

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

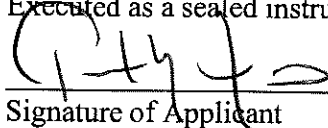
Contact Person: Timothy Jones

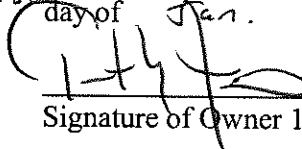
C) Owner Information (Business Owner & Property Owner if different)

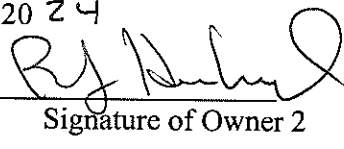
Property  
Business Owner: Timothy Jones Property Owner: Bruce Hunchard  
Address: 488 Summer Street 496 Summer Street  
Franklin, MA 02038 Franklin, MA 02038

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

Executed as a sealed instrument this 31<sup>st</sup> 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. **Facade, 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

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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.

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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.

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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.

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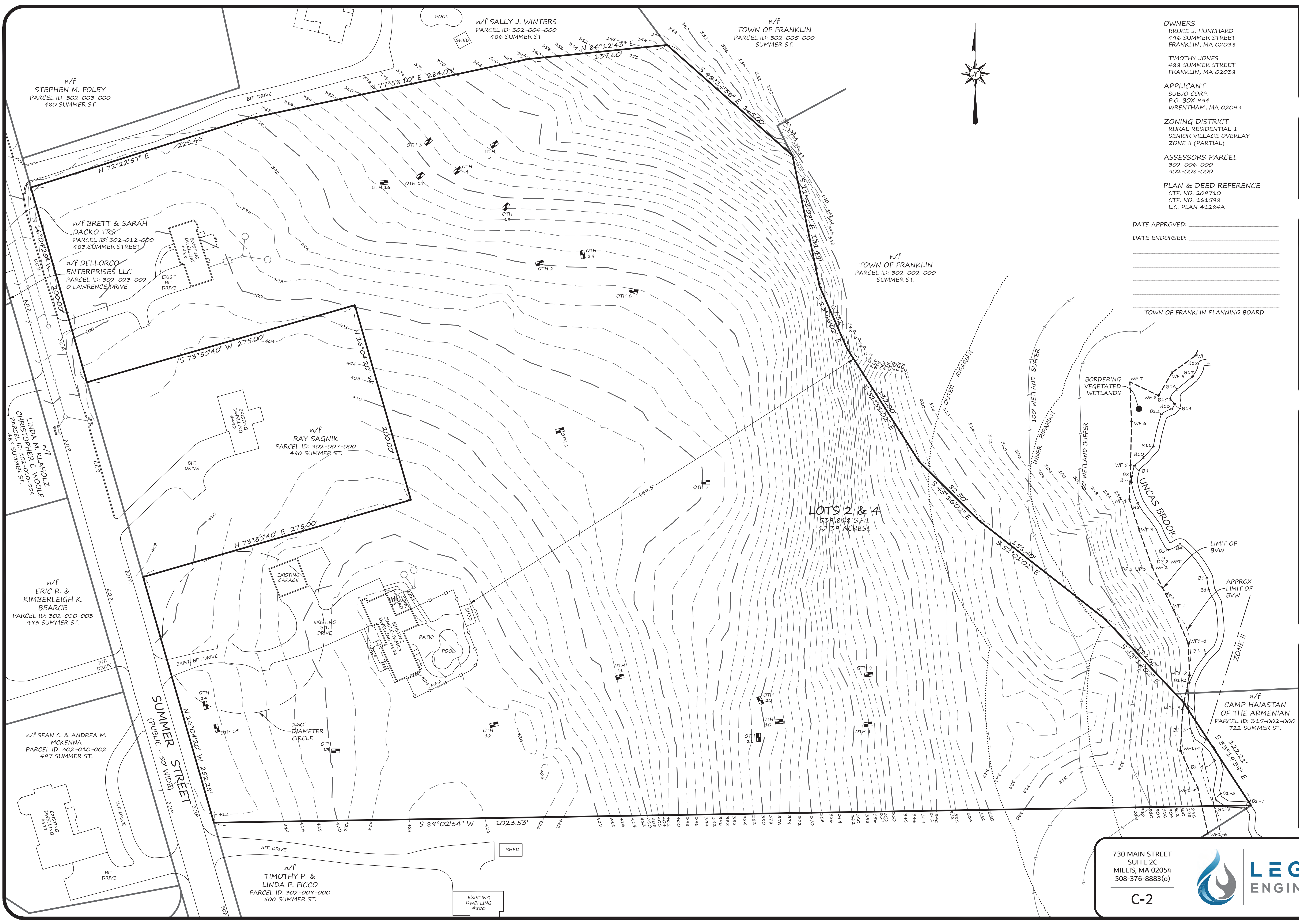
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**SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.**







w/f  
STEPHEN M. FOLEY  
PARCEL ID: 302-003-000  
480 SUMMER ST.

w/f SALLY J. WINTERS  
PARCEL ID: 302-004-000  
486 SUMMER ST.

w/f  
TOWN OF FRANKLIN  
PARCEL ID: 302-005-000  
SUMMER ST.

w/f BRETT & SARAH  
DACKO TRS  
PARCEL ID: 302-012-000  
483 SUMMER STREET

w/f DELLORCO  
ENTERPRISES LLC  
PARCEL ID: 302-023-002  
O LAWRENCE DRIVE

w/f RAY SAGNIK  
PARCEL ID: 302-007-000  
490 SUMMER ST.

w/f ERIC R. &  
KIMBERLEIGH K.  
BEARCE  
PARCEL ID: 302-010-003  
493 SUMMER ST.

w/f SEAN C. & ANDREA M.  
MCKENNA  
PARCEL ID: 302-010-002  
497 SUMMER ST.

w/f TIMOTHY P. &  
LINDA P. FICCO  
PARCEL ID: 302-009-000  
500 SUMMER ST.

w/f  
TOWN OF FRANKLIN  
PARCEL ID: 302-002-000  
SUMMER ST.

LOTS 2 & 4  
539,818 S.F.±  
12.39 ACRES±

w/f CAMP HAIASTAN  
OF THE ARMENIAN  
PARCEL ID: 315-002-000  
722 SUMMER ST.

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)

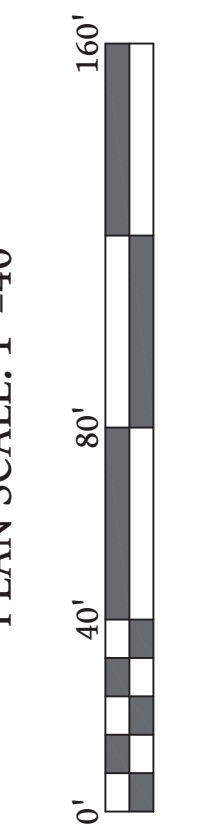
ASSESSORS PARCEL  
302-006-000  
302-008-000

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

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
TOWN OF FRANKLIN PLANNING BOARD



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J. Merrikin, P.E.  
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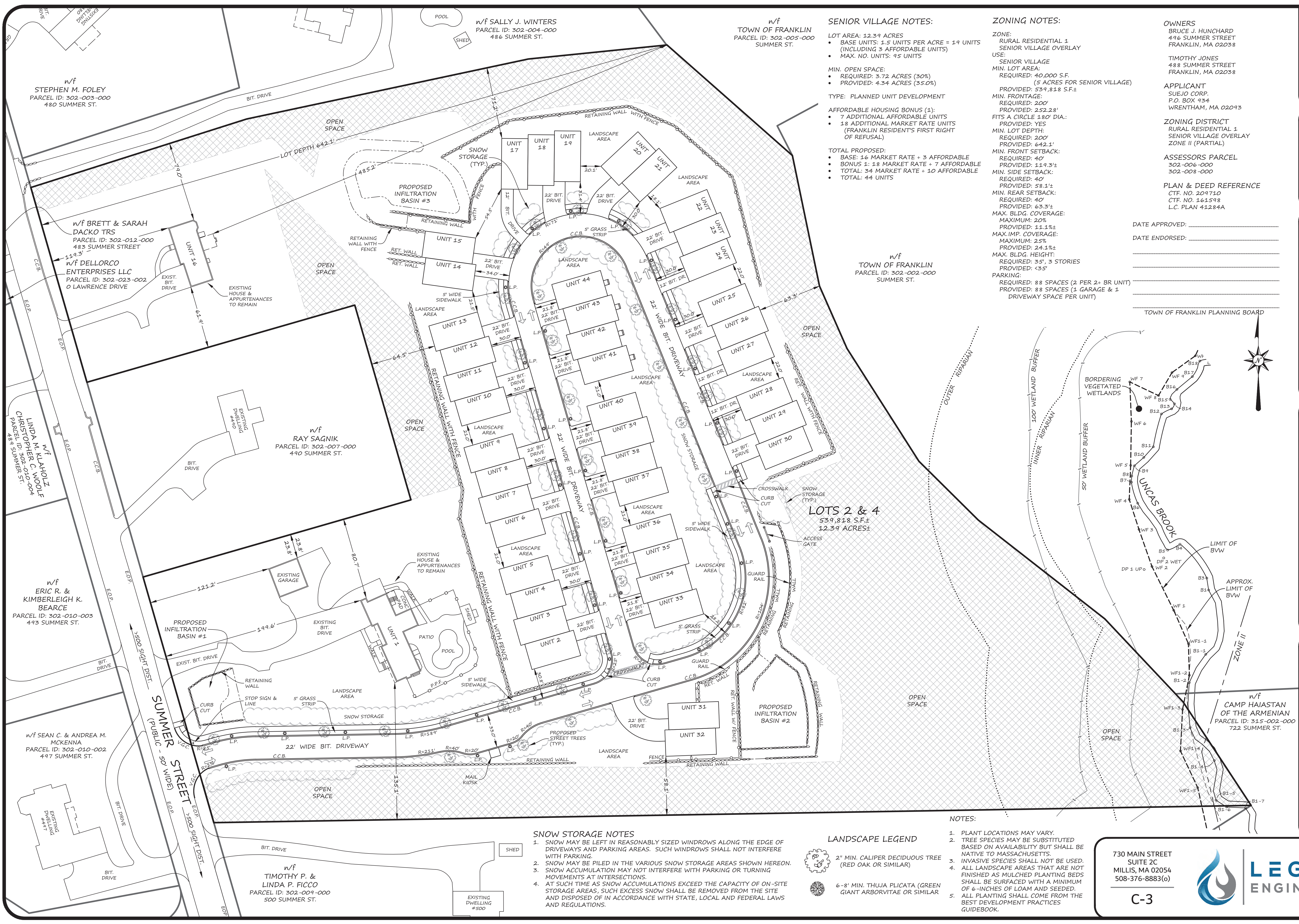
REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

AUTUMN HILL  
SENIOR VILLAGE  
EXISTING CONDITIONS  
PLAN OF LAND IN  
FRANKLIN, MA

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





**SENIOR VILLAGE NOTES:**

LOT AREA: 12.39 ACRES

- BASE UNITS: 1.5 UNITS PER ACRE = 19 UNITS (INCLUDING 3 AFFORDABLE UNITS)
- MAX. NO. UNITS: 95 UNITS

MIN. OPEN SPACE:

- REQUIRED: 3.72 ACRES (30%)
- PROVIDED: 4.34 ACRES (35.0%)

TYPE: PLANNED UNIT DEVELOPMENT

AFFORDABLE HOUSING BONUS (1):

- 7 ADDITIONAL AFFORDABLE UNITS
- 18 ADDITIONAL MARKET RATE UNITS (FRANKLIN RESIDENT'S FIRST RIGHT OF REFUSAL)

TOTAL PROPOSED:

- BASE: 16 MARKET RATE + 3 AFFORDABLE
- BONUS 1: 18 MARKET RATE + 7 AFFORDABLE
- TOTAL: 34 MARKET RATE + 10 AFFORDABLE
- TOTAL: 44 UNITS

**ZONING NOTES:**

ZONE: RURAL RESIDENTIAL 1 SENIOR VILLAGE OVERLAY

USE: SENIOR VILLAGE

MIN. LOT AREA: REQUIRED: 40,000 S.F. (5 ACRES FOR SENIOR VILLAGE) PROVIDED: 539,818 S.F.±

MIN. FRONTAGE: REQUIRED: 200' PROVIDED: 252.28'

FITS A CIRCLE 180' DIA.: PROVIDED: YES

MIN. LOT DEPTH: REQUIRED: 200' PROVIDED: 642.1'

MIN. FRONT SETBACK: REQUIRED: 40' PROVIDED: 11.17%±

MIN. SIDE SETBACK: REQUIRED: 40' PROVIDED: 58.11%±

MIN. REAR SETBACK: REQUIRED: 40' PROVIDED: 63.31%±

MAX. BLDG. COVERAGE: MAXIMUM: 20% PROVIDED: 11.17%±

MAX. IMP. COVERAGE: MAXIMUM: 25% PROVIDED: 24.11%±

MAX. BLDG. HEIGHT: REQUIRED: 35', 3 STORIES PROVIDED: <35'

PARKING: REQUIRED: 88 SPACES (2 PER 2+ BR UNIT) PROVIDED: 88 SPACES (1 GARAGE & 1 DRIVEWAY SPACE PER UNIT)

**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**

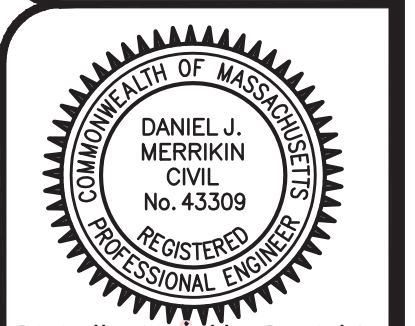
RURAL RESIDENTIAL 1  
SENIOR VILLAGE OVERLAY  
ZONE II (PARTIAL)

**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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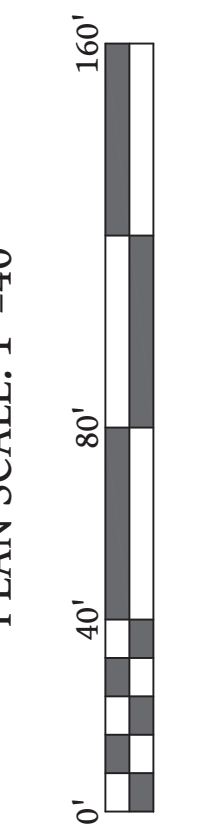
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TOWN OF FRANKLIN PLANNING BOARD



REVISION	DATE	BY

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

PLAN DATE: JANUARY 26, 2024

**SNOW STORAGE NOTES**

- SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
- SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
- SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
- AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS AND REGULATIONS.

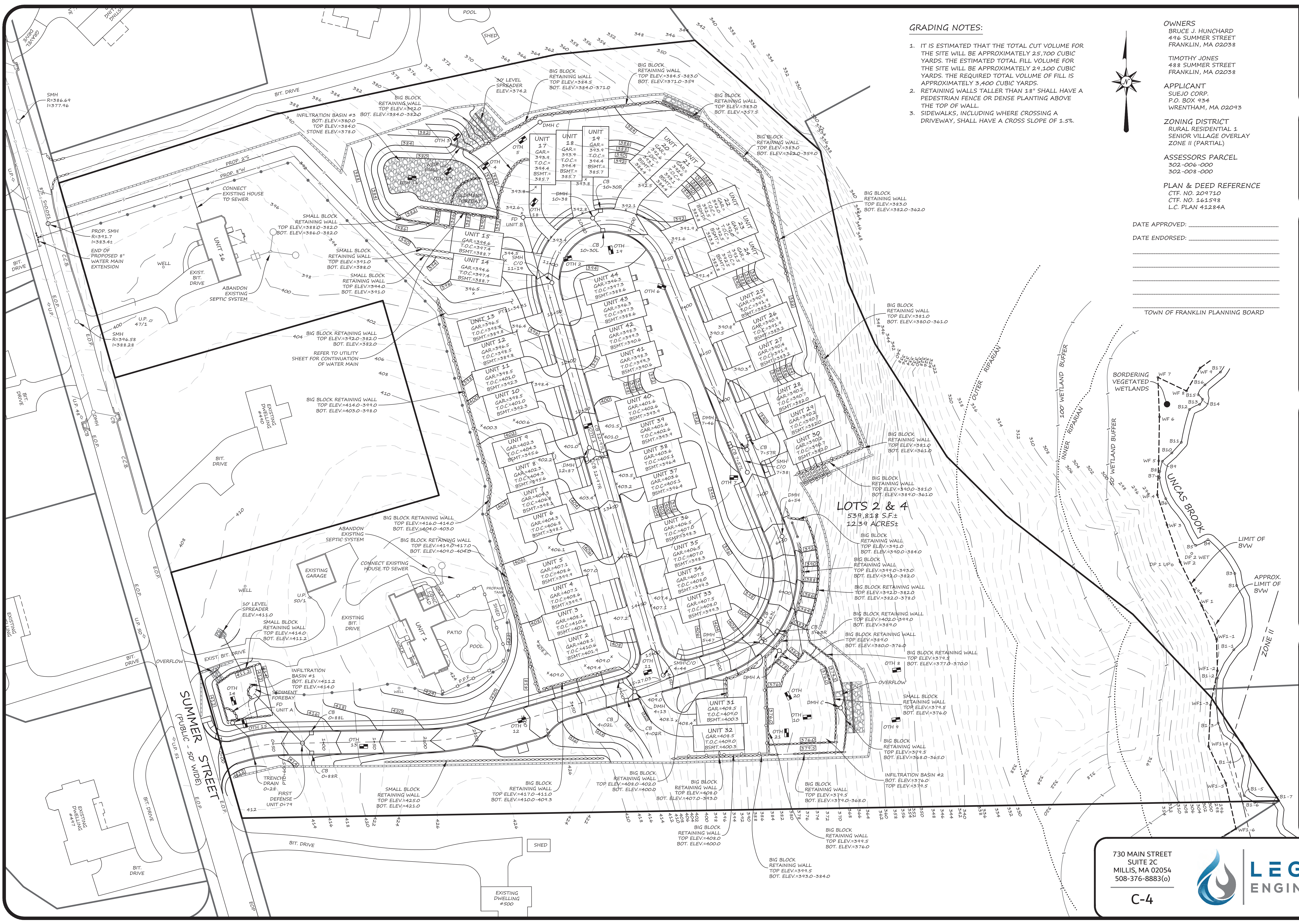
- LANDSCAPE LEGEND**
- 2" MIN. CALIPER DECIDUOUS TREE (RED OAK OR SIMILAR)
  - 6-8" MIN. THUJA PLICATA (GREEN GIANT ARBORVITAE OR SIMILAR)

- NOTES:**
- PLANT LOCATIONS MAY VARY.
  - TREE SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY BUT SHALL BE NATIVE TO MASSACHUSETTS.
  - INVASIVE SPECIES SHALL NOT BE USED.
  - ALL LANDSCAPE AREAS THAT ARE NOT FINISHED AS MULCHED PLANTING BEDS SHALL BE SURFACED WITH A MINIMUM OF 6-INCHES OF LOAM AND SEEDED.
  - ALL PLANTING SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK.

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







**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)

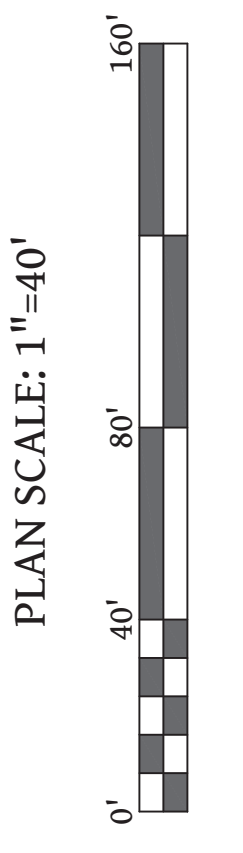
**ASSESSORS PARCEL**  
 302-006-000  
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PLAN SCALE: 1"=40'

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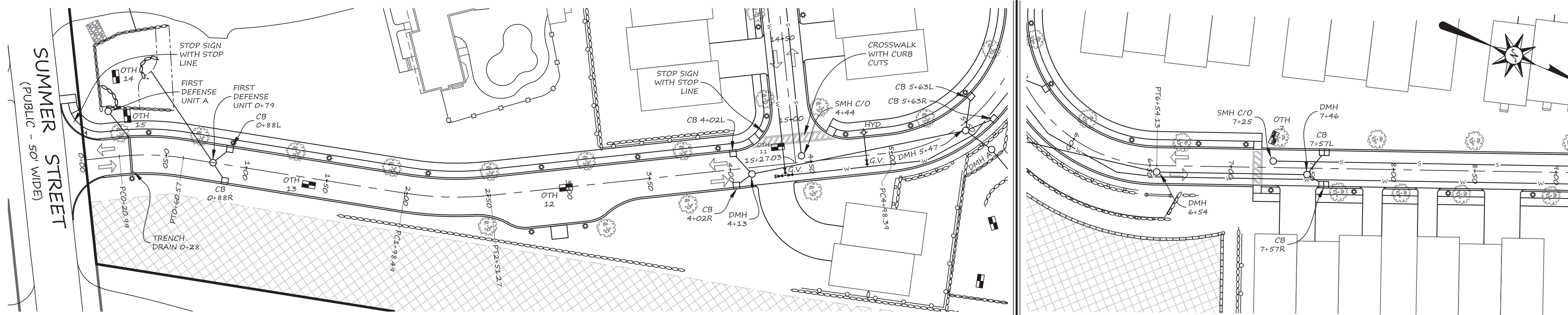
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**AUTUMN HILL  
 SENIOR VILLAGE  
 GRADING & UTILITIES  
 PLAN OF LAND IN  
 FRANKLIN, MA**

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

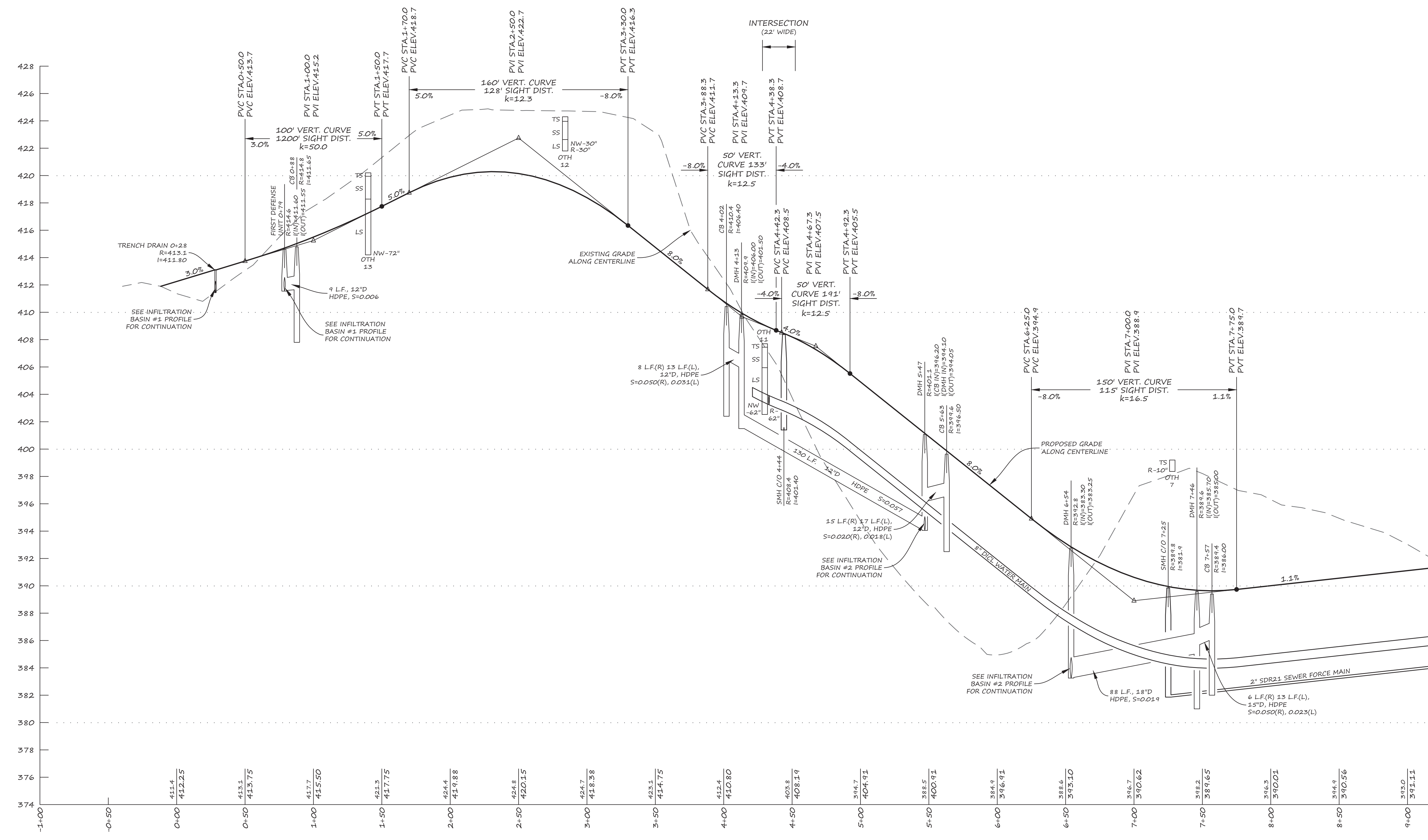






**DRIVEWAY PLAN VIEW**  
SCALE: 1" = 40'

**DRIVEWAY PLAN VIEW**  
SCALE: 1" = 40'



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

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

**TIMOTHY JONES**  
488 SUMMER STREET  
FRANKLIN, MA 02038

**APPLICANT**  
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RURAL RESIDENTIAL 1  
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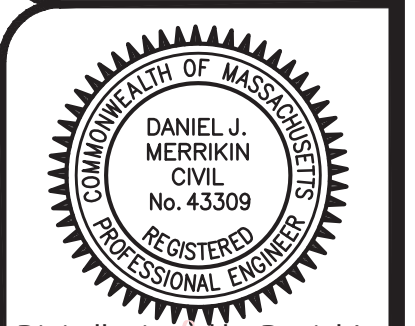
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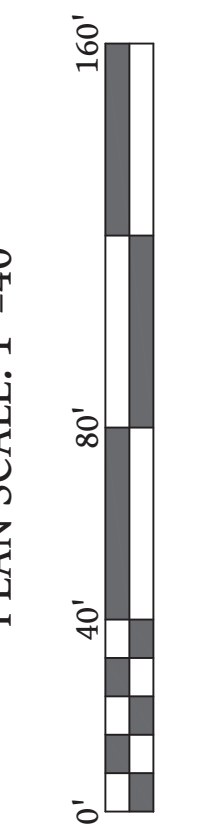
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TOWN OF FRANKLIN PLANNING BOARD

**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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PLAN DATE: JANUARY 26, 2024

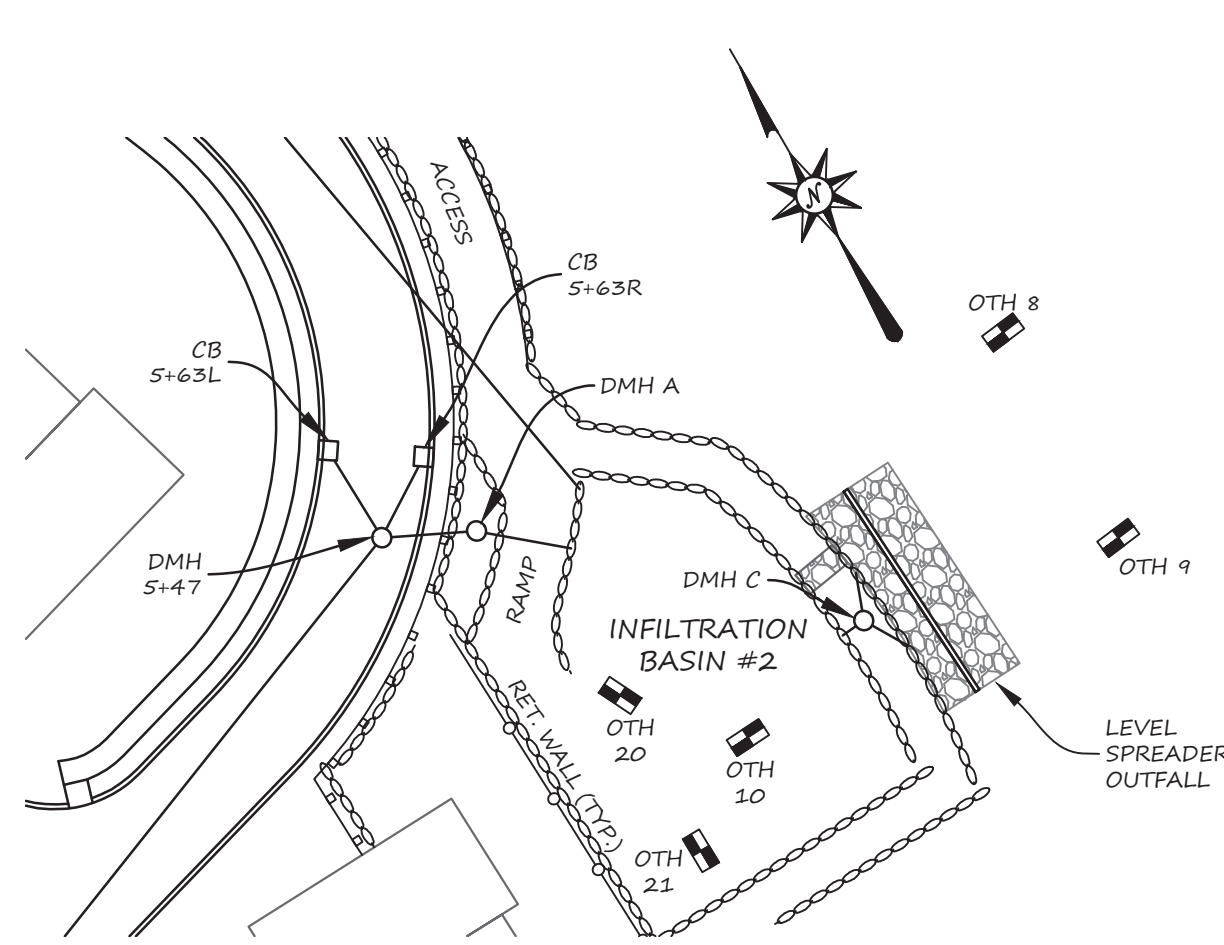
**AUTUMN HILL  
SENIOR VILLAGE  
PROFILE  
PLAN OF LAND IN  
FRANKLIN, MA**

730 MAIN STREET  
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508-376-8883(o)

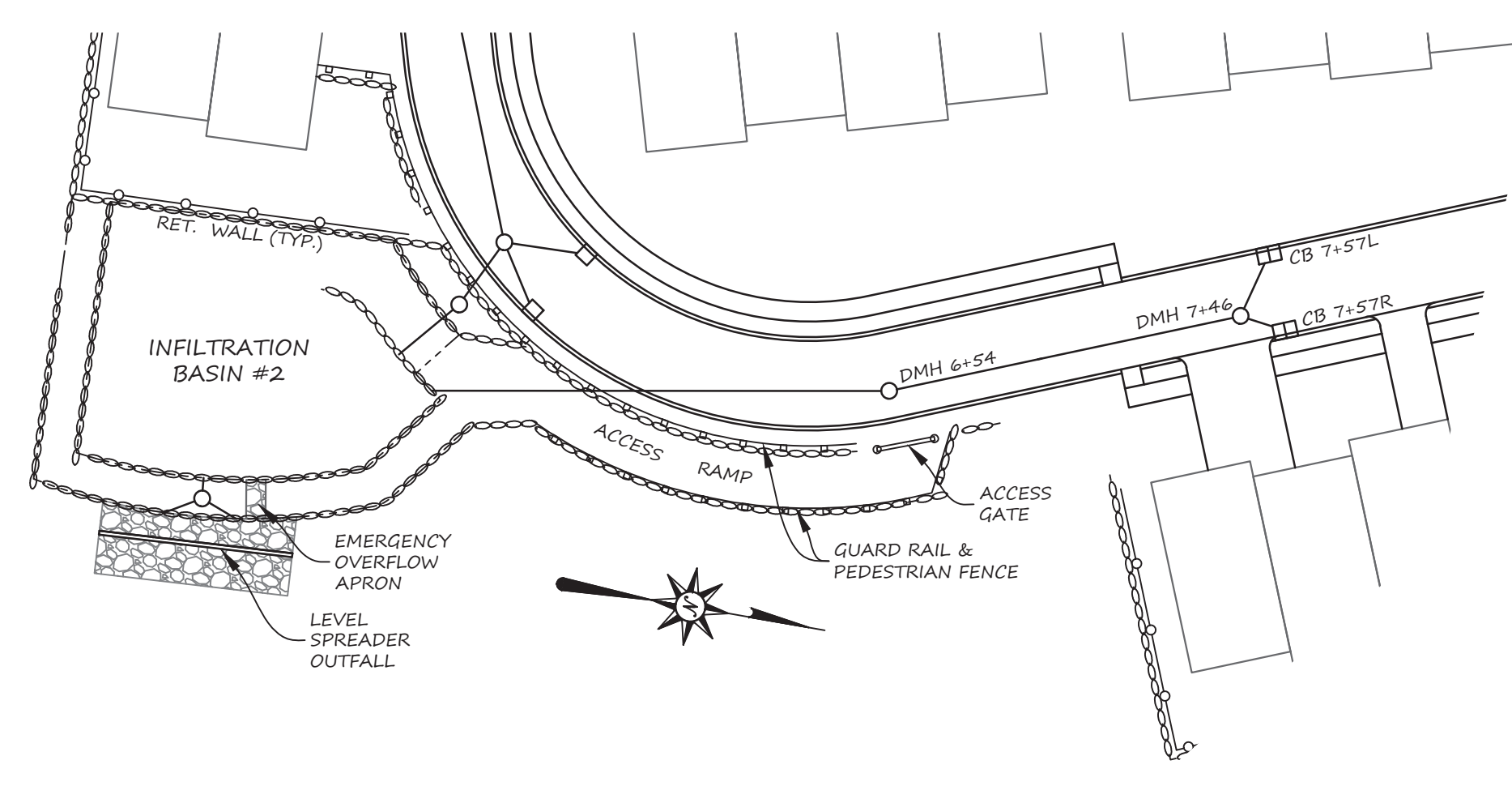


**LEGACY  
ENGINEERING**

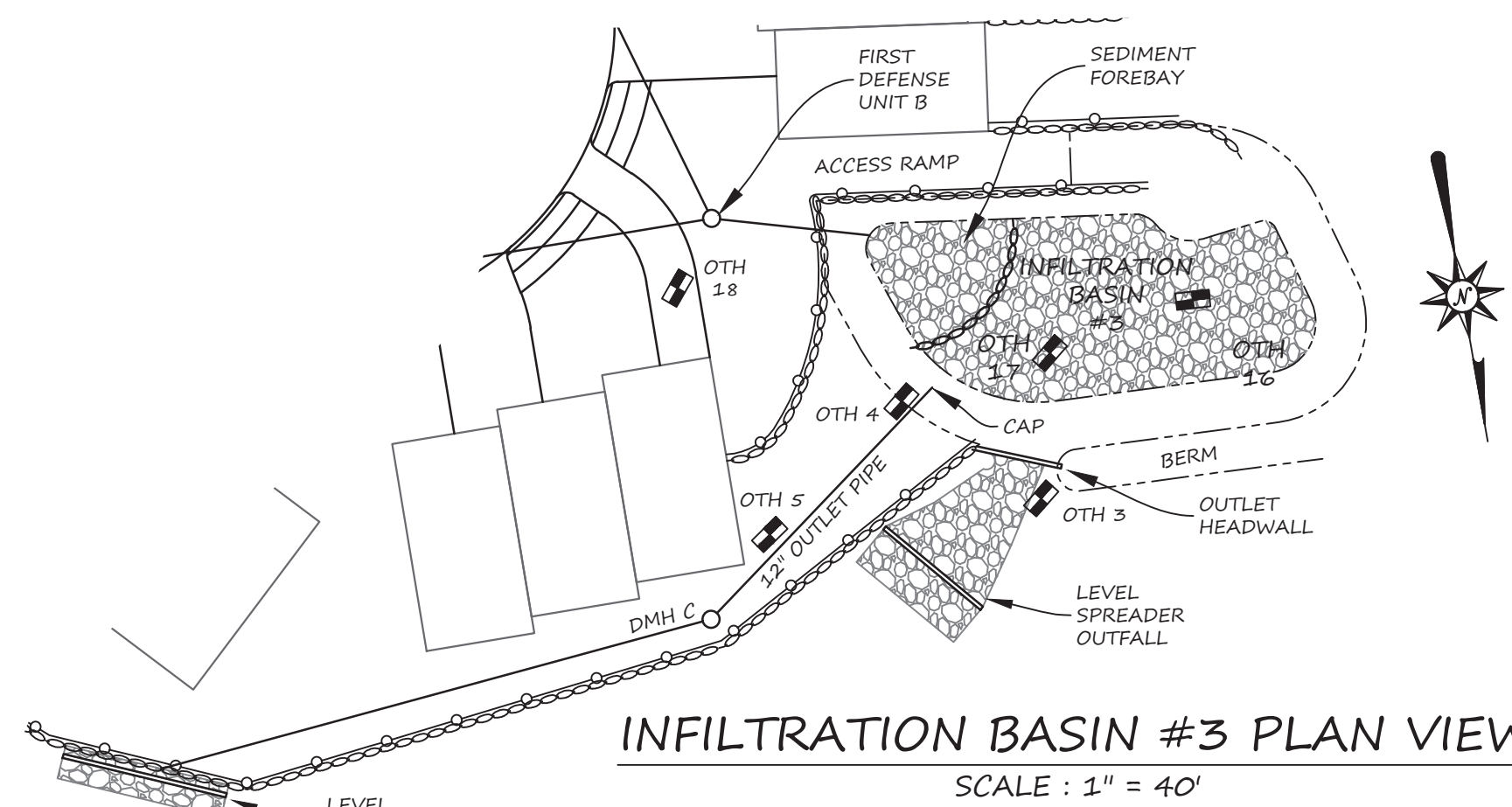




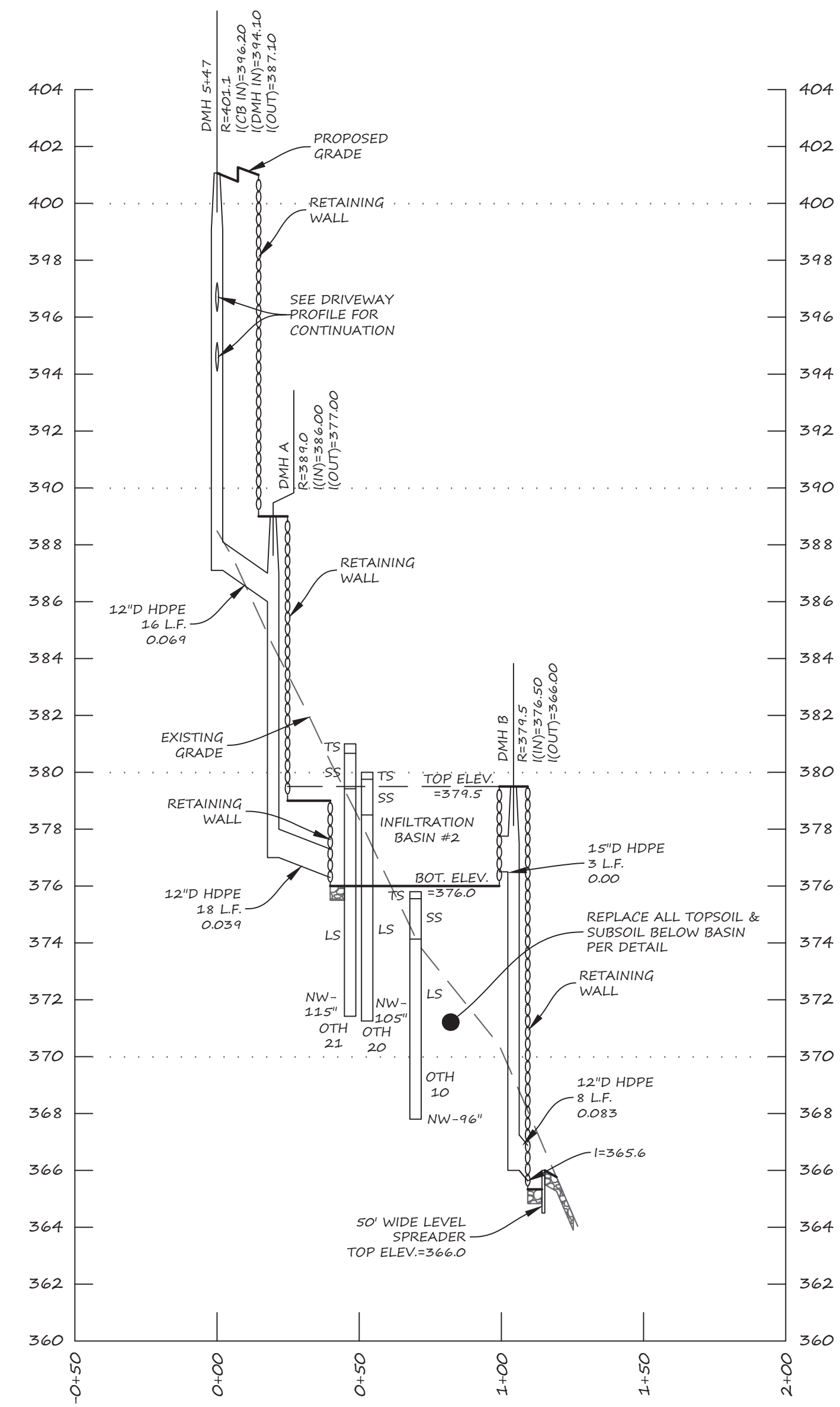
**INFILTRATION BASIN #2 PLAN VIEW**  
SCALE: 1" = 40'



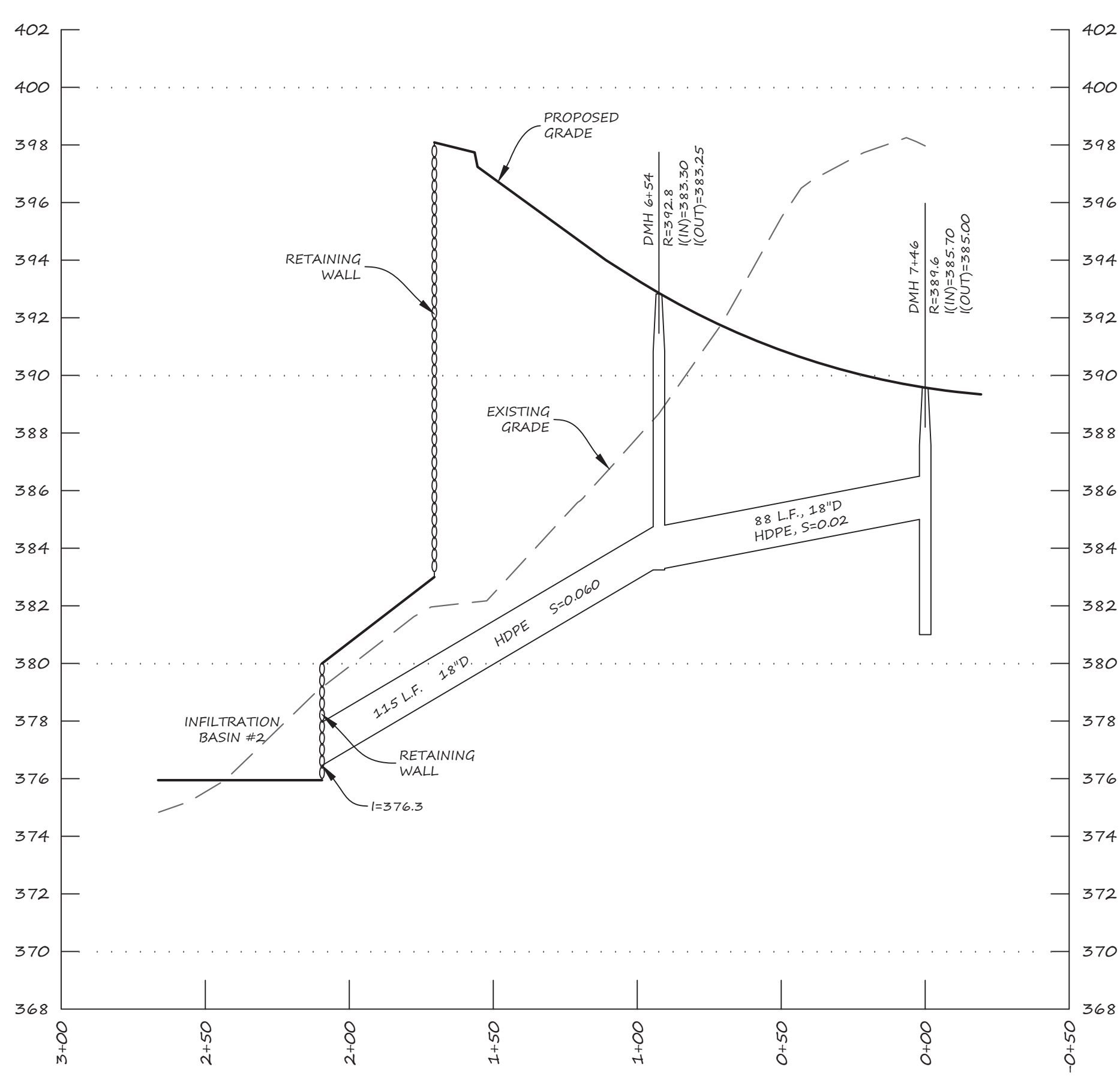
**INFILTRATION BASIN #2 PLAN VIEW**  
SCALE: 1" = 40'



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



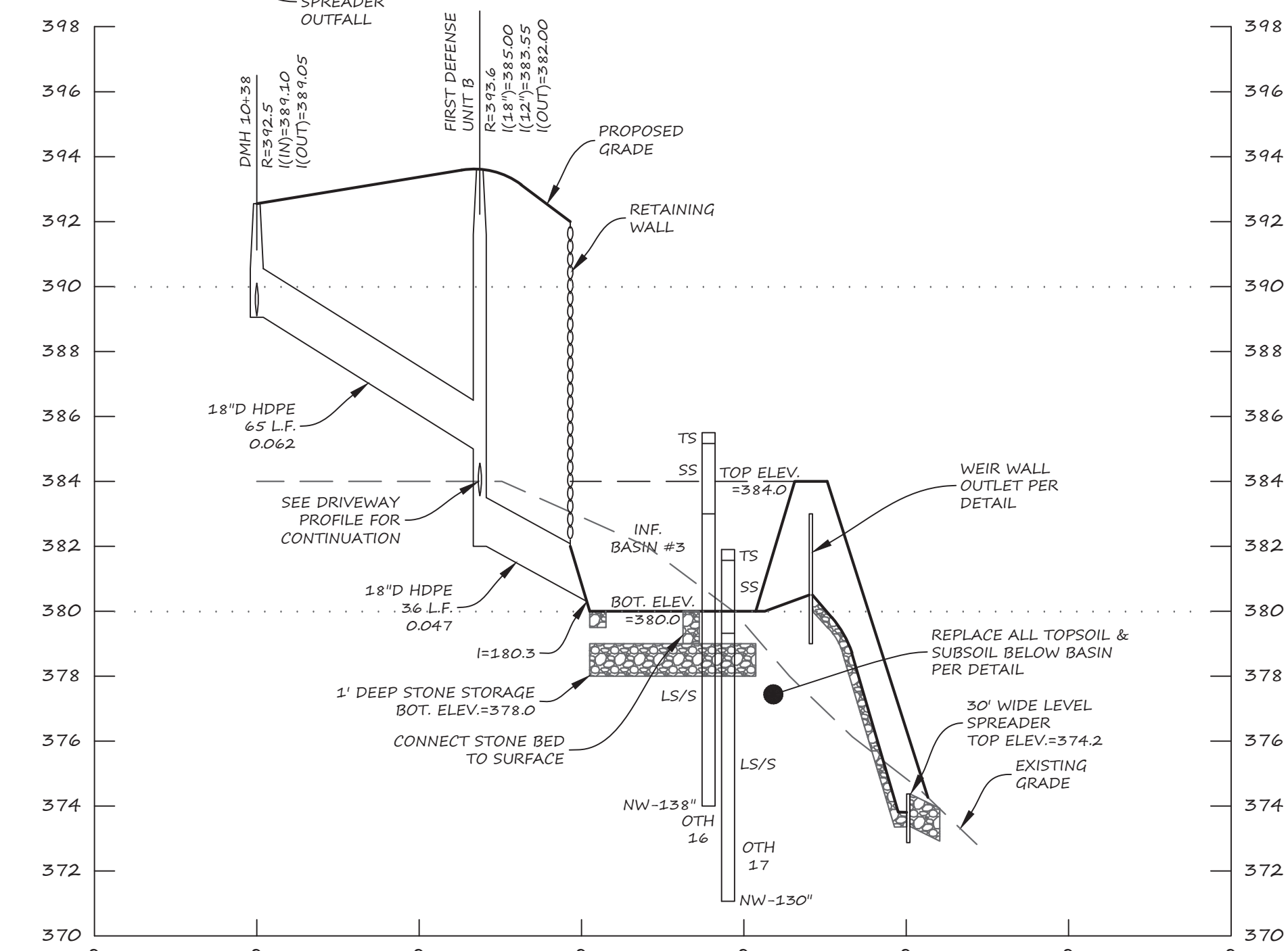
**PROFILE - INFILTRATION BASIN #2**  
SCALE: 1" = 40' HORIZONTAL  
1" = 4' VERTICAL



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

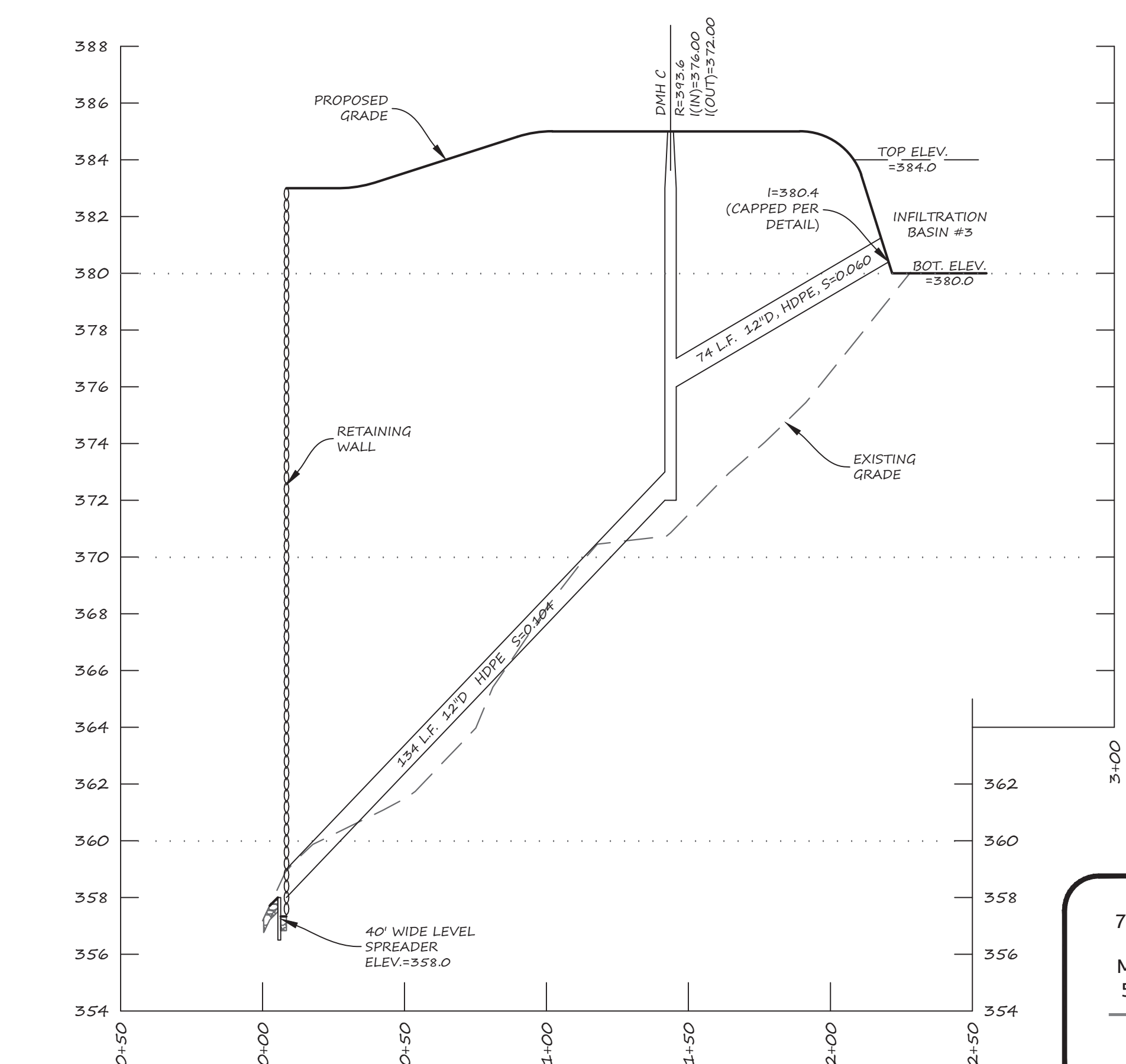
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TS	TOPSOIL
SS	SUBSOIL
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LS	LOAMY SAND
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MS	MEDIUM SAND



DATE APPROVED: \_\_\_\_\_  
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\_\_\_\_\_  
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**  
BRUCE J. HUNCHARD  
496 SUMMER STREET  
FRANKLIN, MA 02038

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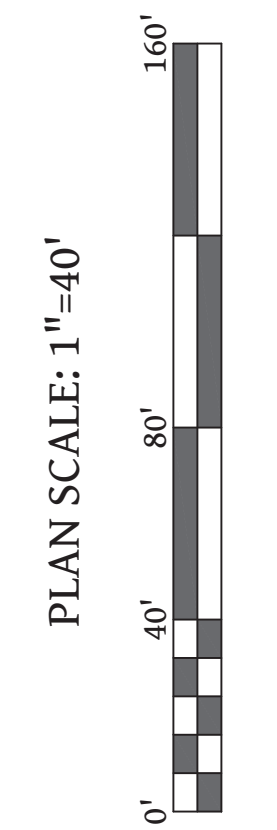
**ZONING DISTRICT**  
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SENIOR VILLAGE OVERLAY  
ZONE II (PARTIAL)

**ASSESSORS PARCEL**  
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Digitally signed by  
Daniel J. Merrikin, P.E.  
Date: 2024.01.30  
14:26:18 -05'00'



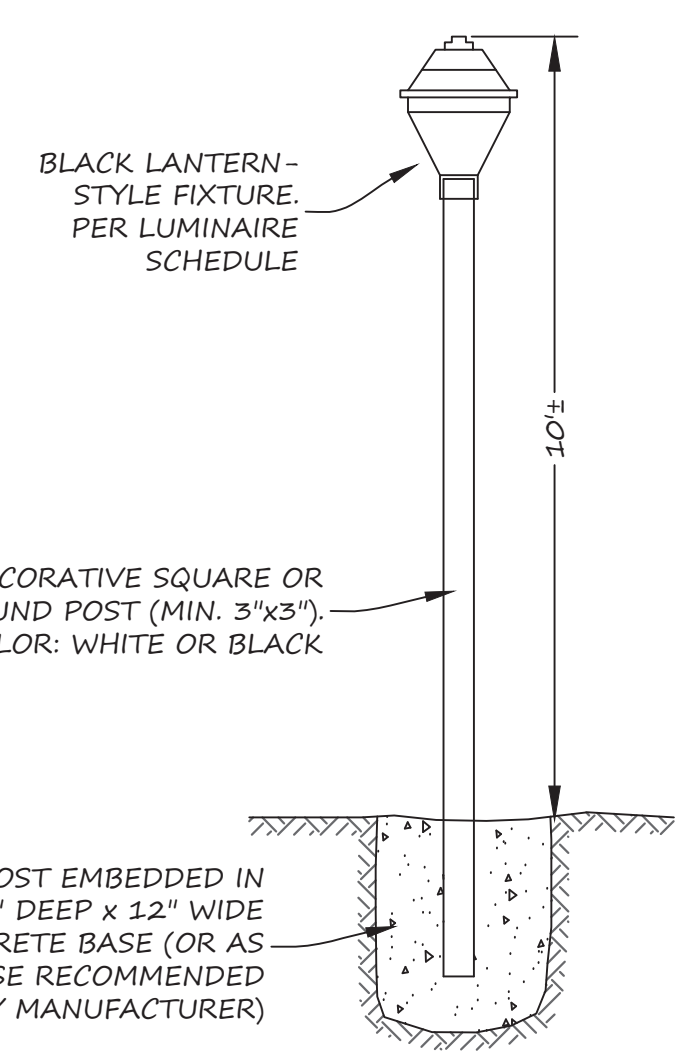
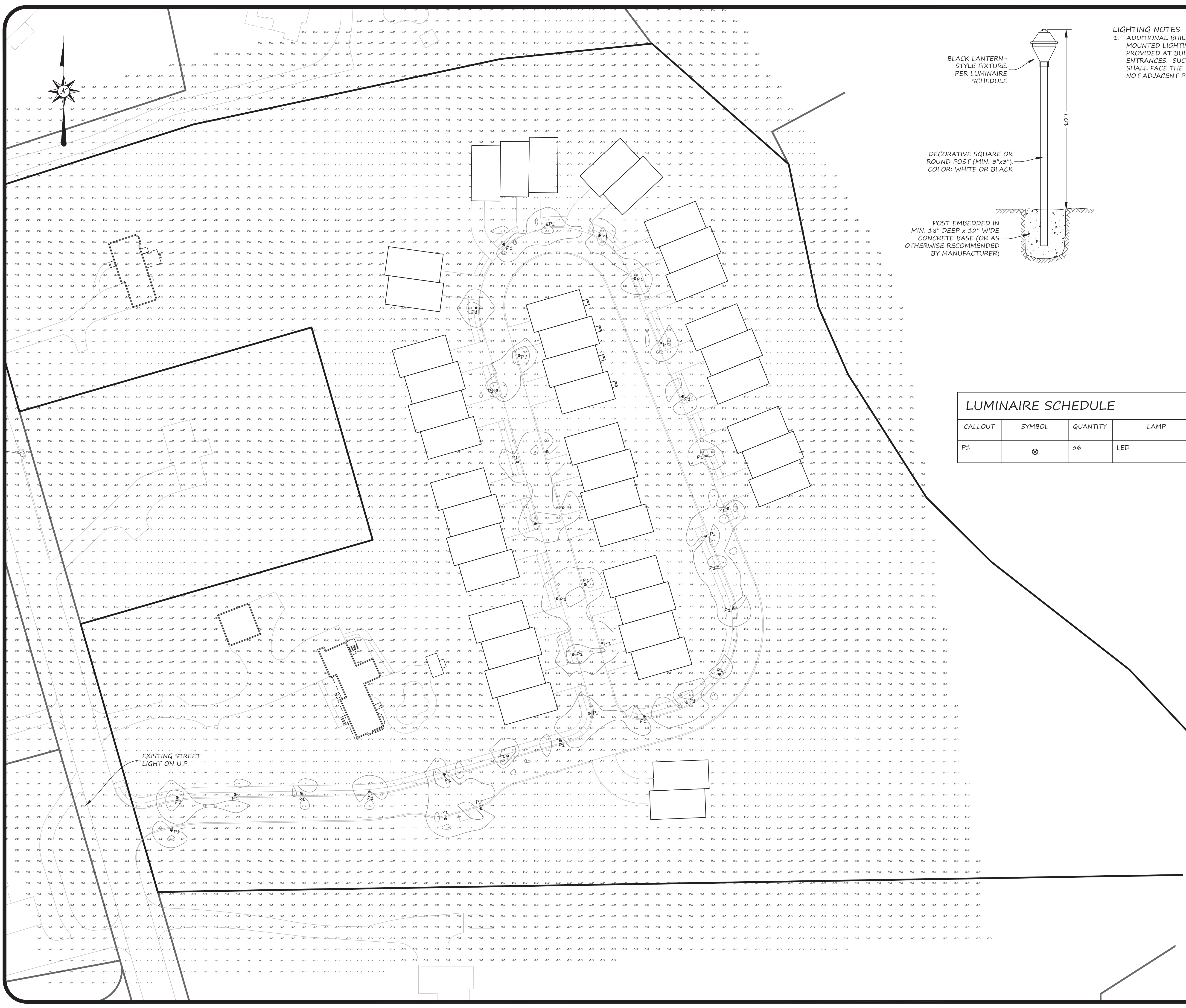
PLAN DATE: JANUARY 26, 2024

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**  
 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

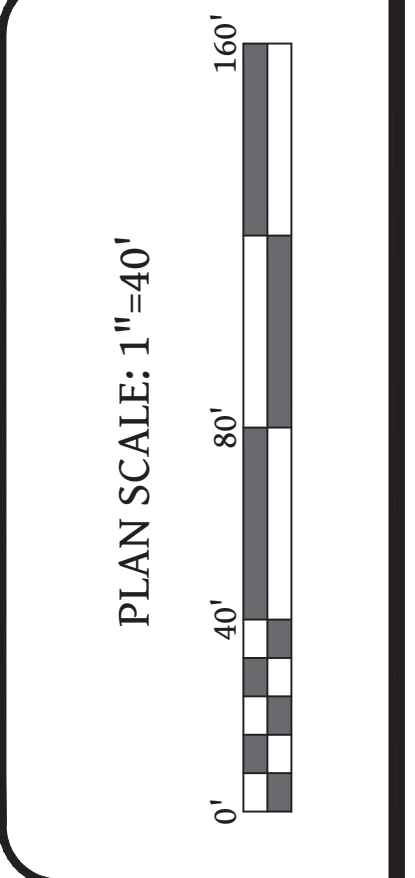
**PLAN & DEED REFERENCE**  
 CTF. NO. 209710  
 CTF. NO. 161598  
 L.C. PLAN 41284A

DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 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'



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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 RURAL RESIDENTIAL 1  
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 ZONE II (PARTIAL)

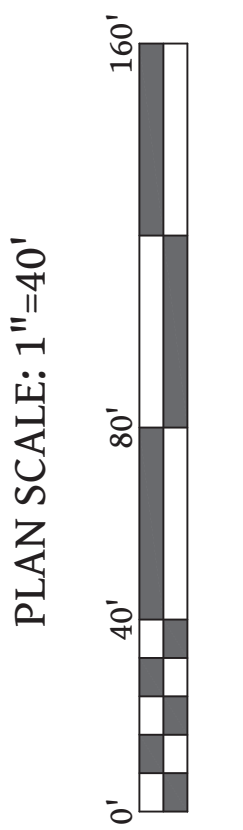
**ASSESSORS PARCEL**  
 302-006-000  
 302-008-000

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



Digitally signed by Daniel J. Merrikin, P.E.  
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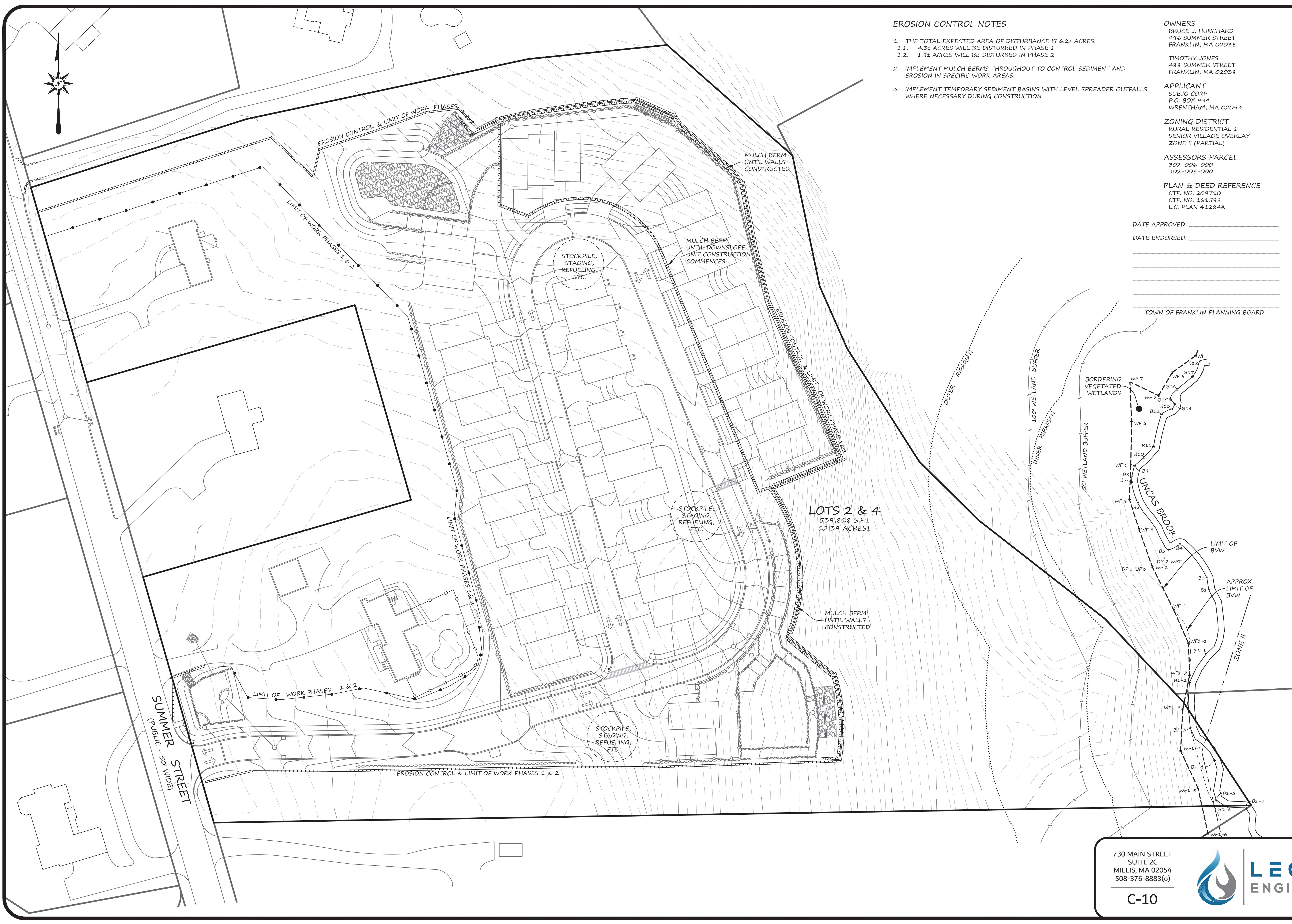
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 TOWN OF FRANKLIN PLANNING BOARD



REVISION	DATE	BY

PLAN DATE: JANUARY 26, 2024

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



**LOTS 2 & 4**  
 539,818 S.F.±  
 12.39 ACRES±

SUMMER STREET  
 (PUBLIC - 50' WIDE)

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









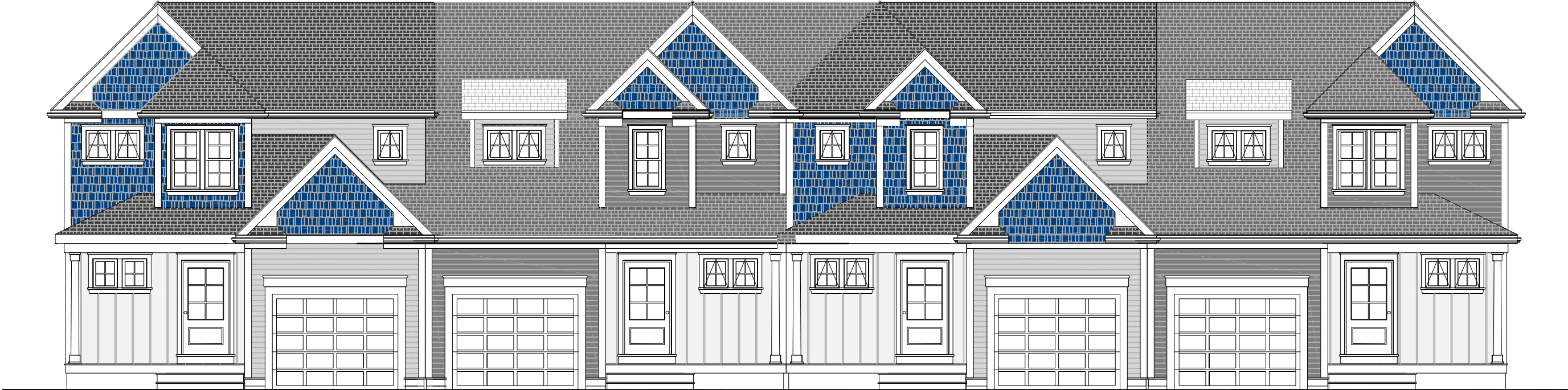




# AUTUMN HILL CONDOS

FRANKLIN, MA

## 4 UNIT FRONT ELEVATION



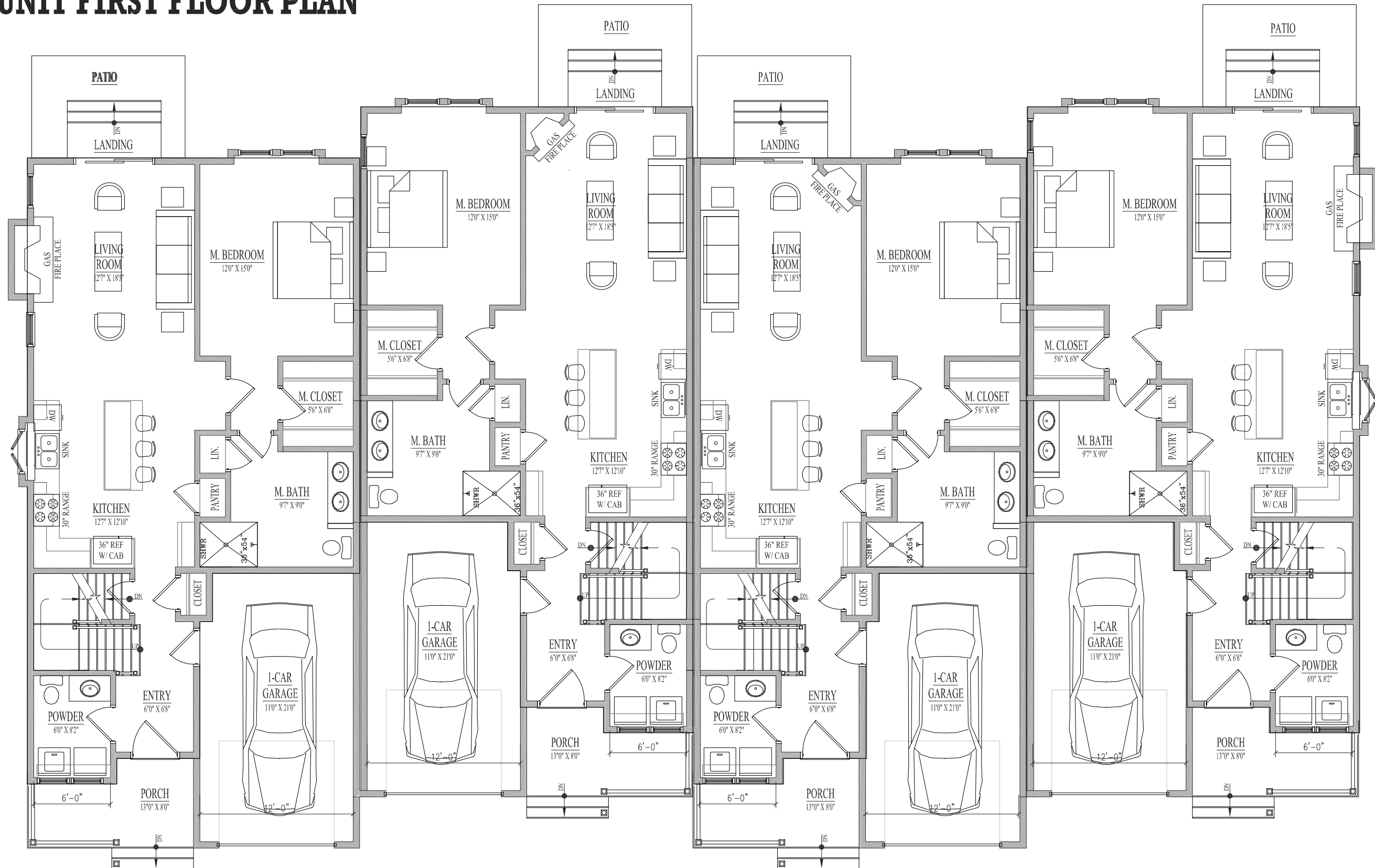
## TYPICAL SIDE ELEVATION



# AUTUMN HILL CONDOS

FRANKLIN, MA

## 4 UNIT FIRST FLOOR PLAN



# AUTUMN HILL CONDOS

FRANKLIN, MA

## 4 UNIT SECOND FLOOR PLAN

