

TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS Franklin Municipal Building 257 Fisher Street Franklin, MA 02038-3026

October 10, 2023

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

## **RE:** Special Permit – Uncas Ave Extension

Dear Mr. Chairman and Members:

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

- 1. The applicant needs to show there won't be an increase in runoff based on the proposed increase in impervious area and that the drainage design still meets the requirements of the Massachusetts Stormwater Standards and the Town's Stormwater bylaw Section 153-16.
- 2. It is unclear if the proposed change to triplex units applies to just the two lots shown on the submitted plan or if it applies to all nine lots.

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

Sincerely,

202

Michael Maglio, P.E. Town Engineer

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:	October 10, 2023
TO:	Franklin Planning Board
FROM:	Department of Planning and Community Development
RE:	<b>Uncas Ave</b> Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, October 16, 2023 Planning Board meeting and offers the following commentary:

### General:

- 1. The site is located at Uncas Ave Extension in the Single Family IV Zoning District.
- 2. The Subdivision was approved on January 27, 2014 for several lots for duplex housing.
- 3. The Applicant is requesting to construct 3-family units on 2 lots.
- 4. Special Permit is required under Section 185 Attachment 7.6.1.b Three Units

### Comments:

- 1. The Town recently changed the by-law allowing 3-family units in the Single Family IV zoning district.
- 2. The complete infrastructure has been completed and there is no change to the roadway constructed.
- 3. DPW will be reviewing the stormwater management.

### **ROLE CALL VOTE:**

This determination shall be in addition to the following specific findings:

#### If you vote NO on any of the following, please state reason why you are voting NO:

(1) Special Permit: To allow multi-family with Three housing units 185 Attachment 7.6.1.b

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO	-		

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO	-		

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO	-		

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO	-		

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
<b>Rick Power</b>	YES	NO	Beth Wierling	YES	NO
William David	YES	NO	-		

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

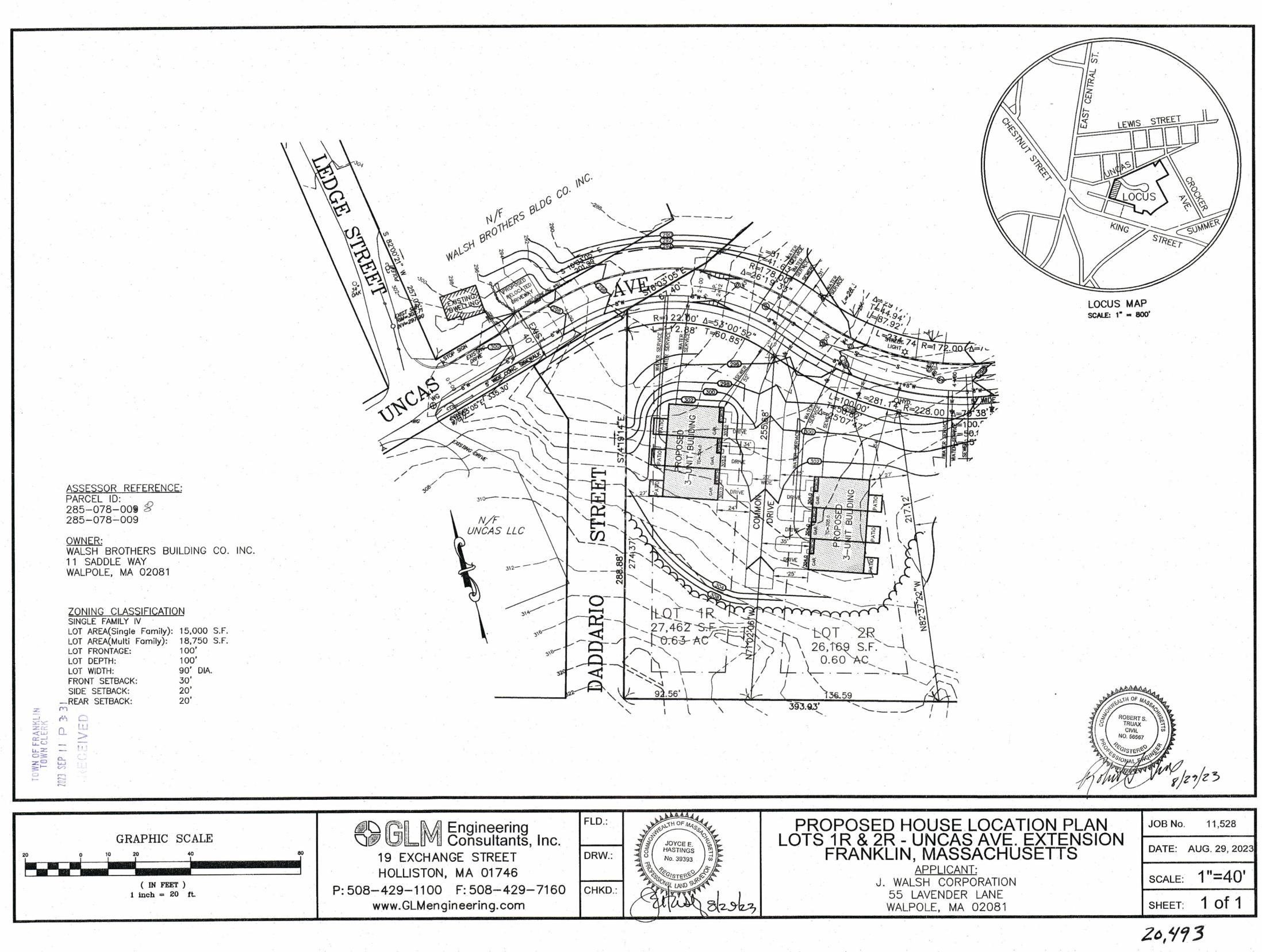
Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO	-		

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO	-		



· 1.2.17.1月10日的金融编码。1.1年度的数据。1.17月1日的1月1日的1月1日。

GRAPHIC SCALE 20 0 10 20 40 80 ( IN FEET ) 1 inch = 20 ft.	GLM Engineering Consultants, Inc. 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com	FLD.: DRW.: CHKD.:	LAAAAAA
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## APPLICATION FOR APPROVAL OF A SITE PLANWN OF FRANKLIN AND SPECIAL PERMIT(S)

To the Franklin Planning Board:

2023 SEP | | P 3:31

	The undersigned, herewith, submits the accompanying Site Plan entitled Lots 1B Uncas Ave Extension "and Special
	Lots 1R Uncas Ave Extension "and Special
under	Lots 1R Uncas Ave Extension         " and Special           t(s) for         Third unit under section 185, attachment 7,6.1         and requests approval for           the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and         al Permits.
1.	Name of Applicant: J. Walsh Corporation
	Address of Applicant: 55 Lavender Lane Walpole MA 02081
	Phone No.: 508 326 0290 Email: jtwalsh@wbbc.com
2.	Name of Owner (if not the Applicant): Walsh Brothers Building Co, Inc
	Address of Owner: 11Saddle Way Walpole, MA 020B1
	Phone No. 508 328 3834 Email: Jlwalsh11@comcast.net
3.	Name of Engineer: GLM EngIneering Consultants, INC
	Address of Engineer: Robert Truax
	Phone No.: 508 429 1100 Email: robert.truax@glmengineering.com
1. 2.	Deed of Property recorded with Norfolk Registry of Deeds in Book_33727, Page_106_, (or Certificate of Title No) Location and Description of Property: Uncas Ave Extension
	Zoning District: <u>1v</u> <b>B</b>
	Assessor's Map: Lot: 285 078 002 81-83 Uncas Ave
	Square Footage of Building(s): 4392
	Impervious Coverage of Existing Upland:
3.	Purpose of Site Plan: Permit for triplex unit
ł.	Special Permit(s) Requested: Section 185, Attachment 7,6.1 multifamily

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

Chapter 185, Section 45.E

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

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
- 6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: <u>Yes/ No</u>
- 7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.

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John T. Walsh Print Name of Applicant

Print Name of Own

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

To the Franklin Planning Board:

	The undersigned, herewith, submits the accompanying Site Plan entitled Lots 2B Uncas Ave Extension "and Special
der t	(s) for third unit under section 185, attachment 7,6.1 and requests approval for the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and I Permits.
	Name of Applicant: J. Walsh Corporation
	Address of Applicant: 55 Lavender Lane Walpole MA 02081
	Phone No.: 508 326 0290 Email: jtwalsh@wbbc.com
,	Name of Owner (if not the Applicant): Walsh Brothers Building Co, Inc
	Address of Owner: 11 Saddle Way Walpole, MA 02081
	Phone No. 508 328 3834 Email:lwalsh11@comcast.net
•	Name of Engineer: GLM Engineering Consultants, INC
	Address of Engineer: Robert Truax
	Phone No. 508 429 1100 CEmail: Robert.truax@glmengineering.com
	Deed of Property recorded with Norfolk Registry of Deeds in Book 33727, Page 106, (or Certificate of Title No)
	Location and Description of Property: Uncas Ave Extension
	Zoning District: <u>1v</u> Assessor's Map: Lot: <u>285 078 002 81-83 Uncas Ave</u> Square Footage of Building(s): <u>4392</u>
	Impervious Coverage of Existing Upland: 5,921 square feet
	Purpose of Site Plan: Permit for triplex unit
	Special Permit(s) Requested: Section 185, Attachment 7,6.1 multifamily

2023 SEP 11 P 3: 32 RECEIVED

TOWN OF FRANKLIN TOWN CLERK

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

Chapter 185, Section 45.E

5.

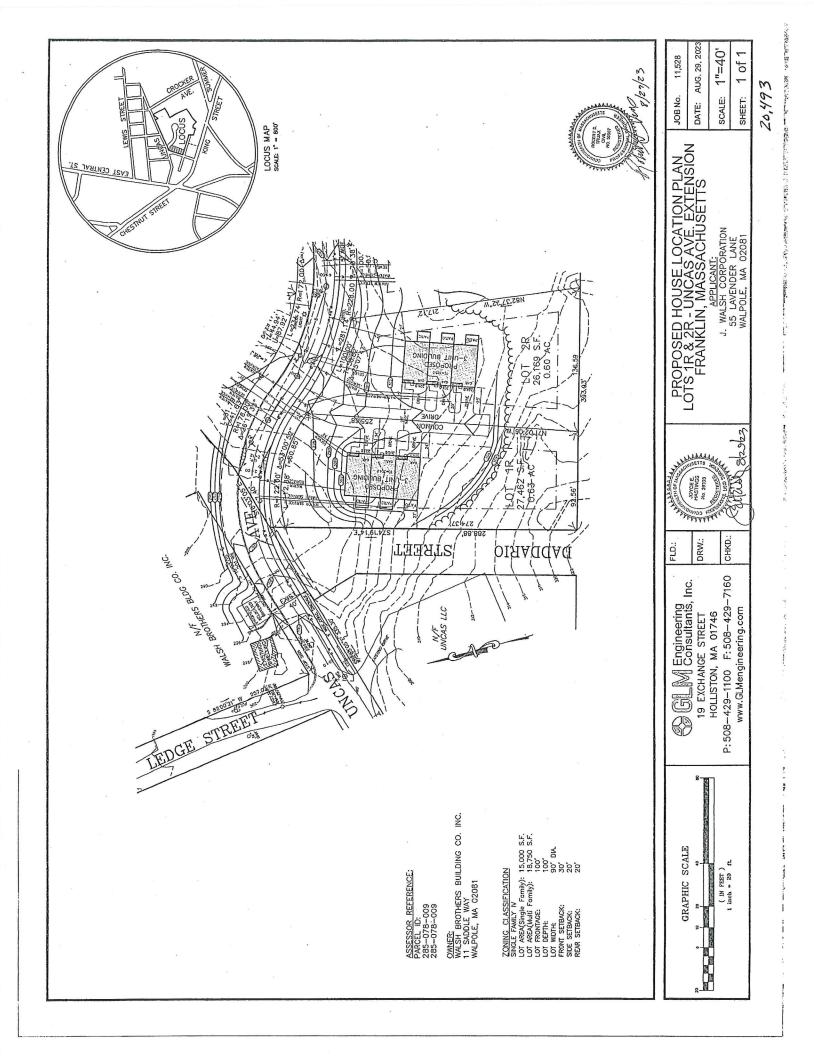
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- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
- 6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: Yes/ No
- A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also 7. submitted with the application.

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gnature of Applicant the dl Owner

ohn T. Wals Print Name of Applicant Print Name of

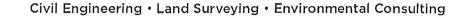


### SPECIAL PERMIT CRITERIA

- A. Uncas Ave Extension is zoned Single Family 1/V, which is a multi-family zone. In May of 2023, the allowed use was changed by a Town Council Vote with unanimous support of the Planning Board to allow for three units per lot with a Special Permit from the Planning Board. The previous use allowed was, and still is, for two units per lot by right. The Town of Franklin, in conjunction with the Commonwealth of Massachusetts, is seeking to increase the housing units; especially in the vicinity of the MBTA. By increasing the density, the effect is to increase the number of units, in this particular case, from two units per lot to three units per lot. The proposed units are smaller in square footage, which will reduce the sales or rental costs, opening the affordability to more consumers. The property is within walking distance to Franklin Center and the business establishments on and around Route 140, which creates the benefit of local economic support.
- B. The property was originally permitted for 22 age-qualified units (over 55 YOA) with a special permit, including special permit criteria by a 5-0 vote and was subsequently also permitted for nine duplex lots on a Town road named Uncas Ave. Extension. No impact on traffic is anticipated.
- C. The roadway is complete to the basecoat status. The lots are serviced by Town water and Town sewer. The developer additionally performed the following offsite improvements, greatly increasing the water quality and aesthetics situation for the neighborhood:
  - a. Replaced 6" waterline and installed 8" water line and services to Uncas Ave.
  - b. Installed granite and asphalt curbing on Uncas Ave.
  - c. Installed concrete sidewalks, Uncas Ave.
  - d. Full bituminous overlay, Uncas Ave.
  - e. Loam and seeded, Uncas Ave.
  - f. Installed 8" waterline, services and hydrants on Ledge St., Crocker Ave. and Hill Ave., including permanent patching.
  - g. Water loop from Uncas Ave. to Crocker Ave.
- D. The area is a mixed-use of single-family and multi-family homes. The property neighbors an apartment building and is generally surrounded by smaller sized single-family homes. There are no homes within sight or accessible from the Uncas Ave. Ext. cul-de-sac. The appearance of the neighborhood suggests middle class income.
- E. The roadway is substantially complete and the lots have all been cleared and prepared for construction. The back sections of some lots remain wooded and

generally range in size from approximately half acre to over 1.5 acres. No additional tree removal is required. Additionally, no substantial cutting or filling is anticipated.

- F. The current property tax amount on one of the lots is approximately \$1,600.00. Once complete, the increase for three units will be approximately a fivefold increase in tax revenue per the Town Assessor.
- G. The main water line is installed on Uncas Ave. Extension. The water quality and consumption was taken into account as part of the large percentage of offsite improvement as related to the size of the nine-lot subdivision.



August 30, 2023

GLM Engineering Consultants, Inc.

> Special Permit Application Lots 1R & 2R Uncas Avenue Extension Franklin, MA Applicant: J. Walsh Corporation

HydroCAD Calculations for Lots 1R and 2R, the 25-year storm event, with a 6.26-inch rainfall intensity.

In accordance with the Special Permit Criteria the proposed impervious coverage shall not increase the Stormwater runoff from the site by more than ten (10) percent in a twenty-five-year storm event. The following is a comparison of the approved conditions and the proposed 3-family dwellings for the 25-year storm event on the individual lots.

	Approved Conditions		Proposed	Net Increase	
	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	Rate of Runoff c.f.s. (%)
Lot 1R	2.96	0.216	3.03	0.222	0.07 (2.4%)
Lot 2R	2.82	2.88	0.206	0.211	0.06(2.1%)

The results conclude that the increase in stormwater runoff resulting from the impervious coverage will be less than ten (10) percent.

Robert S. Truax, P.E.



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22,551	86 17% Per			
3,618	13.83% Imp	pervious Area		
To Length		Capacity Description		
min) (feet 6.0	) (ft/ft) (ft/sec)	(cfs) Direct Entry,		
		Summary for Subc	atchment 2S: Proposed	
noff =	2 88 cfs @ 12 09	9 hrs, Volume≕ 0 211 af	, Depth> 4.22"	
off by SCS 7	R-20 method, UH=St	CS, Weighted-CN, Time Span=	0.0-24.00 hrs. dt= 0.05 hrs.	
ie III 24-hr 2	5 Year Rainfall=6.26"			
	-			
			Type III 24-hr 25 Year I	
pared by (en	iter your company n	ame here)	Drin	ted 8/30/2023
oared by {en oCAD® 10.00	ter your company n -26 s/n 07559 @ 2020	name here) HydroCAD Software Solutions LLC	Drin	
pared by (en	iter your company n	HydroCAD Software Solutions LLC	Drin	ted 8/30/2023
Area (sf) 2,760 1,706	ter your company n <u>-26 sin 07559 © 2020</u> <u>CN Description</u> 98 Roofs, HSG I 98 Paved parkin	HydraCAD Software Solutions LLC	Drin	ted 8/30/2023
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Area (sf) 2,760 1,706 9,125 12,578 26,169 21,703	tter your company n <u>26 s/n 07559 © 2020</u> CN Description 98 Roofs, HSG I 98 Paved parkin 80 >75% Grass 77 Woods, Good 82 Weighted Ave 82 93% Pervi	HydraCAD Software Solutions LLC D Ig, HSG D cover, Good, HSG D d, HSG D erage ious Area	Drin	ted 8/30/2023
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Dared by {en           ocAU⊕ 10.00           Area (sf)           2,760           1,706           9,125           12,578           26,169           21,703           4,466           Tc           Length	tter your company n 26 s/n 07559 ⊕ 2020 CN Description 98 Roofs, HSG I 98 Paved parkin 80 >75% Grass 77 Woods, Gooc 82 Weighted Avo 82 93% Pervi 17 07% Impe	HydraCAD Software Solutions LLC D Ig, HSG D cover, Good, HSG D d, HSG D erage ious Area	Drin	ted 8/30/2023
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Dared by {en           ocAU⊕ 10.00           Area (sf)           2,760           1,705           9,125           12,578           26,169           21,703           4,466           Tc         Length           in)         (feet)	tter your company n 26 s/n 07559 © 2020 CN Description 98 Roofs, HSG I 98 Paved parkin 80 >75% Grass 77 Woods, Good 82 Weighted Avv 82 93% Pervi 17 07% Impe Slope Velocity (	HydraCAD Software Solutions LLC D Ig, HSG D cover, Good, HSG D d, HSG D erage ious Area ivvious Area capacity Description (cfs)	Drin	ted 8/30/2023
Dared by {en           ocAU⊕ 10.00           Area (sf)           2,760           1,705           9,125           12,578           26,169           21,703           4,466           Tc         Length           in)         (feet)	tter your company n 26 s/n 07559 © 2020 CN Description 98 Roofs, HSG I 98 Paved parkin 80 >75% Grass 77 Woods, Good 82 Weighted Avv 82 93% Pervi 17 07% Impe Slope Velocity (	HydraCAD Software Solutions LLC D Ig, HSG D cover, Good, HSG D d, HSG D erage ious Area ivvious Area capacity Description (cfs)	Drin	ted 8/30/2023

GLM Engineering Consultants, Inc.

August 30, 2023

Franklin Planning Board 355 East Central Street Franklin, MA 02038

Re: Special Permit Application Lots 1R & 2R Uncas Avenue Extension Franklin, MA Applicant: J. Walsh Corporation

Dear Board Members,

The applicant, J. Walsh Corporation, has filed a Special Permit Application to construct three (3) family dwellings on Lots 1R and 2R, Uncas Avenue Extension. The existing subdivision is Zoned Single Family IV and was approved with the intent to construct two (2) family dwellings. The existing project site has been partially completed with water, sewer, drainage system, rough site grading and roadway constructed to binder coarse.

The Town of Franklin recently voted to allow three (3) family dwellings in Single Family IV zone with a special permit from the Planning Board.

Our firm has reviewed the originally approved Stormwater design for the subdivision. The approved project depicted two (2) family dwellings with driveways, utilities, and related grading. The stormwater system consists of catch basin, manholes and a retention basin to mitigate the increase in stormwater runoff. The infiltration basin was designed to mitigate rate and volume of runoff.

In accordance with the Special Permit Criteria the proposed impervious coverage shall not increase the Stormwater runoff from the site by more than ten (10) percent in a twenty-five-year storm event. The following is a comparison of the approved conditions and the proposed 3-family dwellings for the 25-year storm event on the individual lots.

	Approved Conditions		Proposed 3-Family		Net Increase
	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	Rate of Runoff c.f.s. (%)
Lot 1R	2.96	0.216	3.03	0.222	0.07 (2.4%)
Lot 2R	2.82	2.88	0.206	0.211	0.06(2.1%)

The results conclude that the increase in stormwater runoff resulting from the impervious coverage will be less than ten (10) percent.

Enclosed herewith is the following for your review:

- Proposed House Location Plan, Lots 1R & 2R Uncas Ave. Extension
- Hydrocad calculations, Lots 1R and 2R

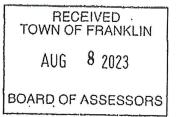
Please let us know if you have any questions or need additional information.

Thank you for your cooperation in this matter.

Yours truly, GLM Engineering Consultants Inc.

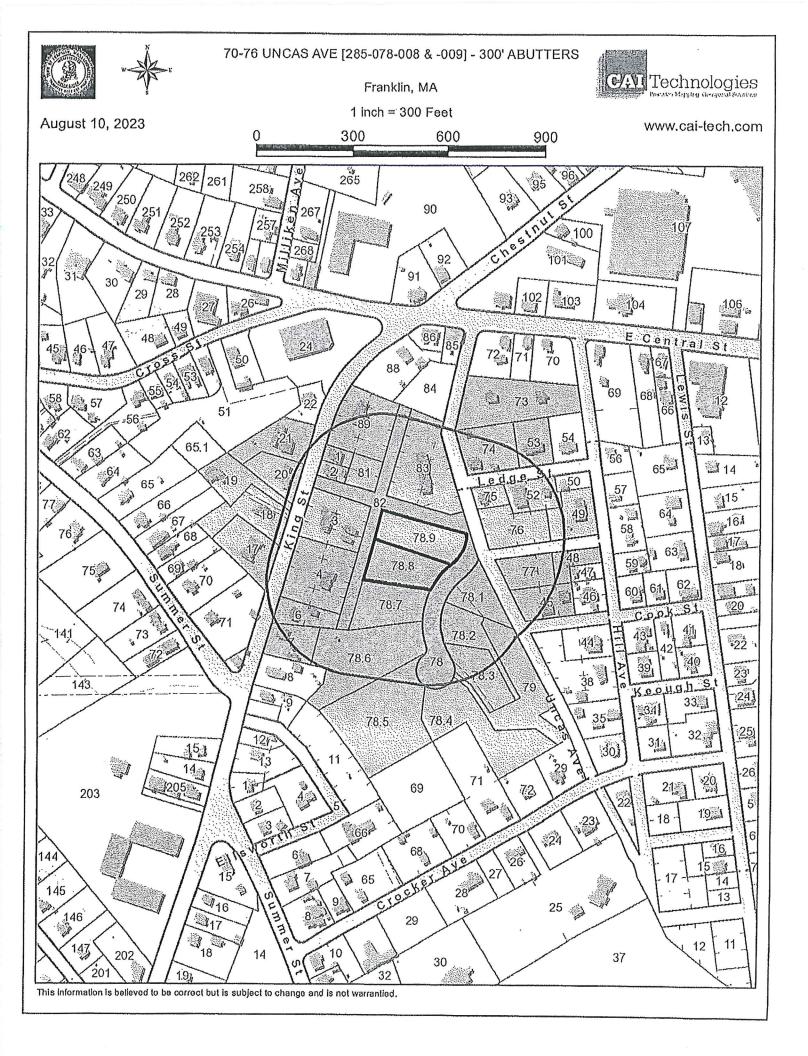
Robert S. Truax, P.E.

Town of Franklin – Board of Assessors 355 East Central Street Franklin, MA 02038 Tel # 508-520-4920 Fax # 508-520-4923



# Abutters List Request Form.

	<i>Please Note:</i> A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow <u>10</u>
	days from the date of both payment and submission of the form for the
	Assessors office to complete processing your request. (Revised 1-1-22)
	Date of Request $3 1 3 1 2 3$ Assessors Parcel ID # (12 digits) $285 - 078 - 078 - 078 - 008 - 285 - 008 - 285 - $
•	Assessors Parcel ID # (12 digits) $285 - 028 - 2008 - 2008$
	Property Street Address UNERS AND Ext
	Distance Required From Parcel # listed above (Circle One); 500 500 100 (Note: if a distance is not circled, we cannot process your request)
	Property Owner Wabh Brother Building Co
	Property Owner's Mailing Address 11 Saddk Way
	Town/City 1/2/10/19 State 1/4 Zip Code 0208
	Property Owner's Telephone # 508 - 328- 3834
	Requestor's Name (if different from Owner) FMA, 1 TLWc 1219 Comcas
	Requestor's Address
	Requestor's Telephone #
	Office Use Only; Date Fee Paid & 1813 Paid in Cash \$ 25,00
	Paid by Check \$ Check # Town Receipt # <u>30070</u>
	Please Circle One:
	Administration Conservation Planning Zoning Board of Appeals





### **Subject Properties:**

Parcel Number:

CAMA Number:

Parcel Number:	285-078-008
CAMA Number:	285-078-008-000
Property Address:	74-76 UNCAS AVE

Property Address: 70-72 UNCAS AVE

285-078-009

285-078-009-000

Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081

#### Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081

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#### Abutters:

Parcel Number: CAMA Number: Property Address:	285-045-000 285-045-000-000 9 COOK ST	Mailing Address:	PARADIS RENE A PARADIS DONNA J 9 COOK ST FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-048-000 285-048-000-000 74-76 HILL AVE	Mailing Address:	HYDLBURG FREDERICK C HYDLBURG LOIS A 101 JORDAN RD FRANKLIN, MA 02038
Parcel Number: CAMA Number: Propérty Address:	285-048-000 285-048-000-001 76 HILL AVE	Mailing Address:	We have a second s
Parcel Number: CAMA Number: Property Address:	285-048-000 285-048-000-002 74 HILL AVE	Mailing Address:	BUDD CARYN FAITH 74 HILL AV FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-049-000 285-049-000-000 38-40 HILL AVE	Mailing Address:	HILL AVE CONDOMINIUMS C/O FRAME GARY E 40 HILL AVE UT A FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-049-000 285-049-000-001 40 HILL AVE	Mailing Address:	
Parcel Number: CAMA Number: Property Address:	285-049-000 285-049-000-002 38 HILL AVE	Mailing Address:	GARD AMANDA 38 HILL AVE, UT B FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-052-000 285-052-000-000 16-20 LEDGE ST	Mailing Address:	S & D DEVELOPMENT LLC P.O. BOX 367 WRENTHAM, MA 02093
Parcel Number: CAMA Number: Property Address:	285-053-000 285-053-000-000 15 LEDGE ST	Mailing Address:	MARTINS MARCO A MARTINS SEBASTIANA F 15 LEDGE ST FRANKLIN, MA 02038
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Page 1 of 4

Abutters List Report - Franklin, MA

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Comment			
Parcel Number: CAMA Number: Property Address:	285-073-000 285-073-000-000 17 UNCAS AVE	Mailing Address:	UNCAS AVE CONDOMINIUMS C/O KIZIK RICHARD M 17 UNCAS AVE UNIT 17 FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-073-000 285-073-000-001 17 UNCAS AVE	Mailing Address:	NOLL BRADEN 17 UNCAS AV FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-073-000 285-073-000-002 19 UNCAS AVE	Mailing Address;	MALLA SEETHARAM VILLURI KALYANI 7751 HUNTERS RUN DR GERMANTOWN, TN 38138
Parcel Number: CAMA Number: Property Address:	285-074-000 285-074-000-000 37 UNCAS AVE	Mailing Address:	MALCOLM GEORGE W MALCOLM PHYLLIS A 37 UNCAS AVE FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-075-000 285-075-000-000 45 UNCAS AVE	Mailing Address:	WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: CAMA Number: Property Address:	285-076-000 285-076-000-000 UNCAS AVE	Mailing Address:	WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: CAMA Number: Property Address:	285-077-000 285-077-000-000 UNCAS AVE	Malling Address:	PARADIS RENE A PARADIS DONNA J 9 COOK ST FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-078-000 285-078-000-000 UNCAS AVE	Mailing Address:	WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: CAMA Number: Property Address:	285-078-001 285-078-001-000 73-75 UNCAS AVE	Mailing Address;	WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: CAMA Number: Property Address:	285-078-002 285-078-002-000 81-83 UNCAS AVE	Mailing Address:	WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: CAMA Number: Property Address:	285-078-003 285-078-003-000 85-87 UNCAS AVE	Mailing Address:	WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: CAMA Number: Property Address:	285-078-004 285-078-004-000 90-92 UNCAS AVE	Mailing Address:	WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081

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Parcel Number:	285-078-005	Mailing Address:	WALSH BROTHERS BLDG CO INC
CAMA Number:	285-078-005-000		11 SADDLE WAY
Property Address:	86-88 UNCAS AVE		WALPOLE, MA 02081
Parcel Number:	285-078-006	Mailing Address:	WALSH BROTHERS BLDG CO INC
CAMA Number:	285-078-006-000		11 SADDLE WAY
Property Address:	82-84 UNCAS AVE		WALPOLE, MA 02081
Parcel Number:	285-078-007	Mailing Address:	WALSH BROTHERS BLDG CO INC
CAMA Number:	285-078-007-000		11 SADDLE WAY
Property Address:	78-80 UNCAS AVE		WALPOLE, MA 02081
Parcel Number:	285-078-008	Mailing Address:	WALSH BROTHERS BLDG CO INC
CAMA Number:	285-078-008-000		11 SADDLE WAY
Property Address:	74-76 UNCAS AVE		WALPOLE, MA 02081
Parcel Number:	285-078-009	Mailing Address:	WALSH BROTHERS BLDG CO INC
CAMA Number:	285-078-009-000		11 SADDLE WAY
Property Address:	70-72 UNCAS AVE		WALPOLE, MA 02081
Parcel Number:	285-079-000	Mailing Address:	WALSH BROTHERS BLDG CO INC
CAMA Number:	285-079-000-000		11 SADDLE WAY
Property Address:	UNCAS AVE		WALPOLE, MA 02081
Parcel Number: CAMA Number: Property Address:	285-081-000 285-081-000-000 PATETE ST	Mailing Address:	KEOUGH WILLIAM F METCALFE HERBERT L 355 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-082-000 285-082-000-000 DADDARIO ST	Mailing Address:	BUSSAGLIA ERNEST A & FLORENCE D BOUGERY WILLIAM J & EILEEN D 74 CROCKER AVE FRANKLIN, MA 02038
Parcel Number:	285-083-000	Mailing Address:	UNCAS LLC C/O BECHARA FREN
CAMA Number:	285-083-000-000		23 NEWELL DR
Property Address:	12 UNCAS AVE		FRANKLIN, MA 02038
Parcel Number:	285-089-000	Mailing Address:	SLADE STEVEN M SLADE REBECCA J
CAMA Number:	285-089-000-000		22 KING ST
Property Address:	22 KING ST		FRANKLIN, MA 02038
Parcel Number:	286-001-000	Mailing Address:	RIOS VICTORIA
CAMA Number:	286-001-000-000		42 KING ST
Property Address:	42 KING ST		FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	286-002-000 286-002-000-000 48 KING ST		LAPIERRE LISA A TR LAPIERRE REALTY TRUST CORNETTA, JAMES F TR 48 KING ST FRANKLIN, MA 02038

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Parcel Number: CAMA Number: Property Address:	286-003-000 286-003-000-000 52 KING ST		Mailing Address:	COLACE DONNA A 52 KING ST FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	286-004-000 286-004-000-000 54 KING ST	A + A + +	Mailing Address:	TOWER KATHRYN M 54 KING ST FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	286-006-000 286-006-000-000 86 KING ST		Mailing Address:	HUNCHARD DAVID J 86 KING ST FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	286-007-000 286-007-000-000 88 KING ST	)	Mailing Address:	MCCARTHY ROBERT J MCCARTHY MARIANNE 88 KING ST FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	286-017-000 286-017-000-000 69-71 KING ST		Mailing Address:	
Parcel Number: CAMA Number: Property Address:	286-017-000 286-017-000-001 71 KING ST		Mailing Address:	
Parcel Number: CAMA Number: Property Address:	286-017-000 286-017-000-002 69 KING ST		Mailing Address:	SADAT-AALAEE MEELAD 69 KING ST FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	286-018-000 286-018-000-000 61 KING ST		Mailing Address:	61-63 KING ST LLC PO BOX 121 WRENTHAM, MA 02093
Parcel Number: CAMA Number: Property Address:	286-019-000 286-019-000-000 63 KING ST		Mailing Address:	61-63 KING STREET LLC PO BOX 121 WRENTHAM, MA 02093
Parcel Number: CAMA Number: Property Address:	286-020-000 286-020-000-000 53 KING ST	· · · · · ·	Mailing Address:	MALATESTA CHRISTOPHER B MALATESTA KERRIANN H 53 KING ST FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:			Mailing Address:	HUNCHARD EDWARD M HUNCHARD SYLVIA J 51 KING ST FRANKLIN, MA 02038
			Ac	will Ooyle, 8-10-202:

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8/10/2023

Page 4 of 4

61-63 KING ST LLC PO BOX 121 WRENTHAM, MA 02093

61-63 KING STREET LLC PO BOX 121 WRENTHAM, MA 02093

69-71 KING STREET CONDOMI C/O SUSAN M DURO 71 KING ST FRANKLIN, MA 02038

BUDD CARYN FAITH 74 HILL AV FRANKLIN, MA 02038

BUSSAGLIA ERNEST A & FLOR BOUGERY WILLIAM J & EILEE 74 CROCKER AVE FRANKLIN, MA 02038

COLACE DONNA A 52 KING ST FRANKLIN, MA 02038

COLISTRA KATRINA HUYETT 71 KING ST FRANKLIN, MA 02038

GARD AMANDA 38 HILL AVE, UT B FRANKLIN, MA 02038

HILL AVE CONDOMINIUMS C/O FRAME GARY E 40 HILL AVE UT A FRANKLIN, MA 02038

HUNCHARD DAVID J 36 KING ST FRANKLIN, MA 02038 HUNCHARD EDWARD M HUNCHARD SYLVIA J 51 KING ST FRANKLIN, MA 02038

HYDLBURG FREDERICK C HYDLBURG LOIS A 101 JORDAN RD FRANKLIN, MA 02038

KEOUGH WILLIAM F METCALFE HERBERT L 355 EAST CENTRAL ST FRANKLIN, MA 02038

LAPIERRE LISA A TR LAPIERRE REALTY TRUST COR 48 KING ST FRANKLIN, MA 02038

MALATESTA CHRISTOPHER B MALATESTA KERRIANN H 53 KING ST FRANKLIN, MA 02038

MALCOLM GEORGE W MALCOLM PHYLLIS A 37 UNCAS AVE FRANKLIN, MA 02038

MALLA SEETHARAM VILLURI KALYANI 7751 HUNTERS RUN DR GERMANTOWN, TN 38138

MARTEL LAUREN M MCLAUGHLIN TIMOTHY S JR 40 HILL AVE UT A FRANKLIN, MA 02038

MARTINS MARCO A MARTINS SEBASTIANA F 15 LEDGE ST FRANKLIN, MA 02038

MCCARTHY ROBERT J MCCARTHY MARIANNE 88 KING ST FRANKLIN, MA 02038 NOLL BRADEN 17 UNCAS AV FRANKLIN, MA 02038

PARADIS RENE A PARADIS DONNA J 9 COOK ST FRANKLIN, MA 02038

RIOS VICTORIA 42 KING ST FRANKLIN, MA 02038

S & D DEVELOPMENT LLC P.O. BOX 367 WRENTHAM, MA 02093

SADAT-AALAEE MEELAD 69 KING ST FRANKLIN, MA 02038

SLADE STEVEN M SLADE REBECCA J 22 KING ST FRANKLIN, MA 02038

TOWER KATHRYN M 54 KING ST FRANKLIN, MA 02038

UNCAS AVE CONDOMINIUMS C/O KIZIK RICHARD M 17 UNCAS AVE UNIT 17 FRANKLIN, MA 02038

UNCAS LLC C/O BECHARA FREN 23 NEWELL DR FRANKLIN, MA 02038

WALSH BROTHERS BLDG CO IN 11 SADDLE WAY WALPOLE, MA 02081

#### CERTIFICATE OF OWNERSHIP

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

#### SECTION A:

Type of Plan (circle one)	ANR 81-P;	Preliminary Subdivision	
	Definitive S	Subdivision.; Site Plan; 🤇	Special Permit
Title of Plan:	Lots 1 and 2r	Uncas Ave Extension	
Date of Plan:	8/29/23	Assessor's Information:	285 078 001/002
Prepared by:	GLM Enginee	ering Consultants	
Applicant Name &	c Address:	J. Walsh Corporation 55 Lavender Lane Walpole	

#### SECTION B:

Name of Record Owner(s): Walsh Brothers Building Co, Inc

Address of Record Owner(s):\_\_\_\_\_ 11 Saddle Way Walpole

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

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

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

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

Walsh Brothers Building Co, Inc Incorporated 9/21 1992 Massachusetts President John Walsh

Page 1 of 2

Executed as a sealed instrument this

Signature of Applicant

7th day of September 20 23 John T. Walsh Print name of Applicant

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS  $\int bv folk Counts y$ On this <u>Ah</u> day of <u>September</u> 2023 before me, the undersigned notary public, personally appeared <u>John J Watsh</u> (name of owner), proved

to me through satisfactory evidence of identification, which were Known to me to be the person whose name is signed on the preceding document in my presence.

mi analy

(Official signature and seal of notary) Notary Public: 115 A. Wilsh My Commission Expires: April 8, 2027



RECEIVED AND RECORDED NORFOLK COUNTY REGISTRY OF DEEDS DEDHAM, MA CERTIFY

#### Bk 24974 F⊴117 \$75028 07-09-2007 ∂ 03±17⊳

Millan P. O' Jonnell's WILLIAM P. O'DONNELL', REGISTER

QUITCLAIM DEER O T

A N A N THERESA M. DERRICO, having an address at 289 East Street Wrentham, Massachusetts 02093; COPY COPY

MAROLYN A. CARROCCIA, having an address at 45 Old Wood Road, North Attleboro, Massachusetts 02760;

GRACE PELLEGRINI, having an address at P.O. Box 1396, Mansfield, Massachusetts 02048;

ERNEST A. BUSSAGLIA, having an address at 69 Crocker Avenue, Franklin, Massachusetts 02038;

EILEEN D. BOURGERY, having an address at 73 Crocker Avenue, Franklin, Massachusetts 02038;

ERNEST A. BUSSAGLIA, SANDRA GERARD AND BRIAN A. BUSSAGLIA, AS TRUSTEES OF THE BUSSAGLIA FAMILY TRUST, established under Declaration of Trust dated October 4, 1990, as evidenced by Trustees' Certificate Pursuant to M.G.L. c. 184, § 35, dated June 1, 2007 and recorded in the Norfolk Registry of Deeds herewith; and

ERNEST A. BUSSAGLIA, AS EXECUTOR OF THE WILL OF FLORENCE D. BUSSAGLIA, late of Franklin, Massachusetts (Norfolk County Probate Docket No. 93P-2279 E1, having an address at 69 Crocker Avenue, Franklin, Massachusetts 02038 (collectively, the "Grantors"),

for consideration paid in the sum of ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,100,000.00),

grant to WALSH BROTHERS BUILDING COMPANY, INC., a Massachusetts corporation, with an address at 11 Saddle Way, Walpole, Massachusetts 02081,

with QUITCLAIM COVENANTS, those certain parcels of land and the improvements thercon off King Street, Franklin, Norfolk County, Massachusetts, and more particularly described in Exhibit A attached hereto and made a part hereof.

Said Ernest A. Bussaglia, individually and as Trustee of the Bussaglia Family Trust, and Ernest A. Bussaglia, Jr., as Trustee of the Bussaglia Family Trust, for the same consideration grant to said Walsh Brothers Building Company, Inc., for the benefit of the premises herein conveyed, those same certain easements in confirmation thereof contained in the Utility Easement Agreement dated September 8, 2003 and recorded in the Norfolk Registry of Deeds in Book 22515, Page 54, and Walsh Brothers Building Company, Inc., by the acceptance of this deed as evidenced by its recording hereby affirms its undertaking to indemnify and hold the grantors thereof and those claiming by, through or under them harmless, all as set forth in said agreement.

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#### CERTIFICATE OF OWNERSHIP

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

 SECTION A:

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

 Definitive Subdivision.;
 Site Plan;
 Special Permit

 Title of Plan:
 Lots 1 and 2r Uncas Ave Extension
 Date of Plan:
 285 078 001/002

 Date of Plan:
 8/29/23
 Assessor's Information;
 285 078 001/002

 Prepared by;
 GLM Engineering Consultants
 J. Walsh Corporation 55

 Applicant Name & Address;
 Lavender Lane Walpole

#### SECTION B:

Name of Record Owner(s):	Walsh Brothers Building Co, Inc	
Address of Record Owner(s):	11 Saddle Way Walpole	

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

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

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

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

Walsh Brothers Building Co, Inc Incorporated 9/21 1992 Massachusetts President John Walsh

Page 1 of 2

gnature of Applicant

Signature of Owner

Executed as a sealed instrument this 7th day of September 20 23 John T. Walsh

Print name of Applicant

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

K Count

Sept. 7th 2023

On this <u>Mh</u> day of <u>September</u> 2023 before me, the undersigned notary public, personally appeared <u>John J Watsh</u> (name of owner), proved to me through satisfactory evidence of identification, which were <u>Known</u> to me to be the person whose name is signed on the preceding document in my presence.

mi anh (Official signature and seal of notary) Notary Public: 115 A. With My Commission Expires: April 8, 2027



Page 1 of 2

/S REGISTRY OF DEEDS	3k 24974 Ps117 ≩75028 07-09-2007 ∂ 03:17⊳
CERTIFY Tullion PO Timelde WILLIAM P. O'DONNELL'REGISTER QUITCLAIM DEI	
A N THERESA M. DERRECO, baving an address at 289 E 02093; C O P Y	ast Street Wrentham, Massachusetts C O P Y
MAROLYN A. CARROCCIA, having an address at 45 Massachusetts 02760;	Old Wood Road, North Attleboro,
GRACE PELLEGRINI, having an address at P.O. Box	1396, Mansfield, Massachusetts 02048;
ERNEST A. BUSSAGLIA, having an address at 69 Cro 02038;	eker Avenue, Franklin, Massachusetts
EILEEN D. BOURGERY, having an address at 73 Cross 02038;	cker Avenue, Franklin, Massachusetts
ERNEST A. BUSSAGLIA, SANDRA GERARD AND TRUSTEES OF THE BUSSAGLIA FAMILY TRUST dated October 4, 1990, as evidenced by Trustees' Certific dated June 1, 2007 and recorded in the Norfolk Registry	Γ, established under Declaration of Trust cate Pursuant to M.G.L. c. 184, § 35,
ERNEST A. BUSSAGLIA, AS EXECUTOR OF THE BUSSAGLIA, late of Franklin, Massachusetts (Norfolk E1, having an address at 69 Crocker Avenue, Franklin, M "Grantors"),	County Probate Docket No. 93P-2279
for consideration paid in the sum of ONE MILLION ON NO/100 DOLLARS (\$1,100,000.00),	E HUNDRED THOUSAND AND
grant to WALSH BROTHERS BUILDING COMPAN with an address at 11 Saddle Way, Walpole, Massachuse	V, INC., a Massachusetts corporation, atts 02081,
with QUITCLAIM COVENANTS, those certain parcels off King Street, Franklin, Norfolk County, Massachusett Exhibit A attached hereto and made a part hereof.	of land and the improvements thereon s, and more particularly described in
Said Ernest A. Bussaglia, individually and as Trustee of A. Bussaglia, Jr., as Trustee of the Bussaglia Family Tru said Walsh Brothers Building Company, Inc., for the ber those same certain easements in confirmation thereof con Agreement dated September 8, 2003 and recorded in the 22515, Page 54, and Walsh Brothers Building Company, evidenced by its recording hereby affirms its undertaking thereof and those claiming by, through or under them has	st, for the same consideration grant to hefit of the premises herein conveyed, ntained in the Utility Easement Norfolk Registry of Deeds in Book , Inc., by the acceptance of this deed as g to indemnify and hold the grantors

3

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Address of Property Conveyed: Rear of 96 King Street, Rear of 88 King Street, Lots 41-68 and 70-73 Uncas Avenue and Mucciarone, Ristaino and Daddario Streets, Franklin, Massachusetts.

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

To the Franklin Planning Board:

	it(s) for Third unit under section 185, attachment 7,6.1 and requests approver the provisions of the Zoning By-Laws of the Town of Franklin covering Site Pla
21	Name of Applicant: J. Walsh Corporation
	Address of Applicant: 55 Lavender Lane Walpole MA 02081
	Phone No.: 508 326 0290 Email: jtwalsh@wbbc.com
	Name of Owner (if not the Applicant): Walsh Brothers Building Co, Inc
	Address of Owner: 11Saddle Way Walpole, MA 02081
	Phone No. 508 328 3834 Email: jlwalsh11@comcast.net
	Name of Engineer: GLM Engineering Consultants, INC
	Address of Engineer: Robert Truax
	Phone No.: 508 429 1100 Email: robert.truax@glmengineering.com Deed of Property recorded with Norfolk Registry of Deeds in Book 33727, Page 106, (or Certificate of Title No
	Deed of Property recorded with Norfolk Registry of Deeds in Book_33727, Page_106, (or Certificate of Title No) Location and Description of Property:

Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted. Chapter 185, Section 45.E

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

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
- Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if 6. Yes, please explain: Yes/ No
- A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also 7. submitted with the application.
- 8. Certificate of Ownership.

Sighature of Applicant C gnature of wner

Print Name of Applicant

5.

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

To the Franklin Planning Board:

111	Lots 2R Uncas Ave Extension         " and Special           nit(s) for         third unit under section 185, attachment 7,6.1         and requests approval
le	r the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans
	ial Permits.
	Name of Applicant: J. Walsh Corporation
	Address of Applicant: 55 Lavender Lane Walpole MA 02081
	Phone No.: 508 326 0290 Email: jtwalsh@wbbc.com
	Name of Owner (if not the Applicant): Walsh Brothers Building Co, Inc
	Address of Owner: 11 Saddle Way Walpole, MA 02081
	Phone No.: 508 328 3834 Email: jlwalsh11@comcast.net
	Name of Engineer: GLM Engineering Consultants, INC
	Address of Engineery Robert Truex
	Address of Engineer.
	Address of Engineer:       Robert Truax         Phone No.       508 429 1100       Email:       Robert.truax@glmengineering.com         Deed of Property recorded with Norfolk Registry of Deeds in Book_33727_, Page_106_, (or Certificate of Title No)       Deed of Title No)
	Phone No. 508 429 1100 Email: Robert.truax@glmengineering.com Deed of Property recorded with Norfolk Registry of Deeds in
	Phone No. 508 429 1100 Email: Robert.truax@glmengineering.com Deed of Property recorded with Norfolk Registry of Deeds in Book 33727, Page 106, (or Certificate of Title No) Location and Description of Property:
	Phone No. <u>508 429 1100</u> Email: <u>Robert.truax@glmengineering.com</u> Deed of Property recorded with Norfolk Registry of Deeds in Book <u>33727</u> , Page <u>106</u> , (or Certificate of Title No) Location and Description of Property: <u>Uncas Ave Extension</u>
	Phone No.       508 429 1100       Email:Robert.truax@glmengineering.com         Deed of Property recorded with Norfolk Registry of Deeds in       Book_33727, Page_106, (or Certificate of Title No)         Location and Description of Property:
	Phone No.       508 429 1100       Email:
	Phone No.       508 429 1100       Email:Robert.truax@glmengineering.com         Deed of Property recorded with Norfolk Registry of Deeds in       Book_33727, Page_106, (or Certificate of Title No)         Location and Description of Property:
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	Phone No.       508 429 1100       Email:       Robert.truax@glmengineering.com         Deed of Property recorded with Norfolk Registry of Deeds in       Book_33727, Page_106_, (or Certificate of Title No)         Location and Description of Property:

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

Chapter 185, Section 45.E

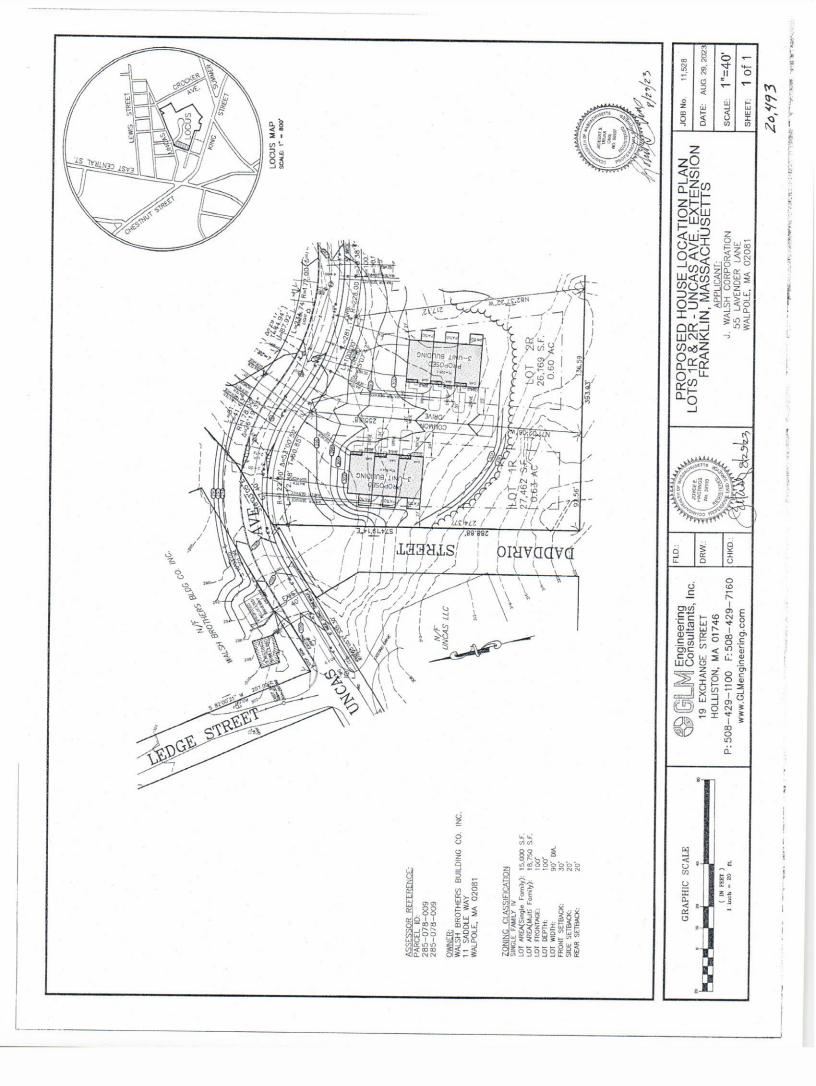
(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of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

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
- Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if 6. Yes, please explain: Yes/ No
- A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also 7. submitted with the application.
- 8. Certificate of Ownership.

nature of

Signature of Owner

5.



## SPECIAL PERMIT CRITERIA

- A. Uncas Ave Extension is zoned Single Family 1/V, which is a multi-family zone. In May of 2023, the allowed use was changed by a Town Council Vote with unanimous support of the Planning Board to allow for three units per lot with a Special Permit from the Planning Board. The previous use allowed was, and still is, for two units per lot by right. The Town of Franklin, in conjunction with the Commonwealth of Massachusetts, is seeking to increase the housing units; especially in the vicinity of the MBTA. By increasing the density, the effect is to increase the number of units, in this particular case, from two units per lot to three units per lot. The proposed units are smaller in square footage, which will reduce the sales or rental costs, opening the affordability to more consumers. The property is within walking distance to Franklin Center and the business establishments on and around Route 140, which creates the benefit of local economic support.
- B. The property was originally permitted for 22 age-qualified units (over 55 YOA) with a special permit, including special permit criteria by a 5-0 vote and was subsequently also permitted for nine duplex lots on a Town road named Uncas Ave. Extension. No impact on traffic is anticipated.
- C. The roadway is complete to the basecoat status. The lots are serviced by Town water and Town sewer. The developer additionally performed the following offsite improvements, greatly increasing the water quality and aesthetics situation for the neighborhood:
  - a. Replaced 6" waterline and installed 8" water line and services to Uncas Ave.
  - b. Installed granite and asphalt curbing on Uncas Ave.
  - c. Installed concrete sidewalks, Uncas Ave.
  - d. Full bituminous overlay, Uncas Ave.
  - e. Loam and seeded, Uncas Ave.
  - f. Installed 8" waterline, services and hydrants on Ledge St., Crocker Ave. and Hill Ave., including permanent patching.
  - g. Water loop from Uncas Ave. to Crocker Ave.
- D. The area is a mixed-use of single-family and multi-family homes. The property neighbors an apartment building and is generally surrounded by smaller sized single-family homes. There are no homes within sight or accessible from the Uncas Ave. Ext. cul-de-sac. The appearance of the neighborhood suggests middle class income.
- E. The roadway is substantially complete and the lots have all been cleared and prepared for construction. The back sections of some lots remain wooded and

generally range in size from approximately half acre to over 1.5 acres. No additional tree removal is required. Additionally, no substantial cutting or filling is anticipated.

- F. The current property tax amount on one of the lots is approximately \$1,600.00. Once complete, the increase for three units will be approximately a fivefold increase in tax revenue per the Town Assessor.
- G. The main water line is installed on Uncas Ave. Extension. The water quality and consumption was taken into account as part of the large percentage of offsite improvement as related to the size of the nine-lot subdivision.

August 30, 2023

Special Permit Application Lots 1R & 2R Uncas Avenue Extension Franklin, MA Applicant: J. Walsh Corporation

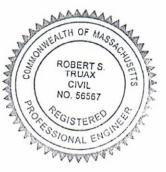
HydroCAD Calculations for Lots 1R and 2R, the 25-year storm event, with a 6.26-inch rainfall intensity.

In accordance with the Special Permit Criteria the proposed impervious coverage shall not increase the Stormwater runoff from the site by more than ten (10) percent in a twenty-five-year storm event. The following is a comparison of the approved conditions and the proposed 3-family dwellings for the 25-year storm event on the individual lots.

	Approved Conditions		Proposed 3-Family		Net Increase
	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	Rate of Runoff c.f.s. (%)
Lot 1R	2.96	0.216	3.03	0.222	0.07 (2.4%)
Lot 2R	2.82	2.88	0.206	0.211	0.06(2.1%)

The results conclude that the increase in stormwater runoff resulting from the impervious coverage will be less than ten (10) percent.

Robert S. Truax, P.E.



19 Exchange Street, Holliston, MA 01746 • 508-429-1100 • Fax 508-429-7160 • GLMengineering.com

	Approved Condition	ns Proposed
	2R Approved Condition	2S Proposed
Subcat		Routing Discours for 44520-50 0000
	Reach Pond Link	Routing Diagram for 11528-SP-2023 Prepared by {enter your company name here}, Printed 8/30/2023 HydroCAD® 10.00-26 s/n 07559 © 2020 HydroCAD Software Solutions LLC
11528-SP-2023 Prepared by {enter HydroCAD® 10 00-26	your company name here) s/n 07559 © 2020 HydroCAD Software Solution	Prepared by {enter your company name here}, Printed 8/30/2023 HydroCAD® 10.00-26 s/n 07559 © 2020 HydroCAD Software Solutions LLC Type III 24-hr 25 Year Rainfall=6.26 Printed 8/30/2023 S LLC Page 2
Prepared by {enter HydroCAD® 10 00-26	your company name here} s/n 07559 © 2020 HydroCAD Software Solution Summary for Subcato	Prepared by {enter your company name here}, Printed 8/30/2023 HydroCAD® 10.00-26 s/n 07559 © 2020 HydroCAD Software Solutions LLC Type III 24-hr 25 Year Rainfall=6.26 Printed 8/30/2023 Printed 8/30/2023 Page 2 Chment 1R: Approved Conditions
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August 30, 2023

Franklin Planning Board 355 East Central Street Franklin, MA 02038

Re: Special Permit Application Lots 1R & 2R Uncas Avenue Extension Franklin, MA Applicant: J. Walsh Corporation

#### Dear Board Members,

The applicant, J. Walsh Corporation, has filed a Special Permit Application to construct three (3) family dwellings on Lots 1R and 2R, Uncas Avenue Extension. The existing subdivision is Zoned Single Family IV and was approved with the intent to construct two (2) family dwellings. The existing project site has been partially completed with water, sewer, drainage system, rough site grading and roadway constructed to binder coarse.

The Town of Franklin recently voted to allow three (3) family dwellings in Single Family IV zone with a special permit from the Planning Board.

Our firm has reviewed the originally approved Stormwater design for the subdivision. The approved project depicted two (2) family dwellings with driveways, utilities, and related grading. The stormwater system consists of catch basin, manholes and a retention basin to mitigate the increase in stormwater runoff. The infiltration basin was designed to mitigate rate and volume of runoff.

In accordance with the Special Permit Criteria the proposed impervious coverage shall not increase the Stormwater runoff from the site by more than ten (10) percent in a twenty-five-year storm event. The following is a comparison of the approved conditions and the proposed 3-family dwellings for the 25-year storm event on the individual lots.

	Approved	Approved Conditions		Proposed 3-Family	
	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	Rate of Runoff c.f.s. (%)
Lot 1R	2.96	0.216	3.03	0.222	0.07 (2.4%)
Lot 2R	2.82	2.88	0.206	0.211	0.06(2.1%)

19 Exchange Street, Holliston, MA 01746 • 508-429-1100 • Fax 508-429-7160 • GLMengineering.com

The results conclude that the increase in stormwater runoff resulting from the impervious coverage will be less than ten (10) percent.

Enclosed herewith is the following for your review:

- Proposed House Location Plan, Lots 1R & 2R Uncas Ave. Extension
- Hydrocad calculations, Lots 1R and 2R

Please let us know if you have any questions or need additional information.

Thank you for your cooperation in this matter.

Yours truly, GLM Engineering Consultants Inc.

M Robert S. Truax, P.E.

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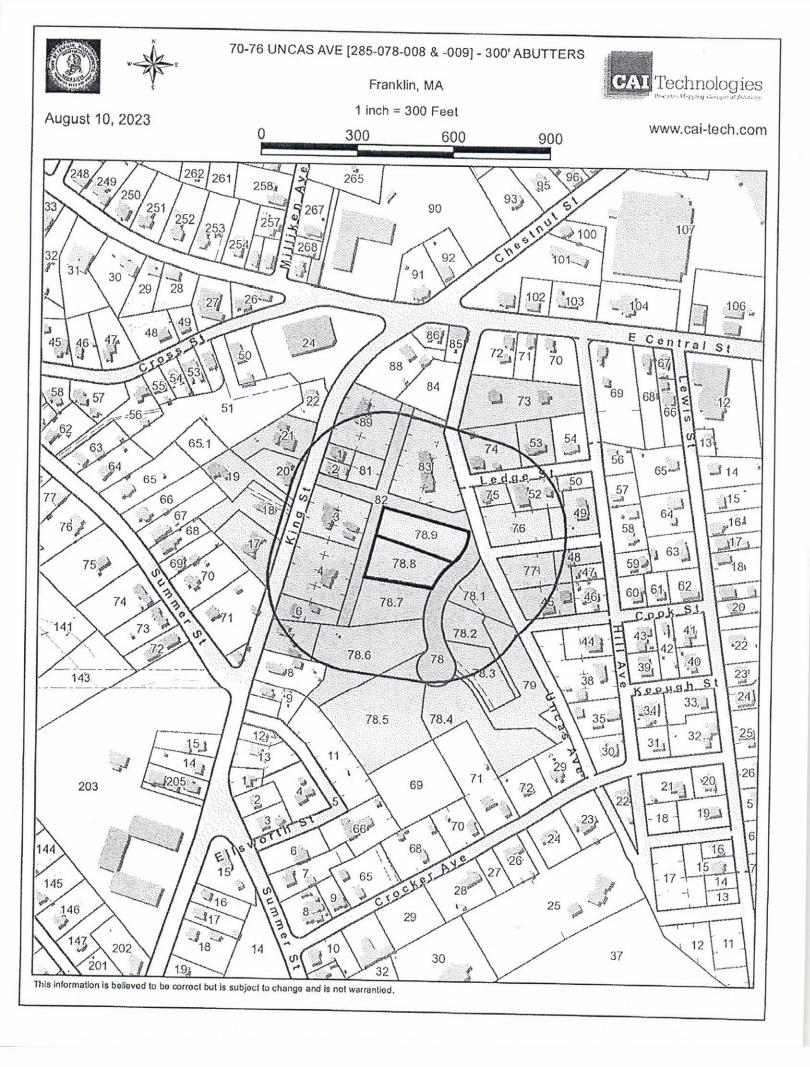
Town of Franklin – Board of Assessors 355 East Central Street Franklin, MA 02038 Tel # 508-520-4920 Fax # 508-520-4923

RECEIVED TOWN OF FRANKLIN 8 2023 AUG BOARD OF ASSESSORS

## Abutters List Request Form

**Please Note:** A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow <u>10</u> <u>days</u> from the date of <u>both</u> payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request <u>81812</u> X85-078-008-000 285-078-008-000 Assessors Parcel ID # (12 digits) <u>285-078-008-008</u> 285-078-00 8-000 Property Street Address UNCas Ave Ext
Assessors Parcel ID # (12 digits) _285-028-2008 285-008
Property Street Address UNCas Are Ext
Distance Required From Parcel # listed above (Circle One); 500 500 100 (Note: if a distance is not circled, we cannot process your request) Property Owner Wabb Brother Build, a Co
Property Owner's Mailing Address <u>11</u> Sadd K Wa-// Town/City <u>Walpole</u> State <u>Ma</u> Zip Code <u>0208</u>
Property Owner's Telephone # <u>SD8</u> <u>328</u> <u>38</u> <u>388</u> <u>38</u> <u>388</u> <u>38</u> <u>38</u>
Requestor's Address
Requestor's Telephone #
Office Use Only; Date Fee Paid & 18173 Paid in Cash \$ 25.00
Paid by Check \$         Check #         Town Receipt #         30070
Please Circle One:
Administration Conservation Planning Zoning Board of Appeals





### Subject Properties:

Subject Properti	es:		140
Parcel Number: CAMA Number: Property Address:	285-078-008 285-078-008-000 74-76 UNCAS AVE	Mailing Address	WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: CAMA Number: Property Address:	285-078-009 285-078-009-000 70-72 UNCAS AVE	Mailing Address:	WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
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Parcel Number: CAMA Number: Property Address:	285-045-000 285-045-000-000 9 COOK ST	Mailing Address:	PARADIS RENE A PARADIS DONNA J 9 COOK ST FRANKLIN, MA 02038
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Parcel Number: CAMA Number: Property Address:	285-049-000 285-049-000-001 40 HILL AVE	Mailing Address:	MARTEL LAUREN M MCLAUGHLIN TIMOTHY S JR 40 HILL AVE UT A FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-049-000 285-049-000-002 38 HILL AVE	Mailing Address:	GARD AMANDA 38 HILL AVE, UT B FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	285-052-000 285-052-000-000 16-20 LEDGE ST	Mailing Address:	S & D DEVELOPMENT LLC P.O. BOX 367 WRENTHAM, MA 02093
CAMA Number:	285-053-000 285-053-000-000 15 LEDGE ST	Mailing Address:	MARTINS MARCO A MARTINS SEBASTIANA F 15 LEDGE ST FRANKLIN, MA 02038
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Parcel Number: CAMA Number: Property Address:	285-073-000 285-073-000-002 19 UNCAS AVE	Mailing Address:	MALLA SEETHARAM VILLURI KALYANI 7751 HUNTERS RUN DR GERMANTOWN, TN 38138
Parcel Number: CAMA Number: Property Address:		Mailing Address:	MALCOLM GEORGE W MALCOLM PHYLLIS A 37 UNCAS AVE FRANKLIN, MA 02038
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32-000 32-000-000 ARIO ST	Mailing Address:	BUSSAGLIA ERNEST A & FLORENCE D BOUGERY WILLIAM J & EILEEN D 74 CROCKER AVE FRANKLIN, MA 02038
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Property Address:	54 KING ST		FRANKLIN, MA 02038
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Property Address:	69 KING ST		FRANKLIN, MA 02038
Parcel Number:	286-018-000	Mailing Address:	61-63 KING ST LLC
CAMA Number:	286-018-000-000		PO BOX 121
Property Address:	61 KING ST		WRENTHAM, MA 02093
Parcel Number:	286-019-000	Mailing Address:	61-63 KING STREET LLC
CAMA Number:	286-019-000-000		PO BOX 121
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COLACE DONNA A 52 KING ST FRANKLIN, MA 02038

COLISTRA KATRINA HUYETT 71 KING ST FRANKLIN, MA 02038

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SADAT-AALAEE MEELAD 69 KING ST FRANKLIN, MA 02038

SLADE STEVEN M SLADE REBECCA J 22 KING ST FRANKLIN, MA 02038

TOWER KATHRYN M 54 KING ST FRANKLIN, MA 02038

UNCAS AVE CONDOMINIUMS C/O KIZIK RICHARD M 17 UNCAS AVE UNIT 17 FRANKLIN, MA 02038

UNCAS LLC C/O BECHARA FREN 23 NEWELL DR FRANKLIN, MA 02038

WALSH BROTHERS BLDG CO IN 11 SADDLE WAY WALPOLE, MA 02081 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, October 2, 2023 and again on October 8, 2023

#### 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, October 16, 2023 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for two Special Permit and Site Plan applications prepared by GLM Engineering Consultants, INC, Holliston, MA, and submitted to the Department of Planning & Community Development on September 11, 2023, by J. Walsh Corporation, Walpole, MA.

The properties are located in the Single Family IV Zoning District, off of Uncas Avenue Extension (Parcel ID 285-078-008 and 285-078-009). The applicant is proposing to construct two triplex units, one on each lot. The applicant is applying for two (2) Special Permits under Chapter 185 Attachment 7, Part 6.1: Residential multifamily or apartment use in the Single Family Residential IV District.

<u>Please note:</u> 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