

Date: February 1, 2023 Job No.: 4831  
To: Mr. Greg Rondeau, Chairman  
Cc:  
From: Matt Crowley – BETA, Amy Love – Town Planner  
Subject: **160 Grove Street Limited Site Plan**

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Dear Mr. Rondeau:

BETA has reviewed Limited Site Plan Modification documents for the project located at 160 Grove Street in Franklin, MA. BETA previously reviewed preliminary plans and issued a memo in conjunction with the Department of Planning and Community Development on December 19, 2022. The status of comments has been summarized below with new commentary added in ***bold italics*** text:

BETA

1. Although the proposed revisions indicate there is a net reduction in impervious area, the Engineer of Record should confirm that there is no increase to any of the individual stormwater systems on the site. ***The provided drainage calculations indicate there will be no adverse impact to the proposed drainage systems and the stormwater objectives of the Approved design will be met – issue resolved.***
2. Detailed grading should be provided for the proposed accessible routes (ramps) to ensure full compliance with Massachusetts Architectural Access Board Regulations. Handrails, if required, should be depicted on the plans and associated details provided. ***Grading and details have not been provided. Refer to Comment 6.***
3. Provide signage for all accessible parking spaces. ***Notes have been provided for the required signage – issue resolved.***
4. It is BETA's understanding the DPW will review the proposed sewer infrastructure upon receipt of a comprehensive sewer extension plan. ***The current plans depicted a septic system as originally approved. Revisions to the proposed sewer will be reviewed by the DPW upon receipt of a proposed design.***
5. ***The provided Architectural Plans indicate there have been numerous changes to the interior layout of the building. In consideration that the proposed uses consist of a mixture of office, industrial, and warehouse, BETA recommends that the applicant provide a summary of each area and associated use (e.g. secured storage = warehouse) as was done as part of the initial Site Plan submission so that required parking can be verified. Hallways, stairs, etc. should also be classified accordingly.***
6. ***Although the number of floors has been reduced from 3 to 2, the overall height of the building appears to be similar to the Approved design, approximately 28' above the entrance floor level. BETA recommends for the Applicant to confirm that are no changes to the building elevations. BETA notes that the bottom floor elevation remains noted as 268.50 but there are now ramps and stairs (up) to the building entrance from the parking elevation of approximately 278.50.***
7. ***The number of accessible parking spaces has been reduced from 6 to 5, which corresponds to the number required by the Massachusetts Architectural Access Board based on the new parking total of 150 total spaces.***

Name, Title

Date

Page 2 of 2

DPCD

8. Bollards should be provided to protect the proposed CO2 tank and equipment pads from vehicles. ***Bollards have been provided around the CO2 tank and electrical equipment pads, where directly abutting parking – issue resolved.***
9. The Zoning Summary Table should be revised to indicate that the building height is now proposed to be two stories. ***Zoning summary table has not been updated to reflect a two-story building.***
10. Revised Architectural Elevations should be provided for the Board's consideration. ***Requested elevations provided – issue resolved.***

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**DATE:** January 31, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 160 Grove Street  
Limited Site Plan Modification

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### **General:**

1. Attached are the following documents for your review:
  - Amended Site Plan Narrative
  - Amended Architectural Narrative
  - Amended Limited Site Plan
  - Memo from BETA, along with comments from DPCD.
2. Per Town Attorney Mark Cerel, since there is no change in the use, a Limited Site Plan filing is satisfactory. No Special Permit is required.
3. BETA has submitted a review letter.
4. All pages with a Zoning Summary should show 2 stories.

The Amended Site Plan depicts the following changes to the site:

- The greenhouse footprint has been reduced (See Timothy Good's summary of architectural changes.)
- A retaining wall was added at the southeast corner of the greenhouse/inside corner of the intersection of driveways. During the approval process, it was assumed that the building foundation would serve as the retaining wall. The retaining wall allowed the site work to be completed while the building is constructed in phases.
- A stair and ramp have been added to the building's main entrance to accommodate additional height between the building's floors beyond what was assumed during the approval process. The accessible parking was reconfigured to provide the shortest distance between the parking and the ramp.
- The sidewalk has been shifted to accommodate the egress stair on the south side of the building.
- The dumpster pad was slightly shifted to the south to accommodate a door.
- The rear parking lot was reduced by 7 spaces to provide a pad for a proposed CO2 tank. The proposed tank and pad are located outside the 100-foot buffer zone.
- The sidewalk/pavement adjustments and the reduced building footprint results in a net reduction of impervious coverage of 1167 ft<sup>2</sup>.
- The Parking Summary table has been revised per the current building layout. The required parking has been calculated to be 149 spaces. The minimum parking required by the Special Permit is 138 spaces. The total parking to be provided is 152 spaces, exceeding both the minimum and calculated requirements.
- The headhouse, retaining walls, and fence shown on the plan are as-built locations.
- The field change to the infiltration system layout, reviewed and approved in 2021, is also included.



Main building:

- Building height reduced to two stories (approved as three stories)
- Egress ramp added to the north side of the building
- Egress stair was added to the south side of the building
- Egress stair and ramp were added to the west side of the building

Greenhouse area:

- Original impervious footprint remained the same but greenhouse coverage reduced.
- Approximately 11,000 square feet of greenhouse coverage was reduced in lieu of exterior mechanical/electrical equipment pads.

FORM P

APPLICATION FOR APPROVAL OF A LIMITED SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan entitled "160 Grove St" for approval under the provisions of the Zoning By-Laws of the Town of Franklin Section §185-31.1.D covering Limited Site Plans.

1. Name of Applicant: David Chaplinski
Address of Applicant: Hudson Construction Assoc 218 Mich Ridge Ave
Phone No.: 203 948 2360 Email: djc@hudsonbuilds.com Ridgefield, CT 06877

2. Name of Owner (if not the Applicant): Henneep Properties LLC
Address of Owner: 160 Grove St, Franklin, Mass.
Phone No.: Email:

3. Name of Engineer: Engel Architects & Engineers LLC
Address of Owner: 1854 Lincoln Highway East, Lancaster PA.
Phone No.: 717 392 8021 Email: Timothy@engelarch.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book, Page, (or Certificate of Title No.)

5. Location and Description of Property: 160 Grove St, Franklin, Mass

Square Footage of Building(s) Approx 12000 sq ft
Assessor's Map Lot

6. Purpose of Site Plan: Agriculture

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

Signature of Applicant

David J. Chaplinski
Print Name of Applicant

Alex Kandijs
Signature of Owner

Alexander Kandijs
Print Name of Owner

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Ridgefield ss.

20 23

On this 17<sup>th</sup> day of January 20 23, before me, the undersigned notary public, personally appeared David Choplinski + Alexander Koudijs (name of Applicant), proved to me through satisfactory evidence of identification, which were drivers licenses to be the person whose name is signed on the preceding document in my presence.



REBECCA L. CIOTA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JUNE 30, 2023

RECI

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 6/30/23

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: \_\_\_\_\_

Date of Plan: \_\_\_\_\_ Assessor's Information: \_\_\_\_\_

Prepared by: \_\_\_\_\_

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

SECTION B:

Name of Record Owner(s): Henry Repodis LLC.

Address of Record Owner(s): 160 Grace St, Franklin Mass

\*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):  
\_\_\_\_\_

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

\*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: NA

Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20

[Signature]  
\_\_\_\_\_  
Signature of Applicant

Jared Chuplinski  
\_\_\_\_\_  
Print name of Applicant

Alex Koudijs  
\_\_\_\_\_  
Signature of Owner

Alexander Koudijs  
\_\_\_\_\_  
Print name of Owner



January 30, 2023

Gregory Rondeau  
Planning Board, Chair  
Town of Franklin  
355 East Central St  
Franklin, MA 02038

RE: Panther Way – Senior Village

Dear Mr. Rondeau,

Recently our team met with the Town of Franklin's tech review board to discuss a potential senior village project on Panther Way. It was very well received by the tech board so part of our next step is to present it to the planning board.

Attached the "Study of Demand" for age restricted housing units in Franklin and a conceptual layout proposing (46) 55+ senior housing units, with an portion being offered as affordable housing.

Look forward to discussing our project with the planning board on Feb 6<sup>th</sup>, 2023.

Best,

Brad Chaffee  
President  
Camford Property Group, Inc.  
[brad@camfordpg.com](mailto:brad@camfordpg.com)

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**DATE:** January 30, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Panther Way – Senior Overlay  
Discussion

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- Brad Chaffee, potential applicant for Panther Way has submitted a color rendering, cover letter and Senior Housing Market Study.
- The potential Applicant is looking to move forward with an over 55 community on Panther Way.
- Per Section 185-48.D(1)(g) – The Town of Franklin is limited to a number equivalent to 2.5% of the existing single family residential housing units located in the Town.
- Attached is a spreadsheet that has determined the Town is over 2.5%.
- Mr. Chaffee has submitted a study for the Planning Board to determine if there is a need for over 55 development.
- The Applicant will be required to file a full Site Plan and Special permit for the project to move forward.



# Senior Housing In Franklin, Massachusetts

*A study of the demand for new, age-restricted housing units in  
Franklin, MA*



January 2023

By: PGC Associates, LLC  
Franklin, MA  
[gino@pgcassociates.com](mailto:gino@pgcassociates.com)  
508-533-8106

## Introduction

The purpose of this market study is to provide an overview of demographic and housing market characteristics in the town of Franklin, Massachusetts, and specifically the current and future demands for age-restricted senior housing. Additional focus is placed on “affordable” senior units, including units that are designated as affordable and accepted as eligible for inclusion on the Subsidized Housing Inventory by the Department of Housing and Community Development (“DHCD”), and units with a market value that long-time residents in and around Franklin who are trying to downsize can afford.

## Population Characteristics

Franklin’s estimated population in 2021 was 33,057 persons.<sup>1</sup> Population distribution by age cohort is presented in Table 1. Notably, the 55+ age cohort constitutes 27.1 percent of the population. This is an increase from 25.4 percent in 2018. Furthermore, the most populous age cohort is 45 - 54 years and the second most populous age cohort is 35 - 44 years.

Subject	Number	Percent
Total population	33,057	
Male	15,806	47.80%
Female	17,251	52.20%
Under 5 years	1,348	4.10%
5 to 9 years	1,624	7.60%
10 to 14 years	2,522	8.80%
15 to 19 years	3,333	10.10%
20 to 24 years	2,137	6.50%
25 to 34 years	3,444	10.40%
35 to 44 years	3,776	11.40%
45 to 54 years	5,891	17.80%
55 to 59 years	2,620	7.90%
60 to 64 years	2,059	6.20%
65 to 74 years	2,718	8.20%
75 to 84 years	1,134	3.40%
85 years and over	451	1.40%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Together, persons ages 35 - 54, all of whom will be age 55 or above within the next 20 years, constitute 29.20 percent of Franklin’s population. In 2014, the Metropolitan Area Planning Council (“MAPC”) used current population data in addition to data on births, deaths, migration, housing, and occupation to project future populations through 2020 and 2030<sup>2</sup>. MAPC contemplates two growth scenarios, respectively entitled “Status Quo” and “Stronger Region.” The population and housing figures associated with

Status Quo assume a continuation of the trends that have affected the region during the past three decades while the Stronger Region scenario assesses how changing trends will likely result in more growth than Status Quo. The Stronger Region projections more closely match

<sup>1</sup> U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

<sup>2</sup> MAPC Metro Boston 2030 Population and Housing Demand Projections



actual population growth since 2014. Therefore, this study uses MAPC’s Stronger Region scenario for population projections.

Table 2 presents MAPC’s historic population and population projections, by age cohort, from 1990 through 2030. While overall projected population growth from 2010 – 2030 is modest (31,635 to 33,790),

the portion of the population aged 55 and over projects to increase substantially. In 2010, that age cohort of 6,341 persons represented 20.04 percent of the total population. By 2030, that cohort is projected to nearly double to 12,099 persons and 35.8 percent of the population. A more recent study prepared for the Franklin Public Schools by McKibben Demographic Research, LLC projected an even larger growth of the over-55 population to 13,070 and 38.9 percent of the total population.

Age Cohort	1990	2000	2010	2020	2030
0 - 4	1,890	2,774	1,929	1,475	1,703
5 - 9	1,579	2,715	2,658	2,075	2,311
10-14	1,378	2,343	2,811	1,914	1,493
15-19	1,976	1,948	2,673	2,557	2,007
20-24	1,631	1,103	1,506	1,769	1,199
25-29	2,012	1,426	1,296	1,725	1,707
30-34	2,416	2,603	1,446	1,913	2,254
35-39	2,039	3,305	2,212	2,254	2,768
40-44	1,625	3,046	2,835	1,774	2,326
45-49	1,155	2,231	3,185	2,179	2,270
50-54	959	1,704	2,743	2,611	1,654
55-59	869	1,099	1,942	2,859	1,964
60-64	756	845	1,422	2,425	2,314
65-69	575	732	926	1,815	2,692
70-74	460	613	659	1,208	2,072
75-79	329	473	561	726	1,445
80-84	246	346	425	466	864
85 plus	200	254	406	548	747
<b>Total</b>	<b>22,095</b>	<b>29,560</b>	<b>31,635</b>	<b>32,293</b>	<b>33,790</b>

Source: MAPC Data Services Department, 2014

In 2021, the projections were on track as the over-55 population has increased to 8,982, a growth of nearly 50 percent since 2010. The growth of this cohort is partially offset by losses in the middle-aged cohorts between 40 and 54. From 2010 to 2030, that population is projected by MAPC to decrease from 8,763 to 6,250. Additional significant losses are projected for children, with the population of persons 19 and under falling from 10,071 persons, or 31.8 percent of the population, to 7,515, or 22.2 percent of the population. In 2021, the Town was on track with that projection with a 19-and-under population of 8,827 or 26.7 percent of the total. Overall, the projections indicate a shift away from family populations (middle-aged adults, children) and towards nonfamily populations (young adults, seniors).

## Housing Stock

Franklin’s housing inventory consists of 12,506 housing units, which are predominantly (63.2 percent) three- and four-bedroom dwellings. About 12.3 percent of all dwellings contain one or fewer bedrooms, and 24.4 percent are 2-bedrooms units. Furthermore, the majority of housing units are detached, single family dwellings. Table 3 presents housing units by number of bedrooms, and Table 4 presents housing units by the number of units in the structure.

Bedrooms	Number	Percent
Total housing units	12,506	-
No bedroom	154	1.2%
1 bedroom	1,390	11.1%
2 bedrooms	3,054	24.4%
3 bedrooms	3,858	30.8%
4 bedrooms	3,403	27.2%
5 or more bedrooms	647	5.2%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

	Number	Percent
Total housing units	12,506	-
1-unit, detached	7,955	63.6%
1-unit, attached	1,328	10.6%
2 units	468	3.7%
3 or 4 units	654	5.2%
5 to 9 units	578	4.6%
10 to 19 units	398	3.2%
20 or more units	1115	8.9%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

According to the Town’s 2013 Master Plan, at the time of its publishing there were only 260 housing units, 19 of them designated as affordable, that were restricted for seniors. These housing statistics demonstrate that the current housing stock is in line with the demands of current age cohorts. However, it is not aligned with the demands of the age cohorts that are projected to exist by 2030.

In other words, the current housing supply is comprised of dwellings designed to house large households with three or more members. There is a dearth of dwellings designed to house smaller households with one or two members. Table 5 presents the number of housing units occupied by persons age 65 and over. Furthermore, the 2017-2021 American Community Survey estimates that 34.7 percent of occupied households (4,205 out of 12,118) include one or more persons age 60 or older. **MAPC projects that the number of households aged 55 and over will increase from 3,848 in 2010 to 7,536 in 2030.** As Franklin’s population of residents over age fifty-five grows rapidly, its current housing inventory will become less capable of supplying appropriate housing for its residents.

	<b>Number</b>	<b>Percent</b>
Total housing units	12,506	-
Married Couple	1,361	10.9%
Other Family, No Spouse Present	146	1.2%
Non-Family, Living Alone	1,020	8.2%
Non-Family, Not Living Alone	82	0.7%
<b>Total</b>	<b>2,609</b>	<b>20.9%</b>

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

### **Income Characteristics<sup>3</sup>**

The median family income in Franklin is \$160,000 per year. However, the median household income is \$127,608 and the median *nonfamily* income is only \$56,377 per year. In Franklin, 26.6 percent of persons 65 and over are in nonfamily households. This includes 815 females and 205 males living alone. The United States Department of Housing and Urban Development (“HUD”) sets forth the rule that no more than 30 percent of a household’s income should be used towards housing costs. With an income of \$56,277, the monthly limit under HUD’s rule is \$1,407. That monthly budget is possibly sufficient to cover the costs of smaller units, such as studio and one-bedroom units, at most.

### **Local and Regional Planning Initiatives**

The Town of Franklin has recognized the local demand for affordable senior housing and responded by enacting a “Senior Village Overlay District” zoning bylaw to promote the development of additional senior housing by allowing higher density in exchange for age and

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<sup>3</sup> 2017-2021 American Community Survey 5-Year Estimates

income restrictions.<sup>4,5</sup> However, the overlay district has induced primarily large, expensive, and detached condominium dwelling units. For example, The Villages at Oak Hill is a 136-unit, age-restricted luxury condominium community with living areas ranging from 1,814 – 2,098 square feet. The median list price for units in this complex recently is over \$600,000. Also, Palladini Senior Village is a 25-unit, luxury condominium complex that features 1,800 square foot units with recent a sales price of \$675,000. Eaton Place, conversely, is a 51-unit age-restricted, income-restricted rental complex with small one-bedroom units. Additionally, The Franklin Housing Authority owns a 76-unit, age-and-income-restricted facility at Central Park Terrace consisting of 500-600 square foot, one-bedroom units. Both Eaton Place and Central Park Terrace generally have long waiting lists. For example, in February of 2022, there were more than 8,000 on the Central Park Terrace waiting list, of which 315 were Franklin residents.

Franklin’s 2016 Open Space and Recreation Plan acknowledges the growing senior population and the importance of meeting the needs of that population. Franklin built its Senior Center in 2008 and enlarged it seven years later to accommodate the demands of the growing senior population.

In Franklin’s 2013 Master Plan, Objective 4.1 of Goal 4 of the Master Plan is to “Support the development of housing for seniors and the elderly.” The Housing Program Recommendations section highlights the need to increase housing opportunities for seniors and the elderly. Included among the delineated tasks are:

- Encourage development of housing units that can easily be adapted or modified for handicap accessibility as needed; and
- Explore expanding the number of rental opportunities for senior and elderly residents.

The rapidly growing senior population and increased demand for senior housing is not unique to Franklin. A Boston Globe article on July 29, 2022 noted that the scarcity of smaller, less costly homes has resulted in many older residents being “stuck in their homes.” A copy of the article is attached in the Appendix.

### **Amenities for Seniors in Franklin**

Franklin is well-equipped to accommodate the needs of senior citizens with local services, programs and amenities. Public transportation options include two MBTA Commuter Rail stations located downtown and in Forge Park industrial park, as well as the FAB (Franklin Area Bus), a limited bus service operated by GATRA (Greater Attleboro Taunton Regional Transit Authority) that provides transportation access to shopping, services, amenities, and recreation. For access to areas unserved by the FAB, there is a Dial-a Ride service for seniors. There are enrichment classes for senior citizens available through the Senior Center, the Lifelong Learning Institute, Tri-County Regional Vocational Technical High School, and Dean College. Franklin also has numerous opportunities for participating in the performing and fine arts. Additionally, there is a vibrant Senior Center, public Library, and Recreation Department with programs specifically for seniors.

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<sup>4</sup> Franklin, Mass., Code §185-48 (2001)

<sup>5</sup> The bylaw requires developers to set aside 15% of units as affordable

## **Conclusion**

Franklin, along with most of the region, is likely to experience significant growth in its senior citizen population over the next few decades. Senior citizen populations seek housing units that are smaller (fewer bedrooms), easier to maintain (located in multi-family communities with services, amenities, and low maintenance obligations), and affordable to persons with limited incomes. They also seek communities like Franklin with services, programs, and amenities amenable to a senior citizen lifestyle. The existing housing inventory in Franklin is dominated by large, detached single-family housing units with three or more bedrooms, that do not meet the needs of many seniors. Therefore, it is likely that there will be significant future demand for smaller, multi-family housing units, especially affordable ones, to serve an aging population in the Town of Franklin.

# APPENDIX

# In a market badly out of kilter, many older residents are stuck in their homes

Some say smaller dwellings in the state are too scarce and costly

By [Robert Weisman](#) Globe Staff. Updated July 29, 2022, 5:43 a.m.



Joe Galli is a 60-year-old empty nester living alone in a four-bedroom Colonial in Shrewsbury. "I want to downsize but it doesn't make economic sense," he said. JONATHAN WIGGS/GLOBE STAFF

They bought their homes when they were young, making money, and raising families. Now they're empty nesters, in or nearing retirement, and living in houses that are too big for them.

But many older residents in Massachusetts who'd like to downsize — and turn over spacious dwellings to younger buyers desperate for room to expand — are finding it difficult, if not impossible. Even though their property values have ballooned, smaller homes or condos are scarce and carry prohibitive price tags in the state's out-of-kilter real estate market.

"We're just sitting tight right now," said Mary Prosnitz, 66, of Wellesley. She and her 69-year-old husband, Jay, raised two sons, now grown, in the five-bedroom home they purchased 38 years ago and still live in.

A move that would let her stay in the town she's familiar with — an aim of many downsizing suburbanites — seems impractical, Prosnitz said, because "there's no ranch houses for seniors." That, in turn, creates a logjam that means "no starter homes for young families," she lamented.

"Everybody's stuck" would be an apt descriptor of a market where the very properties both older and younger residents most want are in short supply, sending prices skyward. In June, the median sales price for a home in Greater Boston climbed to \$900,000. House hunters now must earn at least \$181,000 a year to afford a typical home, according to a June report by Harvard University's Joint Center for Housing Studies.

"It's a circular stuck-ness that's hard on everyone," said Newton City Councilor Andrea Kelley, 69, a landscape architect who sold her five-bedroom house five years ago, but, unable to find a smaller one, remains with her husband on the first floor of a two-family rental home. "None of our kids would be able to afford a home in Newton today."

Politicians and community leaders have long fretted about the soaring prices and undersupply of housing. But peel back the economic metrics, and you'll find a demographic dynamic at play: Older folks hanging onto homes that are larger than they need, and a younger generation of two-income couples with children who are primed to move into those homes but remain trapped in apartments or condos that are too small.

Of the state's occupied homes, 54.8 percent are owned by residents ages 55 and over, according to a US census data analysis by the Massachusetts Housing Partnership. That over-55 contingent represents just over 22 percent of the state's population. The percentage of older homeowners is higher in some suburban towns, such as Lincoln (65.7 percent) and Scituate (65.8 percent), and in communities on Cape Cod such as Falmouth (74.9 percent) and Chatham (81.6 percent).

Many older and younger residents are looking for homes that would be a better fit for their next stage of life. But much of the new construction in Massachusetts, which real estate agents say many older buyers prefer because it saves them time and money on maintenance, centers around pricey retirement communities and luxury condo complexes



for young professionals drawing whopping salaries.

“We’re just not building enough affordable housing,” said Melvin Vieira, a Jamaica Plain real estate broker who is president of the Greater Boston Association of Realtors. “The last time this country built a lot of smaller homes for the middle class was when the soldiers were coming back from World War II. Now we’re building for the ultra-rich, for people who can afford to live in the Seaport.”

That creates a grim economic calculus for older folks who’d like to downsize, especially baby boomers who say they’re not ready to move into senior living communities — and may never be. In much of the state, buying a smaller home on a smaller lot, with fewer rooms and square feet, can cost nearly as much as they’d clear selling their current homes.

“I want to downsize but it doesn’t make economic sense,” said Joe Galli, 60, a divorced finance controller who lives by himself in a four-bedroom home in Shrewsbury and plans to retire in the next couple of years. “You can’t find a smaller home that’s less expensive than what you’ve got. Developers build big so they can get more money for it.”

Retired elementary school teacher Bill Andrews, 58, has grown so tired of looking at high-priced houses in his hometown of Upton that he’s now searching for land where he can build the house he wants. “I’m at the point where I’d even buy a gut job, something I’d tear down and rebuild,” he said. “But there’s no land available either.”

Some real estate watchers say the outlook for buyers could improve as rising mortgage rates and a weaker economy dampen demand. So far, though, that’s barely slowed the house hunting frenzy. While sales of homes and condos declined in June from a year earlier, the number of new listings shrank 2 percent for homes and 15 percent for condos, according to data from the Greater Boston realtors association.

“Certainly interest rates kicked some buyers out,” said Canton-based broker David McCarthy, the president-elect of the Massachusetts Association of Realtors. “But that just means you can make a decision on a home now without having to do it in three minutes” because of competition between buyers bidding over asking prices.

Multiple factors have aggravated the housing conundrum. The COVID-19 pandemic, disrupting the supply of building materials, has stalled many construction projects. Hiring sprees at high-flying biotechs, such as Moderna, have heightened demand for homes. Savvy real estate investors specializing in “fixes and flips” often elbow out downsizing empty nesters and young families, driving up prices. And many local zoning regulations favor single-family homes while restricting development of homes on smaller lots, especially in suburban communities.

Prosnitz is part of a local group called Building a Better Wellesley that advocates for zoning changes to allow single-family homes to add auxiliary dwelling units with their own kitchens and bathrooms, creating another option for downsizing seniors or their adult children. Other suburbs, such as Newton and Arlington, have approved such plans.

“We need to find ways for more young families to be able to move to these communities, but it doesn’t seem feasible right now,” she said.

Despite the hurdles, some older residents have made the move, often to towns farther from Boston or closer to where their children and grandchildren live. But it’s seldom an easy transition.

Michele McQuillen, 63, said she and her husband, who still works as a doctor at Lahey Clinic in Burlington, sold their four-bedroom Colonial home in Needham in May. They’d lived there 29 years and raised three daughters. After moving temporarily into an Airbnb, they purchased a condo in Ipswich, close to the home of one their daughters.

McQuillen said the process of packing up their house, going through belongings, finding a new place, and waiting to close was a “nightmare,” though she’s happy with the outcome. “It doesn’t happen overnight,” she said. “I can see how most people can’t envision doing this.”

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Robert Weisman can be reached at [robert.weisman@globe.com](mailto:robert.weisman@globe.com).

[Show 407 comments](#)



PROPERTY LINE

BUILDING SETBACK

EXISTING STORMWATER BASIN

EXISTING BUS DISPATCH LOT

BUILDING SETBACK

PROPERTY LINE

0' 60' 120' 240'



PANTHER WAY - SENIOR VILLAGE  
JAN 30, 2023  
PROPOSED 46 TOWNHOME UNITS



**QUINN ENGINEERING, INC.**  
**P.O. Box 107, 579 Pleasant Street**  
**Paxton, Massachusetts 01612-0107**  
**Phone (508) 753-7999**  
**Fax: (508) 795-0939**

***TRANSMITTAL***

**To:** Town of Franklin  
Planning Board  
355 East Central Street  
Franklin, MA 02038

**Date:** 1/26/2023

**From:** Chris Keenan

**CC:**

**Re:** Amego, Washington Street, Certificate of Completion

---

Amy,

Please find attached a Certificate of Final Completion for the Amego Residences project on Washington Street. Also attached is a letter from my office detailing the remaining work that was completed since the Partial Certificate of Completion was issued last summer/fall. An asbuilt plan is being produced by Jarvis Land Survey, Inc., the surveyor for this project. Jarvis Land Survey, Inc., will submit the asbuilt plan to your office directly under separate cover. Ecotec, Inc., the wetland scientist for the project is concurrently working on securing a Certificate of Compliance from the Franklin Conservation Commission and copies of those documents will also be forwarded to your office from Ecotec. Please let me know if you have any questions or comments in these regards.

Thank you,  
Chris Keenan



January 26, 2023

Town of Franklin  
Planning Board  
355 East Central Street  
Franklin, Massachusetts 02038

Re: Amego, Inc.  
Washington Street  
Form H - Certificate of Final Completion

To the Board:

Please find attached a signed and notarized Form H for the project located on Washington Street in Franklin. We ask that the Board and its Engineer review the project for completeness, as Amego moves toward final occupancy of the buildings.

Items listed on the Partial Certificate of Completion and the Site Observation Report from BETA have been addressed and are summarized below.

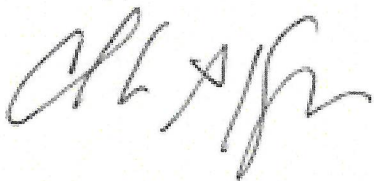
- The decorative fencing at the playground/central common has been installed.
- Stable stands of grass exist throughout the development.
- Playground features have been installed.
- Dumpster pads, dumpster enclosures and dumpsters have all been installed.
- The security gates were deleted from the project.
- Asbuilt plans are being delivered by Jarvis Land Survey, Inc., the surveyor for this project.
- An application for Certificate of Compliance is being requested by Ecotec, Inc., the wetland scientist for this project.
- The hydrant has been raised to conform to Town standard.
- Curb reveals have been adjusted by lifting the precast curbing to provide 4" with a ½" tolerance or less.
- Site signage installation has been completed.
- Curb inlet stones are shown as part of the standard deep sump catch basin detail found on Sheet 11. That same detail, also provides for an alternate top showing a flat cap on the structure in lieu of a bell and no inlet stone when installing shallow catch basins with limited cover. As the majority of the catch basins on site are very shallow in nature, have limited cover, and occur at locations away from curb lines, no curb inlet stones were installed on site. This conforms to the alternate top detail in the approved plans, and should not be considered a deviation from the plans. Further, the curb inlet stones provide little value to this project. There

are only 3 sets of catch basins that fall along curb lines, and these catch basins carry generally small stormwater rates. The catch basins at DMH1 handle up to 0.2cfs each during the 100-yr storm event and less than 0.05cfs for the annual storm event. The catch basins at DMH5 and DMH6 each handle 0.6cfs during the 100-yr storm event and only 0.2cfs on an annual basis. Stormwater from the site is unlikely to bypass the catch basins as installed and reach Washington Street. The catch basin at DMH2 is installed at a low point in the driveway, and a curb inlet stone in this location also provides no benefit to the drainage system. The remaining catch basins on site do not fall along curb lines.

- Additional grass seeding was completed prior to the end of the growing season.
- The existing catch basin at the northwest corner of the site is actually a shallow gutter inlet and was not clogged with debris. The small amount of deleterious material was cleaned out and removed.
- The roof drain outlet pipes were cleared of debris.
- Rip rap was added to stormwater discharges throughout the site.
- Rip rap was also added to the steep slope adjacent to the walking path to stabilize that embankment.
- All basin vegetation has been mowed back and/or removed prior to the end of the growing season.
- The dead evergreens along the westerly property boundary have been replaced prior to the end of the growing season.
- The remaining plantings were installed prior to the end of the growing season.
- A Certificate of Compliance has been issued by the Board of Health for the use of the septic system.
- Handrails were installed at the walking path crossing at the rear of the project.

This office completed a final site inspection on November 10, 2022 and a final site stabilization inspection on December 6, 2022. The site was found to be in a fully stabilized condition. The completed project is in substantial conformance with the approved plans and permits for this development. If you have any questions in these regards, or require any further information for this project, please contact our office.

Sincerely,



Christopher Keenan  
Project Engineer

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

Site Plan known as SITE PLAN OF LAND, WASHINGTON STREET

I hereby certify that all improvements required for the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled WASHINGTON STREET, AMEGO prepared by QUINN ENGINEERING and dated MARCH 3, 2020, as approved by the said Planning Board on JUNE 17, 2019.

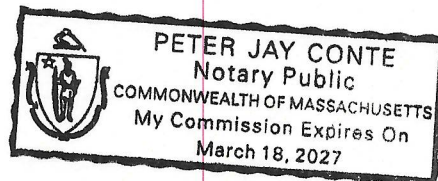
Signed this 26<sup>th</sup> day of January, 2023  
By [Signature] Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS. January, 2023

On this 26<sup>th</sup> day of January, 2023, before me, the undersigned notary public, personally appeared Kevin Quinn (name of engineer), proved to me through satisfactory evidence of identification, which were a 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:  
My Commission Expires: March 18, 2027







# TOWN OF FRANKLIN - SITE OBSERVATION REPORT

## 724 Washington Street (Amego School)

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Report No.:	<b>4831 88 - 33</b>	Date:	<b>January 30, 2023</b>	Arrive:	<b>2:00 PM</b>
Observer:	<b>Matt Crowley, PE</b>	Weather:	<b>Clear, ~40°</b>	Leave:	<b>3:00 PM</b>

Applicant: **Amego, Inc.**  
**33 Perry Ave**  
**Attleboro, MA 02703**

Contractor: **Lauring Construction**  
**23 Brigham Road**  
**Worcester, MA 01609**

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

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### **OBSERVATIONS**

**Observation Requested By:** Chris Keenan – Quinn Engineering

**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 required Form H and As-Built Plan were provided via email. BETA previously performed a conformance observation on July 15, 2022 and submitted a report to the Board. Outstanding work items from BETA’s initial report are included below with status and commentary provided in **red**:

- Items noted on the provided Form H. **All items included on the previous Form H, except for the security gates, which have been deleted from the project, and the removal of erosion controls, which should be done with the approval of the Conservation Commission, have been completed.**
- The concrete dumpster pad has not been installed. The dumpster area is currently surfaced with bituminous pavement. **Concrete platforms have been added.**
- The hydrant in front of Unit B is too low and will need to be raised so the breakaway flange is above the ground in accordance with DPW requirements. **The Hydrant has been raised.**
- Minimal curb reveal (2"±) is provided in several locations, including adjacent to the common area and playground. The Approved Plans call for a curb reveal of 4". **Curbing has been reset to generally provided a 4" reveal.**
- Signage at westerly site entrance has not been fully installed (missing one “Do Not Enter” and one “one way” sign). **The contractor is in the process of completing the signage and BETA will provide a verbal update on the status at the next Planning Board hearing.**
- Curb inlet stones were not installed at catch basins, as show in the details of the Approved Plans. Refer to narrative provided by the Engineer of Record. **Refer to narrative provided by the Engineer of Record. BETA does not anticipate any adverse impact from the lack of inlet stone installation.**
- There is no hood installed in CB 6A. **Hood installed.**
- The majority of the site is well stabilized with vegetation; however, there are numerous small areas that will require additional seeding. **All areas are now vegetated.**
- Visible erosion is present along the Westerly slope of Sediment Forebay 2 and should be repaired and seeded. **Area repaired.**

- The existing CB at the northwest boundary of the site is filled with debris and will need to be cleaned. **This gutter inlet has been cleaned but will required regular maintenance to allow proper function.**
- One of the roof drain outlet pipes in Infiltration Basin 2 is clogged. **Pipes have been cleaned.**
- Minimal rip rap is installed at the outlets in Sediment Forebay 1 and is lacking at the drainage swale at the south of the site. Additional rip rap should be installed to match the dimensions detailed in the Approved Plans. **Adequate rip rap provided in all areas.**
- The walking path at the drainage path crossing at the south of the site has a steep soft slope at the edge. While not considered to be a significant safety concern, the proponent may want to consider stabilizing or re-grading the adjacent slope. Also, there is a large dead tree directly next to the walking path to the east of the crossing. **The slope has been stabilized with rip rap.**
- There is substantial overgrowth in Infiltration Basin 3. The basin should be maintained in accordance with the stormwater operation and maintenance plan and re-seeded, if necessary. **Basin has been maintained.**
- Various pine trees on the eastern boundary of the site appear to no longer be viable and will likely need to be replaced. Trees have been replaced. **Although one tree appears to be under stress it is anticipated that any future replacement will be performed in accordance with regular site maintenance, if necessary.**
- The five Mountain Laurels (KLAs) shown on the Approved Plans behind Unit A-3 have not been planted. **Plantings installed.**
- The Columnar Sargent Cherry (PSC) tree shown next to the basketball slab has not yet been planted. **Planting installed.**
- All sewer and septic components were observed by an agent of the Board of Health.
- **Railings along the footbridge at the rear of the property have been installed.**

**Site Photos**



Concrete dumpster pad installed.



Raised hydrant





Fencing and playground equipment installed



Erosion controls that require removal





Stabilized slope along walking path



Railings added along footbridge





Infiltration basin that has been maintained



Replaced plantings (one under stress)





Area of repaired erosion (at concrete weir)



Typical curb reveal (4")





Installed CB hood



Typical rip rap installation





Installed planting



Installed plantings

# 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:** January 31, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Amego, 16 Sangree Way  
Final Form H

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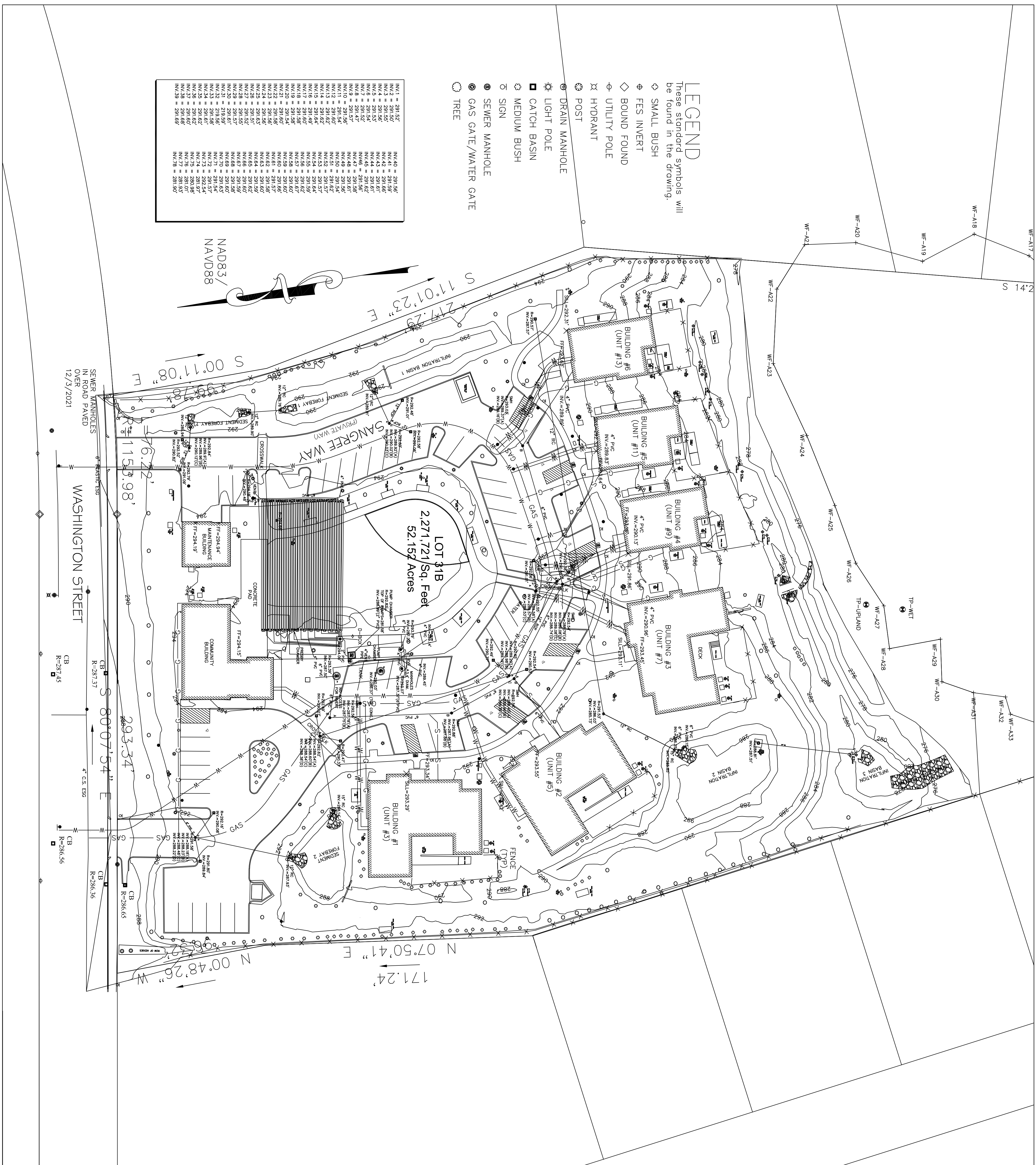
#### General

1. The Planning Board approved a Site Plan for 76 Grove Street on June 17, 2019.
2. The Planning Board approved a Partial Form H for the Site Plan on August 22, 2022. The only condition was to complete the list of outstanding items listed in BETA's review.
3. BETA has provided an observation report and has submitted a comment letter.



- LEGEND**  
These standard symbols will be found in the drawing.
- SMALL BUSH
  - ⊕ FES INVERT
  - ◇ BOUND FOUND
  - ⊖ UTILITY POLE
  - ⊗ HYDRANT
  - ⊙ POST
  - ⊖ DRAIN MANHOLE
  - ⊙ LIGHT POLE
  - ⊖ CATCH BASIN
  - ⊖ MEDIUM BUSH
  - ⊖ SIGN
  - ⊖ SEWER MANHOLE
  - ⊖ GAS GATE/WATER GATE
  - ⊖ TREE

NW1 = 291.50"	NW40 = 291.50"
NW2 = 291.50"	NW41 = 291.50"
NW3 = 291.50"	NW42 = 291.50"
NW4 = 291.50"	NW43 = 291.50"
NW5 = 291.50"	NW44 = 291.50"
NW6 = 291.50"	NW45 = 291.50"
NW7 = 291.50"	NW46 = 291.50"
NW8 = 291.47"	NW47 = 291.50"
NW9 = 291.47"	NW48 = 291.50"
NW10 = 291.54"	NW49 = 291.54"
NW11 = 291.54"	NW50 = 291.54"
NW12 = 291.62"	NW51 = 291.62"
NW13 = 291.62"	NW52 = 291.62"
NW14 = 291.62"	NW53 = 291.57"
NW15 = 291.62"	NW54 = 291.64"
NW16 = 291.62"	NW55 = 291.62"
NW17 = 291.62"	NW56 = 291.62"
NW18 = 291.58"	NW57 = 291.67"
NW19 = 291.58"	NW58 = 291.67"
NW20 = 291.54"	NW59 = 291.60"
NW21 = 291.54"	NW60 = 291.56"
NW22 = 291.58"	NW61 = 291.58"
NW23 = 291.56"	NW62 = 291.58"
NW24 = 291.56"	NW63 = 291.50"
NW25 = 291.51"	NW64 = 291.50"
NW26 = 291.51"	NW65 = 291.62"
NW27 = 291.51"	NW66 = 291.50"
NW28 = 291.55"	NW67 = 291.50"
NW29 = 291.57"	NW68 = 291.58"
NW30 = 291.57"	NW69 = 291.58"
NW31 = 291.54"	NW70 = 291.54"
NW32 = 291.58"	NW71 = 291.54"
NW33 = 291.61"	NW72 = 291.54"
NW34 = 291.61"	NW73 = 291.97"
NW35 = 291.62"	NW74 = 291.97"
NW36 = 291.62"	NW75 = 291.60"
NW37 = 291.60"	NW76 = 291.60"
NW38 = 291.66"	NW77 = 291.93"
NW39 = 291.66"	NW78 = 291.93"



1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.  
 2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.  
 3. THE LICENSED MATERIAL CONTAINS VALUABLE PROPRIETARY INFORMATION BELONGING EXCLUSIVELY TO JARVIS LAND SURVEY, INC. THE LICENSED MATERIAL AND THE INFORMATION CONTAINED THEREON ARE COPYRIGHTED INSTRUMENTS OF PROFESSIONAL SERVICES AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE CREATED, WITHOUT THE EXPRESS WRITTEN CONSENT OF JARVIS LAND SURVEY, INC. YOU AGREE NEVER TO REMOVE ANY NOTICES OF COPYRIGHT, NOR TO REPRODUCE OR MODIFY THE LICENSED MATERIAL.

**OWNER OF RECORD:**  
 AMEGO, INC.  
 33 FERRY AVENUE  
 ATTLEBORO, MA 02703  
 DEED BOOK 3729 PAGE 445  
 ASSESSORS MAP 222 LOT 31

**LOCATION:**  
 SANGREE WAY & WASHINGTON STREET  
 FRANKLIN, MA

**JARVIS LAND SURVEY, INC.**  
 29 Grafton Circle  
 Shrewsbury, MA 01545  
 Tel: (508) 842-9087 ~ Fax: (508) 842-0661 2-01-2023

**EXISTING CONDITIONS PLAN**  
 PREPARED FOR  
 JOHN RANDALL  
 AMEGO, INC.  
 16 SANGREE WAY  
 FRANKLIN, MASSACHUSETTS

**DATE:** 1/30/2023  
**CHECKED:** K.J.L.  
**CALC:** K.J.L.  
**FIELD:** ML  
**N.B.#:** 350064  
**PLAN:** 17-285

**SCALE: 1 INCH = 30 FEET**

