

No.	DATE	DESCRIPTION

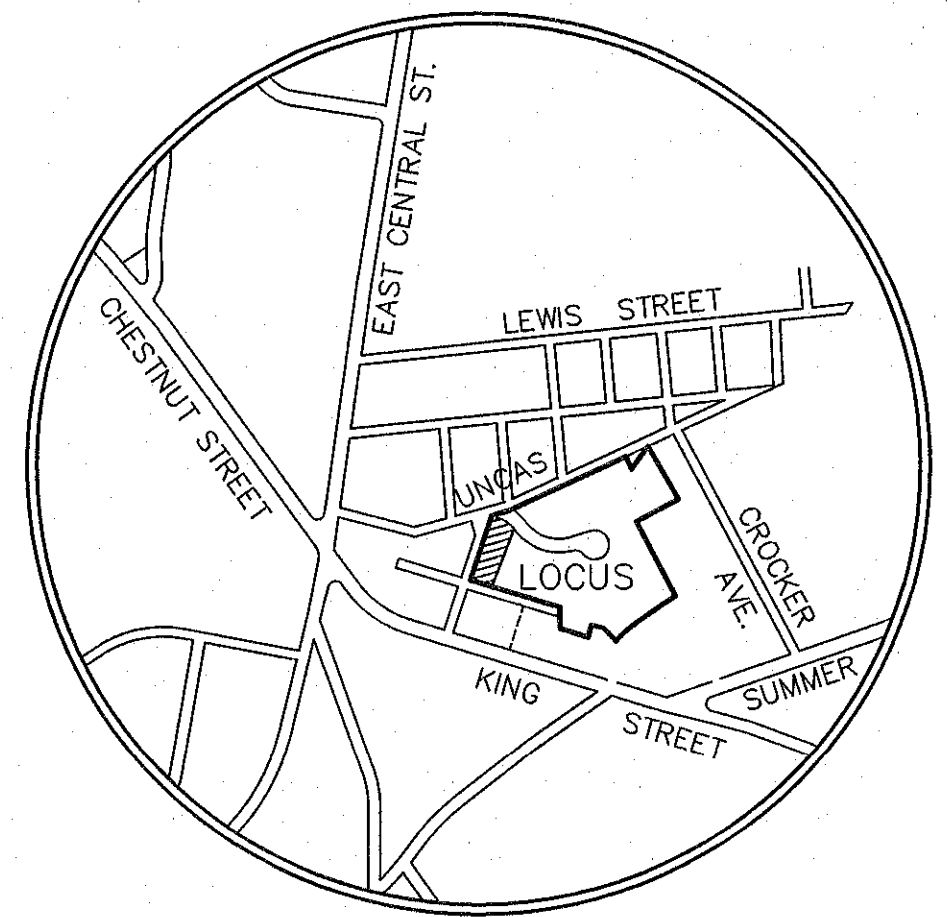
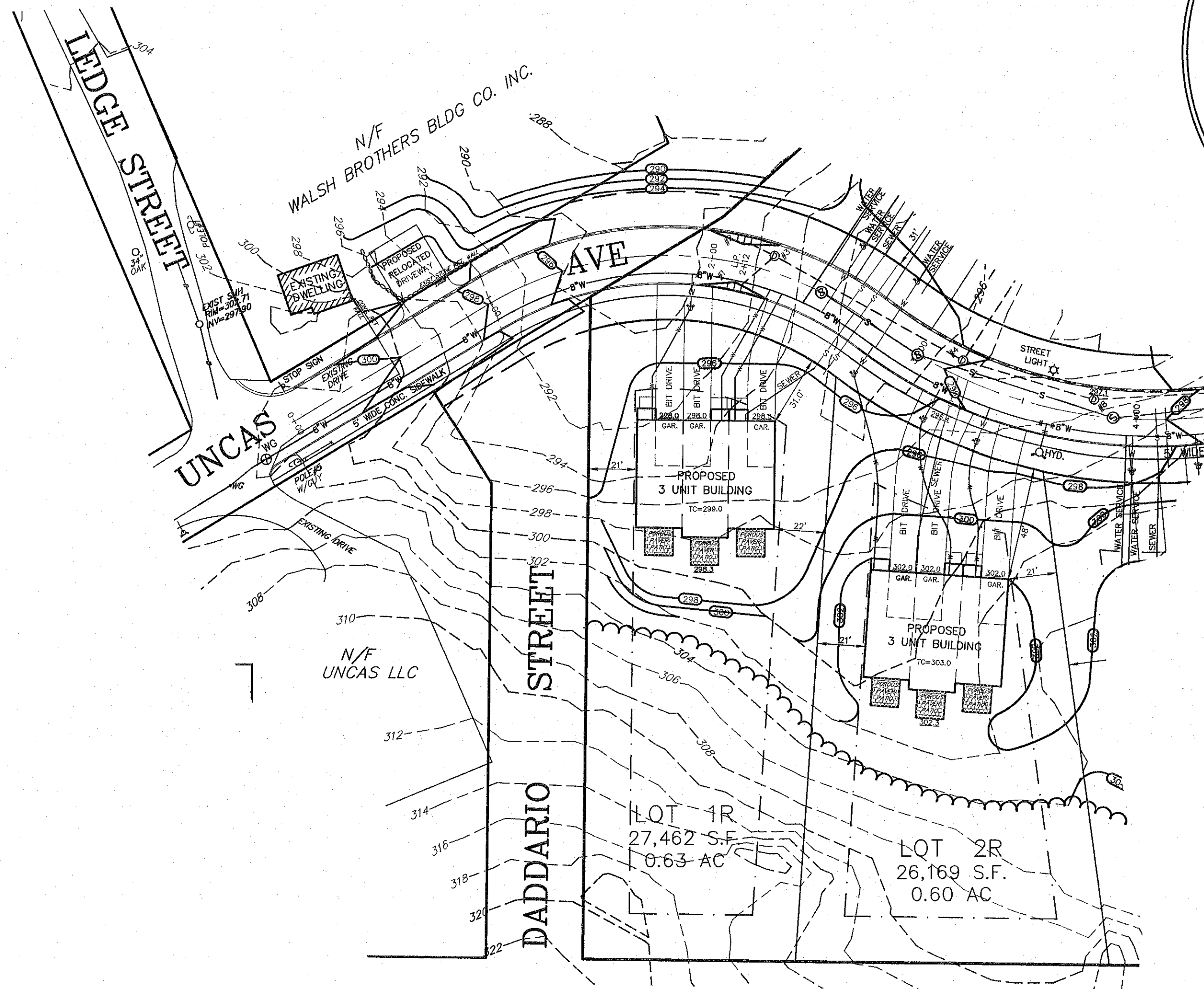
APPLICANT & OWNER:
 WALSH BROTHERS BUILDING CO. INC.
 11 SADDLE WAY
 WALPOLE, MASS. 02081

PROPOSED HOUSE LOCATION PLAN
DEFINITIVE SUBDIVISION
"UNCAS AVENUE EXTENSION"
FRANKLIN, MASSACHUSETTS

GLM Engineering
 Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	11,528
DATE:	10/25/2023
SCALE:	1"=40'
SHEET:	2 of 2
PLAN #:	

GRADING & UTILITIES



LOCUS MAP
SCALE: 1" = 800'

ASSESSOR REFERENCE:

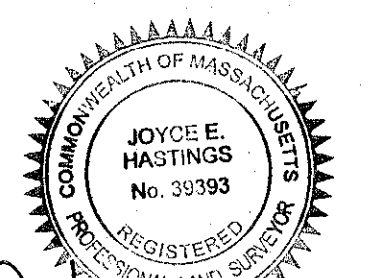
PARCEL ID:
285-078-009
285-078-009

OWNER:

WALSH BROTHERS BUILDING CO. INC.
11 SADDLE WAY
WALPOLE, MA 02081

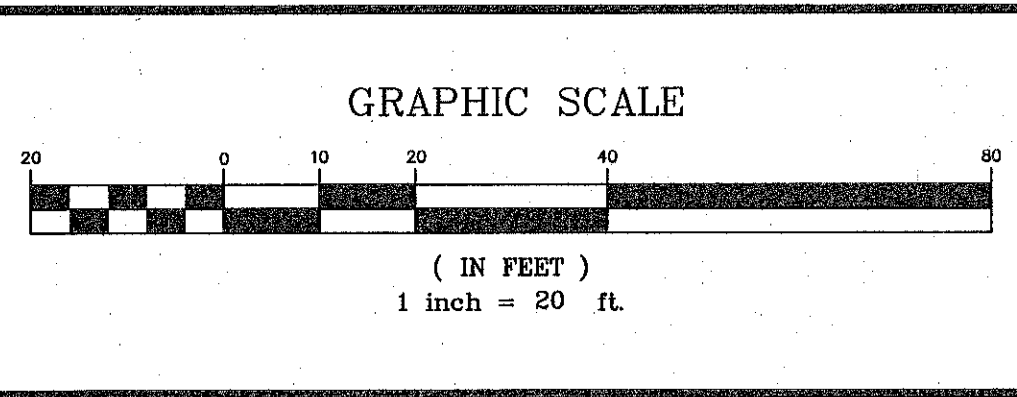
ZONING CLASSIFICATION

SINGLE FAMILY IV
LOT AREA(Single Family): 15,000 S.F.
LOT AREA(Multi Family): 18,750 S.F.
LOT FRONTAGE: 100'
LOT DEPTH: 100'
LOT WIDTH: 90' DIA.
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 20'



J. Hastings 10/24/23

REVISED: OCT. 24, 2023 New Building



GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
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P: 508-429-1100 F: 508-429-7160
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FLD.:
DRW.:
CHKD.:

R. Truax 10/24/23

PROPOSED HOUSE LOCATION PLAN
LOTS 1R & 2R - UNCAS AVE. EXTENSION
FRANKLIN, MASSACHUSETTS
APPLICANT:
J. WALSH CORPORATION
55 LAVENDER LANE
WALPOLE, MA 02081

JOB No.	11,528
DATE:	AUG. 29, 2023
SCALE:	1"=40'
PLAN No.	20,493

Date: November 16, 2023 Job No.: 4831
 To: Mr. Gregory Rondeau, Chairman
 Cc: Amy Love
 From: Matt Crowley
 Subject: **Uncas Avenue Special Permit Application**

Dear Planning Board Members:

At the previous Planning Board meeting BETA was requested to perform a review of the proposed modification and offers the following comments:

- No changes are proposed to the Lots and the proposed three-unit buildings will remain in compliance with required setbacks and impervious coverage. The designer should confirm that proposed building heights will remain in compliance with the Bylaw (3 stories, 35 feet maximum).
- The design has been modified from the initial Special Permit application to eliminate the common driveways and instead will provide individual driveways for each unit. It is anticipated that the proposed driveways and garages will accommodate the required number of parking spaces (2) for each unit and are generally consistent with the Approved Design.
- The designer may wish to consider providing separation between the 12-foot-wide driveways for each unit to better define rights of access and maintenance (snow) responsibilities.
- No formal traffic analysis has been provided; however, BETA reviewed the anticipated number of trips from the development and has provided the summary below. BETA concurs with the designer’s assertion that no impact on traffic is anticipated as a result of the modification.

Dwelling Units	Weekday	AM Peak Hour	PM Peak Hour
18 (Approved)	121	7	9
20 (Proposed)	135	8	10
27 (Conceptual)	182	11	14

Notes:
 Source: *Institute of Transportation Engineers, Trip Generation, 11th Edition, 2023*
 Land Use Code: 220 Multi-Family Housing (Low Rise)
 Calculation: Average Trip Rates

- The proponent has provided calculations to demonstrate that stormwater flows to the stormwater basin will be less than those previously approved. It is BETA’s understanding that the Town Engineer has reviewed the project in direct coordination with the Engineer of Record and has indicated they are satisfied that the project will remain in compliance with applicable regulations. BETA defers to the Town Engineer on this issue.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

November 16, 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 revised materials for the subject project and discussed the drainage design with the applicant's engineer. The detention basin was originally designed for a larger project that had a greater impervious area than both the previously approved nine duplexes and the currently proposed nine triplexes and will continue to meet the appropriate requirements if the current proposal is approved.

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

Sincerely,

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: November 15, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Uncas Ave
Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, November 20, 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 from October 16 meeting:

1. The Board expressed concern about the common driveways. The Applicant has since changed the plans for individual driveways for each lot.
2. The Planning Board expressed concerns that there is no turn around at the end of the street for trash trucks and delivery trucks.
3. DPW and BETA 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
Rick Power	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			