

Town of Franklin

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: January 30, 2024
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, February 5, 2024 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 January 22 meeting:

- The Planning Board's traffic engineer and the applicant's traffic engineer discussed the low volume of increase in traffic going from two units to three.
- The Planning Board didn't have enough voting members at the last meeting to take a vote.

Recommendation:

- DPCD recommends closing the public and voting on the Special Permit and Site Plan Modification.

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
Beth Wierling	YES	NO
Jennifer Williams	YES	NO

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

Gregory Rondeau	YES	NO
Beth Wierling	YES	NO
Jennifer Williams	YES	NO

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

Gregory Rondeau	YES	NO
Beth Wierling	YES	NO
Jennifer Williams	YES	NO

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

Gregory Rondeau	YES	NO
Beth Wierling	YES	NO
Jennifer Williams	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
Beth Wierling	YES	NO
Jennifer Williams	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
Beth Wierling	YES	NO
Jennifer Williams	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
Beth Wierling	YES	NO
Jennifer Williams	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
Beth Wierling	YES	NO
Jennifer Williams	YES	NO