

NARRATIVE DESCRIPTION

COMPREHENSIVE PERMIT APPLICATION

Pursuant to M.G.L. Ch. 40B, §§20-23

APPLICANT: ST JOHNS EPISCOPAL CHURCH OF FRANKLIN & THE
COMMUNITY BUILDERS INC

SUBJECT PROPERTY: 237 Pleasant St, Franklin, MA
Parcel ID # 267-009-000-000

PROJECT NAME: 237 PLEASANT ST

INTRODUCTION: M.G.L. Chapter 40B, §§ 20-23:

This is an application pursuant to M.G.L. Chapter 40B, §21 for a Comprehensive Permit to construct a new, high quality residential community consisting of 64 rental apartments on 19.5 acres, with vehicular access from Pleasant Street, and improved access to the existing St. John's Episcopal Church on site ("Project"), at property known as 237 Pleasant St, Franklin, MA ("Property"), which is located in a Single-Family Residential III District. Forty-six of the 64 dwellings will be affordable to households earning up to 60% of Area Median Income ("AMI"), nine dwellings will be affordable to households earning up to 50% of AMI, and nine dwellings will be affordable to households earning up to 30% of AMI in accordance with state requirements.

The Project will consist of seven 2-3 story residential buildings and one 1-story maintenance building. Of the 64 dwelling units, 20 will contain one bedroom, 37 will contain two bedrooms, and 7 will contain three bedrooms. The Project will be served by municipal water and sewer. The Project includes common areas for mail, a laundry room, a community room, bike storage, management/maintenance offices, and a common area for trash disposal.

The Property currently contains St. John's Episcopal Church ("Church"), which will remain. The proposed Subdivision Plan will divide the Property into two separate parcels: one parcel ("Lot 1") containing the Church and a separate parcel ("Lot 2") containing the Project. Lot 1 will contain 4.328 acres and Lot 2 will contain 15.133 acres. The Project will not be located within any wetland or flood hazard area. There is no endangered species habitat. The gross density (units/acre) of the Lot 2 will be 4.23 units per acre. There will be 4 handicap accessible units (one 1-BR, two 2-BRs, and one 3-BR).

A total of 102 parking spaces will be provided for the 64 apartments, with a ratio of parking spaces to housing units of 1.5:1 plus an additional space per 500 gross square feet of community building.

The total building coverage will be 4.8% of Lot 2. The total building, parking and paved areas will be 15.7%.

The Property is owned by the Applicant under a deed recorded at the Norfolk County Registry of Deeds at Book 4216, Page 584.

The Property abuts Pleasant Street to the north, the Del Carte Conservation Area to the east, a rail line to the south, and single-family residential development and a 257-unit multi-family residential development to the west.

MGL c.40B allows a zoning board of appeals to sit as the one permit granting board for a low- and moderate-income housing development, and a zoning board of appeals can grant waivers to the otherwise applicable local requirements and regulations, including but not limited to zoning bylaws, subdivision rules and regulations, and local wetlands regulations.

The Project will bring 64 much needed affordable rental dwellings to the community and has been carefully designed to eliminate any local concerns. The Applicant believes, for all the reasons hereinafter set forth, that the Project meets all of the requirements for a Comprehensive Permit under the statute and applicable state regulations, that it will be a benefit to the Town, and that a Comprehensive Permit should be issued for the Project.

ELIGIBILITY TO APPLY FOR A COMPREHENSIVE PERMIT:

The Applicant meets the eligibility requirements to apply for a comprehensive permit, as set forth under 760 CMR 56.00, and has standing before the Zoning Board of Appeals, based on the following:

a) **Limited Dividend Organization & Non-Profit Organization**

The Applicant is a Non-Profit Organization and as stated in the Project Eligibility Letter, described below, it will create a single-purpose entity to develop the Project that will be subject to the applicable limited dividend requirements. Therefore, pursuant to MGL c.40B and 760 CMR 56.04(1)(a), the Applicant is an eligible Applicant for a Comprehensive Permit.

b) **Control of the Land**

The Co-Applicant, St. John's Episcopal Church of Franklin, owns the subject locus. See copy of deeds recorded with the Norfolk County Registry of Deeds submitted herewith; and the Church and The Community Builders have entered into a Joint Development Agreement for the Project; see copy submitted herewith. Thus, the Applicant has control of the land, as required by the regulations, 760 CMR 56.04(1)(c).

c) **Project Eligibility**

The Applicant has received a Project Eligibility Letter dated September 15, 2022 from DHCD under the LIHTC Program that confirms the project's eligibility and suitability of the site. A copy of the Project Eligibility Letter is submitted herewith. Therefore, the Applicant fulfills the requirement of 760 CMR 56.04(1)(b), which states: "The project shall be fundable under a subsidizing agency under a low- and moderate-income subsidy program". See 760 CMR 54.04(1), which states that compliance with the project eligibility requirements shall be established by issuance of a written determination of Project Eligibility by the Subsidizing Agency.

DESCRIPTION OF THE PROPERTY:

The Property consists of predominantly vacant land consisting of a total of approximately 19.5 acres. The Church and adjacent surface parking is also present. The Property is known as 237 Pleasant St and is identified on the Town Assessing Maps as Parcel ID # 267-009-000-000.

PROPOSED PROJECT:

The proposed project is a new high quality residential community with 64 rental apartments, including a community building with management/maintenance offices and space to host resident

events. There will be common areas for mail pickup, a laundry room, a community room, bike storage, and for trash drop off. Of the 64 dwelling units, 20 will contain one bedroom, 37 will contain two bedrooms, and 7 will contain three bedrooms. Seventy-two (72%) percent of the units – 46 units - will be affordable to households earning up to sixty percent (60%) of the AMI, fourteen (14%) percent of the units – 9 units – will be affordable to households earning up to fifty (50%) of AMI, and fourteen (14%) percent of the units – 9 units – will be affordable to households earning up to thirty (30%) of AMI, in accordance with applicable state regulations and guidelines.

The proposed project will tie into municipal water and sewer.

Coverage:

The Building Coverage will be 4.8% of Lot 2.

Experience of Developer

The Community Builders Inc (“TCB”) is a mission-driven non-profit developer, manager, and owner of real estate, primarily affordable housing. TCB has been developing similar properties since 1964 and manages a portfolio of over 14,000 homes across 15 states. TCB was founded and is still headquartered in Boston, MA.

COMMUNITY IMPACT:

The proposed project will be an asset to the surrounding neighborhood and the Town of Franklin. It will provide much needed affordable housing. It is well designed both architecturally and environmentally and fits well within the context of the area in which it will be located.

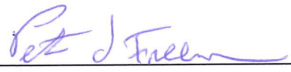
REQUESTED RELIEF FROM LOCAL BY-LAWS, RULES AND REGULATIONS:

See Attached Requested Waivers list.

CONCLUSION:

For all the above reasons, the Board of Appeals should grant the relief requested and issue the Comprehensive Permit pursuant to the Application and based upon the Plans submitted.

Dated: October 4, 2022

By 
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