

**CITY OF FRANKLIN  
SITE PLAN REVIEW APPLICATION**

Location of Proposed Development: 71 View Street New Map #: \_\_\_\_\_  
Parcel ID (Map/Lot #): 118/95 Zoning of Parcel: Residential 3

**Applicant**

Name: Foden Floors, LLC  
Address: 821 Central Street  
City/State/Zip: Franklin, NH 03235  
Phone: 603-568-7481  
Email: sfoden26@gmail.com

**Owner of Record**

Name: Foden Realty Holdings, LLC  
Address: 821 Central Street  
City/State/Zip: Franklin, NH 03235  
Phone: 603-568-0380  
Email: mfoden@cgkey.net

**Applicant's Agent/Engineer**

Name: Ranger's Engineering Group, Inc  
Address: 13 REd Roof Lane Suite 201  
City/State/Zip: Salen, NH 03079  
Phone: 978-435-1324  
Email: bosgood@rangereng.com

**Other (if Applicable)**

Name: Benjamin C. Osgood Jr. PE  
Address: Ranger Engineering Group, Inc  
City/State/Zip: Designer of Record  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Development Proposal, Please explain: Converst existing dwelling with barn to 3 Unit multi family dwelling. Provide off street parking for 6 cars graded to drain water away from street into lawn areas surrounding the dwelling

**Information:**

Number of Proposed Buildings/Units: 3  
Frontage on What Road(s): View Street 155'

Services Available: **Sewer** Municipal ☒ Septic ☐ **Water** Municipal ☒ Well ☐

Non-Municipal Services Proposed/Available, Explain: \_\_\_\_\_

Site in Acres 0.83 Acres Developable Acres 0.83 Acres

Are waiver's requested, and if so, please fill out attached Waiver Request sheet: ☐ Yes ☒ No

Zoning Board Approvals Granted: ☐ Variance ☐ Special Exception ☐ Other ☒ None

Please Explain: \_\_\_\_\_

Dates Granted: \_\_\_\_\_

Does this submission represent an amended plan: ☐ Yes ☒ No

Date approval Granted: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

Was a conceptual plan submitted to the Planning Board: ☐ Yes ☒ No

Date approval Granted: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

Signature of Applicant: 

Date: 10/31/23

**CITY OF FRANKLIN**  
**APPLICATION FOR SPECIAL USE PERMIT (SUP)**

Fourteen (14) color copies of the completed application and all supporting information, collated into 14 individual packets, must be submitted by the Deadline Date in order for your application to be heard at the next meeting of the Planning Board.

Location of Proposed Development: 71 View Street New Map #: \_\_\_\_\_  
Parcel ID (Map/Lot #): 118195 Zoning of Parcel: Residential 3

**Applicant**

Name: FODEN FLOORS, LLC  
Address: 821 Central St  
City/State/Zip: Franklin NH 03235  
Phone: 603-568-7481  
Email: Sfoden26@gmail.com

**Owner of Record**

Name: FODEN REALTY HOLDINGS, LLC  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Applicant's Agent/Engineer**

Name: Ranger's Engineering Group, Inc.  
Address: 13 Red Roof Lane, Suite 201  
City/State/Zip: Salem, NH 03079  
Phone: 978-435-1324  
Email: bosgood@rangereng.com

**Other (if Applicable)**

Name: Benjamin C. Bosgood Jr., PE  
Address: Ranger Engineering Group, Inc.  
City/State/Zip: Designer of Record  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Proposal, Please explain in detail: Convert existing single family dwelling with  
barn to 3-unit multi family dwelling. Provide off street parking for  
10 cars graded to drain water away from street into lawn areas  
surrounding the dwelling

**Information:**

Does the Proposal include a Subdivision: ☐ Yes ☒ No

Number of proposed Lots: 1 existing lot

Does the proposal include the need for Site Plan Approval: ☒ Yes ☐ No

Number of Proposed Buildings/Units: 1 existing to remain with 3 units

Frontage on What Road(s): View Street - 155'

Services Available: **Sewer** Municipal ☒ Septic ☐ **Water** Municipal ☒ Well ☐

Non-Municipal Services Proposed/Available, Explain: \_\_\_\_\_

Site in Acres 0.83 Acres Developable Acres 0.83 acres

Are waiver's requested, and if so, please fill out attached Waiver Request sheet: ☐ Yes ☒ No

Zoning Board Approvals Granted: ☐ Variance ☐ Special Exception ☐ Other ☒ None

Please Explain: \_\_\_\_\_

Dates Granted: \_\_\_\_\_

Does this submission represent an amended plan: ☐ Yes ☒ No

Date approval Granted: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

Was a conceptual plan submitted to the Planning Board: ☐ Yes ☒ No

Date approval Granted: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: 10/13/2023

**Please explain why you meet ALL the following criteria:**

1. The specific use and buildings, and its size, location and design are appropriate for the surrounding neighborhood and the City as a whole.
2. The specific use and the buildings will not be detrimental, injurious, obnoxious, or offensive to the neighborhood, and the granting of the Special Use Permit [SUP] will not be contrary to the overall public interest.
3. The granting of the SUP is consistent with the spirit and intent of the Zoning Ordinance.
4. The value of the surrounding properties will not be adversely diminished by the granting of the SUP.
5. The specific and unique needs of the proposed use will function safely and in an environmentally sound fashion.
6. The subject property has the required lot area and the land is of a character [slope, natural constraints such as ledge or wetlands, etc.] to adequately support the proposed use and the associated required improvements including, but not limited to, parking, drainage and utilities.
7. The traffic [both customers and truck/delivery vehicles] generated by the proposed use will not create adverse impacts for the surrounding neighborhood.
8. If the proposed use will operationally involve any second shifts, or will be open past 9 p.m., then the potential for impacts [noise, traffic, etc.] to the surrounding neighborhood will be reviewed by the Board.
9. The site is designed to eliminate or minimize the impacts of lighting to the surrounding neighborhood.
10. If during the course of the review and analysis of the proposed project adverse or obnoxious impacts are found to be created then the applicant may, through the design and construction of the certain optional on-site or off-site improvements, alleviate these impacts on the surrounding neighborhood to satisfy the concerns of the abutters and the Board. Each individual improvement will be judged and considered by the Board for its effectiveness and ability to overcome the negative impacts determined by the Board.

*Attached*

**Please explain why you meet ALL the following criteria:**

1. The specific use and buildings, and its size, location and design are appropriate for the surrounding neighborhood and the City as a whole.

Residential units will be created in a residential neighborhood that contains other multi dwelling unit buildings

2. The specific use and the buildings will not be detrimental, injurious, obnoxious, or offensive to the neighborhood, and the granting of the Special Use Permit [SUP] will not be contrary to the overall public interest.

Residential uses in a residential neighborhood will not be detrimental, injurious, obnoxious or offensive to the neighborhood.

3. The granting of the SUP is consistent with the spirit and intent of the Zoning Ordinance.

Conversion of the existing structure will produce more affordable living units in an area where multi family units exist.

4. The value of the surrounding properties will not be adversely diminished by the granting of the SUP.

An old deteriorated building will be converted to clean affordable living units which we be a benefit to the neighborhood.

5. The specific and unique needs of the proposed use will function safely and in an environmentally sound fashion.

The layout the proposed parking areas will improve the area at the front of the property. Water runoff will flow away from the roadway.

6. The subject property has the required lot area and the land is of a character [slop, natural constraints such as ledge or wetlands, etc.] to adequately support the proposed use and the associated required improvements including, but not limited to, parking, drainage and utilities.

The land area is in compliance with zoning and slopes gently from front to rear. Parking is provided which meets local requirements.

7. The traffic [both customers and truck/delivery vehicles] generated by the proposed use will not create adverse impacts for the surrounding neighborhood.

Only residential traffic will be generated.

8. If the proposed use will operationally involve any second shifts, or will be open past 9 p.m., then the potential for impacts [noise, traffic, etc.] to the surrounding neighborhood will be reviewed by the Board.

N/A

9. The site is designed to eliminate or minimize the impacts of lighting to the surrounding neighborhood.

No exterior lighting other than wall mounted doorway lighting is proposed.

10. If during the course of the review and analysis of the proposed project adverse or obnoxious impacts are found to be created then the applicant may, through the design and construction of the certain optional on-site or off-site improvements, alleviate these impacts on the surrounding neighborhood to satisfy the concerns of the abutters and the Board. Each individual improvement will be judged and considered by the Board for its effectiveness and ability to overcome the negative impacts determined by the Board.

11. Any Special Use Permit plan involving any type of daycare, nursing, sheltered care or related assisted living facility shall demonstrate that safe and secure outside facilities [play areas, decks or patios, gazebos, grassed sitting areas, etc] are available and accessible to the clients or residents, as applicable, of the facility.

N/A

In reviewing each application, the Board reserves the right to condition the use, time or operation, the size, location, or setbacks of the buildings, or any other component of the facility or use that is necessary to protect the integrity of the surrounding neighborhood and the City as a whole.

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In reviewing each application, the Board reserves the right to condition the use, time or operation, the size, location, or setbacks of the buildings, or any other component of the facility or use that is necessary to protect the integrity of the surrounding neighborhood and the City as a whole.

For Office Use Only

Deadline Date: \_\_\_\_\_ Actual Date Submitted: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Amount Due Application: \$ \_\_\_\_\_

Amount Due Abutters: \$ \_\_\_\_\_ Total Number of Abutters: \_\_\_\_\_

Total Due: \$ \_\_\_\_\_

Amount Paid: \$ \_\_\_\_\_ How Paid: ☐ Cash ☐ Check # \_\_\_\_\_

Date Paid \_\_\_\_\_

Is the following information attached to this application:

- ☐ Abutter's List, complete with Name, Address, City, State, Zip and Map/Lot #;
- ☐ 14 Paper Prints of the Plan (2 Department Review Sheets/12 Member Sheets);
- ☐ Letter of Authorization from the Owner of Record; and,
- ☐ Waiver's List and explanation.

What Supportive Documentation was submitted: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Hearing Dates:	Outcome:

# CITY OF FRANKLIN

## *Three River's City*

**Location of Development:** 71 View St  
**Tax Map/Lot #:** 118/95 **New Map:** n/a **Zone:** Residential 3

**Application #:** \_\_\_\_\_  
**Date Submitted:** \_\_\_\_\_

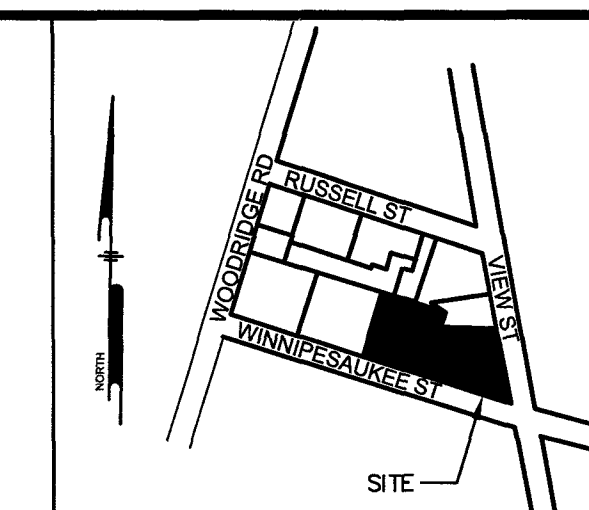
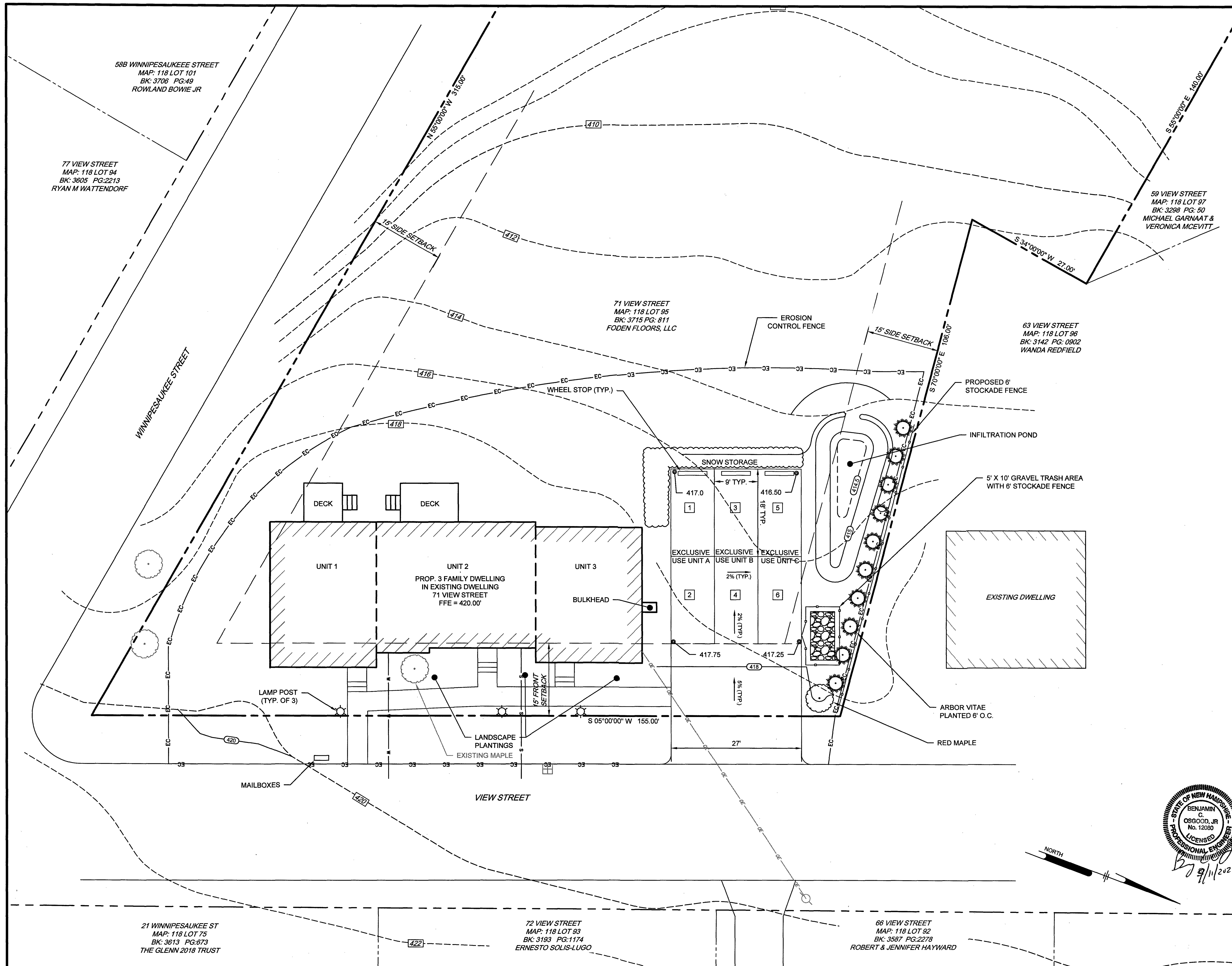
**Applicant:** Foden Floors, LLC  
**Owner of Record:** Foden Floors, LLC  
**Agent:** Ranger Engineering Group, Inc - Benjamin C. Osgood, Jr., PE

	Abutter's Name	Address (C/S/Z)	Map and Lot #
1	<u>Foden Floors, LLC</u>	<u>28 Old Call Road, Franklin, NH 03235</u>	<b>Subject Lot</b>
2	<u>Ranger Engineering Group, Inc</u>	<u>13 Red Roof Lane, Suite 201, Salem, NH 03079</u>	<b>Agent</b>
3	<u>The Glen 2018 Trust</u>	<u>21 Winnepesaukee St, Franklin, NH 03235</u>	118 - 75 -
4	<u>Robert &amp; Jennifer Hayward</u>	<u>66 View St, Franklin, NH 03235</u>	118 - 82 -
5	<u>Ernesto Solis-Lugo</u>	<u>72 View St, Franklin, NH 03235</u>	118 - 93 -
6	<u>Ryan M Wattendorf</u>	<u>77 View St, Franklin, NH 03235</u>	118 - 94 -
7	<u>Wanda Redfield</u>	<u>63 View St, Franklin, NH 03235</u>	118 - 96 -
8	<u>Michael Garnaat &amp; Veronica Mcevitt</u>	<u>59 View St, Franklin, NH 03235</u>	118 - 97 -
9	<u>Marc C Bussiere Revoc Trust</u>	<u>94 View St, Franklin, NH 03235</u>	118 - 98 -
10	<u>Rowland Bowie Jr</u>	<u>58B Winnepesaukee St, Franklin, NH 03235</u>	118 - 101 -
11	<u>Patricia Gaudette</u>	<u>71 Winnepesaukee St, Franklin, NH 03235</u>	118 - 102 -
12	<u>Melissa &amp; Adam French</u>	<u>12 Russell St, Franklin, NH 03079</u>	118 - 108 -
13	<u>Jeffrey Lutz</u>	<u>22 Russell St, Franklin, NH 03235</u>	118 - 111 -
14	<u></u>	<u></u>	- -
15	<u></u>	<u></u>	- -
16	<u></u>	<u></u>	- -
17	<u></u>	<u></u>	- -
18	<u></u>	<u></u>	- -
19	<u></u>	<u></u>	- -
20	<u></u>	<u></u>	- -

Provide Additional Pages if necessary.



PROJECT STATUS: —  
PLOT STYLE: T1 ENHANCED  
PLOTTED: 10/20/2024 1:23 PM BY: Cui PC  
Z:\PROJECTS\2024 - CENTRAL GOLD KEY REALTY\71 View St - Franklin NH\SITE PLAN.dwg



LEGEND	
EXISTING	PROPOSED
	BUILDING
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	BIT. CONC. PAVEMENT
	CONTOUR
	100

#### SURVEYOR NOTES

1. THE BASIS OF BEARING FOR THIS PLAN IS PLAN #3908
2. THE TOPOGRAPHY WAS DETERMINED FROM NH GIS DATA MAPPER (GRANIT)
3. MAP: 118 LOT: 95
4. ZONE: RESIDENTIAL 3
5. SOIL TYPE IS CHAMPLAIN-URBAN LAND COMPLEX, 0 TO 8% SLOPES. LOAMY FINE SAND, HYDROLOGIC SOIL GROUP A.

#### REFERENCE DEEDS:

1. BOOK 3715 PAGE 811 MERRIMACK COUNTY REGISTRY OF DEEDS

#### REFERENCE PLANS:

1. PLAN 3908, RECORDED FEB 14 1975

#### NOTES:

1. THE PURPOSE OF THIS PLAN IS TO APPLY FOR A SPECIAL USE PERMIT TO CONVERT THE EXISTING ONE FAMILY RESIDENTIAL DWELLING TO A FOUR FAMILY DWELLING UNDER ARTICLE II SECTION 305-6 AND ARTICLE III SECTION 305-13 OF THE CITY ZONING ORDINANCE

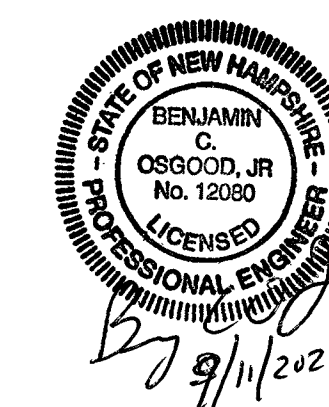
#### PARKING CALCULATION:

3 RESIDENTIAL DWELLING UNITS @ 2 SPACES PER UNIT = 6 SPACES  
TOTAL PROVIDED = 6 SPACES

APPROVED BY THE FRANKLIN PLANNING BOARD:

DATE:

DATE	NO.	REVISIONS	BY



PROPOSED SITE PLAN

71 VIEW STREET, FRANKLIN NH

ASSESSOR'S MAP 118 LOT 95

APPLICANT

FODEN FLOORS, LLC  
28 OLD CALL ROAD, FRANKLIN NH, 03235

Ranger Engineering Group, Inc.

13 Red Roof Lane, Suite 203  
Salem NH, 03079  
Tel: 978-208-1762  
rangereng.com

