

# 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:** April 2, 2024  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Uncas Ave  
Special Permit & Site Plan Modification

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The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, April 8, 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.
3. The Planning Board asked about providing a few affordable units, since Inclusionary zoning has been adopted.
4. The Planning Board requested a review of the traffic summary be provided by the Applicant.
5. Applicant has submitted a letter, no revised plans have been submitted.

**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			

**WALSH BROTHERS BUILDING CO., INC.**

11 Saddle Way: Walpole, Massachusetts 02081  
Tel (508)668-3434

Email: BWalsh1949@comcast.net

March 28, 2024

Emailed to alove@franklinma.gov

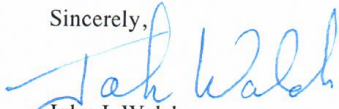
Town of Franklin Planning Board  
Ms. Amy Love  
355 East Central St.  
Franklin, MA 02038

**RE: Uncas Ave Special Permit Lots 1-9**

Dear Amy,

On behalf of the Owner and Applicant, I would like to request that the files for Lot 1R and Lot 2R be incorporated in their entirety by reference to the active filings of Lots 3R, 4R, 5R, 6R, 7R, 8R and 9R.

Sincerely,



John J. Walsh

/law

**WALSH BROTHERS BUILDING CO., INC.**

11 Saddle Way: Walpole, Massachusetts 02081

Tel (508)668-3434

Email: JLWalsh@comcast.net

March 26, 2024

Town of Franklin Planning Board  
Mr. Gregory Rondeau  
355 East Central St.  
Franklin, MA 02038

RE: **Lincoln Estates**

Dear Mr Rondeau,

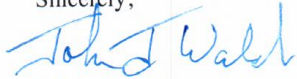
At the 3/25/24 application hearing, you asked that we consider including three affordable housing units. This is not going to be possible for us for several reasons.

As we watched the Town process move towards the zoning change to allow for triplexes, we were cognizant that there was no affordable provision included. In our particular case, the lots were designed for duplexes. In order to build triplexes, we have to add at least ten maybe twenty water services to service the homes. These homes require costly sprinkler systems and we included a thirty thousand dollar traffic study at the Board's request. It is my belief that there is a reason the Town of Franklin did not include an affordable provision in its revised zoning.

When the Town ammended its bylaw to allow for triplexes, we were excited about the opportunity to build a more affordable home. We think the number of buyers greatly increases at our anticipated price point. We think the market is around the \$600k range wheras the the duplex unit may sell in the \$850k range. While \$600k is not close to the price of an afforable unit per the State, it is an affordable unit unique to today. We believe this price point will target buyers of all ages.

We ask that you consider our position and vote in favor of our applications.

Sincerely,



John J. Walsh

Cc: Robert Truax, Truax Engineering Group  
Brian Almeida, Connor & Hillard, P.C.