

Central Street Residences

444 East Central Street

Applicant: The Alevizos Group

At a glance

Project Team

Applicant: The Alevizos Group

Architect: Cube3

Engineer/Surveyor/LA: Allen and Major Associates

Planning/Fiscal Impact: Fougere Planning and Development, Inc.

Wetlands Consultant: Goddard Consulting LLC

Geotechnical: KNM Geotechnical Consultants, LLC

Traffic: Vanasse & Associates, Inc

Legal Counsel: Doherty, Dugan, Cannon, Raymond & Weil, P.C.

Environmental: EBI Consulting

Friendly 40B Project

Percent Affordable Units: 25%

Number Affordable Units: 67

Total Number of Units: 265

Bedroom Count/Unit Mix:

1 Bedrooms: 123 / 46.4%

2 Bedrooms: 115 / 43.4%

3 Bedrooms: 27 / 10.2%

- Potential traffic improvements:
 - Improved traffic light timing
 - Added signage/road markings
 - Extended sidewalk on E. Central Street

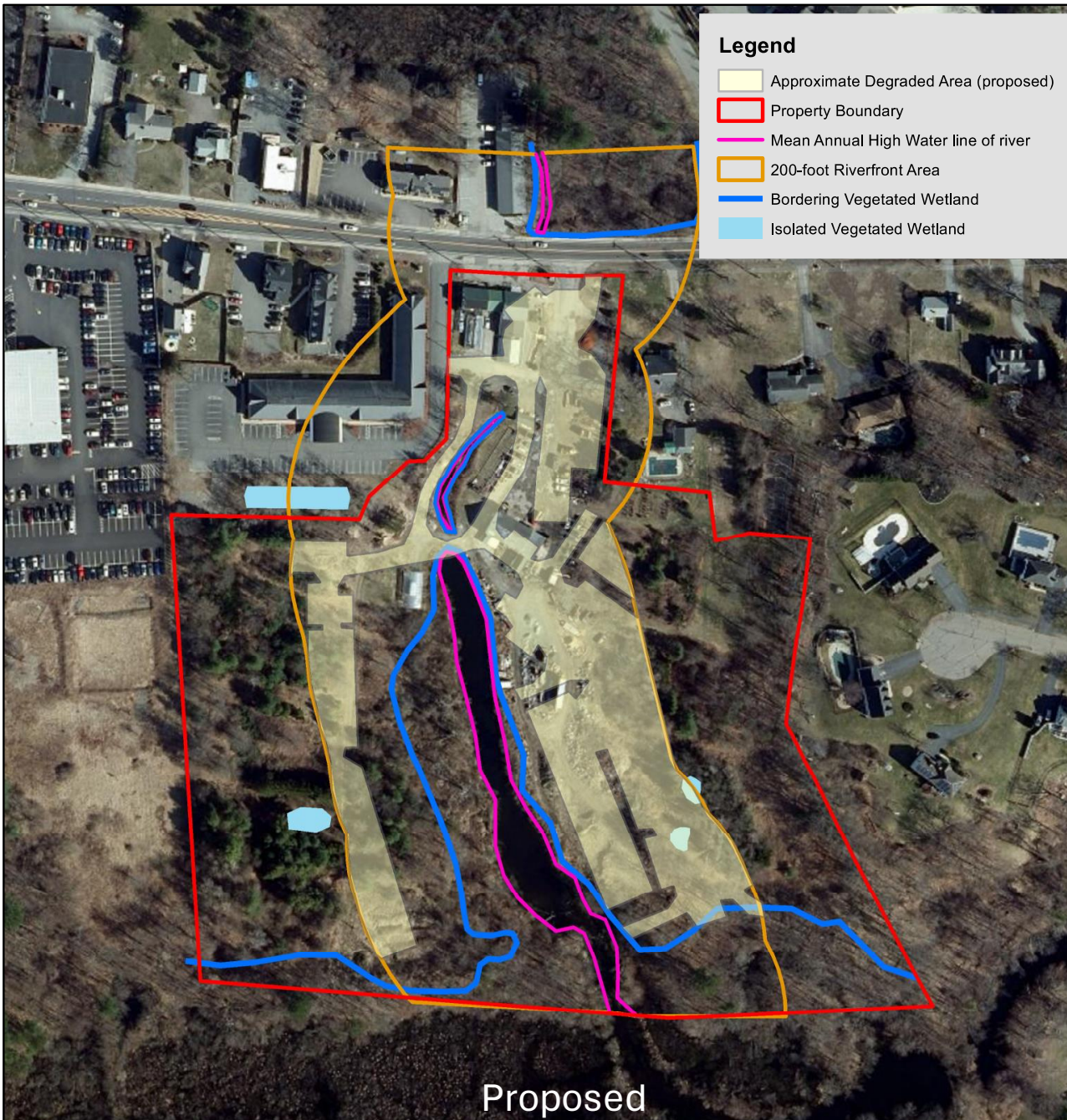




- Five residential buildings
- One clubhouse building
- 358 parking spaces (1.35 per unit)
- Planned nature-based initiatives:
 - Private walking paths along river
 - Invasive species management in RFA/BZ
 - Native plantings in RFA/BZ
 - Replication of IVW that may be filled
 - Removal of dump piles, construction equipment, debris
 - Compliance with Stormwater Standards



- Preliminary measurements:
 - Total RFA: 375,000 sf
 - Existing degraded RFA: 175,000 sf
 - Proposed degraded RFA: 165,000 sf
 - Non-naturally vegetated RFA: 50,000 sf
- Eastern RFA
 - Buildings/driveways
 - Fill/brush piles
 - Construction debris
 - Machines/vehicles
 - Invasive species (esp. Japanese knotweed)
 - Little to no BVW along river
- Western RFA
 - Garage/paths
 - Rows of unharvested landscape plants
 - Invasive species (esp. Japanese knotweed, mugwort, Phragmites)
 - Fill piles at south
 - BVW along river with Phragmites



- Preliminary measurements:
 - Total RFA: 375,000 sf
 - Existing degraded RFA: 175,000 sf
 - Proposed degraded RFA: 165,000 sf
 - Non-naturally vegetated RFA: 50,000 sf
- Eastern RFA
 - Buildings/driveways
 - Fill/brush piles
 - Construction debris
 - Machines/vehicles
 - Invasive species (esp. Japanese knotweed)
 - Little to no BVW along river
- Western RFA
 - Garage/paths
 - Rows of unharvested landscape plants
 - Invasive species (esp. Japanese knotweed, mugwort, Phragmites)
 - Fill piles at south
 - BVW along river with Phragmites

Oct 11, 2023 at 2:44:28 PM
444 E Central St
Franklin MA 02038
United States



Oct 11, 2023 at 2:43:57 PM
444 E Central St
Franklin MA 02038
United States





Oct 11, 2023 at 3:41:30 PM
444 E Central St
Franklin MA 02038
United States



Oct 11, 2023 at 3:49:16 PM
444 E Central St
Franklin MA 02038
United States

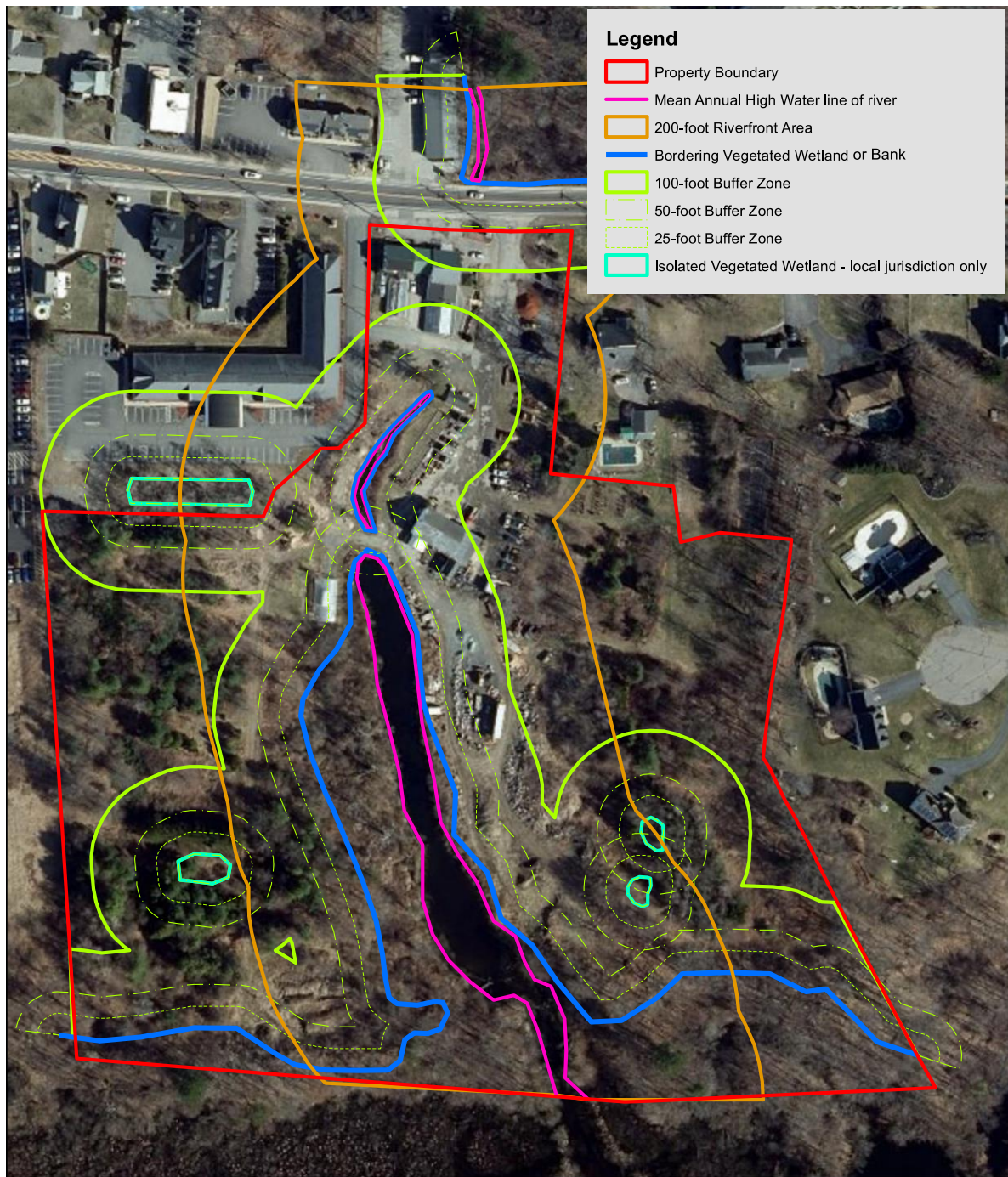


310 CMR 10.58(5)

<i>Redevelopment in RFA degraded prior to 1996</i>	RFA onsite has been developed with buildings, roads, dump areas & nursery operations since at least the 1960s
<i>(a) Improvement over existing conditions</i>	Stormwater management per DEP Standards; removal of brush piles, fill piles, C&D waste, etc. from RFA and BZ; management of invasive vegetation
<i>(b) Stormwater management provided to DEP standards</i>	DEP Stormwater Management Standards will be met
<i>(c) No work closer than 100' or existing conditions</i>	Work no closer to river than existing conditions
<i>(d) Work located outside of RFA or towards RFA boundary</i>	Work located outside RFA to greatest extent possible, work inside RFA to be largely reuse of degraded area

310 CMR 10.58(5)

<i>(e) Work not to exceed existing degraded RFA</i>	Difference between existing degraded area and proposed development area is minimal; work exceeding existing degraded area will comply with 10.58(f) and/or (g)
<i>(f) Restoration at 1:1 ratio</i>	If work exceeds existing degraded area, existing degraded areas not reused by development will be restored to greatest extent practicable
<i>(g) Mitigation at 2:1 ratio</i>	If restoration under 10.58(f) is insufficient, mitigation (likely to consist of invasive management) will be proposed
<i>(h) Ongoing monitoring of restoration/mitigation areas</i>	Restored/mitigated areas will be monitored, and reports will be submitted to Commission



- Isolated Vegetated Wetland impacts
 - Three IVWs likely will be filled
 - Total area approx. 1500 sf
 - Jurisdictional only under Franklin bylaw
 - Replication proposed along southeast BVW

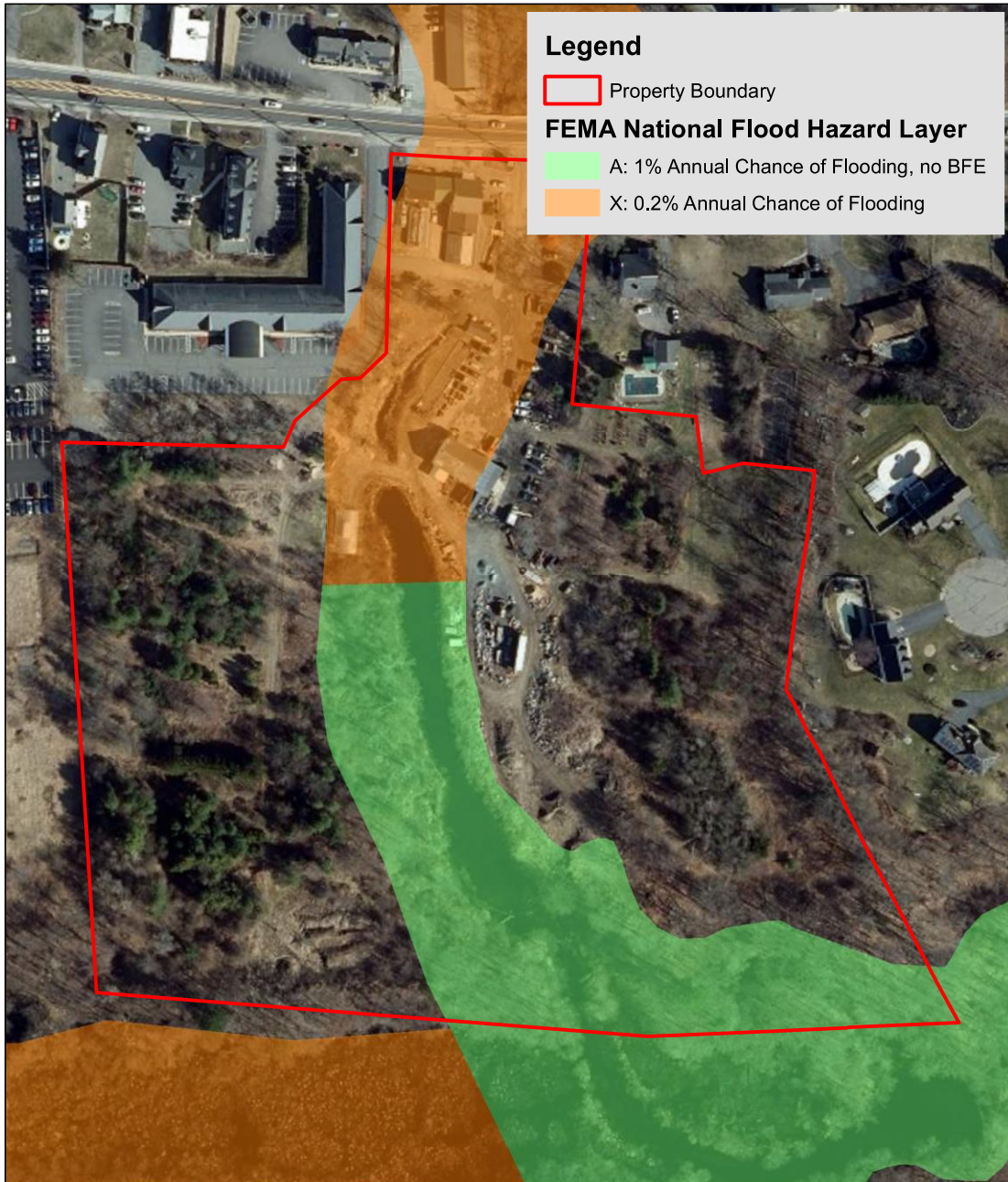
Replication Area





- One stream crossing
 - Reuse existing crossing
 - Repair or full replacement likely necessary
 - May need to be enlarged slightly
 - Limited temporary bank/BVW impact for construction
 - May require minor permanent bank/BVW impact for enlargement





- Bordering Land Subject to Flooding (BLSF) present on site (green polygon)
- BLSF approximates BVW
- Exact extent not yet determined
- Ample room to provide compensatory storage if needed
 - IVW replication likely to provide extra flood storage
- Structures will be located outside BLSF to the greatest extent possible
- Work in BLSF will avoid areas that provide habitat value

