR



BASEMENT

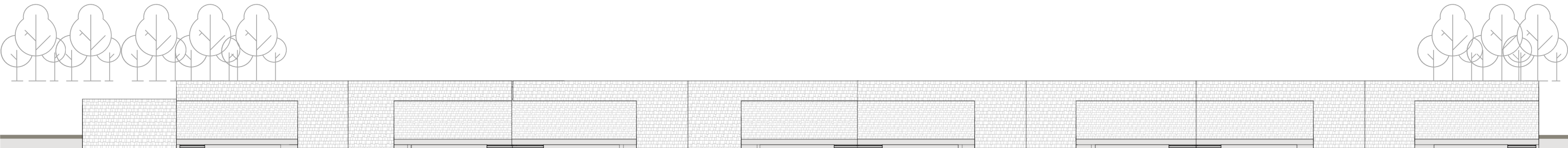


PROPOSED ELEVATIONS

9 LEWIS STREET VIEW



240 EAST CENTRAL SIDE VIEW



PROPOSED DESIGN

