

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: Autumn Hill ~~Condominiums~~ Senior Village

Property Address 496 & 488 Summer Street

Assessors' Map # 302 Parcel # 6 & 8

Zoning District (select applicable zone): Rural Residential 1

Zoning History: Use Variance N/A
Non-Conforming Use N/A

B) Applicant Information:

Applicant Name: Suejo Corp.

Address: PO Box 934
Wrentham, MA 02093

Telephone Number: 774-571-1972

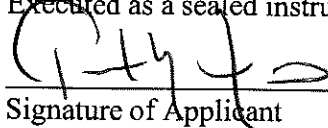
Contact Person: Timothy Jones

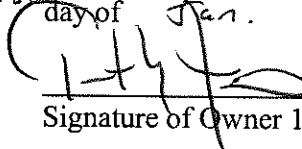
C) Owner Information (Business Owner & Property Owner if different)

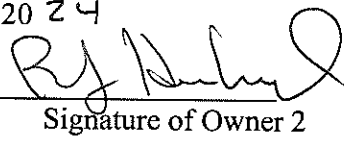
Property Business Owner: <u>Timothy Jones</u>	Property Owner: <u>Bruce Hunchard</u>
Address: <u>488 Summer Street</u>	<u>496 Summer Street</u>
<u>Franklin, MA 02038</u>	<u>Franklin, MA 02038</u>

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

Executed as a sealed instrument this 31st day of Jan. 2024


Signature of Applicant


Signature of Owner 1


Signature of Owner 2

Suejo Corp. - Timothy Jones
Print name of Applicant

Timothy Jones & Bruce Hunchard
Print names of Owners

***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: Brian J. Frigon

Contact Person: Brian Frigon

Address 221 Peck Street Franklin, MA 02038

Telephone Number: (617) 839-2749

E) Work Summary

Summary of work to be done: _____

Work consist of newly constructed attached condominiums consisting of buildings of 2 units, 3 units, and 4 units. Total development consist of 42 units.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov**

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:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

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

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. _____

All proposed units and unit buildings have been designed as 2 floors with attic space and basement level. Proposed heights for all buildings and units is an average of 30'-0" above average grade.

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.

All proposed doors will be in the architectural style depicted in the attached plans & exterior elevations.
All proposed windows will be required size double hung, casement, and awning to match the surrounding architectural styles.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. _____

All Building Architectural Masses will be sized appropriately to be compatible with their surrounding structures and open spaces. Building Masses are comprised in a contemporary colonial style with varying depths as to not create a box-like appearance.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____

All of the buildings roofs will be a variation of gable, hip, and gable or shed dormers in a contemporary colonial style with varying depths as to not create a box-like appearance and to minimize the roof lines.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _____

All proposed units and unit buildings proportions have been designed in a contemporary colonial style to blend and enhance the adjacent architectural context.

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____

The building facades have been designed with multiple architectural aspects to minimize a box-like appearance and have been proportioned to fit into the surrounding architectural landscape.

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. _____

All of the building details will be designed in a sensitive manner as to blend with their local community.
Materials and colors will be chosen from a colonial pallet with a mixture of vinyl shaker shingle, clapboard siding, and a accent of traditional vertical board and batten siding. Colors will range in the grey, blue, & white scales.

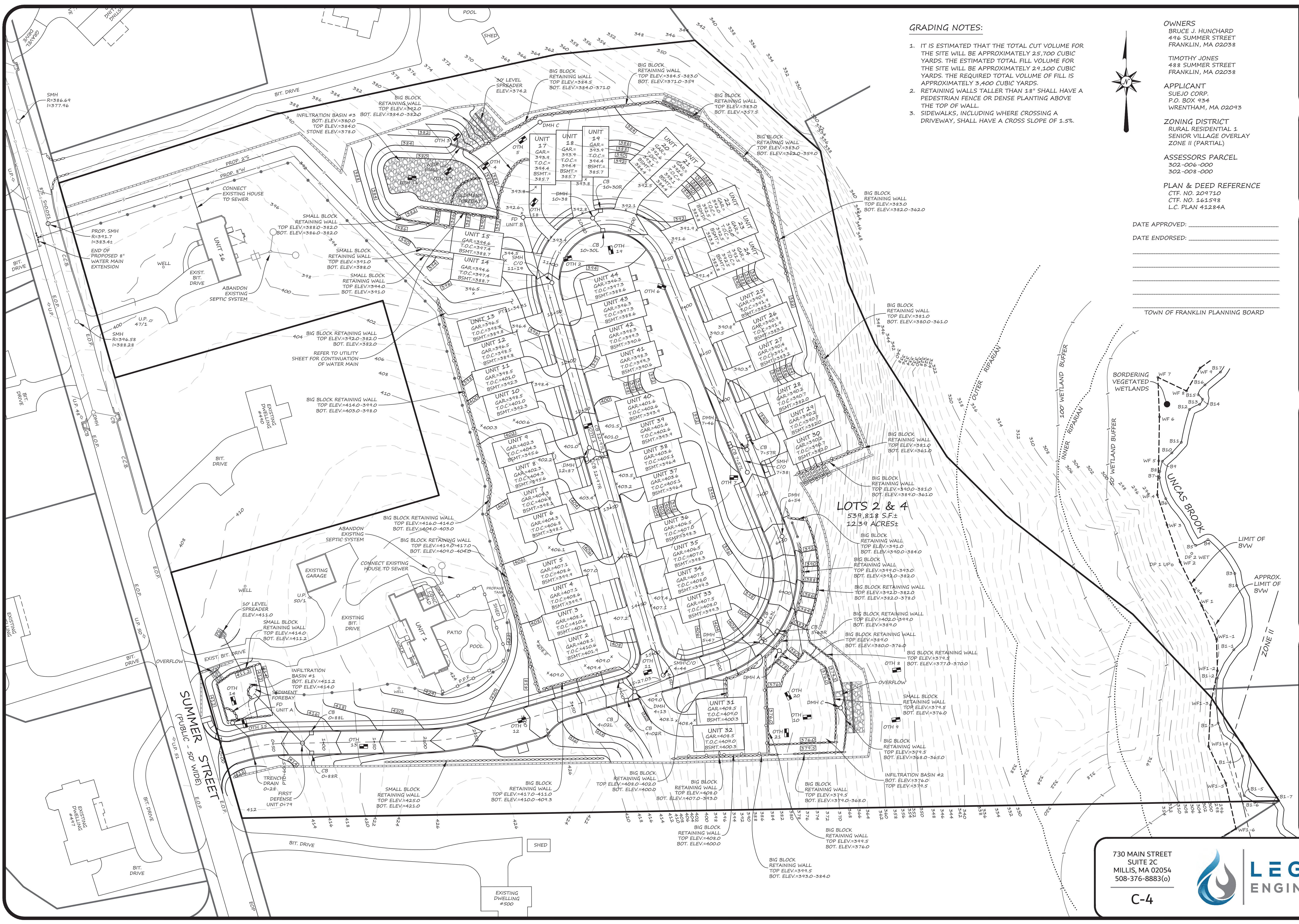
8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. None

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. There will be no disruption of historical, traditional or significant structures or architectural elements.

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. All architectural designs will meet the latest Energy Codes.

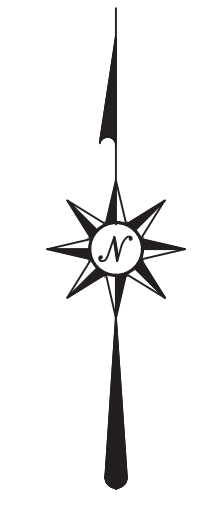
11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.



GRADING NOTES:

1. IT IS ESTIMATED THAT THE TOTAL CUT VOLUME FOR THE SITE WILL BE APPROXIMATELY 25,700 CUBIC YARDS. THE ESTIMATED TOTAL FILL VOLUME FOR THE SITE WILL BE APPROXIMATELY 29,100 CUBIC YARDS. THE REQUIRED TOTAL VOLUME OF FILL IS APPROXIMATELY 3,400 CUBIC YARDS.
2. RETAINING WALLS TALLER THAN 18" SHALL HAVE A PEDESTRIAN FENCE OR DENSE PLANTING ABOVE THE TOP OF WALL.
3. SIDEWALKS, INCLUDING WHERE CROSSING A DRIVEWAY, SHALL HAVE A CROSS SLOPE OF 1.5%.



OWNERS
 BRUCE J. HUNCHARD
 496 SUMMER STREET
 FRANKLIN, MA 02038

TIMOTHY JONES
 488 SUMMER STREET
 FRANKLIN, MA 02038

APPLICANT
 SUEJO CORP.
 P.O. BOX 934
 WRENTHAM, MA 02093

ZONING DISTRICT
 RURAL RESIDENTIAL 1
 SENIOR VILLAGE OVERLAY
 ZONE II (PARTIAL)

ASSESSORS PARCEL
 302-006-000
 302-008-000

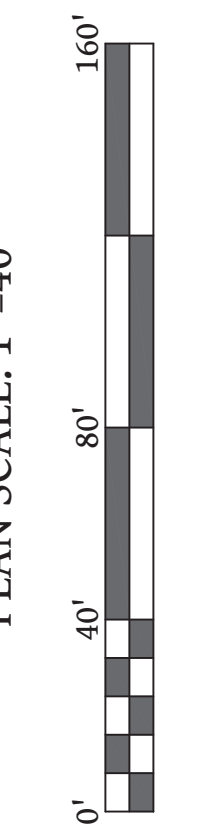
PLAN & DEED REFERENCE
 CTF. NO. 209710
 CTF. NO. 161598
 L.C. PLAN 41284A



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 Date: 2024.01.30 14:27:56 -05'00'

DATE APPROVED: _____
 DATE ENDORSED: _____

 TOWN OF FRANKLIN PLANNING BOARD



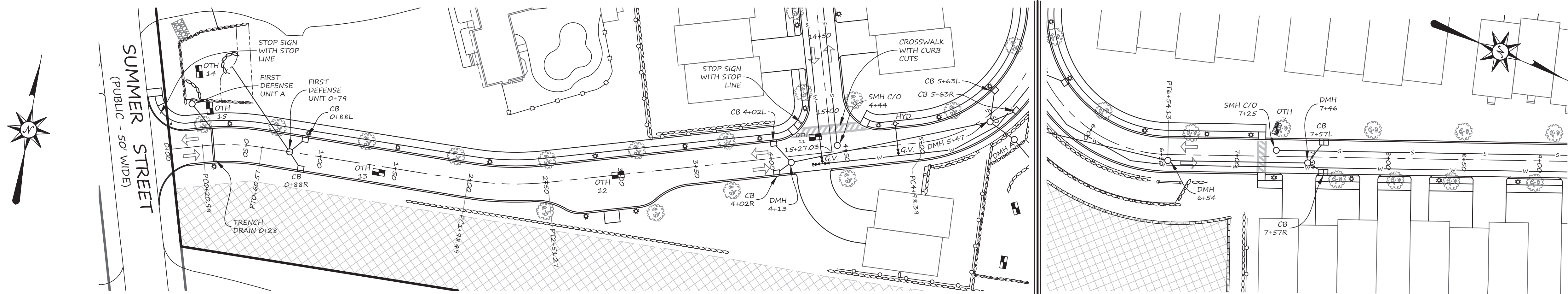
REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

**AUTUMN HILL
 SENIOR VILLAGE
 GRADING & UTILITIES
 PLAN OF LAND IN
 FRANKLIN, MA**

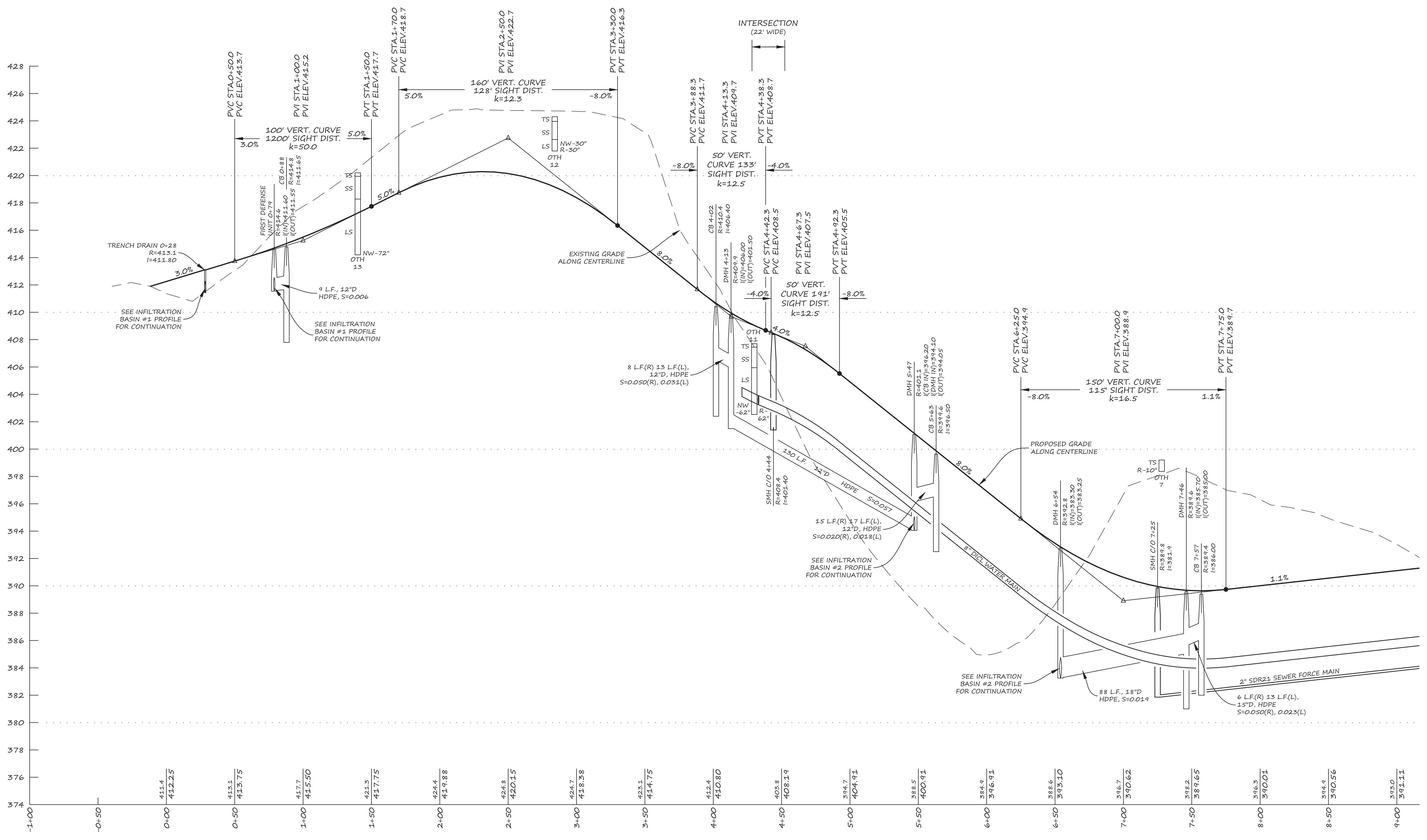
730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8883(o)





DRIVEWAY PLAN VIEW
SCALE: 1" = 40'

DRIVEWAY PLAN VIEW
SCALE: 1" = 40'



PROFILE - DRIVEWAY
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

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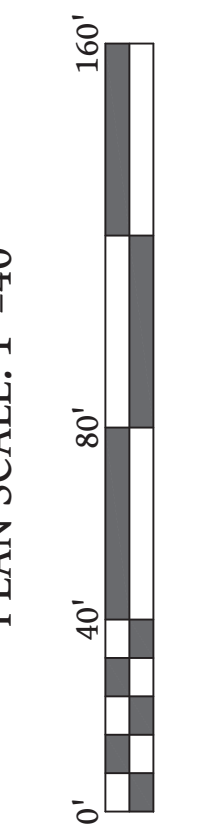
TOWN OF FRANKLIN PLANNING BOARD

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND



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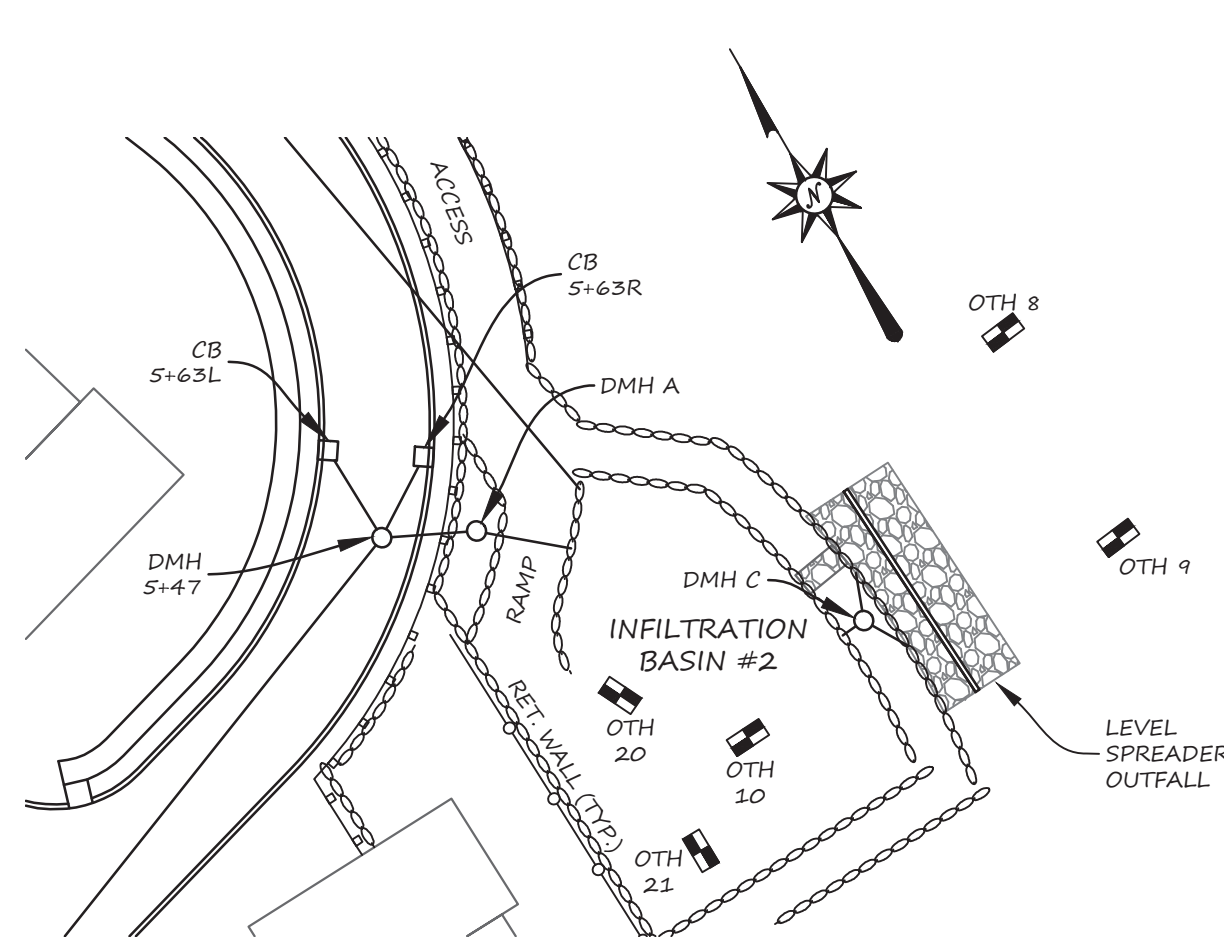
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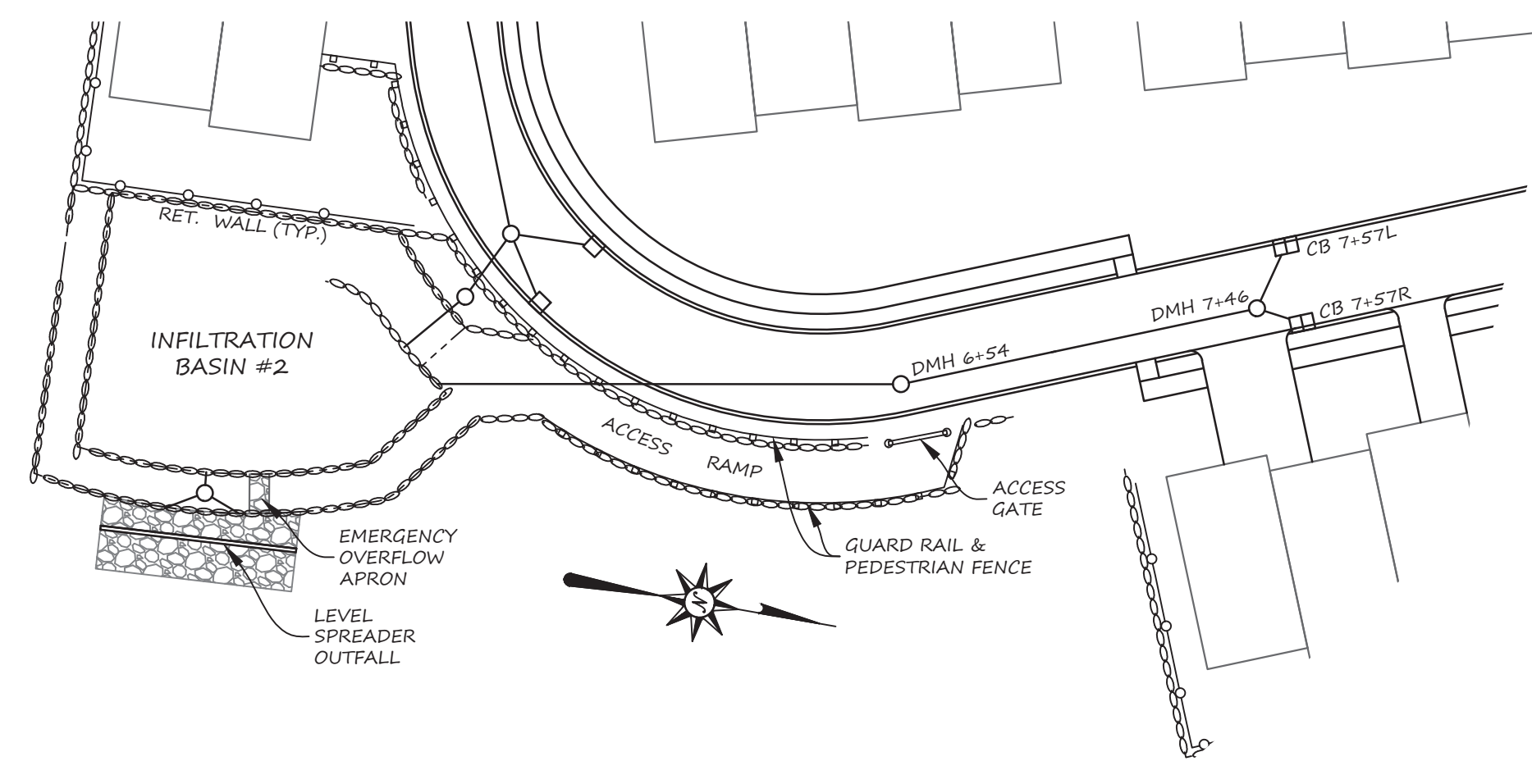
AUTUMN HILL
SENIOR VILLAGE
PROFILE
PLAN OF LAND IN
FRANKLIN, MA

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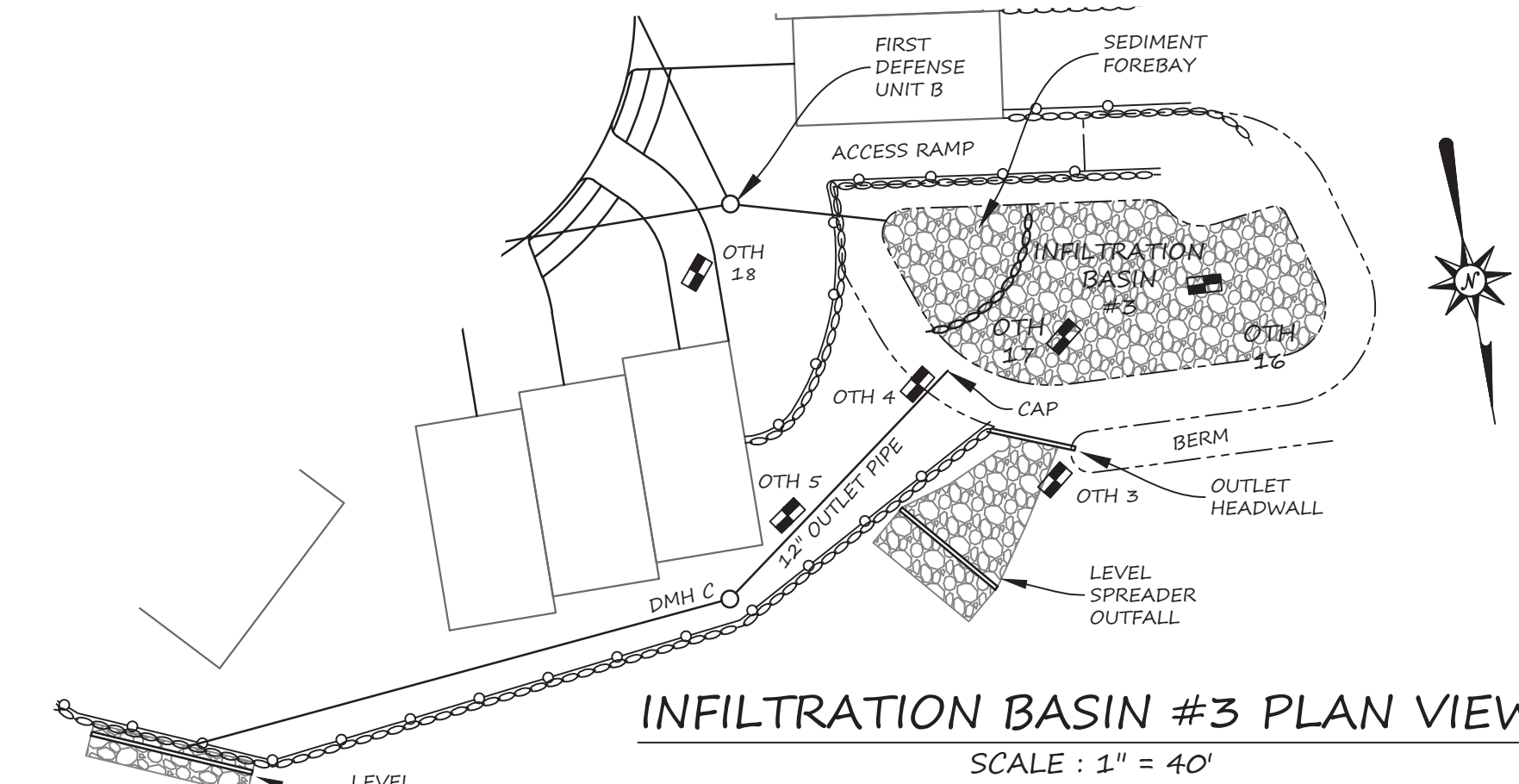




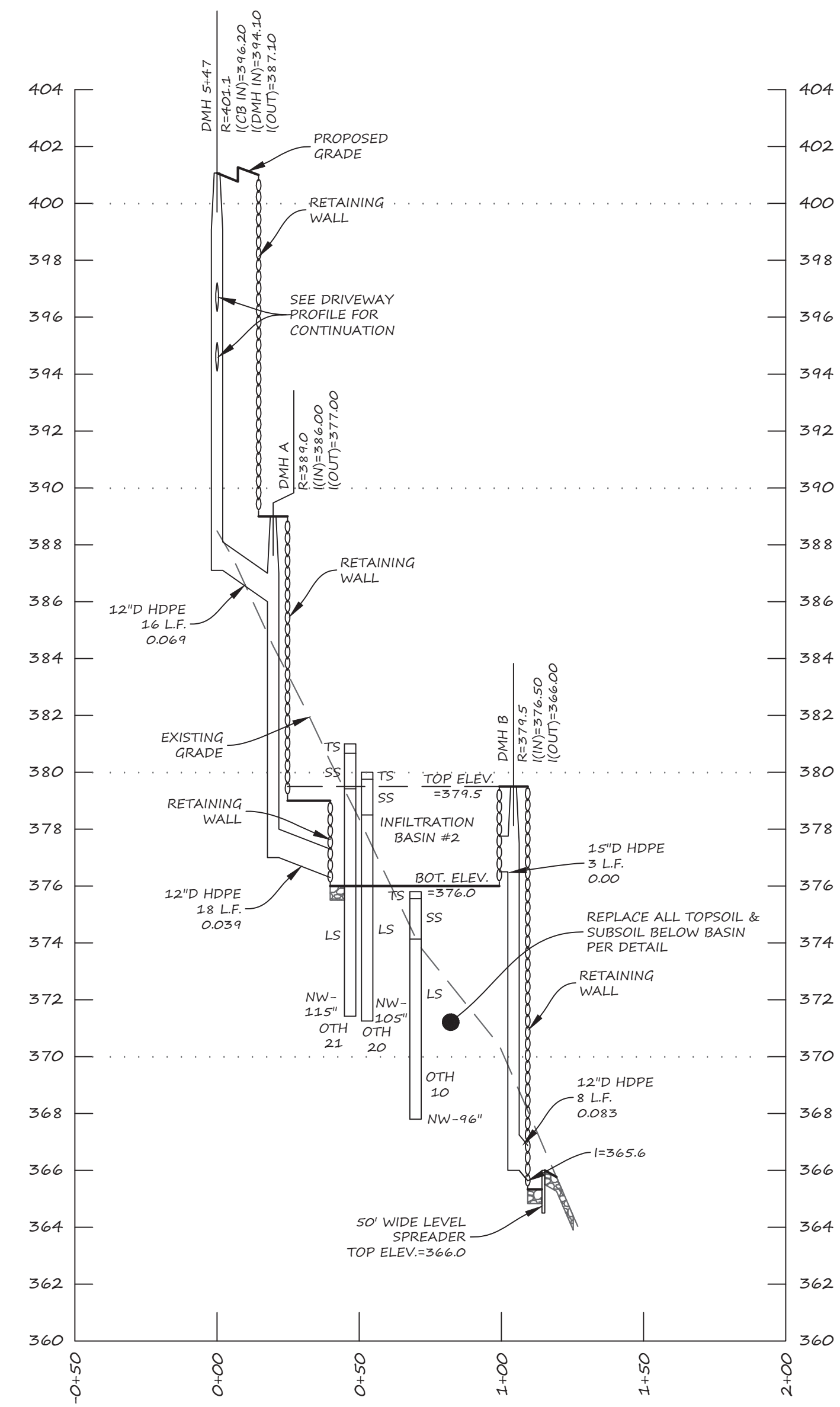
INFILTRATION BASIN #2 PLAN VIEW
SCALE: 1" = 40'



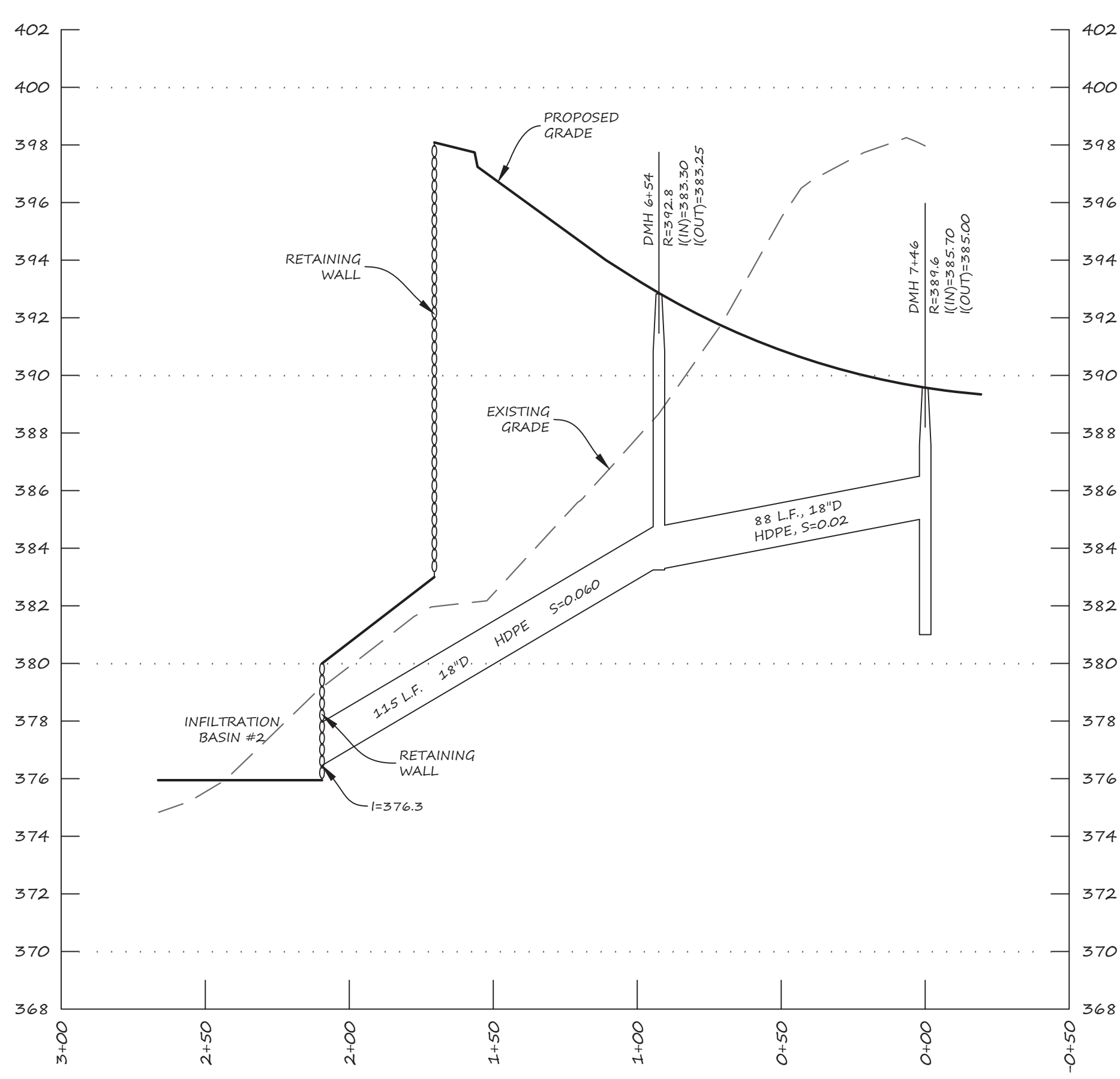
INFILTRATION BASIN #2 PLAN VIEW
SCALE: 1" = 40'



INFILTRATION BASIN #3 PLAN VIEW
SCALE: 1" = 40'



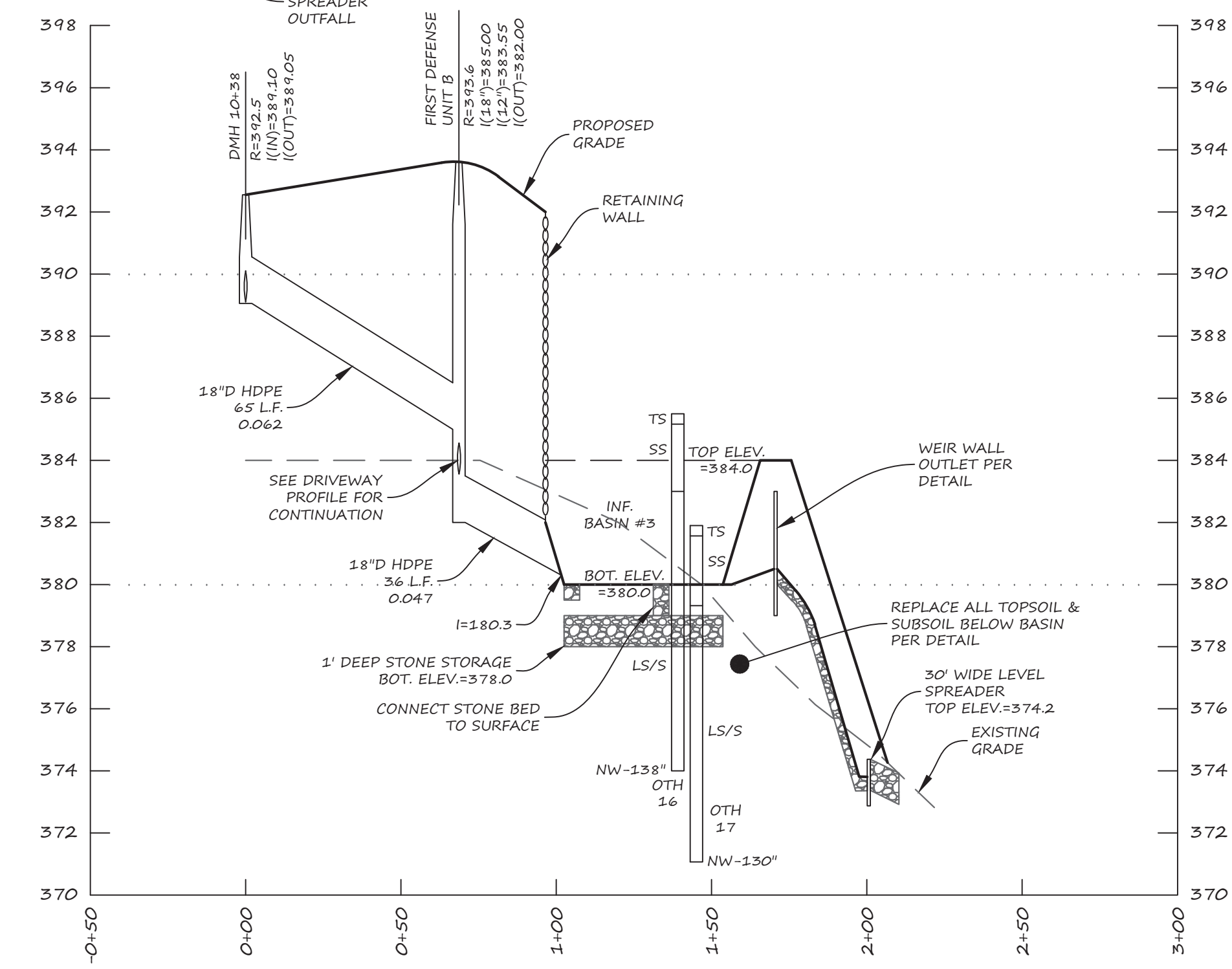
PROFILE - INFILTRATION BASIN #2
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE - INFILTRATION BASIN #2
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND

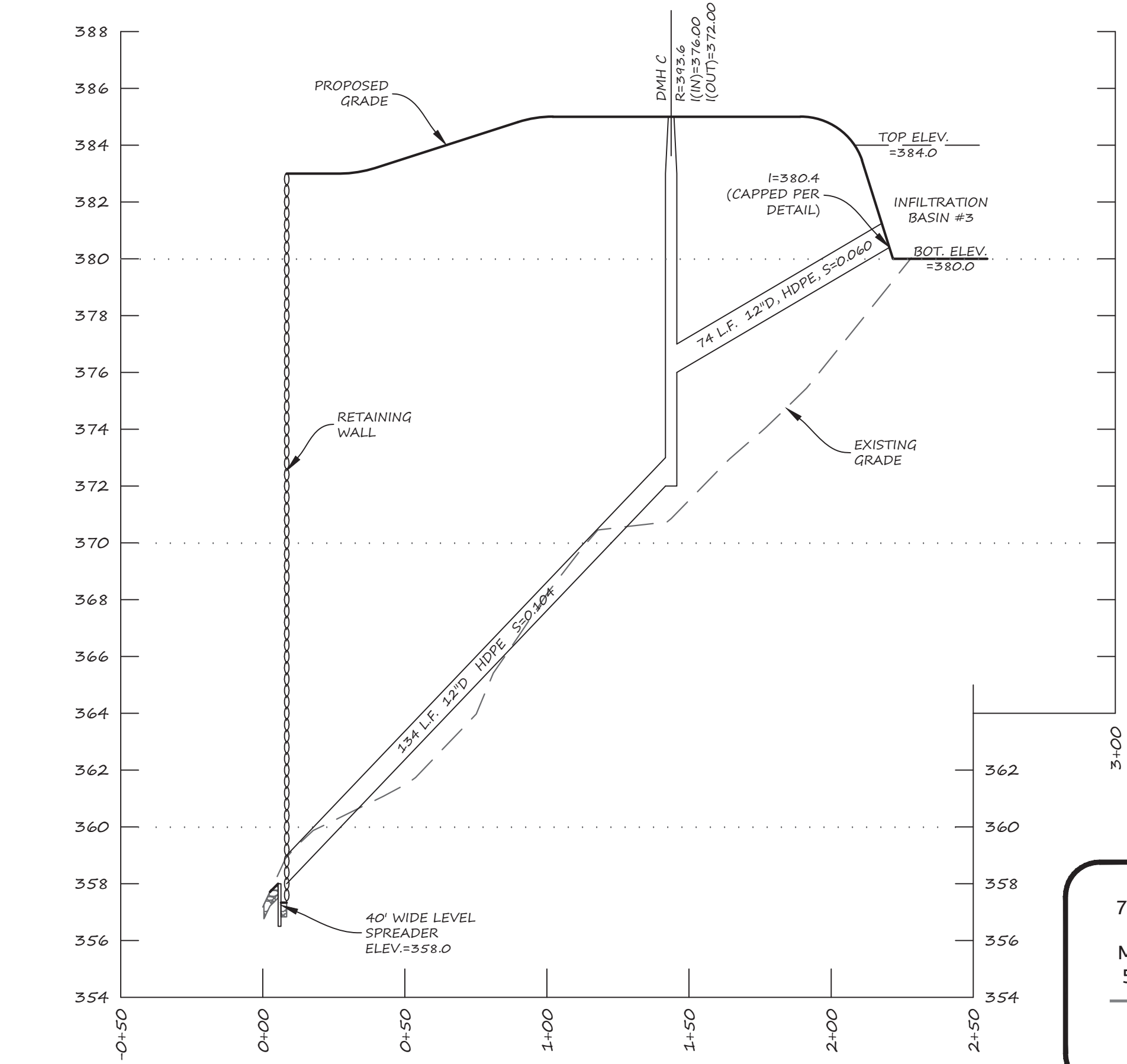
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S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND



DATE APPROVED: _____
DATE ENDORSED: _____

TOWN OF FRANKLIN PLANNING BOARD

PROFILE - INFILTRATION BASIN #3
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE - INFILTRATION BASIN #3 OUTLET
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

OWNERS
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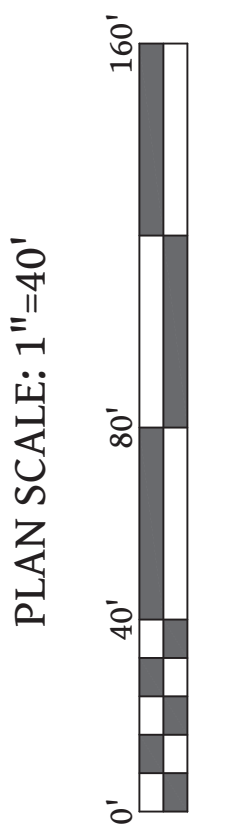
ZONING DISTRICT
RURAL RESIDENTIAL 1
SENIOR VILLAGE OVERLAY
ZONE II (PARTIAL)

ASSESSORS PARCEL
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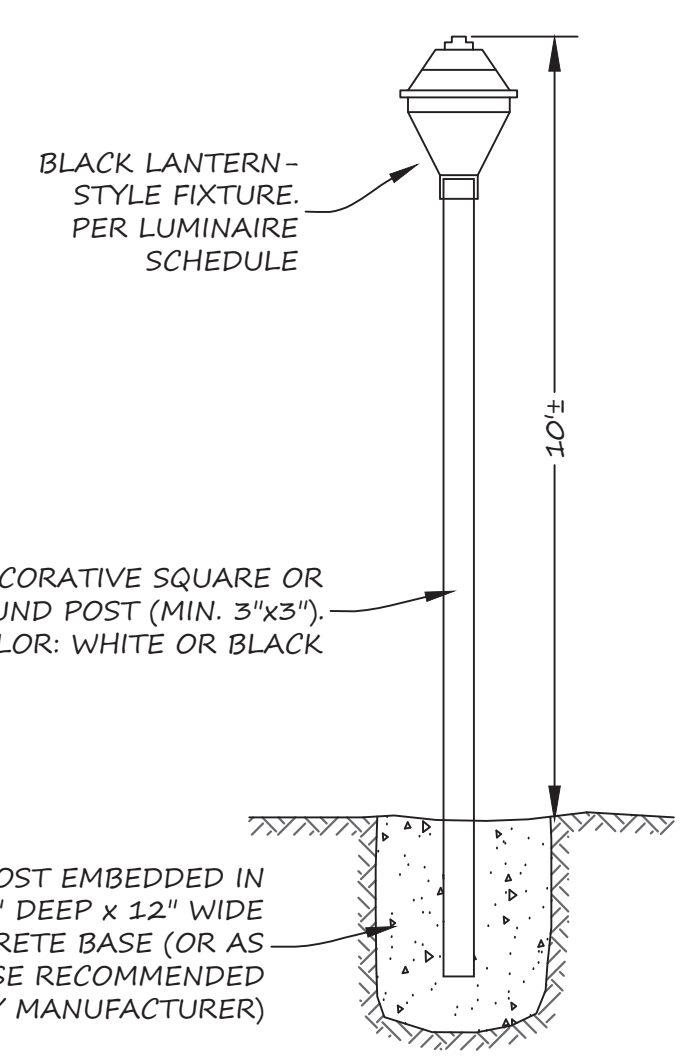
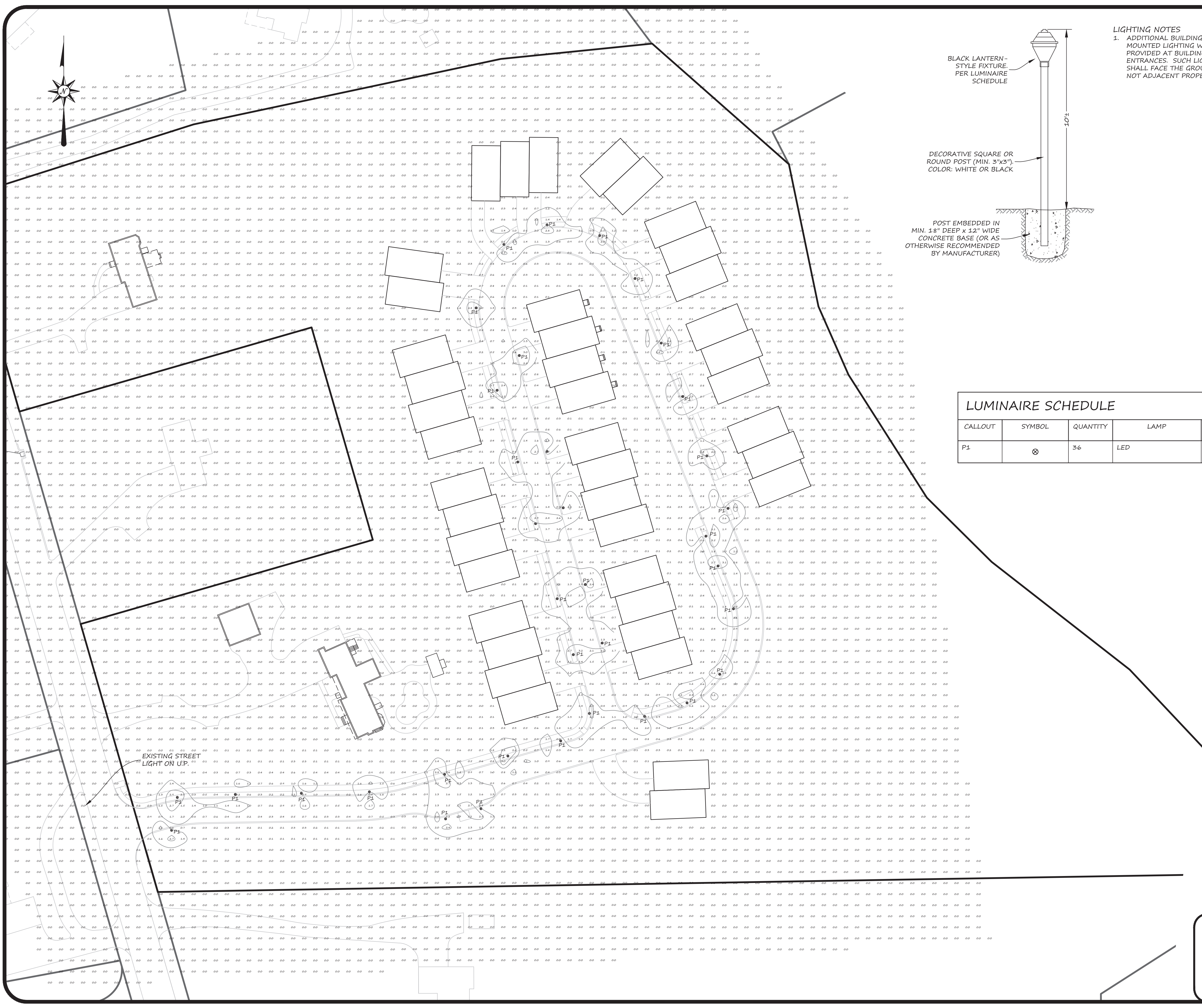
PLAN DATE: JANUARY 26, 2024

REVISION	DATE	BY

**AUTUMN HILL
SENIOR VILLAGE
PROFILE
PLAN OF LAND IN
FRANKLIN, MA**

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)





LIGHTING NOTES
 1. ADDITIONAL BUILDING MOUNTED LIGHTING WILL BE PROVIDED AT BUILDING ENTRANCES. SUCH LIGHTING SHALL FACE THE GROUND AND NOT ADJACENT PROPERTIES.

OWNERS
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 TOWN OF FRANKLIN PLANNING BOARD

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	36	LED	POST	10'	AMERILUX D623-FDR FULL-CUTOFF FIXTURE

Digitally signed by Daniel J. Merrikin, P.E.
 Date: 2024.01.30 14:22:12 -05'00'

PLAN SCALE: 1"=40'

REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

AUTUMN HILL SENIOR VILLAGE LIGHTING PLAN OF LAND IN FRANKLIN, MA

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8883(o)

C-9





EROSION CONTROL NOTES

1. THE TOTAL EXPECTED AREA OF DISTURBANCE IS 6.2± ACRES.
 - 1.1. 4.3± ACRES WILL BE DISTURBED IN PHASE 1
 - 1.2. 1.9± ACRES WILL BE DISTURBED IN PHASE 2
2. IMPLEMENT MULCH BERMS THROUGHOUT TO CONTROL SEDIMENT AND EROSION IN SPECIFIC WORK AREAS.
3. IMPLEMENT TEMPORARY SEDIMENT BASINS WITH LEVEL SPREADER OUTFALLS WHERE NECESSARY DURING CONSTRUCTION

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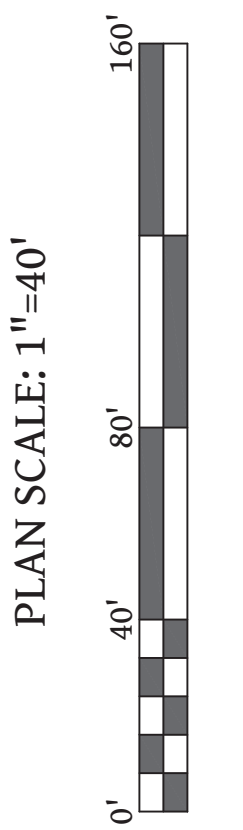
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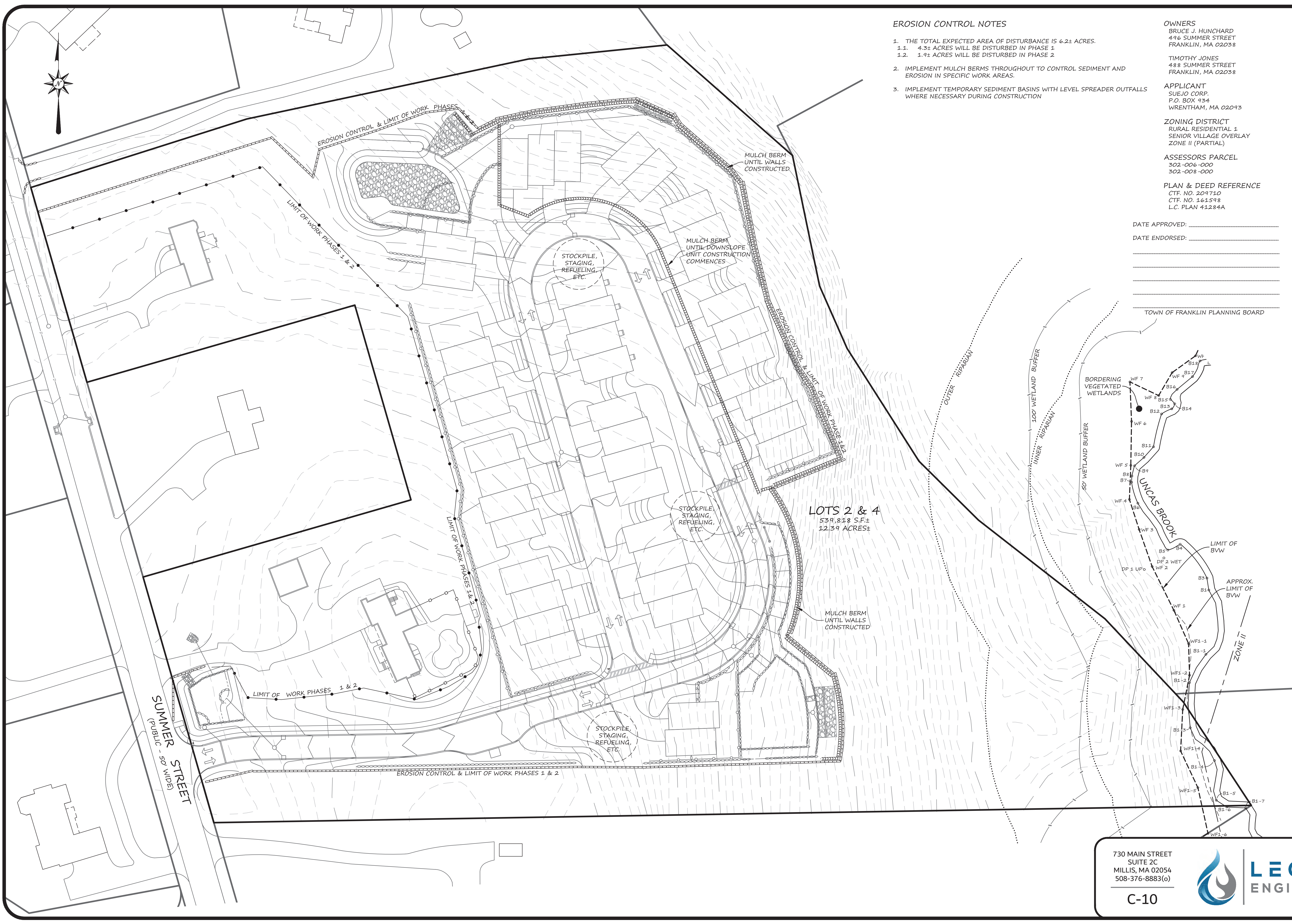
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**AUTUMN HILL
 SENIOR VILLAGE
 EROSION CONTROL
 PLAN OF LAND IN
 FRANKLIN, MA**



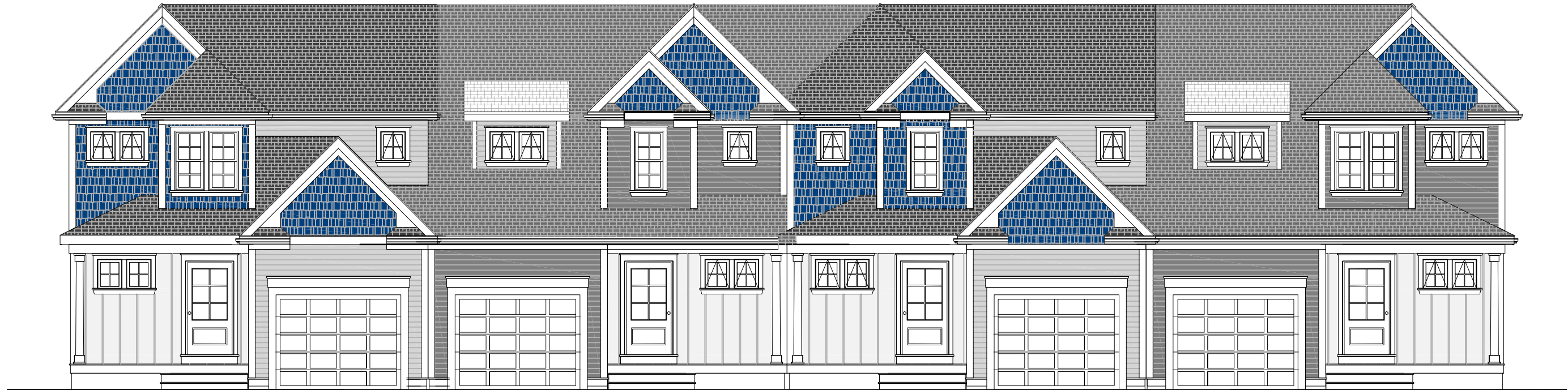
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AUTUMN HILL CONDOS

FRANKLIN, MA

4 UNIT FRONT ELEVATION



TYPICAL SIDE ELEVATION



AUTUMN HILL CONDOS

FRANKLIN, MA

4 UNIT SECOND FLOOR PLAN

