

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

November 7, 2022

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: ELECTION OF OFFICERS 2023

Dear Mrs. Danello:

Please be advised that at the meeting on Monday, November 7, 2022 upon motion duly made and seconded, the Planning Board voted as follows:

5-0-0 to elect _____ to the position of Chairman

5-0-0 to elect _____ to the position of Vice Chairman

5-0-0 to elect _____ to the position of Clerk

Sincerely,

, Chairman

A TRUE COPY ATTEST:

Nancy Danello, Town Clerk

cc: Registrar of Deeds (Norfolk County)
cc: Land Court

Town of Franklin

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PLANNING BOARD

November 7, 2022

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: Planning Board Meeting Dates for 2023

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, November 7, 2022, upon motion duly made and seconded, the Planning Board voted (5-0-0) to approve the meeting dates for the year 2023. Dates are subject to change.

Monday, January 9, 2023	Monday, July 10, 2023
Monday, January 23, 2023	Monday, July 24, 2023
Monday, February 6, 2023	Monday, August 7, 2023
Monday, February 27, 2023	Monday, August 21, 2023
Monday, March 13, 2023	Monday, September 11, 2023
Monday, March 27, 2023	Monday, September 25, 2023
Monday, April 10, 2023	Monday, October 16, 2023
Monday, April 24, 2023	Monday, November 6, 2023
Monday, May 8, 2023	Monday, November 20, 2023
Monday, May 22, 2023	Monday, December 4, 2023
Monday, June 5, 2023	Monday, December 18, 2023
Monday, June 26, 2023	

Sincerely,

Greg Rondeau, Chairman
Planning Board

Town of Franklin

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PLANNING BOARD

November 7, 2022

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: Massachusetts General Law Chapter 41, Section 81-P

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, November 7, 2022 upon motion duly made and seconded, the Planning Board voted (5-0-0) to authorize Chairman, _____, to be the sole signatory on plans in accordance with Massachusetts General Law Chapter 41, Section 81-p.

MAJORITY OF THE PLANNING BOARD:

A TRUE COPY ATTEST:

Nancy Danello, Town Clerk

Town of Franklin

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Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

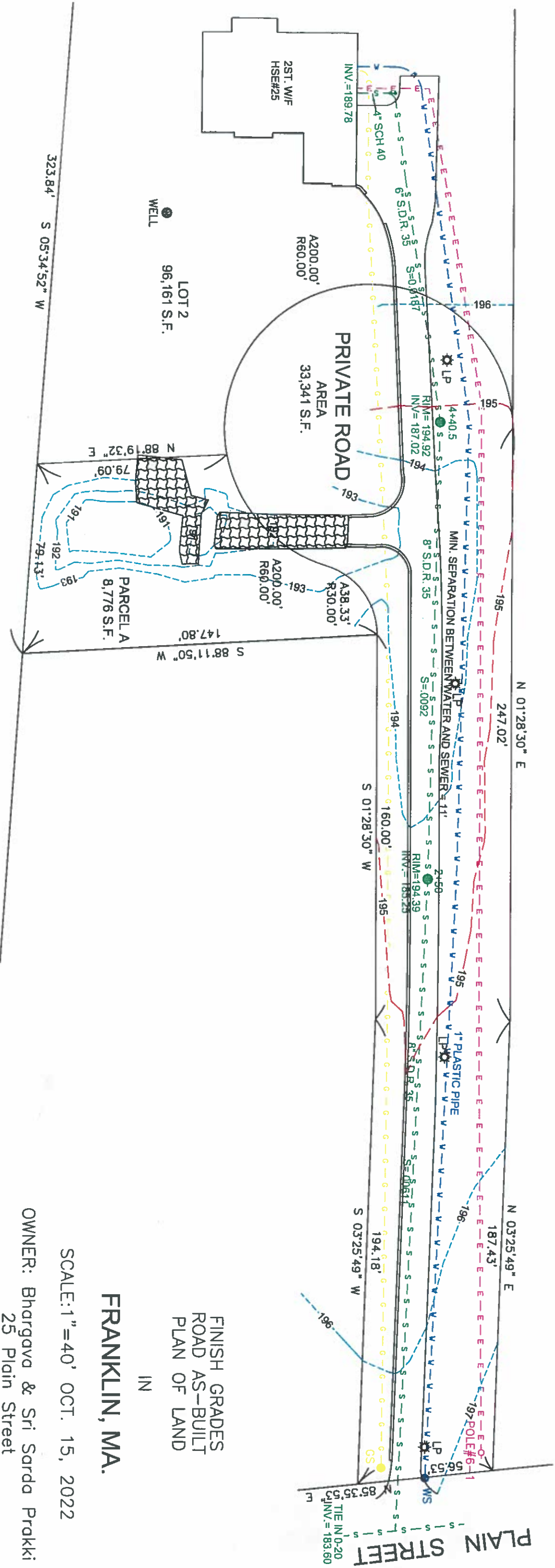
MEMORANDUM

DATE: October 28, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Pellegrino Estates – 1-Lot Subdivision
Final Form H

General

1. The applicant has submitted a Final Form H and Engineer's Certificate of Completion and a final as-built plan.
2. BETA has provided an onsite report with pictures verifying the site work is complete.
3. The roadway will remain private and not be accepted by the Town.

Planning Board should vote on the Final Form H acceptance.



FINISH GRADES
ROAD AS-BUILT
PLAN OF LAND
IN

FRANKLIN, MA.

SCALE: 1" = 40' OCT. 15, 2022

OWNER: Bhargava & Sri Sarda Prakkhi
25 Plain Street
Franklin, Ma. 02038

COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508-533-1644



Anthony M. DelloRco



TOWN OF FRANKLIN – OBSERVATION REPORT

Pellegrino Estates

Report No.:	4831 98 – 09 R1	Date:	10/12/2022	Arrive:	Unnoted
Observer:	Nick O’Connell Matt Crowley, PE	Weather:	Unnoted	Leave:	Unnoted
Owner:	Bagdasarian Property Holdings, LLC 26 Meena Drive Worcester, MA 01603	Contractor:	Yankee Builders Inc. 43 Pearly Lane Franklin, MA 02038 Kurt Coutremanche 401-641-1792		

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Completion**

OBSERVATIONS

Observation Requested By: Kurt Coutremanche, Yankee Builders Inc.

Met/walked site with: N/A

Current Activity on Site: No Current Activity

Observed Construction: BETA arrived on-site to perform a conformance observation in conjunction with the Applicant’s request for acceptance Form H – Certificate of Completion. The Applicant previously provided the required Form H and a final as-built, dated October 15, 2022, was provided via email. Several work items were noted as being outstanding in BETA’s previous conformance review dated June 8, 2022. BETA re-walked the site and noted that the project has been constructed in accordance with the approved plans with the following exceptions/notations:

- Loam and seed have been installed but previous drought conditions have affected vegetative growth. It is anticipated that additional seeding will be applied by the owner, where necessary, in accordance with typical site maintenance.
- One of the planted shade trees did not appear viable at the time of original inspection; however, the contractor provided a letter from an arborist indicting the tree was still alive.
- BETA defers to the Department of Public Works to confirm that pavement patching in Plain Street is acceptable.

SITE PHOTOS



Subdivision roadway, showing top course and Cape Cod Berm



Typical screening plantings are still viable



Typical roadway section



Completed rain garden area



Rip rap and sediment forebay



Typical vegetation in residential area

SUBDIVISION PLAN OF LAND

FORM H
ENGINEER'S CERTIFICATE OF COMPLETION
(to be executed by developer's engineer)

Subdivision plan known as PELLEGRINO ESTATES

I hereby certify that all improvements required for the below listed ways, a part of the above named subdivision plan, have been completed in all respects in accordance with the rules and regulations of the Franklin Planning Board and the approved plans entitled PELLEGRINO ESTATES by GUERINER & MALNOW INC. and dated NOV. 16, 2016, and as approved by the said Planning Board on DEC. 19 2016.

Signed this JUNE 16 day of JUNE, 2022
By Paul Saulnier Reg. C.E.

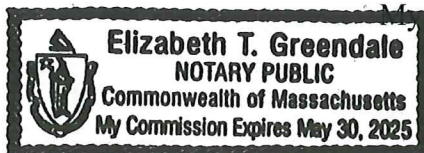
COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS. June 16, 2022

On this 16th day of June, 2022, before me, the undersigned notary public, personally appeared Paul Saulnier (name of engineer), proved to me through satisfactory evidence of identification, which were personal recognition to be the person whose name is signed on the preceding document in my presence.

Elizabeth T. Greendale
(Official signature and seal of notary)

Notary Public:
My Commission Expires: May 30 2025



DEFINITIVE SUBDIVISION PLAN OF LAND SCHMIDT'S FARM INC. 215 PROSPECT STREET FRANKLIN MASSACHUSETTS

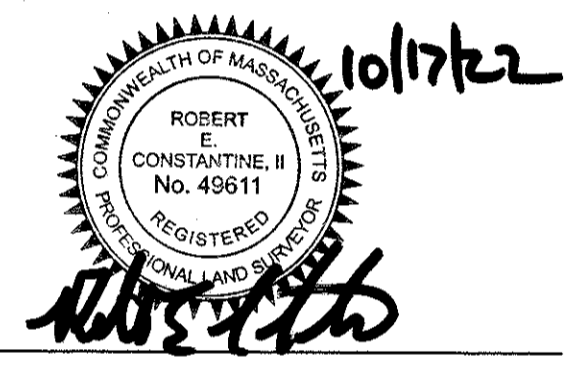
I, NANCY DANIELLO, CLERK OF THE TOWN OF
FRANKLIN, RECEIVED AND RECORDED FROM
THE PLANNING BOARD COVENANT APPROVAL
OF THIS PLAN ON _____ AND NO
APPEAL WAS TAKEN FOR TWENTY DAYS NEXT
AFTER RECEIPT AND RECORDING OF SAME.
TOWN CLERK _____ DATE _____

REGISTRY USE ONLY
F4561

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

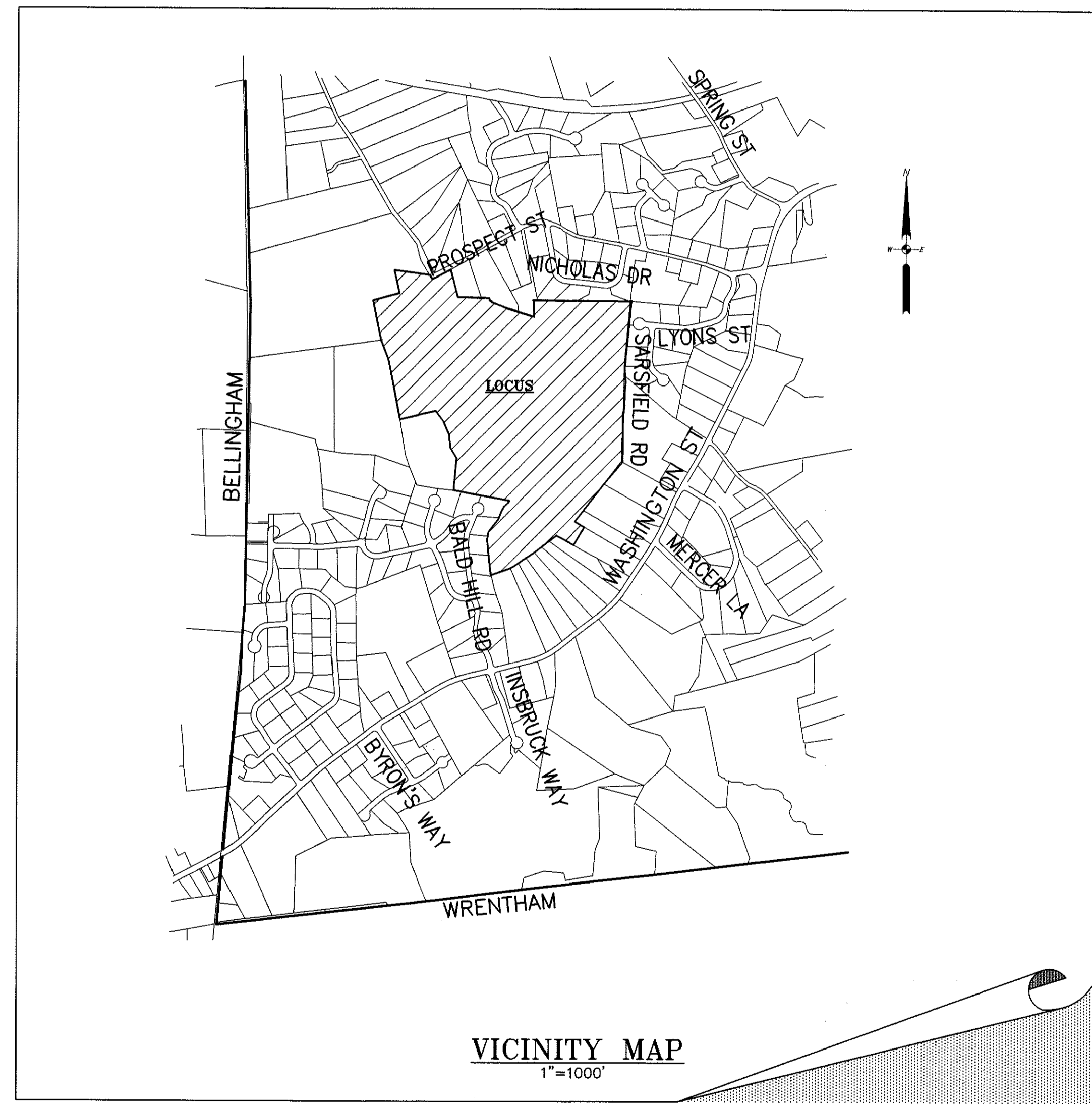
BEING A MAJORITY

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN ACCORDANCE WITH THE RULES AND
REGULATIONS OF THE REGISTER OF DEEDS.
THIS IS NOT A CERTIFICATION AS TO THE TITLE
OR OWNERSHIP OF THE LAND SHOWN HEREON.



CONSTRUCTION ON THIS LAND IS SUBJECT TO
ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS,
RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY
BE REVEALED BY AN EXAMINATION OF THE TITLE.

RURAL RESIDENTIAL I	
FRANKLIN ZONING BYLAW SECTION 185	
ATTACHMENT 9; LAST AMENDED	
3-13-2019 BY AMENDMENT 19-831	
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	180'
MINIMUM YARDS	
FRONT	40'
SIDE	40'
REAR	40'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25



SHEET INDEX

- 1 OF 2 COVER SHEET
- 2 OF 2 LOTTING PLAN

OWNER
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN, MA 02038
DEED BOOK 11712 PAGE 405
A.M. 325 LOT 3

APPLICANT(S)
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN, MA 02038
TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

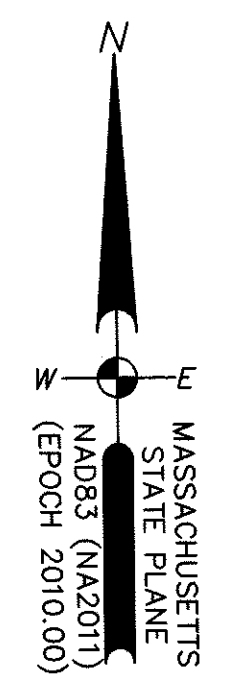
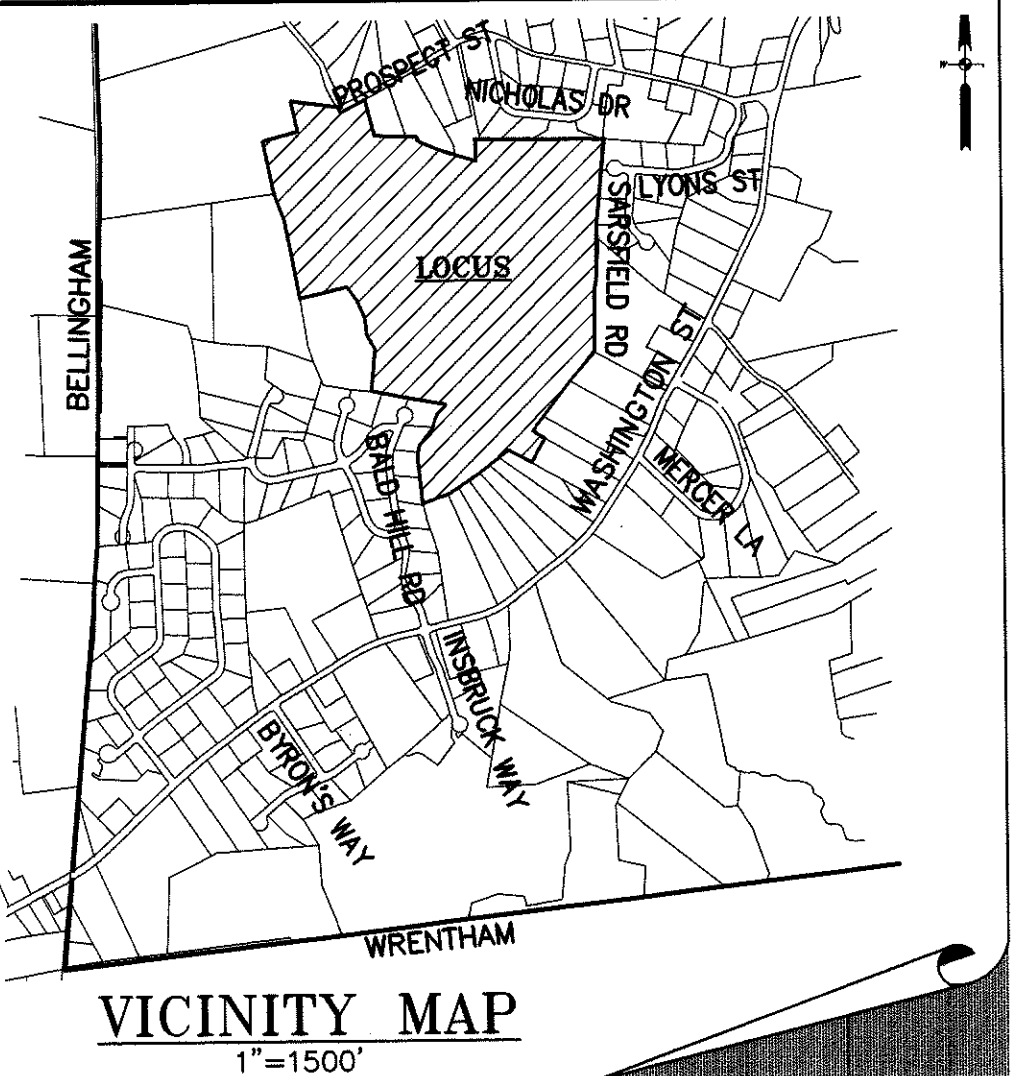
DEFINITIVE SUBDIVISION
PLAN OF LAND
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN
MASSACHUSETTS

COVER

SEPTEMBER 21, 2022

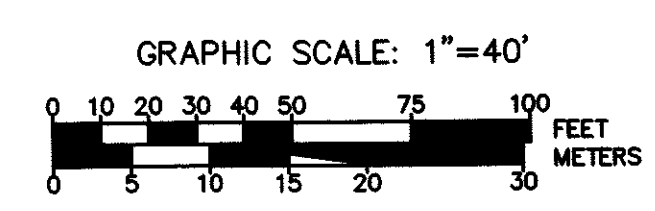
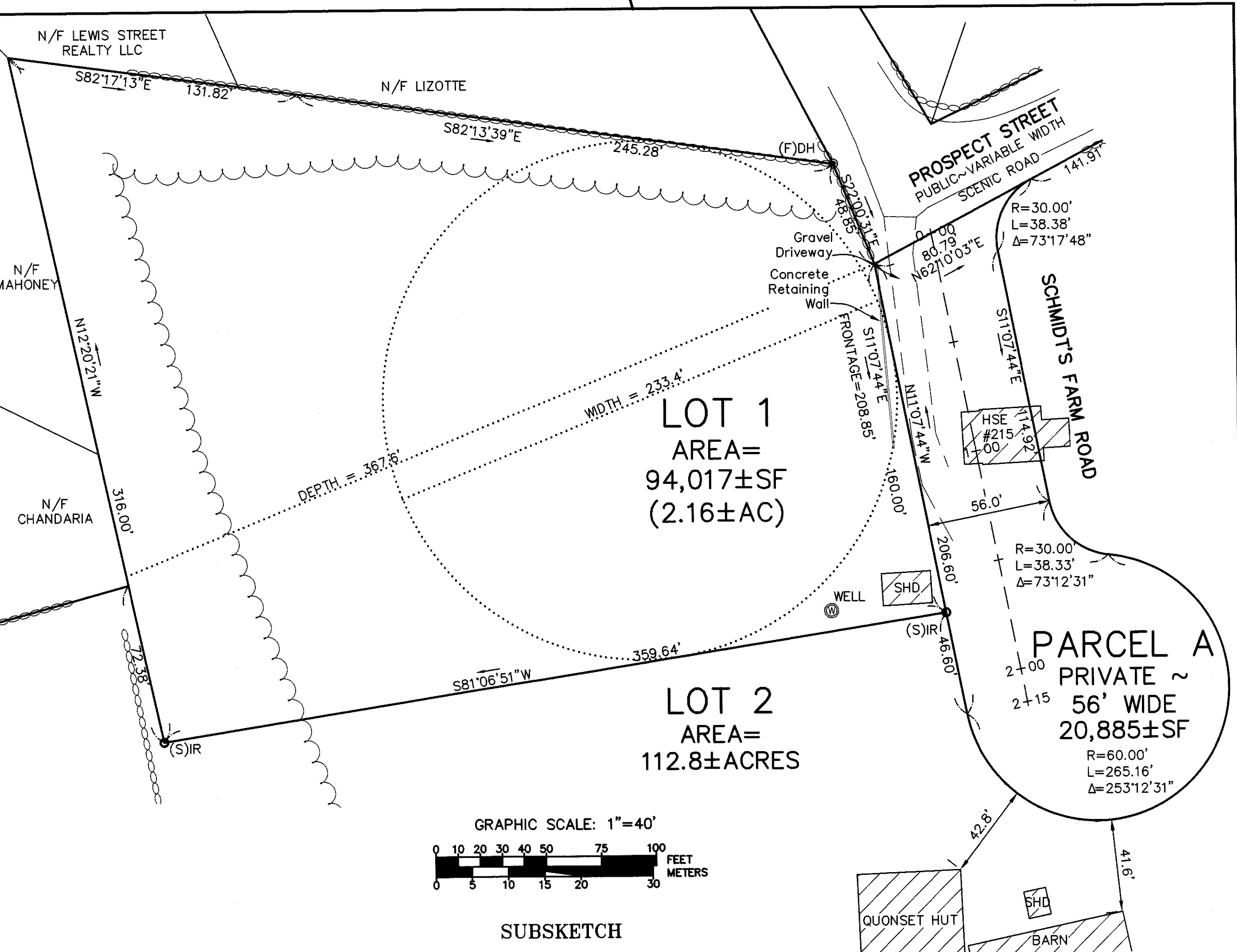
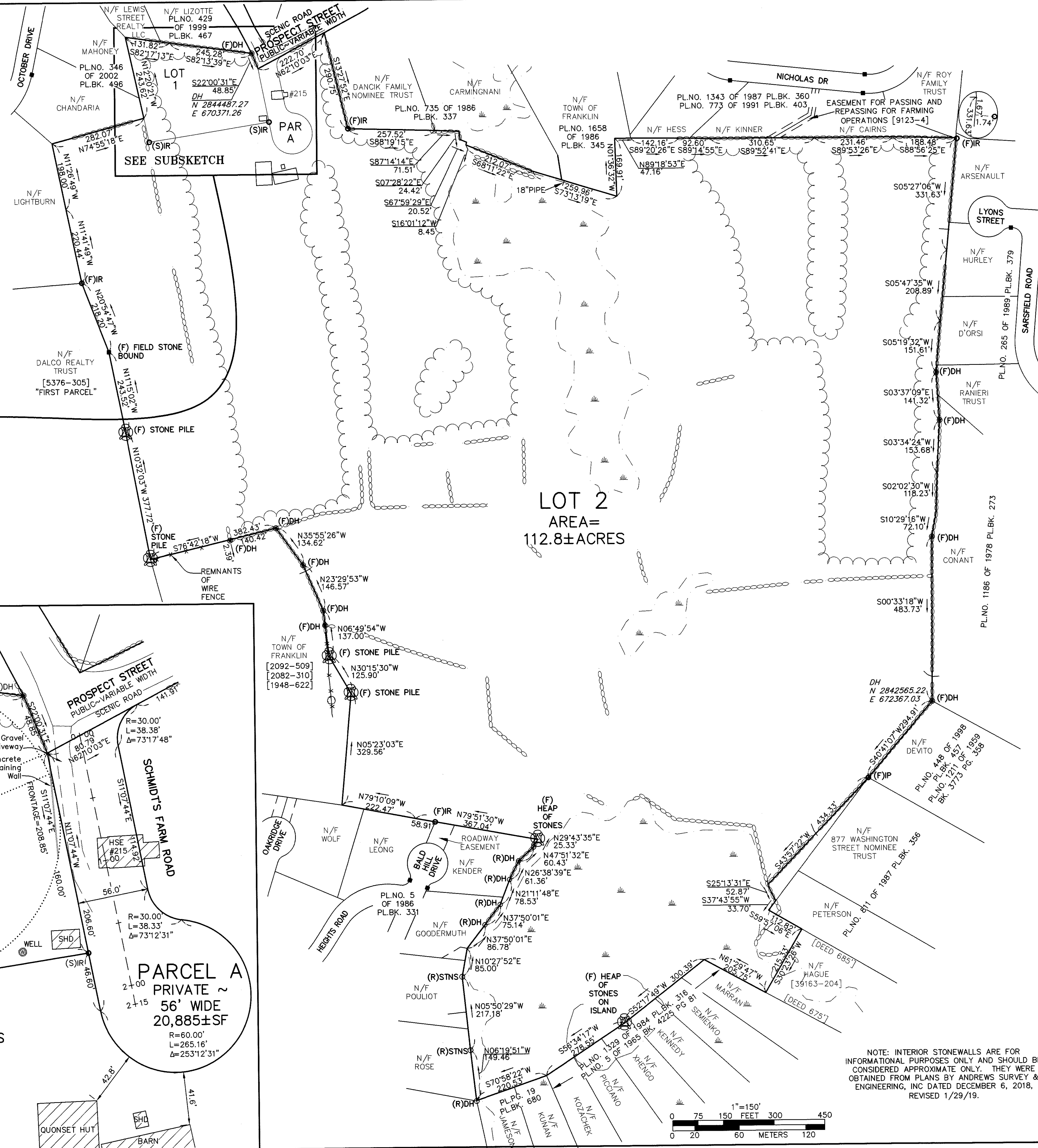
DATE	REVISION DESCRIPTION
10/17/22	CERTIFICATE OF VOTE ADDED

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com



(F)	FOUND
(R)	RECORD
IR	IRON ROD
IP	IRON PIPE
DH	DRILL HOLE
W	WETLAND FROM MassGIS

- NOTES:**
- LOT 1 IS TO BE RETAINED BY SCHMIDT'S FARM INC.
 - LOT 2 IS TO BE CONVEYED TO THE TOWN OF FRANKLIN.
 - PARCEL A IS TO BE CONVEYED TO THE TOWN OF FRANKLIN WITH ACCESS RIGHTS TO BE RETAINED BY SCHMIDT'S FARM INC.



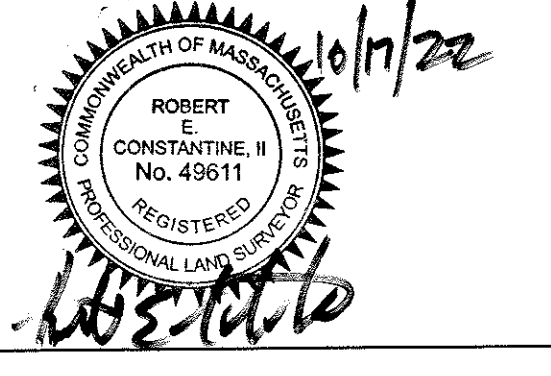
SUBSKETCH

APPROVED DATE:
FRANKLIN PLANNING BOARD

BEING A MAJORITY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN, MA 02038
DEED BOOK 11712 PAGE 405
A.M. 325 LOT 3

APPLICANT(S)
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN, MA 02038

TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

**DEFINITIVE SUBDIVISION
PLAN OF LAND
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN
MASSACHUSETTS**

LOTTING PLAN
SEPTEMBER 21, 2022

DATE	REVISION DESCRIPTION
10/17/22	CERTIFICATE OF VOTE ADDED

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F4561

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: November 1, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 121 Grove Street
Friendly 40B Application

The Planning Board reviewed an application for a Chapter 40B LIP at 121 Grove Street on October 17, 2022. The Board reviewed and discussed the project with the applicant during the meeting. Based on the Board's comments, attached is a draft letter to be submitted to the Zoning Board of Appeals and Town Council. Please review the draft letter and discuss at the Planning Board meeting. Once the Board is in agreement, the letter will be signed by the Chairman and provided to the ZBA, TC and several cc contacts.

Town of Franklin

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Franklin, Massachusetts 02038-1352



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www.franklinma.gov

PLANNING BOARD

Zoning Board of Appeal
355 East Central Street
Franklin, MA 02038
Attn: Bruce Hunchard, Chair

Town Council
355 East Central Street
Franklin, MA 02038
Attn: Tom Mercer, Chair

RE: 121 Grove Street – LIP Friendly CH40B Development

Please accept, on behalf of the Franklin Planning Board, the following letter, outlining the Board's recommendations pertaining to the proposed friendly 40B development at 121 Grove Street. This letter sets forth the Planning Board's recommendations related to the Board's review of the project, pursuant to the Town's recently adopted guidelines for reviewing Friendly 40B projects – Local Initiative Program.

The Planning Board does not recommend the project as currently presented, however, the Planning Board has provided a list of recommendations it would like the applicant to consider implementing into their project design, making this project a true friendly 40B development; a compromise between Fairfield Residential and the Town of Franklin to create a project that would be better suited for the community. Recommendations below are set forth as it pertains to Franklin Town Code, Section 185-31 – Site Plan.

The Planning Board's recommendations are based on (1) the Board's review of the Friendly 40B application submitted on September 21, 2022, (2) presentation made by the applicant, Fairfield Residential, to the Planning Board on October 17, 2022, and (3) comments provided by Amy Love, Town Planner at the October 17, 2022 Planning Board meeting.

Requested Waivers pertaining to Planning Board:

- Section 185-13: Attachment 9 – Schedule of Lot, Area, Frontage, Yard and Height Regulations: Maximum Building Height of 3 stories. 60 feet may be permitted by PB Special Permit; Waiver request to allow 5 stories and 70 feet.
- Section 185-31: Site Plan and Design Review. Site Plan and Design Review Required; Waiver request for site plan and design review requirements.

Stormwater Management. Requires local approvals for stormwater management; waiver is requested as project will be permitted under the MassDEP Stormwater Regulations. The Stormwater will be designed to comply with the local stormwater bylaw to the extent feasible.

Planning Board's Recommendations:

- Reduce the number of units – the largest residential development currently has 297 units, the average is closer to 280 units. Reducing the number of units will allow the applicant to decrease building footprints, allowing buildings to meet current setbacks, enable a reduction in building height, reduce impacts to wetlands, and alleviate visual impacts to the abutting Franklin State Forest.
- Lower the height of the buildings. . The applicant should clarify why a height waiver for 5 stories and 70 feet is requested, specifically, 70 feet. The tallest residential development is 50ft in height; there are no developments in Franklin that have been permitted at 70 feet.
- Buildings should be set back from the roadway as currently defined in the zoning bylaw. Typically, taller buildings should be located to the rear of the project, and not abutting the street for a more appealing project. However, in this instance, taller buildings, as proposed, will impact the experience for State Forest users, therefore, consideration should be given to the overall height of buildings within the project. Meet current setbacks in the Zoning Bylaw. Such tall buildings near not only the roadway but also the rear and side setbacks are aesthetically unpleasing and generally a problem for the Town.
- Concerned this project, specifically buildings 4 and 5, would significantly change the experience for users of the Franklin State Forest. The height of the buildings, as well as the distance from the Forest, would mean that anyone walking in the State Forest would be able to see the buildings, thus diminishing the experience. Buildings of this height don't otherwise exist in the town. In addition, any proposed lighting would have an impact on user experience at the State Forest and should be taken into consideration.
- To reduce the footprint and potential impacts to the Franklin State Forest, consider joining together the two buildings bordering the Franklin State Forest into one, and reduce building height.
- Since the ZBA is the review and approval board for 40B applications, the Planning Board understands formal site plan approval will not be granted via the Planning Board, however the applicant should consider meeting at least site plan specifications as defined in zoning by-law Chapter 185-31 regulations, if a formal application is submitted to ZBA, the applicant should be required to file with the Design Review Commission.
- Complete a formal traffic study. There is already a substantial amount of traffic on the streets in the proposed project area and if built, the project will likely create 1,500-1,800 additional cars per day on the roadways in the vicinity of the project, By reducing the amount of units, traffic impact to already congested roadway infrastructure will be reduced.
- Require local approvals for stormwater management. Franklin holds all applicants to the highest standards of review under its local stormwater management bylaws and exceptions shouldn't be made for any applicant.
- Reduce the impacts to Wetlands on the site, this can be done through implementation of smart growth practices, a reduction of building footprint, and/or reconfiguration of buildings and infrastructure need to support buildings.

A project of this size does not appear to be a friendly 40B under the state's Local Initiative Program, which is one of the reasons why, the Planning Board recommends the project be scaled back in size. Doing so will result in decreased building size, both in overall bulk and height and therefore will help to reduce the number of units constructed. In addition, reducing the size of the project will allow the development to remain within current zoning setbacks for not only the residential buildings, but also the

accessory structures. An overall reduction to the size of the project will also mean those who enjoy the Franklin State Forest can continue to do so without their experience being diminished by large, multi-story buildings, light glare and other impacts that currently do not exist. A decrease in project size will create less impervious coverage, improve the ability to meet local stormwater management regulations and reduce impacts to onsite wetlands.

The Planning Board agrees there is a need for affordable housing in Town that utilizes smart growth practices, however, notes the project as proposed does not incorporate many of the basic smart growth principles embraced by the Town of Franklin as well as the Commonwealth of Massachusetts. The Planning Board encourages and recommends the applicant utilize the concepts of smart growth more prevalently in the project design.

The Board looks forward to the applicant, as well as the Town Council and other Boards reviewing this project working together, to create a project that is reflective of the true meaning of a Friendly 40B project.

Thank you for providing the Planning Board an opportunity to provide feedback

Greg Rondeau, Chairman
Franklin Planning Board

CC: Jamie Hellen, Town Administrator
Conservation Commission
Bryan Taberner, Director of Planning and Community Development
Gus Brown, Building Commissioner
Catherine Racer, Director DHCD
Reiko Hayashi, LIP Director, DHCD