



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building

257 Fisher Street

Franklin, MA 02038-3026

March 19, 2024

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 do not have any comments on the submitted materials for the proposed change to triplexes for lots 3 through 9 for the above noted development. While reviewing the recently approved changes for lots 1 and 2, we took into consideration that these further changes would soon also be submitted for review. The original drainage design provided enough capacity to accommodate these proposed changes.

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: March 15, 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, March 25, 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 7 lots.
4. Special Permit is required under Section 185 Attachment 7.6.1.b – Three Units

Comments:

1. The Planning Board recently approved 2 of 9 lots for triplex structures.
2. The Applicant is requesting the other 7 lots be approved for triplexes.

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			

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
" Lot 3 Uncas Ave Extension " and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

1. Name of Applicant: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
Phone No.: 508 326 0290 Email: jtwalsh@wbcc.com
2. 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: jtwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

2023 DEC 27 A 1:40
RECEIVED
TOWN OF FRANKLIN
TOWN CLERK

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: Yes/No
- _____
- _____
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.

John Walsh
Signature of Applicant

John Walsh
Print Name of Applicant

John Walsh
Signature of Owner

John Walsh
Print Name of Owner

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.

**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
“ Lot 4 Uncas Ave Extension ” and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

1. Name of Applicant: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
Phone No.: 508 326 0290 Email: jtwalsh@wbcc.com

2. 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: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text _____

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

RECEIVED
2024 FEB 21 P 3:22
TOWN OF FRANKLIN
TOWN CLERK

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.

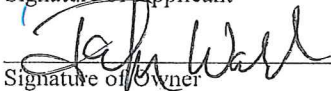
6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: Yes/No
- _____
- _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

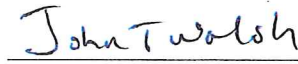
8. Certificate of Ownership.



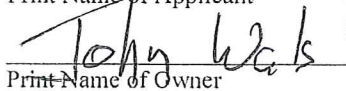
Signature of Applicant



Signature of Owner



Print Name of Applicant



Print Name of Owner

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.

**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
" Lot 5 Uncas Ave Ext " and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special 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: 11 Saddle Way Walpole, MA 02081
Phone No.: 508 328 3834 Email: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

RECEIVED

2024 FEB 27 P 3:22

**TOWN OF FRANKLIN
TOWN CLERK**

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.

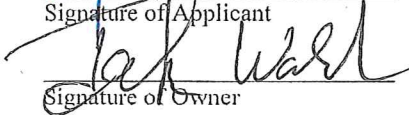
6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: Yes/No
- _____
- _____

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.



Signature of Applicant



Signature of Owner



Print Name of Applicant



Print Name of Owner

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.

**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
“ Lot 6 Uncas Ave Extension ” and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

1. Name of Applicant: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
Phone No.: 508 326 0290 Email: jtwalsh@wbcc.com

2. 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: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

RECEIVED
2024 FEB 21 P 3:22
TOWN OF FRANKLIN
TOWN CLERK

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: Yes/No

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.

John Walsh
Signature of Applicant
John Walsh
Signature of Owner

John Walsh
Print Name of Applicant
John Walsh
Print Name of Owner

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.

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: Yes/No
- _____
- _____

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.

John Walsh
Signature of Applicant

John Walsh
Signature of Owner

John Walsh
Print Name of Applicant

John Walsh
Print Name of Owner

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.

**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
" Lot 8 Uncas Ave Ext " and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special 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: 11 Saddle Way Walpole, MA 02081
Phone No.: 508 328 3834 Email: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727 , Page 106 , (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

RECEIVED
2024 FEB 27 P 3:22
**TOWN OF FRANKLIN
TOWN CLERK**

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: Yes/No
- _____
- _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

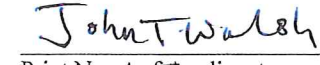
8. Certificate of Ownership.




Signature of Applicant



Signature of Owner



Print Name of Applicant



Print Name of Owner

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.

**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
“ Lot 9 Uncas Ave Extension ” and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special 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: 11 Saddle Way Walpole, MA 02081
Phone No.: 508 328 3834 Email: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

RECEIVED
2024 FEB 21 P 3:22
TOWN OF FRANKLIN
TOWN CLERK

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: Yes/No
- _____
- _____

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.

John Walsh
Signature of Applicant

John Walsh
Signature of Owner

John Walsh
Print Name of Applicant

John Walsh
Print Name of Owner

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.

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
“ Lot 3 Uncas Ave Extension ” and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

1. Name of Applicant: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
Phone No.: 508 326 0290 Email: jtwalsh@wbcc.com
2. 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: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

2023 DEC 27 A 1:40
RECEIVED
TOWN OF FRANKLIN
TOWN CLERK

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: Yes/No
- _____
- _____
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.

John Walsh
Signature of Applicant

John Walsh
Print Name of Applicant

John Walsh
Signature of Owner

John Walsh
Print Name of Owner

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.

**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
“ Lot 4 Uncas Ave Extension ” and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

1. Name of Applicant: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
Phone No.: 508 326 0290 Email: jtwalsh@wbcc.com

2. 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: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727 , Page 106 , (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

RECEIVED
2024 FEB 21 P 3:22
TOWN OF FRANKLIN
TOWN CLERK

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.

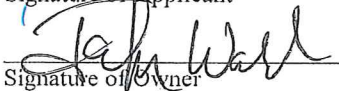
6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: Yes/No
- _____
- _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

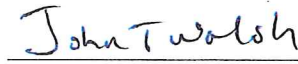
8. Certificate of Ownership.



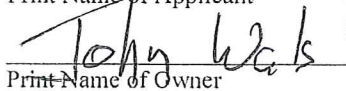
Signature of Applicant



Signature of Owner



Print Name of Applicant



Print Name of Owner

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.

**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
“ Lot 5 Uncas Ave Ext ” and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special 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: 11 Saddle Way Walpole, MA 02081
Phone No.: 508 328 3834 Email: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

RECEIVED
2024 FEB 27 P 3:22
TOWN OF FRANKLIN
TOWN CLERK

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.

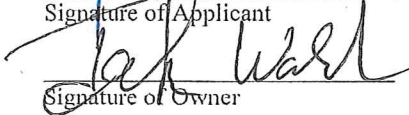
6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: Yes/No
- _____
- _____

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.



Signature of Applicant



Signature of Owner



Print Name of Applicant



Print Name of Owner

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.

**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
“ Lot 6 Uncas Ave Extension ” and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

1. Name of Applicant: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
Phone No.: 508 326 0290 Email: jtwalsh@wbcc.com

2. 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: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

RECEIVED

2024 FEB 21 P 3:22

**TOWN OF FRANKLIN
TOWN CLERK**

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: Yes/No

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.

John Walsh
Signature of Applicant
John Walsh
Signature of Owner

John Walsh
Print Name of Applicant
John Walsh
Print Name of Owner

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.

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: Yes/No

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.

John Walsh
Signature of Applicant
John Walsh
Signature of Owner

John Walsh
Print Name of Applicant
John Walsh
Print Name of Owner

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.

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: Yes/No
- _____
- _____

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.



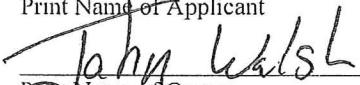
Signature of Applicant



Signature of Owner



Print Name of Applicant



Print Name of Owner

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.

**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
“ Lot 9 Uncas Ave Extension ” and Special
Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special 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: 11 Saddle Way Walpole, MA 02081
Phone No.: 508 328 3834 Email: jwalsh11@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. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: _____ Text

3. Purpose of Site Plan:
Permit for triplex unit

4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

RECEIVED
2024 FEB 21 P 3:22
TOWN OF FRANKLIN
TOWN CLERK

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: Yes/No
- _____
- _____

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.

John Walsh
Signature of Applicant

John Walsh
Signature of Owner

John Walsh
Print Name of Applicant

John Walsh
Print Name of Owner

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.

139 KING STREET LLC
25 WALPOLE PARK SOUTH UNIT 8
WALPOLE, MA 02081

BANGERT KEEFE DOUGLAS
BANGERT CANDICE RODMAN
34 CROCKER AVE
FRANKLIN, MA 02038

CARBERRY KENNETH T
CARBERRY KATHERINE
82 HILL AVE
FRANKLIN, MA 02038

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

BANGERT KEEFE DOUGLAS
BANGERT RODMAN CANDICE
34 CROCKER AVE
FRANKLIN, MA 02038

CATALDO HENRY C III
102 KING ST
FRANKLIN, MA 02038

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

BECHWATI MOUSSA A
81 FURBUSH ROAD
WEST ROXBURY, MA 02132

CHWALEK MICHAEL JR
CHWALEK BRIDIE
64 CROCKER AVE
FRANKLIN, MA 02038

ALLEN JANICE O
127 KING ST U-207
FRANKLIN, MA 02038

BEDFORD STEFANIE
151 KING ST UNIT 101
FRANKLIN, MA 02038

CIRCONE ROBERT M JR & PAT
ROBERT CIRCONE JR REVOC T
5 KEOUGH ST
FRANKLIN, MA 02038

ANAGNOS PAUL T JR
ANAGNOS MELISSA L
54 CROCKER AVE
FRANKLIN, MA 02038

BIRD JOSEPH
BIRD MARYANN
85 CHARLES DR
FRANKLIN, MA 02038

CITRONE LOUIS A
CITRONE JENNIFER L
63 RAY AVE
BELLINGHAM, MA 02019

ANDERSON ESTATE OF FREDER
C/O ANDERSON PAUL
127 KING ST, UNIT 206
FRANKLIN, MA 02038

BORGES MANUEL L
BORGES ELVIRA E
18 STONEY BROOK LN
MILFORD, MA 01757

CLAREMONT CONDOMINIUMS
NORTHBOROUGH PROPERTY
MGM
27 SOUTH ST #1
NORTHBOROUGH, MA 01532

BAKER DAVID S
156 SUMMER ST
FRANKLIN, MA 02038

BRADY WILLIAM
127 KING ST UNIT 305
FRANKLIN, MA 02038

CLARK ALAN
CLARK JENNIFER
53 CROCKER AVE
FRANKLIN, MA 02038

BALASUBRAMANIAN CHIRANJEE
JANAKIRAMAN VIJAYA P
6 WILLIAMSBURG WAY
MEDWAY, MA 02053

BUDD CARYN FAITH
74 HILL AV
FRANKLIN, MA 02038

COLACE DONNA A
52 KING ST
FRANKLIN, MA 02038

BALASUBRAMANIAN CHIRANJEE
JANAKIRAMAN VIJAYA PADMAV
6 WILLIAMSBURG WAY
MEDWAY, MA 02053

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

COLISTRA KATRINA HUYETT
71 KING ST
FRANKLIN, MA 02038

BALZARINI PAUL
214 SUMMER ST
FRANKLIN, MA 02038

CAMERON REBECCA TR
CAMERON&CANTOREGGI 2017 F
212 SUMMER ST
FRANKLIN, MA 02038

COOKS ROCHELLE T
COOKS-BROWNE SHAQUILLE T
139 KING ST UT 103B
FRANKLIN, MA 02038

CORONITI DONNA A
151 KING ST - #305
FRANKLIN, MA 02038

DOW MARK T
139 KING ST UT 107B
FRANKLIN, MA 02038

FRANCO PROPERTIES LLC
5 KINGS RD
CANTON, MA 02021

CORRIGAN KEVIN
151 KING ST UNIT 306
FRANKLIN, MA 02038

DUNNEBIER LINDA A
127 KING ST #306 A
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

CUVELLIER JANE I
SALISBURY RICHARD & JOAN
139 KING ST, UT 105B
FRANKLIN, MA 02038

DUNTON TIMOTHY J
66 CROCKER AV
FRANKLIN, MA 02038

FRENCH COREY JONES
FRENCH SACHIKO
224 SUMMER ST
FRANKLIN, MA 02038

DANGELO STEPHEN M & SUZAN
DANGELO FAMILY TRUST
85 CROCKER AVE
FRANKLIN, MA 02038

EASTWOOD JOANNE
139 KING ST UNIT 108
FRANKLIN, MA 02038

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

DANIAL PEJMAN
HASHEMI POUNEH
5 BALD HILL DR
FRANKLIN, MA 02038

FAHEY STEPHEN J
139 KING ST UT 301B
FRANKLIN, MA 02038

GERARD SANDRA
74 CROCKER AVE
FRANKLIN, MA 02038

DESILETS MICHAEL
SCHRADER HOLLY
218 SUMMER STREET
FRANKLIN, MA 02038

FAHMY NADER S
85 PINE ST
FRANKLIN, MA 02038

GLENNON MICHAEL&TIA MARIE
GLENNON REALTY TRUST
94 HILL AVE
FRANKLIN, MA 02038

DEVINE EQUITY LLC
59 SOUTH ST
FRANKLIN, MA 02038

FLORIO DAVID M TR
FLORIO REALTY TRUST
59 WEST WRENTHAM ROAD
CUMBERLAND, RI 02864-2101

GREENHALGH JAMES P
GREENHALGH VIRGINIA T
408 PAULA LN
FRANKLIN, MA 02038

DIMAGGIO STEPHEN
BALABANIS THERESA M
127 KING ST UT 104
FRANKLIN, MA 02038

FLYNN THERESA & MARTIN TR
TRACEY L. FLYNN REVO TR
139 KING ST UNIT 201
FRANKLIN, MA 02038

GUERARD ALAN
GUERARD NICOLE
139 KING ST - UNIT 207
FRANKLIN, MA 02038

DIVITTORIO NICOLE
C/O HOLLAND NICOLE
PO BOX 3206
OAK BLUFFS, MA 02557-3206

FRANCO GEORGE W & DIANA C
FRANCO REALTY TRUST
5 KINGS RD
CANTON, MA 02021

GURMAN JOHN TR
763 WEALTH TRUST
PO BOX 1573
ONSET, MA 02558

DOLABANY JAMES B & SHAWNA
DOLABANY LIVING TRUST
1 ELLSWORTH ST
FRANKLIN, MA 02038

FRANCO GEORGE W & DIANA,
FRANCO REALTY TRUST
5 KINGS RD
CANTON, MA 02021

HALLION JACOB R
127 KING ST UNIT 110
FRANKLIN, MA 02038

HAMLIN ARIEL
151 KING ST UNIT 310
FRANKLIN, MA 02038

KANTHETI SRINIVASARAO
NALLURI UMADEVI
71 PALOMINO DR
FRANKLIN, MA 02038

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

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

KEENE CAROL J
127 KING ST UT 310
FRANKLIN, MA 02038

MARCHESE PETER J
MARCHESE JODIE M
96 KING STREET
FRANKLIN, MA 02038

HOLLAND JOSEPH P
HOLLAND NICOLE E
PO BOX 3206
OAK BLUFFS, MA 02557-3206

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

MARK DONALD W
GAVELIS WENDY L
98 HILL AVE
FRANKLIN, MA 02038

HOSFORD JAMES K TR
HOSFORD REVOCABLE TRUST
61 CROCKER AVE
FRANKLIN, MA 02038

KING STREET RENTAL LLC
PO BOX 28
MENDON, MA 01756

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

HOWELL REBECCA A
111 KING ST
FRANKLIN, MA 02038

KUMAR AVISHEK & MANURANJA
THE KUMAR LIVING TRUST
41 NAZNEEN CIR
HOPKINTON, MA 01748-2029

MASTROMATTEO MARCIA LOURE
PO BOX 423
BLACKSTONE, MA 01504

HUNCHARD DAVID J
86 KING ST
FRANKLIN, MA 02038

KUNIGENAS ANDREW
127 KING ST UNIT 109
FRANKLIN, MA 02038

MCANDREWS SHAUN
151 KING STREET UNIT 108
FRANKLIN, MA 02038

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

LAMBA MANIK
JAGGI MISHA
1011 PIKE AV
ATTLEBORO, MA 02703

MCCARTHY DANIEL P
PO BOX 9
FRANKLIN, MA 02038

ISLIP ANGELIQUE C
EMERTON GARRETH L
168 SUMMER ST
FRANKLIN, MA 02038

LAMPASONA ANTHONY J JR
LAMPASONA MARGARET K
65 CROCKER AVE
FRANKLIN, MA 02038

MCCARTHY ROBERT J
MCCARTHY MARIANNE
88 KING ST
FRANKLIN, MA 02038

JIANG WEN
127 KING ST UNIT 303
FRANKLIN, MA 02038

LANZAROTTO JAMES M
151 KING STREET UNIT 102
FRANKLIN, MA 02038

MEIER MYATT M
MEIER MARIA C
127 KING ST UNIT 302
FRANKLIN, MA 02038

JONES KEYSHA O
139 KING ST #208
FRANKLIN, MA 02038

LEE SANDRA J
151 KING ST #208
FRANKLIN, MA 02038

NAMILE RAJESH
760 UNIIION ST
FRANKLIN, MA 02038

NICHOLS ROBERT A
127 KING ST - UNIT 309
FRANKLIN, MA 02038

PAVULURI GOVINDA RAJU
DHANEKULA ANUSHA
127 KING ST - UNIT 304
FRANKLIN, MA 02038

ROMEIRO JACK A
ROMEIRO CRISTINA S
80 CROCKER AV
FRANKLIN, MA 02038

NYBERG KENNETH & LYNNETTE
NYBERG ERIC P
67 CROCKER AVE
FRANKLIN, MA 02038

PETERSON MARK S TR
PETERSON-SCHWARTZ FMLY TR
9828 ROYAL LAMB DR
LAS VEGAS, NV 89145

ROSEN MARC
151 KING ST UT 207C
FRANKLIN, MA 02038

OLIVER MATTHEW R
151 KING ST - UNIT 309
FRANKLIN, MA 02038

PHILLIPS ELIZABETH
108 KING ST
FRANKLIN, MA 02038

ROSSI GINA M
127 KING STREET UNIT 307
FRANKLIN, MA 02038

PALUMBO DAVID M
PO BOX 248
FRANKLIN, MA 02038-0248

PREEMINENT PROPERTIES LLC
23 NORTHERN SPY RD
FRANKLIN, MA 02038

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

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

QIONG SC SHREWSBURY LLC
89 ADAMS ST
WESTBOROUGH, MA 01581

SADAT-AALAE MEELAD
69 KING ST
FRANKLIN, MA 02038

PAREENE DANIEL
555 CHESTNUT ST
ASHLAND, MA 01721

RAO SUNDERMURTI
HOGAN ERIN
127 KING ST UNIT 106
FRANKLIN, MA 02038

SALGUEIRO MARK
SALGUEIRO GLORIA
18001 SANDTRAP DR
NAPLES, FL 34114

PARIKH SAMIR
PARIKH SHEETAL
11 DOTTY ANN DRIVE
FRAMINGHAM, MA 01701-7600

RAPPA NANCY J & ROBERT J
NANCY J RAPPA 2004 REV. T
25 QUEEN ST
FRANKLIN, MA 02038

SAVAGE MATTHEW L
SAVAGE SVETLANA I
24 CROCKER AVE
FRANKLIN, MA 02038

PARIKH SAMIR G
PARIKH SHEETAL
11 DOTTY ANN DRIVE
FRAMINGHAM, MA 01701-7600

RAYMOND NEAL W JR
151 KING ST, #302
FRANKLIN, MA 02038

SCHAAF CAROL J
127 KING ST UNIT 205
FRANKLIN, MA 02038

PARIKH SAMIR G
PARIKH SHEETAL
11 DOTY ANN DRIVE
FRAMINGHAM, MA 01701

REDING ERIC M
REDING CAREN MONIQUE
151 KING ST, UT 109C
FRANKLIN, MA 02038

SCIPIONE ROY J JR & JOANN
SCIPONE FAMILY REALTY TRU
146 SUMMER ST
FRANKLIN, MA 02038

PATKIN MELISSA
127 KING ST UNIT 210
FRANKLIN, MA 02038

ROGERS KARA
127 KING ST - UNIT 201
FRANKLIN, MA 02038

SIDIROPOULOS ANTONIA D TR
EVIKOAL FAMILY REALTY TR
11 CUTHBERT RD
WEST ROXBURY, MA 02132

SLATER SEAN P
SLATER KERRY A
88 HILL AV
FRANKLIN, MA 02038

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

WRIGHT JOANN J & WARREN T
WRIGHT FAMILY TRUST
6 KEOUGH ST
FRANKLIN, MA 02038

SMITHERS DARRYL M
139 KING ST UT 104B
FRANKLIN, MA 02038

VANESIAN CHRISTOPHER A
HASWELL JOANNA M
73 CROCKER AVE
FRANKLIN, MA 02038

WU JAY
SHRESTHA NIVA
139 KING ST - UNIT 203
FRANKLIN, MA 02038

SULLIVAN LORRAINE
WEIDMAN PATRICIA D
139 KING ST U-101B
FRANKLIN, MA 02038

VOZZELLA GERALD J JR& HAR
139 KING STREET REALTY TR
139 KING ST UT 102
FRANKLIN, MA 02038

ZAJAC JOHN F
211 CREEK ST
WRENTHAM, MA 02093

SUN HUA YUNG
SUN PING ZHI
91 HIGHBANK ROAD
FRANKLIN, MA 02038

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

ZIMONJA DEREK
112 KING ST
FRANKLIN, MA 02038

SUN WEI-JEN
151 KING ST - UNIT 204
FRANKLIN, MA 02038

WANG BEILI
CL BOSTON PROP MGMT POB
15277
BOSTON, MA 02215

THORNHILL JEANETTE MARIE
THORNHILL LEIGH M
18 CROCKER AVE
FRANKLIN, MA 02038

WANG YUWEN TR
THE WANG INVESTMENT TRUST
103 DORCAR RD
NEWTON, MA 02459-3402

TIB SATVIR
DAGLI RUCHITA
527 OAKHILL AVE
ATTLEBORO, MA 02703

WANG YUWEN TR
THE WANG INVESTMENT TRUST
103 DORCAR ROAD
NEWTON, MA 02459

TOCCI FRANCESCO C & CYNTH
TOCCI 2017 FUNDING TRUST
260 FRANKLIN ST
WRENTHAM, MA 02093

WESTGATE TAMARA JEANNE
WONG EDMUND MOO
228 SUMMER ST
FRANKLIN, MA 02038

TOPALLI GENTIANA
BELICA JAMAL
139 KING ST - UNIT 303
FRANKLIN, MA 02038

WILDE DANIEL A TR
76 HILL AVENUE REALTY TRU
8 CATHERINE AVE
FRANKLIN, MA 02038

TOWER KATHRYN M
54 KING ST
FRANKLIN, MA 02038

WILLIAMS MATTHEW K
WILLIAMS SARA JOHNSON
70 CROCKER AVE
FRANKLIN, MA 02038