

# MEMO

Town of Franklin Zoning Board of Appeals Submission

Langan Project No.: 151019601

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**To:** Franklin Zoning Board of Appeals

**From:** Frank Holmes, P.E., Langan

**Date:** October 10, 2022

**Re:** Town of Franklin ZBA Submission, Item 5.a.ii.  
237 Pleasant Street, Franklin, MA  
Langan Project No.: 151019601

This memo is intended to provide a summary of the existing site conditions at 237 Pleasant St and the surrounding areas, as observed in the field in May 2021.

The property is a ±19.461 acre parcel and is zoned as Single Family III. One abutting property is zoned as General Residential V the rest of the abutting properties are zoned as Single Family III. Nearby parcels include single family homes, the DelCorte Conservation Area and a development of multi-family residential buildings.

The property includes an existing church building with associated outbuilding, and parking area with 53 spots. The rest of the site is forested.

The parking area is served by two driveways on Pleasant Street. The north driveway operates as an enter-only driveway and the south driveway operates as an exit-only driveway. Pleasant Street is a two-lane, north-south, undivided minor collector roadway under local jurisdiction with a 35 MPH posted speed limit. In addition, Pleasant Street has sidewalks on both sides of the road between Union Street and Hillside Road and a sidewalk on the north side north of Hillside Road.

The topography of the site is sloping. The highest portion of the site is adjacent to Pleasant Street at roughly elevation 310'. The land slopes down to an intermittent stream to the southwest and Miller Brook to the southeast. Both border the property at elevation ~255'.

Please reference the Boundary & Topographic Plan VB101 dated 5/26/221 for a complete land survey of the parcel showing the boundaries, topography and existing site features.



Sincerely,  
**Langan Engineering & Environmental Services, Inc.**

Frank Holmes, PE, LEED AP  
Senior Associate