

Robert J. Faretra
96 Highbank Road
Franklin, MA 02038

September 27, 2023

Franklin Zoning Board of Appeals
Bruce Hunchard, Chair
355 East Central Street
Franklin, MA 02038

Subject: Union Crossing's 380 King St.
Multi Family Variance Appeal

Dear Mr. Chairman:

The residents of Spruce Pond Village (signed below) are respectfully requesting that the Zoning Board of Appeals deny Union Crossing Realty Trust's petition for a CII zoning variance that would change Use/Occupancy for a proposed multi-family housing, 40 unit residential condominium building at 380 King Street.

Many long time and recently arrived residents of Franklin, are impressed and proud of the excellent stewardship provided by this town with regard to governance and the decisions that impact the character of the town, traffic, safety and the quality of life of all residents. An approval of this variance request would be a black eye on this tradition of excellence for the following reasons.

- 1) A **40 unit multi-family structure with 4 floors and 68 parking spaces**, "sandwiched" between Sierra's and King Street Café restaurants would not only be very **dysfunctional in terms of daily life** of the surrounding community (traffic, safety, existing resources, healthy living) but would be an eye sore in the middle of one of Franklin's entry gateways.
- 2) **Concern for Parking** for 40 units. 68 parking spaces wouldn't be enough for the lot size and proposed unit. Much of the proposed parking is currently used by King St Café, especially on weekends. The proposal would result in displaced parking for King St. Café patrons and insufficient parking for visitors and guests of 380 King St.. Parking overflow problems would have added negative impact on the surrounding area and related safety.

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- 3) **Concern for traffic and pedestrian safety. Traffic congestion.** Truck and residential traffic is already at a straining point for the current roads. New Hotel and Child Day Care buildings under construction are not open for business yet. Additional traffic back ups are expected. During busy times of the day, traffic on King St., heading towards I-495 gets backed up all the way to the Parmenter School. Traffic coming off of Union Street from downtown to get on the Highway is busy, especially during peak times. A traffic study of the current situation is needed. Increasing congestion would add to this need as well as presenting additional safety hazards to drivers and pedestrians.
- 4) **Unit density** - Given every sf of space needed to allow for compliance with 1000 sf unit zoning, it does not allow for common spaces including hallways, storage, etc. Too many units proposed for the space available.
- 5) **Building height does not conform** to the neighborhood or zoning. Look at Sierra Pizza restaurant, King St Café, and the gas station. Also the new child daycare and Italian restaurant are low level buildings. The new 4 story hotel is around the corner, down a dead end street and out of sight, not something that should be considered as a similar structure as referenced in the proposal. This proposed 4 story building does not "seamlessly" tie into the neighborhood or Spruce Pond Village at all.
- 6) **This proposal is not a credible contribution to our affordable housing goals.** While we are supportive of providing our required quota of affordable housing, that does not mean "anything goes". This proposal may satisfy some minimal number of units (4) but at a cost that is just too steep in terms of traffic/parking congestion, ability to handle water displacement, quality of life, health, safety, property values, character of our town and more.

Thank you for efforts and consideration.

Respectfully,



Robert J. Faretra
96 Highbank Rd.
Franklin, MA 02038

508-942-9232

bob.faretra@comcast.net

We, the undersigned are in agreement with the attached letter from Robert J. Faretra to Bruce Hunchard, Chair of the Franklin Zoning Board of Appeals, dated 9/27/23 regarding the request to deny Union Crossing Realty Trust's petition for a variance to change Use/Occupancy for a proposed multi-family housing, 40 unit residential condominium building at 380 King Street.

NAME (Print & Sign)	Address (NOT just Unit #)	DATE
ROBERT J. FARETRA	96 HIGHBANK RD, FRANKLIN	9/25/23
CHRISTINE M. FARETRA	96 HIGHBANK RD, FRANKLIN	9/26/23
Robert E. Ruscetti	1 Spruce Pond Rd, Franklin	9/25/23
Susan Kelley	20 Spruce Pond Rd Franklin	9/25/23
Eric Berg	49 Quince Landing Franklin	9/26
Julie & John Reddy	97 Highbank Rd Franklin	09/26
Edna Curcio	80 Highbank Rd	
Anney Berger	10 Spruce Pond Rd	9/26/23
Kenneth Macklin	28 Spruce Pond Rd Franklin	9/26/23
Andrew F. Dengos	17 Spruce Pond Rd	9/26/23
Karlyn Hammer	73 Highbank Rd	9-26-23
Gideon Dawson	64 Bayberry Cmn	9-26-23
Carol Hitchcock	67 Bayberry	9-26-23
Steve Bolash	67 Bayberry	9-26-23
Paul Coleman	19 Spruce Pond Rd	9/26/2023
Shirley Cox	86 Highbank Rd	9-26-2023

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NAME (Print & Sign)

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DATE

Laura Spinicko ~~Laura Spinicko~~ 95 Highbank

Margaret H. Quinn ~~Margaret H. Quinn~~ 94 Highbank

Eileen Whaley 94 Highbank 9/26/23

~~John L.~~ 94 Highbank 9/26/23

Cheryl Discoli 93 Highbank 9/26/23

Mark Clement ~~Mark Clement~~ 93 Highbank 9/26/23

~~WASON~~ 91 Highbank Road 9/26/2023

Kevin Pedersen ~~Kim Pedersen~~ 89 Highbank Rd Franklin 02038 9/26/23

Jim MacKenzie ~~Jim MacKenzie~~ 88 Highbank Rd Franklin 9/26/23

Irene Ellison 87 Highbank Rd Franklin 9/26/23

Leesa Powers ~~Leesa Powers~~ 99 Highbank Rd, Franklin

Tom DiGioia ~~Thomas DiGioia~~ 99 Highbank Rd, Franklin

Genevieve Doherty ~~Genevieve Doherty~~ 81 Highbank Rd. 02030

Linda Arminio ~~Linda Arminio~~ 80 Highbank Rd

Ronald McElman ~~Ronald McElman~~ 78 Highbank Rd Franklin

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NAME (Print & Sign)	Address (NOT just Unit #)	DATE
PAMELA COX	71 Highbank Rd	9-26-23
JUDITH VROMAN	77 Highbank Rd	9/26/23
Michlene Arwin-Michell	76 Highbank Rd.	9/26/23
Geraldine Burdick	74 Highbank Rd	
DORIS DUGGAN	Doris Duggan 70 Highbank Rd	
Kathleen T. Duggan	Kathleen T. Duggan 70 Highbank Rd	
Michael K. Gilbert	13 Spruce Pond Rd.	
Sarah Jane Gilbert	Sarah J. Gilbert 9 Spruce Pond Rd	
PAUL LANGLEY	13 Spruce Pond Rd	
Nirvika DeLeon	22 Spruce Pond Rd.	
Kathy Dwyer	17 Spruce Pond Rd	
Debra Lewis	15 Spruce Pond Rd.	
Maryjane Whelan	14 Spruce Pond Rd	
Nancy Pendleton	54 Quince Landing	
John Pendleton	54 Quince Landing	

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Sharon Angeli - Sharon Angeli 40 Quince Landing 9-26-23
Charles Burr 55 Quince Landing 9/26/