



February 22, 2022

Mr. Gregory Rondeau, Chairman
Planning Board, Town of Franklin
355 East Central Street
Franklin, MA 02038

**Re: 70, 72, 88, and 94 East Central Street Modification
Site Plan Peer Review**

Dear Mr. Rondeau:

BETA Group, Inc. has reviewed the documents associated with the proposed Site Plan Approval Modification application entitled “70, 72, 88, and 94 East Central Street” located in Franklin, Massachusetts. This application is a proposed modification to a site plan that was reviewed by BETA Group, Inc. and acted upon by the Board in October 2020. This letter is provided to outline the modifications and update our findings, comments, and recommendations as they relate to the proposed modification.

BASIS OF REVIEW

The following documents were received by BETA and formed the basis of the review:

- Application for Approval of a Site Plan for 88 & 94 East Central Street and Form P, Application for Approval of a Site Plan Modification for 70-72 East Central Street, which includes:
 - Applications
 - Owner Authorization Letter for Owners of 88 East Central Street
- Plans (9 Sheets) entitled **Site Plan Modification, 70, 72, 88, and 94 East Central Street**, dated December 24, 2021, prepared by United Consultants, Inc. of Wrentham, MA
- Drainage Analysis for Site Plan Modification, dated December 24, 2021, prepared by United Consultants, Inc. of Wrentham, MA. Including watershed plans and Operation and Maintenance plan.
- Artist rendering of the proposed site

Review by BETA included the above items along with the following, as applicable:

- Site Visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through October 2019.
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to April 30, 2019
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through January 1, 2016.
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997.
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016.

INTRODUCTION

The project area includes three parcels located along East Central Street in the Town of Franklin. Parcel 286-34 includes #70 and #72 East Central Street and is located within the Downtown Commercial District. Parcels 286-33 and 286-32 include #88 and #94 East Central Street, respectively, and are located within the Commercial I District. Surrounding zoning districts include the Downtown Commercial district to the west, the Commercial I district to the east and north, and the Single-Family IV district to the south.

Plans indicate the existing lots are developed with several structures. Numbers 70 and 72 East Central Street are mixed use buildings, with associated site improvements including parking areas, driveways, water, fire-service, electric, and telecommunications utilities, and landscaping. Numbers 88 and 94 East Central Street are each developed with a single-family residence with associated driveways and walkways.

Topography at the Site is moderate, sloping away from an elevated area within #88 East Central Street. Most of the Site is graded either towards East Central Street or off-site to the southeast. The project is not located within or in proximity to a DEP mapped wetland resource area, an estimated habitat of rare or endangered species, or any other critical area. The site is not located within the Water Resources District or a FEMA-Mapped 100-year flood zone. NRCS soil maps indicate the presence of Hollis-Rock outcrop-Charlton complex with a Hydrologic Soil Group (HSG) rating of D (very low infiltration potential) or Urban Land with no listed HSG rating.

The project proposes to remove the existing residential structures at #88 and #94 East Central Street to construct a 3-story, 10,554 +/- SF structure with mixed residential and commercial uses. Access to the building will be provided through the existing driveway access to 70-72 East Central Street. The driveway will continue across the lot and provide a reconstructed access driveway from East Central Street that is proposed to run along the western side of the Site. The driveway will also be modified to provide access to 19 garage spaces in the floor of the proposed structure. The driveway connects to 2 parking areas located in front of the proposed building. In addition, the driveway modification will result in a reduction in the existing spaces at the 70-72 site. Associated site developments include new paved parking areas, grading, and lighting. Proposed utilities include domestic water, fire service, and sanitary sewer. Stormwater management is proposed through catch basins, water quality units and a subsurface infiltration system.

SUMMARY OF CHANGES

The Applicant previously submitted a similar project on the subject lot entitled “70, 72, and 94 East Central Street” which was reviewed by BETA. The modifications made to the submission include the following:

- The proposed building has been increased in size from 9,534 – 10,554 sq. ft. It will now be 3 stories instead of 4 and it has also been moved back on the lot 6± feet.
- Access into the garage spaces beneath the proposed building now come directly from the 70-72 East Central Street driveway and parking area.
- The existing building and proposed addition to the structure at 88 East Central Street have now been removed.

- The paved access around the south and east side of the proposed building has been eliminated. A 14' wide emergency access is now designated behind the building, but no special surface treatment is proposed. The former retaining wall at the east end of the building is no longer needed and the landscaping along the rear of the parcel has been extended to cover this area.
- Expansion of proposed parking to the northwest portion of the Site and the 88 East Central Street lot.
- Revisions to proposed drainage system to accommodate newly proposed parking areas.

FINDINGS, COMMENTS AND RECOMMENDATIONS

GENERAL COMMENTS

- G1. No sight lighting is identified not is there any plan in the submission that indicates what the illumination on the ground will be.
- G2. The bearings and distances on the property lines are not indicated. Nor is the area of map 286, parcel 33 identified.

ZONING

The Site is primarily located within the Commercial I (CI) District (#88 and #94) with the existing #70/#72 parcel located in the Downtown Commercial (DC) District. The proposed uses of the Site are multi-family residential (17 new units) and 972 sq. ft. of commercial space. Multi-family use is permitted by Special Permit from the Planning Board. The proposed number of units are well within the limits of the Zoning by-laws (1 unit /1,000 sq. ft.) . Some commercial uses are permitted by right within the district, while others require Special Permits or are prohibited. No information has been provided for the specific use of the commercial space.

- Z1. Clarify the intended use of the commercial space, if known.

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)

Based upon the information provided on the Zoning Legend the Site's proposed lot and buildings will comply with minimum lot area, frontage, depth, width, front, side, and rear yard dimensions, building height, no. of stories and maximum impervious coverage for structures and structures plus paving.

- SCH1. The plan indicates that the lots will be combined. Provide a total lot area either on sheet 2 or 3.

- SCH2. Provide architectural plans for the new building layouts.

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

Access to the Site will be provided through 2-24' (minimum) wide paved driveway openings which include the existing curb cut to #70 and #72 East Central Street and a revised curb cut just west of the existing common driveway entrance to 88 & 94 East Central Street. The 2-entrance driveways are interconnected so traffic entering the site can access the entirety of the site from either entrance. Two (2) new parking areas in front of the proposed building, will provide 23 surface parking spaces. An additional 19 garage spaces will be provided in the proposed building for a total of 42 spaces. Minor revisions to the #70 and #72 East Central Street will result in the loss of 4 surface parking spaces and 2 garage spaces from the

Proposed surface parking spaces are 9' wide by 19' long and two have been designed as van accessible, with associated signing and striping.

Section §185-21.B.(2) describes the number of parking spaces required for uses in the Commercial I District. For residential buildings 1.5 spaces must be provided per each dwelling unit and 1 space must be provided for every 500 sq. ft. of commercial space. 17 dwelling units and 972 sq. ft. of commercial space are proposed in the new building, a minimum of 26 parking spaces are required. A total of 42 new parking spaces are proposed at the new building. Although six (2 surface-4 garage) parking spaces will be lost at the existing #70 and #70 East Central Street site, calculations have been provided that indicate an excess of 12 spaces above the bylaw requirements will remain.

The development proposes 23 new outdoor parking spaces and will be subject to the Screening requirements of §185-35.B. Vegetative screening (arborvitae) is provided along the length of the parking area abutting the lot to the east. In addition, an existing 4' high stockade fence is proposed to be retained along the same property line adjacent to the proposed spaces. 19 arbor vitae are proposed along the southerly property line at the rear of the building at 94 East Central Street.

P1. On Sheet 3, move the "*Handicap Sign*" notation to correspond to the actual accessible spaces.

P2. Show dimensions in the garage, including space length and width and access width.

SIDEWALKS (§185-28)

The project is located within the Commercial I Zoning District and is required to provide concrete sidewalks along the street frontage unless the Board determines that site conditions preclude their usefulness. An existing sidewalk is located along the street frontage and is proposed to remain, except to accommodate the reconstructed driveway. An internal sidewalk is proposed to connect East Central Street to the #94 building.

S11. A crosswalk is being provided from the sidewalk from East Central Street to the front of #94. However, there is no ramp shown on the opposite side of the driveway and explain how the building is accessible from this point.

CURBING (§185-29)

Vertical granite curbing is proposed throughout the project.

SITE PLAN REVIEW (§185-31)

The proposed development is subject to Site Plan Review and must comply with the requirements of this section. Drawing requirements per (§185-31.C(3)) should be included in the plan set.

UTILITIES

The proposed development is shown to be serviced by water, sewer, gas and electric utilities. In addition, all the stormwater systems on site will tie into the municipal separate stormwater sewer system in East Central Street. Detailed review of utilities is anticipated to be provided by the DPW. A manhole will be provided at the sewer tie in East Central Street rather than a wye connection. A detail for this manhole has been provided on sheet 8 of 9. Ac units for the proposed building will be provided in 2 separate areas. 8 are proposed at the southeast corner of the building and 10 are proposed along the easterly edge of the building. The existing drainage system at 70-72 East Central is already connected with the drainage system in East Central Street and this connection will not be altered with this modification. 2 additional catch basins will be added to accommodate the changes in the pavement layout necessary to provide the new

garage entrance at #94 and the new connection with the 2 additional parking areas in front of #94. The proposed system at #94 will consist of an infiltration system that will accept flow from the roof of the building and a catch basin at the northwest corner of the parking lot. 2 additional catch basins will be placed at the driveway entrance adjacent to East Central Street. Discharge from the infiltration system as well as the 2 basins at the intersection will be piped into a drain manhole in East Central Street. A waiver has been requested to allow the use of HDPE piping for components of the drainage system and to provide less than 42" of cover.

- U1. Consult with the DPW for permits and fees associated with the proposed utility work in the East Central Street Right of way.
- U2. Indicate on the Grading and Utility Plan (Sheet 4 of 9) where the piping material will be HDPE. Add a note on the plans that all other drainage pipes will be Class V RCP as noted on the waiver request
- U3. Provide a trench detail for the HDPE piping. Depth of cover on the connection from CB 92 to the infiltration system will be less than 2'. Backfill requirements on this material is critical to ensure that they remain round and are properly supported by the backfill material.
- U4. Provide the manufacturers information regarding potential noise issues associated with the AC condensers and demonstrate that the units will not be a nuisance to the abutters.

STORMWATER MANAGEMENT

The project proposes to direct runoff from most impervious areas into closed drainage systems comprised of roof leaders, catch basins, manholes, stormwater quality units, and subsurface infiltration systems. The majority of runoff from new impervious surfaces will be directed to a new subsurface infiltration system and a portion of the runoff will be directed to the existing stormwater systems located on the #70/#72 East Central Street site. Overflows from the new stormwater system will be directed to East Central Street through a direct connection to the Town drainage system.

GENERAL

- SW1. The proposed infiltration system is being used to reduce peak flow rates and provide recharge. The system as proposed will be set 2' above groundwater. In accordance with Volume 1, Chapter 1 of the standards, perform a mounding analysis to determine if the mound rises into the proposed storage area.
- SW2. Provide dewater calculations in accordance with the standard rather than use the Hydro-CAD program. Especially since the printout indicates that the system fails to dewater in 72 hours as required.
- SW3. A portion of the proposed pavement area will not flow through an infiltration system. In accordance with Volume 1, Chapter 1, provide a weighted average of the recharge requirements.
- SW4. As noted in your drainage analysis, the Hollis -Charlton complex is both a HSG B and D soil depending upon depth to ledge. Based upon the test pit results, a significant portion of this area qualifies as a HSG B soil. Since you have separated out the ledge from the soil areas, BETA recommends that you use the CN values for a HSG B soil in your drainage calculations and adjust recharge requirements accordingly.

- SW5. The TSS Calculation sheets do not reflect the drawings. The calculations show flow through 2 proprietary filters however in each case, only 1 is provided. Modify the calculations to reflect proposed conditions.
- SW6. The depth of cover over the proposed infiltration system at the northerly edge will be less than 24". BETA recommends that an additional layer of geotextile reinforcement layer be provided over the system a minimum of 6 "above the top of the system to help meet the required H-20 loading capacity.
- SW7. BETA recommends that the outlet pipes from the infiltration system be from the culverts where an inlet is not provided. This will ensure that the runoff is treated in accordance with the standards and no bypass will occur.

MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:

The project is not located in proximity to wetland resources and will disturb greater than one acre; therefore, the project is subject to the Town of Franklin Stormwater Management Regulations (§300-11). The project must comply with all local, state, and federal requirements, including the Massachusetts Stormwater Management Standards, Town of Franklin's Subdivision of Land Stormwater Management Regulations, as applicable, and the Town of Franklin Best Development Practices Guidebook.

No untreated stormwater (Standard Number 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project does not propose any new untreated stormwater discharges to wetlands – **complies with standard.**

Post-development peak discharge rates (Standard Number 2): *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.* The project proposes an increase in impervious area and will use a subsurface infiltration system to mitigate increases in post-development peak discharge rates and total runoff volumes. All the runoff from the roof of #94 will be collected and directed into the subsurface infiltration system.

Recharge to groundwater (Standard Number 3): *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

NRCS soil maps indicate the presence of Hollis-Rock outcrop-Charlton complex or Urban Land. Test pit logs indicate the presence of sandy loam in the vicinity of the proposed subsurface infiltration system and saturated hydraulic conductivity testing at these locates indicates exfiltration rates between 0.648 in/hr and 0.786 in/hr. The proponent proposes a subsurface infiltration system to provide groundwater recharge and has used an exfiltration rate of 0.324 in/hr (50% of the lowest measured value). BETA notes that an agent of the Town will confirm the subsurface soil conditions during construction. See Notes SW1,3,&4 above.

80% TSS Removal (Standard Number 4): *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.*

The project proposes to direct runoff from most impervious areas into closed drainage systems comprised of roof leaders, catch basins, manholes, stormwater quality units, and subsurface infiltration systems. A portion of the roof, which does not require treatment, will be discharged to the rear of the site. The runoff from new impervious surfaces will either be directed to a new subsurface infiltration system or through

the existing stormwater systems located on the #70/#72 East Central Street site. A long-term pollution prevention plan was included as part of the Drainage Analysis.

SW8. See note SW5 above.

Higher Potential Pollutant Loads (Standard Number 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project does not propose any Land Uses with Higher Potential Pollutant Loads – **not applicable.**

Critical Areas (Standard Number 6): *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project does not propose any discharges to a critical area – **not applicable.**

Redevelopment (Standard Number 7): *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The project is being designed as a new development – **not applicable.**

Construction Period Erosion and Sediment Controls (Standard Number 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will disturb greater than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) is required. The project proposes the use of erosion control barrier (compost sock) and a stabilized construction entrance. An Erosion Control Plan with notes, construction sequence, and details are included in the Plan Set.

SW9. BETA recommends that the existing paved driveway remain in place as long as possible to be used as a construction entrance.

SW10. Provide and maintain erosion control barrier in front of the 2 access points from #70-72 pavement areas until modifications to existing pavement are required to provide access to #94.

Operations/maintenance plan (Standard Number 9): *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

A Long-Term Operation and Maintenance (O&M) Plan has been provided as part of the Erosion Control Plan and within the Drainage Analysis.

SW11. Add a note to the plan for Long Term that all catch basins shall be inspected 4x per year and when they should be cleaned.

SW12. Add a note relative to maintenance and inspections of all curbing and pavement.

SW13. There is a reference to a pond on the plan and no pond is provided. Change the note to indicate that there is a subsurface infiltration system and reference the inspection ports and what are the indicators that maintenance is required.

SW14. Add the water quality unit Manufacturers O & M to the plan as an appendix and reference it in the inspection schedule of the plan.

SW15. The reference to Sheet 6 should be removed and the Operation and Maintenance Plan sheet 1 of 1, should be included with the written document and referenced appropriately.

Mr. Gregory Rondeau, Chairman

February 22, 2022

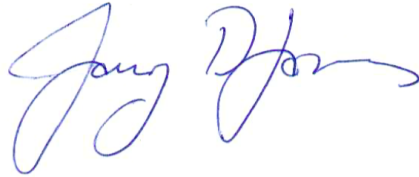
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Illicit Discharges (Standard Number 10): *All illicit discharges to the stormwater management systems are prohibited.*

A signed Illicit Discharge Compliance Statement was included in the Drainage Analysis.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.



Gary D. James, PE
Senior Project Manager

cc: Amy Love, Planner

Town of Franklin

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: February 14, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 72-94 East Central St
Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, February 28, 2022 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 72-94 East Central St in the Commercial I Zoning District.
2. The applicant is proposing to construct a mixed use three story building with 17 residential units and 1 commercial unit. 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 February 10, 2022 from J.S. Barbieri, Deputy Fire Chief
 - Letter dated February 23, 2022 from Mike Maglio, Town Engineer
 - Letter dated February 22, 2022 from Gary James, BETA.

Overview:

- 54 Units are allowed, the Applicant is proposing 17 Units
- 27 Parking Spaces are required, the Applicant is proposing 42 parking spaces.

DPCD Comments:

- The Applicant was denied on December 21, 2020, a Special Permit application for a 5 story building, with 13 residential units and 1 commercial unit.
- The Applicant returned to the Planning Board January 11, 2021, with revised Concept Plans. The Planning Board determined at this meeting that the new concept plans are a substantial change to the Special Permit. Meeting Minutes attached.
- The Applicant has provided the revised plans to the Planning Board.

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
*17 Residential units and 1 Commercial space	72-94 East Central St	C1	29 spaces	42 spaces	3,212
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
*33 Residential Units and 1 Commercial space	230 East Central St	CI	52 spaces	53 spaces	1,326

*Currently applicant is in front of the Planning Board

**ZBA granted a variance to allow 105 units

Town of Franklin



Planning Board

**January 11, 2021
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, Associate member Jennifer Williams. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Staff.

*As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

7:00 PM **Commencement/General Business**

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

A. Final Form H: 864 Upper Union Street

Ms. Love reviewed that the applicant submitted a Final Form H and Engineer's Certificate of Completion and a final as-built plan. BETA provided an onsite report with pictures and narrative. BETA indicated the outstanding item is trees still need to be planted. The Planning Board may want consider a partial Form H approval until the trees are planted.

Mr. Crowley confirmed the applicant relocated the dumpster into the gravel equipment area; there is a concrete pad under it. He discussed the rip rap area. Chair Padula confirmed the Planning Board members would like a stipulation in the approval about the trees.

Motion to Approve Final Form H for 864 Upper Union Street, with the stipulation that the trees will need to be planted in the spring by May 1, 2021. Power. Second: Rondeau. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

B. Endorsement: 340 East Central Street - Site Plan

Ms. Love stated the applicant submitted plans for Endorsement and added the Certificate of Vote to the plans.

Motion to Endorse 340 East Central Street, Site Plan. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-ABSTAIN; David-YES; Rondeau-YES; Power-YES. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain).

C. Endorsement: 186 Grove Street

Ms. Love stated the applicant submitted plans for Endorsement and added the Certificate of Vote to the plans.

Motion to Endorse 186 Grove Street. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

D. Concept Plan: 94 East Central Street

Chair Padula recused himself.

Mr. Richard Cornetta, attorney representing the applicant, stated the applicant was before the Planning Board in approximately November of last year and was not successful in obtaining two special permit requests. There was concern from the Planning Board regarding the existing building at the location. The current rendering shows removal of the building entirely. Before they formally present in front of the Planning Board, they would like some direction from the Planning Board as to whether the removal of the building at 88 East Central Street would be seen as a significant change to the plans that were previously submitted.

Vice Chair Halligan clarified this item is under General Business to provide some feedback to the applicant. He asked if the Planning Board feels removal of the building is a substantial change to allow the applicant to come forward to present this project again, as the applicant can reapply if the Planning Board determines it is a significant change. He stated that in his opinion this is a substantial change.

Mr. David stated it is a substantial change with the house being removed. He stated he agrees with what Mr. Rondeau has been saying since the beginning that the building should be pulled forward utilizing both lots. Vice Chair Halligan stated that if this item were to come forward as a special permit, Ms. Williams would be enacted to vote. Ms. Williams agreed this is a substantial change. She said pulling the building forward would help from a number of perspectives. Mr. Rondeau stated he agrees with the rest of the Planning Board; he was always in favor of taking down the house and pulling the building forward as there will be some more green space and make it more fluid to tie it together. He emphasized the white building has to come down before the other building gets built; this is a substantial change. Mr. Power stated that he agreed this is a substantial change with the house taken down. Moving the building forward would be nice.

Vice Chair Halligan confirmed that the plan that was submitted this evening is not acceptable, but if the house were taken down and the building moved forward on a new plan, that would be considered substantial. Mr. David confirmed another plan would have to be submitted with the building pulled forward. Vice Chair Halligan asked the Planning Board members how far forward they would like the building to come. Ms. Williams said she would not like parking or pavement at the street edge; the building should be pulled as forward as possible and parking and vehicular traffic should be behind the building. Vice Chair Halligan asked about the topography of the site. Mr. Rondeau stated that in taking the white house down, there is ledge on the right side. He suggested to pull the building forward to parking space #3 or #4, and take the top of the ledge down 3 ft. to 4 ft. so it ties the two sites together. Mr. David stated he agreed.

Mr. Cornetta thanked the Planning Board for their input. He discussed the elevations of the site and where the building is currently situated on the plans. He stated he understands what the Planning Board is saying and will take a look at what they are asking. He stated he is hearing from the Planning Board that removal of the structure at 88 East Central Street is paramount and to reconfigure the building on the site; the Planning Board would see this is a material and substantial change from the previous filing.

Chair Padula re-entered the meeting.

7:05 PM

PUBLIC HEARING – Initial

Eastern Woods – 725 Summer Street

Preliminary Subdivision

Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Ms. Love reviewed that the applicant submitted a preliminary plan for a Conventional Subdivision. The preliminary plans do not show the water and sewer details. The applicant has not requested any waivers. The applicant should show the sidewalks on the plan and provide a list of waivers, if requesting any. The applicant did not provide information on the proposed drainage system and should show any structures within 300 ft. on the plans.

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc., on behalf of the applicant, stated this is one subdivision with two separate cul de sacs. Chair Padula stated this is two different subdivisions.

Mr. Maglio reviewed his letter to the Planning Board dated January 6, 2021, which was provided in the Planning Board's meeting packet. His comments included, but were not limited to, that there is no town water available at this location. Town sewer exists in the adjacent subdivision; however, approval of a Sewer Map amendment by the Town Council would be required in order to connect. The plan does not indicate how water and sewer will be provided for the proposed homes. The proposed extension of Fall Lane would result in a 600-ft. long cul de sac; however, the existing Summer Heights subdivision only has one point of access which is off Summer Street and does not meet current requirements regarding maximum length of dead end streets. Extending Fall Lane would worsen this situation. The preliminary plan does not indicate pavement widths, edge treatments, or sidewalks.

Chair Padula stated he believes the first developer lost the development, and it was finished by another contractor. In the rules in 1995, they requested provisions to be made for any subdivision to attach to the roadways so people could tie in on it. Since then, in 1998, they came up with a bylaw that they did not want this to happen anymore. He reviewed where the intersection is being measured to obtain the 600 ft. He said when the extension filing was done, they were supposed to put in a cul de sac, but they did not. A preliminary plan is supposed to show the drainage and detention basins. He stated that from the approved plan in the past, the sidewalk is on the wrong side of the road. Ms. Love stated the abutters within 300 ft. were notified for this public hearing.

Chair Padula stated the road coming off Summer Street to enter and exit the subdivision is dangerous. Mr. Maglio stated the sight distance would be based on the road speeds. Chair Padula recommended a traffic consultant be hired for this. Mr. Halligan stated he has concern about the sight distance; he is not concerned about the Fall Lane road. Chair Padula stated he does not agree with the Fire Department's recommendation to tie the two; Mr. Halligan agreed. Mr. Rondeau stated the sight distance on the corner is tough to see and discussed the water coming off the hill. He asked if there is any thought to just having one entry off Fall Lane for safety. Ms. Cavaliere stated sight distance is something they will be looking at in the definitive stage. Discussion commenced on Fall Lane and that the original plan was not endorsed by the Planning Board. Ms. Love stated she may have seen an endorsement and will review the entire file. Chair Padula reviewed that as the law has changed, the Planning Board is not in the habit of recommending to tap into another subdivision. Mr. David agreed with the concern about the sight distance.

Chair Padula confirmed the applicant has completed all requirements for a preliminary plan. Mr. Steve Mesrobian, on behalf of Camp Haiastan, stated this abuts their land. He asked how abutters can see the plans. Ms. Love provided the location of the plans on the Town's website. Chair Padula reviewed the Planning Board's time requirement to vote; the applicant would then return with a Definitive Plan showing more plan details.

Mr. Michael Canesi, 1 Woodchester Road, stated concern about the ledge in the subdivision. He stated that a lot of blasting would be required and he asked what are the blasting requirements. He stated concern about erosion and drainage as he lives at the bottom of the hill of the proposed subdivision. Chair Padula explained

the regulations for drainage and blasting. Mr. Maglio stated all blasting permits go through the Fire Department. Mr. David Beauchesne, abutter on Summer Heights, stated they are technically above the proposed subdivision and expressed concern about the ledge and topography in the area. Chair Padula stated that by law, all drainage should stay on site.

Chair Padula stated the applicant has covered the bases with the Preliminary Plan and the Planning Board has reviewed some of the concerns. Ms. Cavaliere stated they are proposing private water and private sewer. Chair Padula stated he would need an original plan for Summer Heights. Discussion commenced on the elevation change on the cul de sac.

Motion to Close the public hearing for Eastern Woods, 725 Summer Street, Preliminary Subdivision. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve Eastern Woods, 725 Summer Street, Preliminary Subdivision Plan. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*
515 West Central Street
 Site Plan

Documents presented to the Planning Board are on file.

Ms. Love reviewed her letter to the Planning Board dated January 6, 2021. The applicant is proposing to construct a two-story 5,250 sq. ft. daycare facility to include parking spaces with drainage and landscaping. She stated she does not know if the applicant has filed with the Conservation Commission. The applicant has not requested any waivers. Regarding comments from the Planning Board's November 11, 2020, meeting, the Planning Board asked how many students will be attending the daycare. The applicant provided the number of students along with drop off schedule. The Planning Board expressed concern with the traffic flow throughout the site. The applicant provided traffic flow in one direction throughout the site. The Planning Board asked how much percent of the upland lot is impervious. The applicant has shown the impervious is 51 percent. The Planning Board indicated that they wanted the cul-de-sac constructed and paved. The applicant has shown that there is a transformer in the middle of the cul de sac and is not able to construct the cul de sac. She reviewed that the dumpster is located next to the abutting residential property; DPCD recommends the dumpster is moved to the other side of the property, away from residential units. However, the applicant has provided an explanation for the dumpster location. She stated that the Fire Department requested a 20 ft. access drive around the building which the applicant has provided. Regarding snow storage, she stated that it appears the only access to the snow storage is through the Wendy's parking area; the applicant has moved the snow storage. She stated that the applicant is required apply with the Design Review Commission; they are scheduled for the January 12, 2021, meeting.

Mr. Maglio reviewed his letter to the Planning Board dated January 6, 2021, provided in the Planning Board's meeting packet. He stated that the sewer manholes should be utilized on site where there are changes in pipe direction rather than cleanouts and 8 in. pipe should be used between manholes. Stormwater runoff for the proposed project is intended to be connected to the existing drainage system which was previously designed and constructed to accommodate this development. The applicant has indicated the existing system will be inspected and cleaned prior to construction. He recommended that this should be noted as a condition of approval. He noted that some of the proposed curbing is called out as vertical granite curb, such as along the access road around the building, and some as vertical concrete curb. He requested that the applicant clarify if vertical granite curb is intended to be used on site.

Mr. Crowley reviewed his letter to the Planning Board dated January 6, 2021, as provided in the Planning Board's meeting packet. He stated the majority of his comments have been addressed; he reviewed the outstanding items. He stated a waiver would be required for each section of HDPE pipe proposed.

Chair Padula stated that a concern from the Planning Board's last meeting was that the cul de sac be completed on the exterior of the roadway that goes in. He stated that he asked for the approved plan for Wendy's. He stated there is nothing in that plan that this other building, which was earmarked to be a hardware store or office, would exit through Wendy's parking lot. He discussed that on the diagram, the fire truck going around the building at the back corner overlaps the 20 ft. roadway. He asked why it is not 24 ft. wide for the fire truck. He questioned the parking for 22 employees and 8 for drop off for children. Arguably, that may be okay for parents dropping children off, but it is not okay for picking children up; cars will be queuing on the roadway to pick up the children. He asked who was going to be on the second floor of the building. Ms. Williams stated that she is concerned about the quantity of parking spaces and the layout of the spaces; this seems like a serious safety issue. Mr. David stated he brought it up during the last meeting that the cul de sac has to go in for public safety; the transformer can get moved. The traffic flow will have to be reworked with the cul de sac.

Chair Padula stated that when the roadway was voted in, it was rather contentious. It was contemplated to have the applicant install lights. This is just going to exacerbate the whole problem. Currently, people are allowed to take a left out of there. This is going to be a disaster coming out to the roadway at pick up time. Mr. David stated agreement with Mr. Rondeau regarding the need for the cul de sac. Mr. Power expressed agreement with the previous comments. Mr. Halligan stated that he did research on this. The Wendy's, the daycare, and the muffler shop are three separately deeded sites. The right-of-way private road is also separately owned by a private entity. Procedurally, he does not see how they are involved in the application where they are utilizing part of someone else's land for their Site Plan; they do not own the private way. Maybe these people are not even aware this is going on. There are four entities here, four different deeded parcels. They are trying to include it as part of their Site Plan when they do not own it. He stated he is in favor of a cul de sac, as well. Chair Padula stated there are a few loose ends, and the applicant is trying to get too much of a building on a small lot; the site is really congested for a daycare. Discussion commenced on the ownership of the private way and the three separately deeded lots.

Mr. Edward Cannon, attorney on behalf of the applicant, and Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. addressed the Planning Board. Mr. Cannon stated that the roadway is a private roadway with a private covenant similar to condominiums so everyone shares equally in maintenance. If the Planning Board would like to have the roadway trust signed into the application, it can be done. He stated there is an access easement with the Wendy's site. He stated that he looked into the Planning Board's request for the cul de sac. He provided history of the roadway. He stated that the Planning Board waived pavement of the cul de sac in 2013 when it was approved. In 2016 when the Midas approval was given, the transformer pad being in the middle of the cul de sac was approved. He stated that the end of the cul de sac abuts wetland areas.

Chair Padula stated that cul de sacs are required at the end of roadways for turnaround. Mr. Halligan stated the pavement of the cul de sac was waived at the time as the construction was not going up that far. However, waiving a cul de sac protected the Planning Board if a purpose such as this with high traffic were to be brought forth. Mr. Cannon reviewed the 2013 decision of waiving the pavement of the cul de sac under the subdivision approval. Mr. Halligan stated the intent was to waive it at the time as there was not further development on the third lot. Mr. Cannon further explained his position on the intent not to pave the cul de sac. He thinks there would be plenty of room on the Midas site if trucks had to turn around. Discussion commenced on the previous and current plans regarding the pavement and the cul de sac.

Ms. Cavaliere reviewed that the width of the access around the building has been increased, and the traffic flow pattern was adjusted to reduce queuing. She stated that there is no exiting through Wendy's; that is for

trash pick up only. She explained the modified proposed traffic pattern. She explained that they had an informal discussion with Presidential Arms a few weeks ago and Presidential Arms said they were glad to not be able to see the dumpster where it is currently located. She stated there was a concern about the construction of the retaining wall in the back area; it goes up to 18 ft. They have shifted it a little further off the property line; it will be designed by a structural engineer. She discussed the fire truck turning plan; she stated they are within the 20 ft. wide access recommended by the fire department. Chair Padula stated regulations require 24 ft. Ms. Cavaliere stated they would need a waiver for this. She reviewed the required parking spaces.

Mr. Cannon stated the applicant has a similar size facility; the data from that facility will be provided to the Planning Board. Discussion commenced regarding the parking spaces and the cul de sac. Chair Padula reviewed the proposed vertical to slope granite and the transition pieces. He noted precast concrete curb will be installed. He confirmed the retaining wall will be stamped by a structural engineer. Ms. Cavaliere reviewed the design of the traffic flow. She stated that the only exist going through the Wendy's is trash disposal; client queuing will be around the back on the access road. There is no two-way traffic. Mr. David questioned that as there is no sidewalk, people existing their vehicle to try to run in and get their child will be running in the road. Ms. Cavaliere stated the applicant has very specific procedures for drop off and pick up. This daycare is mainly for infants and toddlers. It is not school-age children running in the parking lot. It is different from a YMCA as far as clientele. She noted that they still need to go through Conservation Commission as there are wetland resource areas.

Chair Padula reviewed that as there will be infants and toddlers, it will be time consuming during pickup to go into the building and pick up a child while in the queuing line. Mr. Halligan reviewed the potential staff and drop off at peak hours based on the information provided by the applicant. There will be possibly 49 vehicles parked in the back and on the private drive to pick up children all day long; the parking does not work. As well, it obstructs the fire lane if a fire truck needed to go around the back of the building. Chair Padula noted the possibly of all these vehicles trying to take a left out of the site. Ms. Williams reviewed possible pick up and drop off scenarios from a safety perspective; she stated this is a tight site. Mr. Rondeau discussed the access road. He would like to see a gate at the Wendy's to delineate that vehicles cannot go through Wendy's to get to this site. Chair Padula stated there is no ability to bypass anybody who is in the line as it is only 20 ft. wide; it is a tight site for a daycare. He discussed the dumpster location; it is on the property line. He explained that there are some awful odors that come out of a dumpster and odors rise. Mr. Halligan questioned that as food will be served, should there be two dumpsters with one for food. Mr. Manoj Gandhi stated they serve biscuits, Cheerios, and snack items; they do not cook food.

Motion to Continue the public hearing for 515 West Central Street, Site Plan, to January 25, 2021, at 7:10 PM. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:54 PM.

Respectfully submitted,

Judith Lizardi, Recording Secretary

******Planning Board approved at the January 25, 2021 meeting.***



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

February 23, 2022

Mr. Greg Rondeau, Chairman
Members of the Franklin Planning Board
355 East Central Street
Franklin, MA 02038

**RE: Special Permit and Site Plan Review –
Mixed Use Commercial and Residential Building, 94 East Central St**

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and offer the following comments:

1. Applications that will need to be filed with the Franklin Department of Public Works may include, but are not necessarily limited to Water and Sewer Permits, Inflow & Infiltration Removal fees, and Street Excavation Permits.
2. The proposed number of bedrooms for the residential units should be identified.
3. Depending on the proposed commercial use, an exterior grease trap may be required.
4. We note that an oil and grease trap is shown, presumably for the enclosed parking garage floor drain. Floor drains fall under the purview of the Plumbing Code and its design will need to be approved by the Building Department.
5. Please verify if the retaining wall at the back of sidewalk will be removed along the entire frontage, or only portions of it are to be removed.

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

Sincerely,

Michael Maglio, P.E.
Town Engineer



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 10 FEBRUARY 2022

RE : 72-94 EAST CENTRAL ST. - SITE PLAN

Thank you for the opportunity to review the above mentioned plan. We have had meetings with the proponent regarding this project. They have met our requirements. As such, we have no further comment at this time.

Please contact me should you have any question or require any additional information.

cc: file

**APPLICATION FOR APPROVAL OF A SITE PLAN
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Site Plan Modification 70,72,88 and 94 East Central Street _____" and Special Permit(s) for Multifamily Use in C1 Zoning _____ and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: 70 East Central Street, LLC
Address of Applicant: 37 East Central St, Franklin, MA 02038
Phone No.: 508-507-9020 Email: Brad@camfordpg.com

 2. Name of Owner (if not the Applicant): Same as above
Address of Owner: _____
Phone No.: _____ Email: _____

 3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin St, Ste 11D, Wrentham, MA 02093
Phone No.: 508-384-6560 Email: Rick@uci850.com

 1. Deed of Property recorded with Norfolk Registry of Deeds in Book 36860,
Page 516, (Also see book: 36953, page 357)

 2. Location and Description of Property: 70,72,88 and 94 East Central St, Franklin,
MA 02038

 3. Zoning District: C1
Assessor's Map: 286 Lot: 32,33,34
Square Footage of Building(s): 10,554+- footprint
Impervious Coverage of Existing Upland: 54,614 SF lot, 46.1% Structure/
paving impervious coverage

 4. Purpose of Site Plan: To construct a mixed use three story building containing 17
residential units and 1 commercial unit, along with associated utilities and paved
access/parking areas

 5. Special Permit(s) Requested: Multifamily Use in C1 zoning
district
-

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

6. Other issues requiring Planning Board Consideration: _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.



Signature of Applicant



Signature of Owner

Bradford T. Chaffee

Print Name of Applicant

Bradford T. Chaffee

Print Name of Owner

Site Plan Modification 70,72,88 and 94 East Central Street

(1) Special Permit: Multifamily Use in Commercial 1 Zoning District

(a) Proposed project addressed or is consistent with neighborhood or Town need.

The proposed development will provide additional new housing units and commercial unit with the downtown area. Units will be located within walking distance from public transportation, shopping and dining.

(b) Vehicular traffic flow, access and parking and pedestrian safety and properly addressed.

Vehicular traffic flow into and out of the site and will be improved with the widened driveway access. Additional parking spaces than are required have been provided for the site. Pedestrian safety will be improved with the addition of the building access that is handicapped accessible.

(c) Public roadways, drainage, utilities, and other infrastructure are adequate or will be upgraded to accommodate development.

The project access is from East Central Street (Route 140). This roadway is adequate to provide access and egress to and from the site. The project proposed to connect to the town water system for domestic use as well as fire protection. The sewer connection will also be included, which will update the existing sewer service.

(d) Neighborhood character and social structure will not be negatively impacted.

The surrounding neighborhood consists of multifamily residential buildings. Also located along East Central Street are various buildings consisting of mixed use commercial and residential buildings as well as single use commercial buildings.

(e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.

There are not any wetland resource areas located on the site or within one hundred feet of the site. The site is not located within an endangered species habitat area as shown on the latest NHESP mapping.

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

The proposed building size and height is allowed per zoning. The height, bulk, location, and siting of the building is consistent with other buildings in the downtown area. The building location complies with the zoning setback requirements. The drainage system design matches or reduces the rate of runoff in the post development conditions. The commercial units do not currently have tenants and the uses have not been identified. The applicant will require any noise, odor, light, vibrations, and airborne particles not to be offensive to the neighborhood and will apply with all applicable state and federal laws. The residential nature of the building will

provide minimal noise, odor, light, vibrations, and airborne particles, which will be consistent with other residential uses in the immediate neighborhood.

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

Water and sewer use for the proposed building will not be excessive for a project of this size and use.

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled “_ Site Plan Modification 70,72,88 and 94 East Central Street_” for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: 70 East Central Street, LLC
Address of Applicant: 37 East Central St, Franklin, MA 02038
Phone No.: 508-507-9020 Email: Brad@camfordpg.com

2. Name of Owner (if not the Applicant): Same as above
Address of Owner: _____
Phone No.: _____ Email: _____

3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin St, Ste 11D, Wrentham, MA 02093
Phone No.: 508-384-6560 Email: Rick@uci850.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 36860, Page 516, (Also see book: 36953, page 357)

5. Location and Description of Property: 70,72,88 and 94 East Central St, Franklin, MA 02038

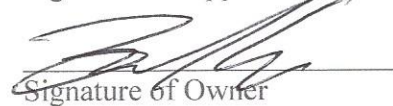
Square Footage of Building(s) TBD Assessor's Map 286 Lot 32,33 and 34

6. Purpose of Site Plan: Modification of Certificate of Vote of Franklin Planning Board dated April 11, 2018 seeking development of additional mixed use three story building containing 17 residential units and 1 commercial unit, along with associated utilities and paved access/parking areas

7. List of Waivers Requested (if any): Located on cover sheet of plan


Signature of Applicant

Bradford T Chaffee - Manager
Print Name of Applicant


Signature of Owner

Bradford T Chaffee - Manager
Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Site Plan Modification 70,72,88 and 94 East Central Street

Date of Plan: December 24,2021 Assessor's Information: Map 286, Lots 32.33 and 34

Prepared by: United Consultants, Inc.

Applicant Name & Address: 70 East Central Street, LLC - 37 East Central St, Franklin,

MA 02038

SECTION B:

Name of Record Owner(s): 70 East Central Street, LLC & John Sherry

Address of Record Owner(s): 37 East Central Street, Franklin, MA 02038
88 East Central Street, Franklin, MA 02038

****Attach Property Deed matching the owner name's listed above.**

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s): Bradford T Chaffee, Manager

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Date of Org: 3-16-2018 in Commonwealth of Massachusetts

Executed as a sealed instrument this

day of 20

[Signature]
Signature of Applicant

Bradford T Chaffee, Manager
Print name of Applicant

[Signature]
Signature of Owner

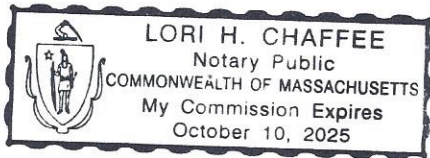
Bradford T Chaffee, Manager
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2022

On this 2nd day of February 2022, before me, the undersigned notary public, personally appeared Bradford T. Chaffee (name of owner), proved to me through satisfactory evidence of identification, which were Drivers License to be the person whose name is signed on the preceding document in my presence.



[Signature]
(Official signature and seal of notary)
Notary Public: Lori H Chaffee
My Commission Expires: 10/10/25

Owner Authorization Letter

To Whom It May Concern:

The undersigned, John E. Sherry and Carmel Sherry (collectively, the "Owner"), hereby certify that they are the owners of the property located at 88 East Central Street, Franklin, Massachusetts (the "Property"), identified as Franklin Assessor Map 286, Parcel 33, (more particularly described in a deed of Carmel Sherry dated March 19, 2007 recorded with the Norfolk County Registry of Deeds at Book 24648, Page 492), a portion of which is included with the land use/development proposal of 70 East Central Street, LLC (the "Applicant") currently pending before the Town of Franklin as to 70,72, 88 and 94 East Central Street, Franklin, Massachusetts. The Owner hereby authorizes the Applicant, its agents, including, but not limited to, Cornetta, Ficco & Simmler, P.C., United Consultants, Inc., or architecture firm that the Applicant may designate, to execute, submit and prosecute applications and any applicable materials to the Town of FRANKLIN boards, commissions, agencies and the like (including, without limitation, zoning boards, planning boards, design review committees, Town Council and conservation commissions) on behalf of the Owner, for the purpose of obtaining municipal permits and approvals for the development of the affected portions of the Property.

By: John E. Sherry
Name: John E. Sherry

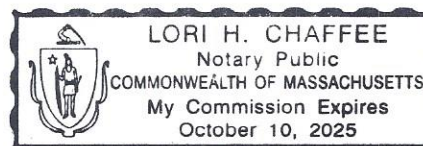
By: Carmel Sherry
Name: Carmel Sherry

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this day, February 2nd, 2022, before me, the undersigned notary public, personally appeared John E. Sherry and Carmel Sherry proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Lori H. Chaffee
Notary Public Lori H. Chaffee
My commission expires: 10/10/25



Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, February 14, 2022 and again on February 21, 2022

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, February 28, 2022 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit and Site Plan Modification application titled "Site Plan Modification, 70, 72, 88 and 94 East Central Street" Franklin, MA prepared by United Consultants, Wrentham, MA., and submitted to the Department of Planning & Community Development on February 2, 2022, by 70 East Central Street, LLC, Franklin, MA.

The property is located in the Commercial I Zoning District (Assessors Map 286 Lot 032, 033, and 034) at 94 East Central Street. The Applicant is proposing to construct a mixed use building with, 972 sq/ft commercial space on the first floor and one residential unit with parking, and residential units on the second and third floors, with drainage, grading, and other associated infrastructure. The applicant is requesting one (1) Special Permit under Chapter 185 Attachment 7 Multi-Family in Commercial I Zoning District.

Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board's website under Agendas.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman