

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

We will be conducting the Planning Board Meeting in the Town Council Chambers at 355 East Central St. The Public has the option of attending the meeting live at the Town Hall or dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).

Please click on the link <https://us02web.zoom.us/j/83556468465> or call on your phone at 312-626-6799, meeting # 83556468465.

July 11, 2022 - Revised

- | | | |
|---------|--|--|
| 7:00 PM | Commencement/General Business | |
| 7:05 PM | <u>PUBLIC HEARING</u> - <i>Initial</i>
58 Daniels Street
Scenic Road Permit | <i>Adv.: June 27 & July 5, 2022</i>
<i>Abuts: June 27, 2022</i> |
| 7:15 PM | <u>PUBLIC HEARING</u> - <i>Continued</i>
585 King St
Special Permit & Site Plan
TO BE CONTINUED | <i>Adv.: Nov. 1 & Nov. 8, 2021</i>
<i>Abuts: Nov. 1, 2021</i> |
| 7:20 PM | <u>PUBLIC HEARING</u> - <i>Continued</i>
Taj Estates – 230 East Central St
Special Permit & Site Plan
TO BE CONTINUED | <i>Adv.: Nov. 22 & Nov.29, 2021</i>
<i>Abuts: Nov. 19, 2021</i> |

GENERAL BUSINESS:

- A. **Final Form H:** 461 West Central St
- B. **Discussion:** Friendly 40B Process LIP (Local Initiative Program)

This agenda is subject to change.
The next meeting of the Planning Board is scheduled for July 25, 2022.

SITE PLAN OF LAND

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

Site Plan known as Limited Site Plan "Three Restaurant" at 461 West Central Street Franklin, Massachusetts

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 Limited Site Plan "Three Restaurant" prepared by Guerriere & Halnon, Inc. and dated 2/18, 2022, as approved by the said Planning Board on February 28, 2022

Signed this 29th day of June, 2022
By Dale Mackinnon Reg. C.E.

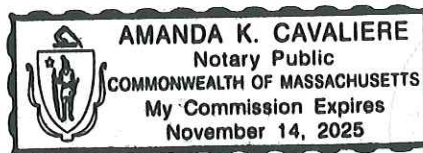


COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS. June 29th, 2022

On this 29th day of June, 2022, before me, the undersigned notary public, personally appeared Dale Mackinnon (name of engineer), proved to me through satisfactory evidence of identification, which were MA license to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)
Notary Public:
My Commission Expires: Nov. 14, 2025

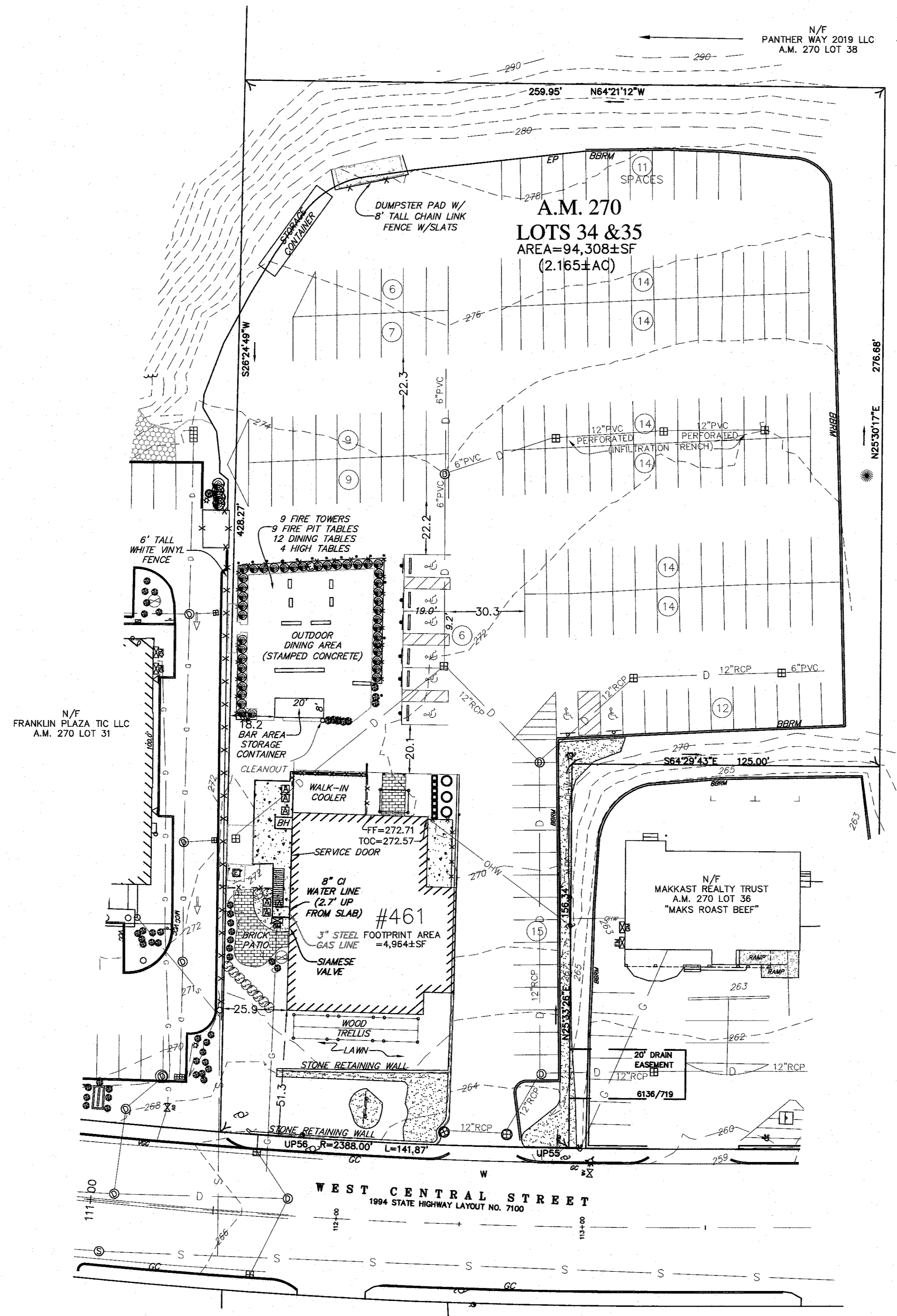


ZONE: COMMERCIAL II

	REQUIRED	AS-BUILT
MINIMUM LOT AREA	40,000 SF	94,308 SF
MINIMUM LOT FRONTAGE	175 FT	141.87 FT
MINIMUM LOT DEPTH	200 FT	433 FT
MINIMUM LOT CIRCLE	157.5 FT	70 FT
MINIMUM YARDS		
FRONT	40 FT	51.3 FT
SIDE	30 FT	25.9 FT
REAR	30 FT	298.1 FT
MAXIMUM BUILDING HEIGHT	3 STY	2 STY
% COVERAGE		
STUCTURES	70%	5.3%
STUCTURES + PAVEMENT	80%	77.5%

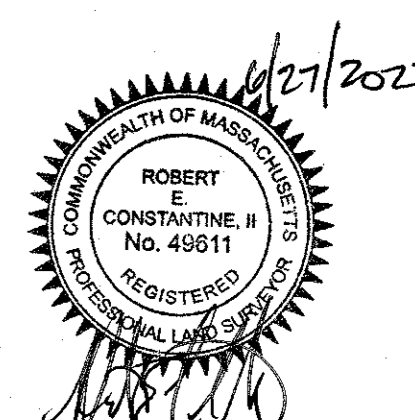
NOTES

1. THIS LAND IS ZONED COMMERCIAL II.
2. THIS PLAN REFERS TO FRANKLIN ASSESSOR'S MAP 270 LOTS 34 & 35.
3. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY PANEL NO. 25021C0308E, EFFECTIVE JULY 17, 2012.
4. THIS SITE IS NOT IN A FRANKLIN WATER RESOURCE DISTRICT PER FRANKLIN WATER RESOURCE DISTRICTS PLAN REVISED MAY 6, 2019.
5. ELEVATIONS REFER TO NAVD88. BENCHMARKS SHOWN ARE TO BE VERIFIED BEFORE USE.
6. BUILDING OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.



LEGEND

A.M.	ASSESSOR'S MAP
N/F	NOW OR FORMERLY
UP#	UTILITY POLE
⊙	EXISTING SEWER MANHOLE
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊖	EXISTING UTILITY POLE
⊞	EXISTING AIR CONDITIONER/ REFRIGERATION UNIT
⊠	TRANSFORMER
●	BOLLARD
⊕	EXISTING ROUND CATCHBASIN
⊞	EXISTING CATCHBASIN
⊖	EXISTING DRAIN MANHOLE
~	EXISTING TREELINE
000.0x	EXISTING SPOT ELEVATION
---	EXISTING CONTOUR
---	EXISTING SEWERLINE
---	EXISTING WATERLINE
---	EXISTING GASLINE
---OHW---	EXISTING OVERHEAD WIRE
▨	EXISTING CONCRETE
▩	EXISTING LANDSCAPE AREA
♿	HANDICAP SPACE
⓪	EXISTING NUMBER OF SPACES
EP	EDGE OF PAVEMENT
GC	GRANITE CURB
BBRM	BITUMINOUS BERM



LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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

SNC (FRANKLIN) REALTY TRUST
STEPHEN T. & NANCY L. S. CORCORAN, TRS
1369 PROVIDENCE HIGHWAY
NORWOOD, MA 02062

DEED BK. 24246 PG. 201
PLAN NO. 565 OF 1970, PL. BK. 227
PLAN NO. 921 OF 1980, BK. 5804 PG. 316
1994 STATE HIGHWAY LAYOUT NO. 7100
A.M. 270 LOTS 34 & 35

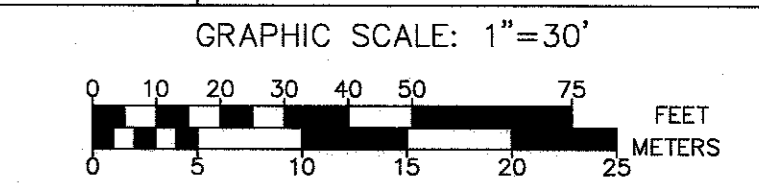
APPLICANT

STEPHEN CORCORAN
1369 PROVIDENCE HIGHWAY
NORWOOD, MA 02062

SITE AS-BUILT "THREE" RESTAURANT AT 461 WEST CENTRAL STREET FRANKLIN MASSACHUSETTS

JUNE 20, 2022

DATE	REVISION DESCRIPTION



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

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: July 6, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 461 West Central Street
Final Form H

General

1. The Planning Board approved a Limited Site Plan for permanent outdoor seating at 461 West Central Street on February 28, 2022.
2. The Applicant has submitted a Final Form H for the Limited Site Plan.
3. Due to the limited site improvements, BETA was not asked to provide an observation.
4. DPW and the Building Commissioner have reviewed the as-built plans.
5. DPCD has seen that the bollards and curb stops have been installed as well as numerous trees around the perimeter.

RECEIVED

JUN 13 2022

PLANNING DEPT.

**FORM S:
APPLICATION FOR SCENIC ROAD WORK PERMIT**

1. Name and Address of Petitioner: Christopher Palladini
58 Daniels Street
Franklin MA 01038

Telephone Number: 508-889-7559

2. Check off the reason(s) which require a Work Permit under MGL Ch. 40, Section 15C (Scenic Roads Act):

- Cutting or removal of trees within a designated Scenic Road
- Tearing down or destruction of stone walls or portions thereof within a Scenic Road

Describe the work proposed and any changes to tree(s) and/or stone wall(s) within the designated Scenic Road:

Removal of 30 feet of buried stone wall
to access driveway for new construction home.
Reconstruction of buried stonewall as noted
on plan.

3. Location of Tree(s) and/or Stone Wall(s): (attach street map with locations marked)

Name of Scenic Road: Daniels Street
Verified by: Town of Franklin - Planning

Tree(s) or Stone Wall(s) to be removed: 30 feet of stone wall (buried)

Specimen of Tree	Diameter of Tree	Length of Stone Wall	Height of Stone Wall
Example: Oak	14"	75' across from pole 72/3 on south side of road	

Photographs of all stonewalls and trees within the proposed work area:

- Attached
- Not Attached

4. Who would be cutting the tree(s) and/or altering stone wall(s)?

Owner
(Chris Palladini)

5. Required Notice:

Attached

Not Attached

Copies of certified mail, return receipts of Copies of Abutter notice, mailed 14 days in advance of Public Hearing, Copies of Legal Advertisement published at least once in each of two successive weeks of which the first appeared at least 14 days prior to the Public Hearing.

6. Check off and describe all proposed Restoration, Mitigation and Compensatory Actions (attach a street map with locations marked):

Planting of replacement tree(s):

Quantity: _____

Caliper (inches): _____

Specimen: _____

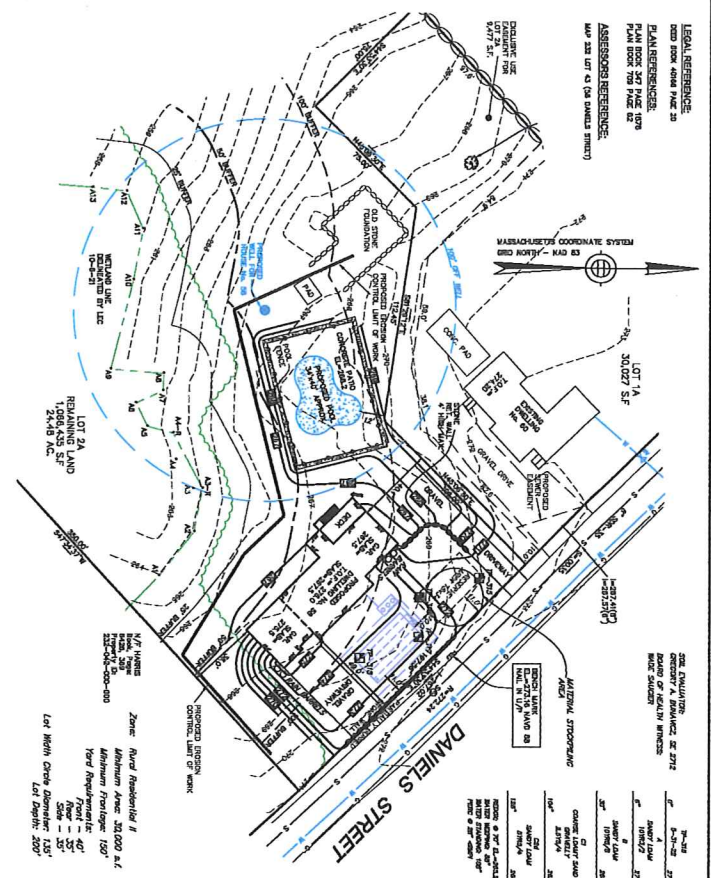
Reconstruction of stone wall(s):

Length (feet): entire wall - Appx 90 feet to be above grade

Other (describe): _____

Measures to be taken to prevent erosion and ensure no off-site tracking of materials onto adjacent public and/or private ways.

LEGAL REFERENCE:
 800 SQ. YD. PER PAC 20
PLAN REFERENCE:
 PLAN BOOK 202 PAGE 100
 PLAN BOOK 202 PAGE 101
ASSESSOR'S REFERENCE:
 MAP 233 LOT 4 (34 DANIELS STREET)



CONSTRUCTION ACTIVITY SCHEDULE

DATE	ACTIVITY
2-14-22	PERMITS
2-21-22	PERMITS
2-28-22	PERMITS
3-7-22	PERMITS
3-14-22	PERMITS
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3-28-22	PERMITS
4-4-22	PERMITS
4-11-22	PERMITS
4-18-22	PERMITS
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5-25-31	PERMITS
6-1-31	PERMITS





Hottmann Farm
Temporarily closed

Merchant Medical Corporation

Lincoln St

Lincoln St

Lincoln St

Shepards Brook

Daniels St

Addison Ave

Addison Ave

Alex Cir

Pharmagenie
Daniels St

Jeff Harris Plumbing & Heating
Daniels St

Lallier Finish
Daniels St

Daniels St

Longwalk Rd

Mulberry Ln
Longwalk Rd



Google

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: July 5, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 58 Daniels Street
Scenic Road Permit

The DPCD has reviewed the above referenced Scenic Road Permit application for the Monday, July 11, 2022 Planning Board meeting and offers the following commentary:

General:

1. §170-53 of the Town Code, requires that any stonewall removal within a Scenic Road must seek a permit through the Planning Board.
2. The applicant is proposing to remove 30 feet of a buried stonewall along Daniels Street.

Comments:

The Planning Board will need to take a vote if they are in agreement of issuing a permit to remove the stonewall.

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, June 27, 2022 and again on July 5, 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, July 11, 2022 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Scenic Road application for the tearing down or destruction of stone walls at 58 Daniels Street, prepared by Christopher Palladini, Franklin MA.

The proposed road improvements will include the removal of 30 feet of a buried stone wall to provide access for a driveway for a new construction home.

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

AMARU KRIS ROCCO
AMARU TRINA AMANDA
12 DAMICO DR
FRANKLIN, MA 02038

FREDERICKS BARI
FREDERICKS AARON A
10 LONGWALK RD
FRANKLIN, MA 02038

ONEILL DONNA MARIE TR
DONNA MARIE ONEILL LIVING
120 DAVID RD
FRANKLIN, MA 02038

BASSIGNANI WILLIAM C JR
9128 CHARTERHOUSE RD
FREDERICK (URBANA), MD 21704

GRAUPEN SHOSHANAH
MCDONOUGH ROBERT JAMES
55 DANIELS ST
FRANKLIN, MA 02038

PALLADINI CHRISTOPHER
PALLADINI MICHELLE
60 DANIELS ST
FRANKLIN, MA 02038

BEAUREGARD WAYNE E
BEAUREGARD FRANCES A.
10 MEETINGHOUSE LN
FRANKLIN, MA 02038

HARRIS JEFFREY P
HARRIS CATHERINE L
56 DANIELS ST
FRANKLIN, MA 02038

PORTER MATTHEW C
PORTER LORI A
11 DAMICO DR
FRANKLIN, MA 02038

CHEUVRONT SAMUEL N
CHEUVRONT MELINDA L
9 DAMICO DR
FRANKLIN, MA 02038

HOFFMAN NICHOLAS F
HOFFMAN JEANNINE M
10 HOFFMANN FARM RD
FRANKLIN, MA 02038

PSILAKIS GEORGE
54 DANIELS ST
FRANKLIN, MA 02038

DAVIS KURT R & ROBIN L TR
DAVIS FAMILY REVOCABLE TR
23 TAVERNIER WAY
MANCHESTER, NH 03109

HOLMAN ETHAN
HOLMAN LEE LEE
52 DANIELS ST
FRANKLIN, MA 02038

PULSELLI JOSEPH
PULSELLI LYDIA
7 DAMICO DR
FRANKLIN, MA 02038

DAVIS LYNN K
57 DANIELS ST
FRANKLIN, MA 02038

KELLEY WILLIAM E
KELLEY LINDA A
66 DANIELS ST
FRANKLIN, MA 02038

REYNOLDS SCOTT
CONROY ELEANOR
10 GREENSFIELD RD
FRANKLIN, MA 02038

DIMARTINO DONALD & CHRIST
DONALD DIMARTINO LIVING T
8 GREENSFIELD RD
FRANKLIN, MA 02038

LALLIER DANIEL I
LALLIER ALLEGRA B
50 DANIELS ST
FRANKLIN, MA 02038

RUDOLPH MARK A
RUDOLPH DONNA M
6 LONGWALK RD
FRANKLIN, MA 02038

FALVEY KATHERINE A
FALVEY GEORGE
10 DAMICO DR
FRANKLIN, MA 02038

LI ZHIJIANG
JIANG HONG
9 MEETINGHOUSE LN
FRANKLIN, MA 02038

SHELL MICHAEL
SHELL KATHARINE
59 DANIELS ST
FRANKLIN, MA 02038

FEERICK DANIEL F & MARY D
FEERICK FAMILY TRUST
65 DANIELS ST
FRANKLIN, MA 02038

LUCIER MARC J
LUCIER BETH J
13 MEETINGHOUSE LN
FRANKLIN, MA 02038

WHITE NEAL E
HAMBLÉN MELANIE J
70 DANIELS ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

MCGONAGLE MATTHEW J
MCGONAGLE MICHELE L
624 LISA LN
FRANKLIN, MA 02038

Town of Franklin

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Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: July 6, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Friendly 40B Process

The Town Administrator has put together a process for Friendly 40B applicants. The process involves feedback and review from the Planning Board, as well as other Boards and Commission. Attached is the Friendly 40B process recommended for all applicants to follow. We can discuss further at the Planning Board meeting.

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Town of Franklin Affordable Housing Friendly Chapter 40B Projects - Local Initiative Program (LIP)

According to the Massachusetts Department of Housing & Community Development (DHCD), the Town of Franklin currently has 11.97% of the Town's year-round housing units on the Subsidized Housing Inventory (SHI). Because Franklin is above the 10% affordable housing threshold, it can permit so-called "Friendly 40B" projects to build mixed-income housing.

Unlike traditional 40B projects, this allows municipalities to remain in control of most aspects of project design and construction. A "Friendly 40B" project is a project that has local support because of the contribution it can make to the community's need for more diverse housing options, and the contributions the developer agrees to make to local needs (infrastructure, public safety, land protection, etc.).

All 40B developments are required to create housing where at least 25% of housing units are affordable according to DHCD regulations, but not all projects are equal in other ways including: type and size housing units; location; proximity to transit; traffic impacts; public space; recreation or open space resources; aesthetics; building design; community character; wetland protection; safety; walkability; sustainability; low impact development.

The Town is not under pressure to increase its SHI by immediately approving additional 40B developments. Given that the Town has been made aware of several possible Friendly Chapter 40B projects, the Town's Development Staff has put together a preliminary process to determine if the project meets the needs of the Town and follows the LIP process.

On pages 3 and 4 of this document is the new Friendly 40B Project Preliminary Review Checklist. Developers hoping to permit a Friendly 40B in Franklin should take the time to complete and return it, and any related documents (e.g., preliminary site plans; ANRAD; project summary), to the Town's Point of Contact for Chapter 40B Development Issues.

Once the Town's Point of Contact receives the completed form the Town will begin a 30 day review of the proposed development. The 30 day review includes a review of the proposal by Town Staff, a presentation by the applicant to the Technical Staff Review Committee, and non-binding reviews by the Planning Board and Conservation Commission.

Franklin's Town Administrator has appointed the Town Planner as a single point of contact to serve as the primary municipal liaison for all issues relating to Chapter 40B affordable housing development matters. The Municipal Point of Contact will assist developers/applicants to sort out the 40B process and related requirements. Casual early pre-permit discussions with the Municipal Point of Contact are highly recommended.

Municipal Point of Contact for Chapter 40B Development Issues:

Amy Love, Town Planner
Planning and Community Development
Town of Franklin
355 East Central Street
Franklin, MA 02038-1352
Phone: 508-520-4907
Email: alove@franklinma.gov

Friendly 40B Project Preliminary Review Checklist

Below outlines the Town of Franklin recommended Checklist to proceed with a LIP application:

1. Project Information

- a. Project Name: _____
- b. Applicant Point of Contact Name: _____
Phone number _____ Email _____
- c. Project Team - Names, Titles, Contact information.
- d. Project Location: _____
- e. Number of Units: _____
- f. Bedroom Count: 1 Bedroom ___ 2 Bedrooms ___ 3 Bedrooms ___
- g. Rental or Ownership
- h. List of all waivers, if any, that the applicant will request from the ZBA
- i. Preliminary Plans.

2. Criteria for Review

- a. Percent of Affordable Units _____
- b. Number of Affordable Units _____
- c. Number of units to count on the SHI _____
- d. Public Benefits & Impacts
 - i. Roadway Improvements
 - ii. Other Infrastructure Improvements
 - iii. Public Access/Trails/Open Space
 - iv. Other Public Amenities
 - v. Positive and or Negative Impacts on the Town
 - vi. Impacts on the abutting property owners
 - vii. Safety/Fire Impacts to Town.

3. 30-Day Preliminary Project Review Process

- a. Once the Applicant has submitted required information to the Municipal Point of Contact, the Applicant's information will be distributed to the Town's Administration and Technical staff, Franklin Planning Board, and Franklin Conservation Commission.
- b. Technical Staff Review and Comment
 - i. Town staff will be asked for written comments on the proposed housing project.
- c. Technical Staff Review Committee Meeting
 - i. The Applicant will be asked to attend a Technical Staff Review Committee meeting, held on Wednesdays at 3:00 p.m. The Municipal Point of Contact will coordinate with the Applicant.

- d. Planning Board - A non-binding review from the Planning Board
 - i. The Applicant will be asked to attend a Planning Board Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
 - ii. Planning Board members will perform a non-binding project review.
 - Review to include
 - 1. Compliance with Section 185-31 of Town Zoning By-Law
 - 2. Special Permit Criteria
 - 3. Stormwater Review
 - 4. Parking review
 - 5. Traffic Review.

- e. Conservation Commission (if required) - non-binding review from the Commission
 - i. If the proposed project is within the 100 feet buffer zone or will impact other jurisdictional resources, the Applicant will be asked to attend a Conservation Commission Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
 - ii. Conservation Commission members will perform a non-binding project review under Chapter 181 (Wetlands Protection Bylaw) of the Franklin Code and the Town of Franklin Conservation Commission Regulations..
 - Review to include
 - 1. Wetland Resource Impacts
 - 2. Completed ANRAD
 - 3. Wetland Crossings
 - 4. Area Wetland maps and disturbance.

4. Department of Housing and Community Development (DHCD)

- a. The Applicant is required to obtain a letter from DHCD acknowledging the number of units that will be accepted on the Town's SHI List.

5. Town Council Presentation & LIP Determination

- a. Applicant should present an overview of the proposed project and outline the benefits for the Public
- b. Gather feedback from Town Council members
- c. Formal Vote from the Town Council.

6. Zoning Board of Appeals Approval

- a. Applicant shall submit a Comprehensive Permit to the ZBA for review and decision.

Please note, the Applicant is free to submit an application directly to the Zoning Board of Appeals. However, if the Applicant wants the support from the Town and file under the LIP, it is highly suggested they follow this checklist.

Note that any activities subject to Conservation Commission review under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, will need to be reviewed by the Conservation Commission independent from an LIP application.