

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: February 21, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 488 & 496 Summer Street
Senior Village Overlay

The DPCD has reviewed the above referenced Special Permit and Site Plan application for a Senior Village Overlay for the Monday, February 26, 2024 Planning Board meeting and offers the following commentary:

General:

1. The Special Permit under Senior Village titled “Autumn Hill Senior Village” dated January 26, 2024 was submitted with 2 Special Permits and Site Plan.
2. The site is located at 488 & 496 Summer Street in the Rural Residential I Zoning District (Assessors Map 302 Lots 006 & 008). The site 12.2 acres with 2 existing single family residential buildings.
3. The applicant is proposing to construct 44 Multi Unit residential buildings for over fifty-five (55) in age, under the Town of Franklin Zoning By-law Ch. 185-48, “Senior Village Overlay District”.
4. The applicant has not requested any waivers.
5. Applicant still needs to file with Conservation Commission.
6. The following letters have been received from other Town Departments and outside Peer Review;

-Fire Department

Comments:

- Zoning By-Law §185-48 (D)(1)(G). The Town of Franklin has exceeded the 2.5% units for senior housing. Although the Applicant provided a brief explanation for the need of the Senior Housing, DPCD recommends that the Planning Board require the applicant to provide further information proving that there is a “critical Senior housing need” for the Town of Franklin. If this waiver is not granted, then the project is denied.
- Applicant should also provide verification that DHCD will accept the 7 affordable units to be counted towards the Town of Franklin’s total affordable units.

- The Applicant has applied for Inclusionary Zoning. The Senior Overlay District already requires 15% affordable housing, therefore, the Inclusionary Zoning does not apply. If it were to apply, then Senior housing Overlay District plus Inclusionary Zoning would then require the applicant to provide 25% affordable housing.
- Zoning By-Law §185-48 (D)(2)(c). Applicant is allowed 18 units however has proposed 44 units, including 7 affordable units. The Applicant should show on the plans 30% of permanent Open Space, per the Zoning Regulations. Planning Board should determine if they will grant the applicant all 44 units.
- Applicant should identify on the plans the affordable units and each location of the unit.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 8 FEBRUARY 2024

RE : AUTUMN HILL- SITE PLAN

Thank you for the opportunity to review the above referenced plan. We would request a hydrant be placed on Summer St. near the proposed entrance.

We would also like to see a secondary access roadway. Roadways which lack a secondary means of ingress or egress can seriously impact the ability of first responders during times of natural disaster. A simple tropical storm or winter storm with snow or debris can hamper access to the entire development. This can block the egress of residents and trap them in harm's way without any secondary means of egress. Further, routine activities such as propane or oil delivery could, in time of emergencies effectively block access to the development for emergency responders.

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

cc: file

FORM P

TOWN OF FRANKLIN
TOWN CLERK

APPLICATION FOR APPROVAL OF A SITE PLAN A 9 27

To the Franklin Planning Board:

RECEIVED

The undersigned, herewith, submits the accompanying Site Plan entitled "Autumn Hill Condominiums" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

- Name of Applicant: Suejo Corp.
Address of Applicant: PO Box 934 Wrentham, MA 02093
Phone No.: 774-571-1972 Email: gracewooddevelopment@gmail.com
- Name of Owner (if not the Applicant): Bruce Hunchard Timothy Jones
Address of Owner: 496 Summer Street Franklin, MA 02038 488 Summer Street Franklin, MA 02038
Phone & Email: 508-989-8009 774-571-1972
bruce.hunchard@yahoo.com gracewooddevelopment@gmail.com
- Name of Engineer: Legacy Engineering LLC
Address of Engineer: 730 Main Street Suite 2C Millis, MA 02054
Phone No.: 508-376-8883 Email: dan@legacy-ce.com
- Deed of Property recorded with Norfolk Registry of Deeds in Book _____, Page _____, (or Certificate of Title No. 209710) & 161598
- Location and Description of Property:
The 12.4 acre site is located on the east side of Summer Street at 488 and 496 Summer Street. The site is developed with two residential dwellings.

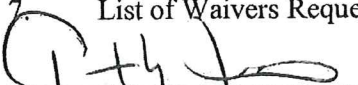
Square Footage of Building(s) 59,900+/- s.f.
Assessor's Map 302 Lot 6 & 8
- Purpose of Site Plan: The site is proposed to be developed with 44 senior residential units.

RECEIVED

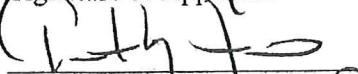
FEB 1 2024

PLANNING DEPT.

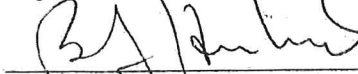
List of Waivers Requested (if any): Attach Form R for each waiver


Signature of Applicant

Suejo Corp. - Timothy Jones
Print Name of Applicant


Signature of Owner

Timothy Jones
Print Name of Owner


Signature of Owner

Bruce Hunchard
Print Name of Owner

Supporting Statement for Special Permit

The applicant respectfully seeks a special permit from the Town of Franklin Planning Board according to M.G.L. 40A §9 and Town zoning bylaw sections 185-45.E.(3), 185-48.G and 185-51 of the Town of Franklin Code. The Applicant seeks to construct 44 senior residential units. The property is located within the Rural Residential I zoning district.

(1) Proposed project addresses or is consistent with neighborhood or Town need.

The proposed senior residential units will fit in nicely with the other residences along Summer Street. The project is also consistent with the Town's 2022 Housing Production Plan as stated in the Town's updated Master Plan as of November 2023, including the top 3 goals stated therein:

- 1) Maintain Franklin's Subsidized Housing Inventory above ten percent through 2030 and beyond.
- 2) Increase the number of housing units affordable to Franklin's very low-income, low-income, and moderate-income residents.
- 3) Increase the number of affordable housing units available to persons with special needs, and the elderly.

(2) Vehicular traffic flow, access and parking and pedestrian safety are property addressed.

The addition of 42 senior housing units (the existing homes at 488 and 496 Summer Street will be included in the senior housing development for a total of 44 units overall) will not have a significant impact on traffic flow along Summer Street. Each unit will have one interior and one exterior parking space provided. Proper curbing and a sidewalk will be installed throughout the site and out to Summer Street to ensure pedestrian safety for foot traffic.

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

Summer Street is a main thoroughfare in Franklin which can easily accommodate the additional senior housing. Within the Autumn Hills senior housing itself, all units will have municipal water and sewer, and the roadways and sidewalks will be new and subject to peer review and approval by the Planning Board to ensure adequate construction and drainage.

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

Any change to a neighborhood can bring uncertainty, but the proposed senior housing will not be a negative impact on other homes along this stretch of Summer Street, either in terms of the general character and the social structure. In fact, the proposed senior housing will be very similar to the new homes constructed across Summer Street at the end of Lawrence Drive. The new homes will be situated well back off of Summer Street behind a row of existing single-family homes. The addition of senior housing set back off of Summer Street, will lead to residents walking on the new sidewalks to socialize within the development with other seniors.

- (5) 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.**

The proposed new homes and infrastructure will be located sufficiently far away from Uncas Brook that it will not fall within the jurisdiction of the Conservation Commission because no environmentally significant natural resource, habitat or feature will be impacted.

- (6) 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 new senior housing will be located on a spacious lot set back off of Summer Street. No surrounding homes will be deprived of light or fresh air circulation. New drainage infrastructure will be reviewed by the Town's peer reviewer and be subject to the Planning Board's approval. The noise, odor, light, vibrations, and airborne particulates generated by the new homes will be the same as any of the other homes along Summer Street.

- (7) 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.**

The proposed residential use of municipal water and sewer will be approved by the Franklin DPW to make sure that the municipal water and sewer systems will not be overburdened and that the proposed residential use will not be excessive.

- (8) The senior village is designed in a comprehensive, landscape sensitive manner, according to the process outlined in the conceptual plan.**

The senior village has been designed to create a strong neighborhood bond. The homes will be clustered in buildings with 2, 3, or 4 units. The homes will be set back off of Summer Street to minimize the impact on the existing homes in the neighborhood, and sufficient vegetated screening will be installed to further insulate existing homes from the new development. Within the Autumn Hill cluster of homes, landscaping will be tastefully added to enhance the curb appeal of all the units.

- (9) The senior village is consistent with all senior village open space standards, senior village development standards, affordable unit restrictions, and all applicable standards and requirements set forth in bylaw section 185-48.**

The proposed senior homes will be surrounded by a vast amount of open space. All proposed dwellings shall be subject to an age restriction covenant to limit occupancy to those 55 years of age or older. The proposed project consists of at least 10 senior housing units. The proposed location for the senior homes are lots totaling 12.39 acres. According to the Town of Franklin Assessor, the number of single-family homes in Franklin as of June 20, 2023 are 7,763. The proposed senior housing units along with existing senior housing units in Franklin do exceed 2.5% of the number of existing single-family residential housing units, but the applicant is

asking the Board to waive this limitation due to the critical senior housing needs of the Town as identified by the Town's updated Master Plan.

- (10) The senior village shall, by its design and layout, succeed in (a) preserving open space for conservation and/or recreation purposes, and providing appropriate public access to the open space; (b) protecting natural and cultural features of the site which are important to the character and health of the Town; and (c) creating a true village setting with a pedestrian orientation and character consistent with the historic development patterns of the Town of Franklin.**

The proposed senior housing development provides a large area of open space that can be used for conservation or recreation purposes. The public shall be able to easily access the new open space via the proposed roadway that connects to Summer Street and loops through the development. There are no natural or cultural features of the site which are important to the character and health of the Town. The tightly grouped homes with new sidewalks throughout the development will promote interaction on foot among unit owners in a true village setting, typical of historic Franklin, that emphasizes pedestrian use of the site.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, February 12, 2024 and again on Monday, February 19, 2024

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 26, 2024 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit and Site Plan application titled “Autumn Hill Condominiums” prepared by Legacy Engineering LLC, Millis, MA, and submitted to the Department of Planning & Community Development on February 2, 2024, by Suejo Corp., Wrentham, MA.

The property is located in the Rural Residential I Zoning District (Assessors Map 302 Lot 6 and 8) at 488 and 496 Summer Street. The applicant is proposing to construct a 44-unit senior village with inclusionary housing. The applicant is applying for two (2) special permits, (1) Chapter 185, section 48: Senior Village Overlay District and (2) Chapter 185, section 51: Inclusionary Housing.

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

BEARCE ERIC R
BEARCE KIMBERLEIGH KANE
493 SUMMER ST
FRANKLIN, MA 02038

WINTERS SALLY J
486 SUMMER ST
FRANKLIN, MA 02038

DACKO BRETT & SARAH J TRS
SUMMER STREET REALTY TRUS
483 SUMMER ST
FRANKLIN, MA 02038

DELLORCO ENTERPRISES LLC
62 MILL STREET
FRANKLIN, MA 02038

FOLEY STEPHEN M
480 SUMMER ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

HUNCHARD BRUCE J
HUNCHARD GWYNNE A
496 SUMMER ST
FRANKLIN, MA 02038

JONES TIMOTHY G
488 SUMMER ST
FRANKLIN, MA 02038

KLAHOLZ LINDA M
WOOLF CHRISTOPHER CHARLES
489 SUMMER ST
FRANKLIN, MA 02038

NELSON ALAN E
479 SUMMER ST
FRANKLIN, MA 02038

RAY SAGNIK
RAY SHALINI
490 SUMMER ST
FRANKLIN, MA 02038

BEARCE ERIC R
BEARCE KIMBERLEIGH KANE
493 SUMMER ST
FRANKLIN, MA 02038

KLAHOLZ LINDA M
WOOLF CHRISTOPHER CHARLES
489 SUMMER ST
FRANKLIN, MA 02038

CAMP HIAASTAN OF THE ARME
722 SUMMER ST
FRANKLIN, MA 02038

MCKENNA SEAN C
MCKENNA ANDREA M
497 SUMMER ST
FRANKLIN, MA 02038

CAMP HIAASTAN OF THE ARME
722 SUMMER STREET
FRANKLIN, MA 02038

PRINCIOTTA BARBARA J TR
ONSET CIRCLE REALTY TRUST
54 ARLINGTON DR
BUZZARDS BAY, MA 02532

DELLORCO ENTERPRISES LLC
62 MILL STREET
FRANKLIN, MA 02038

RAY SAGNIK
RAY SHALINI
490 SUMMER ST
FRANKLIN, MA 02038

FICCO TIMOTHY P
FICCO LINDA PEREIRA
500 SUMMER ST
FRANKLIN, MA 02038

WINTERS SALLY J
486 SUMMER ST
FRANKLIN, MA 02038

FICCO TIMOTHY P TR
FICCO FAM IRREV HEALTH TR
550 SUMMER ST
FRANKLIN, MA 02038

FOLEY STEPHEN M
480 SUMMER ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

HUNCHARD BRUCE J
HUNCHARD GWYNNE A
496 SUMMER ST
FRANKLIN, MA 02038

JONES TIMOTHY G
488 SUMMER ST
FRANKLIN, MA 02038

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:

Title of Plan: Autumn Hill Condominiums - Senior Village

Date of Plan: JANUARY 26, 2024
November 2023 Assessor's Information: Map 302 Parcels 6 & 8

Prepared by: Legacy Engineering LLC

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): Timothy Jones Bruce Hunchard

Address of Record Owner(s): 488 Summer Street 496 Summer Street

Franklin, MA 02038 Franklin, MA 02038

*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):

N/A

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

N/A

*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:

N/A

Executed as a sealed instrument this 10th day of November 20 23

[Signature]
Signature of Applicant

Timothy Jones - Suejo Corp.

Print name of Applicant

[Signature]
Signature of Owner

Timothy Jones

Print name of Owner

[Signature]
Signature of Owner

Bruce Hunchard

Print name of Owner

NORFOLK ss.

202023

On this 10th day of NOVEMBER 2023, before me, the undersigned notary public, personally appeared TIMOTHY JONES (name of Applicant), proved to me through satisfactory evidence of identification, which were LICENSE to be the person whose name is signed on the preceding document in my presence.

Andrew C. Laro
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 3-2-2029



NORFOLK ss.

20 23

On this 10th day of NOVEMBER 2023, before me, the undersigned notary public, personally appeared BRUCE HUNCHARD (name of Applicant), 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.

Pam Bean

(Official signature and seal of notary)

Notary Public: PAMELA LYNN BEAN

My Commission Expires: 11-20-2026



PAMELA LYNN BEAN

Notary Public

Commonwealth of Massachusetts

My Commission Expires

November 20, 2026