

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
[www.franklinma.gov](http://www.franklinma.gov)

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

January 25, 2024

William F. O'Connell Jr., Chair  
Bellingham Planning Board  
Municipal Center  
10 Mechanic Street  
Bellingham, MA 02019

RE: Proposed Prospect Hill Village, Special Permit and Development Plan

Dear Chair O'Connell:

I am writing in regards to the Prospect Hill Village townhouse development proposed to be located near the Bellingham-Franklin Town line. The Town has several concerns with the proposed project, but in this first letter I'd like to focus on two or three. Our main concern is how this proposed project will impact Franklin residents along Prospect Street, and current users of Prospect Street.

### Traffic & Safety Issues.

Potential traffic impacts associated with the proposed development are substantial. I did a quick review of the project's traffic study. I believe the study underestimates the project's level of service and safety impacts. South of the site Prospect Street is narrow, and in two locations roadway curves negatively impact visibility. The proposed "mitigation" of putting traffic signs on Prospect Street is not going to mitigate the increases in traffic.

Based on the proximity of the site and easy access to both I-495 interchanges in Franklin, the proposed project will substantially increase traffic on Franklin roadways. With the increases in traffic from this proposed 156 unit townhouse project, combined with impacts from four other proposed or permitted Bellingham housing developments (and their 500+ housing units), traffic and safety issues need to be taken very seriously.

The Town of Franklin's Engineering Department will take a look at the project's traffic study and provide comment before the next meeting, but a peer review of this project by third party consultants, especially traffic and safety issues, is obviously necessary.

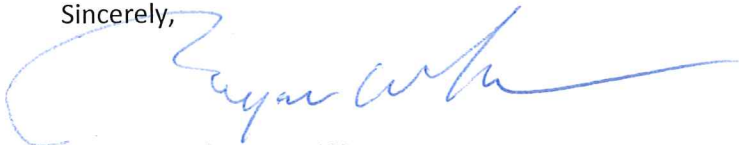
Project Size. The Town of Franklin is aware of the approved 19 lot Prospect Hill Estates Definitive Subdivision and did expect that access to the subdivision would be from Prospect Street. However, a substantially larger 156 unit townhouse project is a whole other thing. Obviously impacts would be significantly higher.

Project Site Access. In addition to the three parcels within Bellingham shown on the development plans, the proposed project utilizes at least two parcels within the Town of Franklin which would be used to access the site. By accessing in those locations the impacts from this Bellingham project will be mostly felt by Franklin.

Alternatives Development Scenarios. We are respectfully requesting that the Board have the applicant look at project access alternatives. The Applicants have frontage on Lake Street and appears to have access over Lakeview Ave and easement over Town of Bellingham owned property. Utilizing their frontage along Lake Street in Bellingham, instead of Prospect Street in Franklin, will likely lessen impacts to Franklin residents along Prospect Street.

The purpose of this letter is to put on record the Town of Franklin's opposition to the Prospect Hill Village project as proposed. I recommend not reaching a decision on the subject project until Franklin Conservation Commission and other Franklin Town officials have provided additional input. Thank you for consideration.

Sincerely,



Bryan W. Taberner, AICP  
Planning & Community Development Director

Cc: Gregory Rondeau, Chair, Franklin Planning Board  
Jamie Hellen, Town Administrator/CEO  
Amy Frigulietti, Deputy Town Administrator  
Mark Cerel Franklin Town Attorney  
Michael Maglio, P.E., Franklin Town Engineer  
Amy Love, Franklin Town Planner  
Breeka Li Goodlander, Franklin Conservation Agent