

FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

April 10, 2024

Meeting will be held at the **Municipal Building**

2nd floor, Council Chambers

355 East Central Street

7:00 PM

A NOTE TO RESIDENTS: All citizens are welcome to attend public meetings in person. To **view the live meeting remotely**, citizens are encouraged to watch the live stream on the [Franklin Town Hall TV YouTube channel](#) or the live broadcast on Comcast Channel 9 and Verizon Channel 29. Meetings are also archived by Franklin TV on the [Franklin Town Hall TV YouTube channel](#) and shown on repeat on Comcast Channel 9 and Verizon Channel 29 for those who miss the live meeting.

To **listen to the meeting remotely** citizens may call-in using this number: 1-929-205-6099. This will not permit participation in the meeting.

To **participate in the meeting remotely** citizens are able to join a [Zoom Webinar](#) using the information provided below.

- Zoom Webinar ID # 826 9683 9444
- Zoom Webinar Link [HERE](https://us02web.zoom.us/j/82696839444) (<https://us02web.zoom.us/j/82696839444>)
- **Any participants who wish to speak** during the webinar must enter their **full name and email address** when joining the webinar.
- All participants will be automatically muted upon joining the webinar. In order to speak, participants - who have entered full name and email address - will need to select the "Raise Hand" function to request to be unmuted.
- All speakers will be required to state their full name and street address before commenting.

1. ANNOUNCEMENTS FROM THE CHAIR

- a. *This meeting is being recorded by Franklin TV and shown on Comcast channel 9 and Verizon Channel 29. This meeting may be recorded by others.*
- b. *Chair to identify members participating remotely.*
- c. *Upcoming Town Sponsored Community Events*

2. CITIZEN COMMENTS

- a. *Citizens are welcome to express their views for up to three minutes on a matter that is not on the agenda. The Council will not engage in a dialogue or comment on a matter raised during Citizen Comments. The Town Council will give remarks appropriate consideration and may ask the Town Administrator to review the matter.*

3. APPROVAL OF MINUTES

- a. [March 13, 2024](#)

4. PROCLAMATIONS / RECOGNITIONS - None Scheduled

5. APPOINTMENTS

- a. [Design Review Commission - Priya Natarjan](#)

6. PUBLIC HEARINGS - 7:00 PM

- a. [License Modification - Change of Officers & Change of Stock Interest of a Section 15 Retail Package Store License: Table & Vine, Inc. Located at 348 East Central St., Franklin, MA 02038](#)
 - i. License Transaction #7a.
- b. [New Section 15 All Alcoholic Beverages Package Store License and Approval of Michael Gannon as the Manager - Shikshapatri Corporation d/b/a Dacey's Market & Deli, Located at 353 Lincoln St., Franklin, MA 02038](#)
 - i. License Transaction #7b.

7. LICENSE TRANSACTIONS

- a. [License Modification - Change of Officers & Change of Stock Interest of a Section 15 Retail Package Store License: Table & Vine, Inc. Located at 348 East Central St., Franklin, MA 02038](#)
- b. [New Section 15 All Alcoholic Beverages Package Store License and Approval of Michael Gannon as the Manager - Shikshapatri Corporation d/b/a Dacey's Market & Deli, Located at 353 Lincoln St., Franklin, MA 02038](#)

8. PRESENTATIONS / DISCUSSION

- a. Franklin Town Council Support for Proposed GL Chapter 40B Affordable Housing Project at 444 East Central Street Pursuant to DHCD's Local Initiative Program (LIP): Friendly 40B
 - i. [Town Administrator Memo, 40B Process Outline](#)
 - ii. [Project Presentation](#)
 - iii. [Current Project Plans](#)
 - iv. [Town Board/Committee and staff comment letters](#)
 - v. [Related articles on the need for housing](#)

9. LEGISLATION FOR ACTION

- a. [Resolution 24-16: Franklin Town Council Support for Proposed GL Chapter 40B Affordable Housing Project at 444 East Central Street Pursuant to DHCD's Local Initiative Program \(LIP\): Friendly 40B \(Motion to Approve Resolution 24-16 - Majority Vote\)](#)
- b. [Resolution 24-17: Local Acceptance of GL Chapter 166 Section 32A \(Motion to Approve Resolution 24-17 - Majority Vote\)](#)
- c. [Resolution 24-18: Gift Acceptance - Veterans' Services Department \(\\$2,250\), Senior Center \(\\$1,500\) \(Motion to Approve Resolution 24-18 - Majority Vote\)](#)

10. TOWN ADMINISTRATOR'S REPORT

11. SUBCOMMITTEE & AD HOC COMMITTEE REPORTS

- a. Capital Budget Subcommittee
- b. Economic Development Subcommittee
- c. Budget Subcommittee
- d. Master Plan Committee
- e. Davis-Thayer Reuse Advisory Committee
- f. Police Station Building Committee
- g. GATRA Advisory Board

12. FUTURE AGENDA ITEMS

13. COUNCILOR COMMENTS

14. EXECUTIVE SESSION

- a. *To review and approve minutes from March 13, 2024 Town Council Executive Session*

15. ADJOURN

Note: Two-Thirds Vote: requires 6 votes

Majority Vote: requires majority of members present and voting

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
March 13, 2024**

A meeting of the Town Council was held on Wednesday, March 13, 2024, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Brian Chandler, Theodore Cormier-Leger, Robert Dellorco, Cobi Frongillo, Melanie Hamblen, Glenn Jones, Thomas Mercer, Deborah Pellegrini, Patrick Sheridan. Councilors absent: None. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Amy Frigulietti, Deputy Town Administrator; Mark Cerel, Town Attorney.

CALL TO ORDER: ► Chair Mercer called the meeting to order at 7:00 PM. Chair Mercer called for a moment of silence. All recited the Pledge of Allegiance.

ANNOUNCEMENTS: ► Chair Mercer reviewed the following as posted on the agenda. A Note to Residents: All citizens are welcome to attend public meetings in person. To view the live meeting remotely, citizens are encouraged to watch the live stream on the Franklin Town Hall TV YouTube channel or the live broadcast on Comcast channel 9 and Verizon channel 29. Meetings are also archived by Franklin TV on the Franklin Town Hall TV YouTube channel and shown on repeat on Comcast channel 9 and Verizon channel 29 for those who miss the live meeting. To participate in the meeting remotely, citizens are able to join a Zoom webinar using the information provided. Any participants who wish to speak during the webinar must enter their full name and email address when joining the webinar. All participants will be automatically muted upon joining the webinar. In order to speak, participants, who have entered full name and email address, will need to select the “raise hand” function to request to be unmuted. All speakers will be required to state their full name and street address before commenting. ► He announced upcoming Town-sponsored community events. He said the Franklin Cultural Council and Franklin Cultural District Committee invite the public to the celebration of arts and culture for a recognition of grants and funding recipients on Thursday, April 4, 2024, at 7 PM at Alumni Memorial Hall at Dean College. He said Town Council office hours will be held on March 21 from 8:30 AM to 9:30 AM at the Senior Center.

CITIZEN COMMENTS: ► Ms. Jane Callaway-Tripp, 607 Maple Street, said her subject is about the DPW director who has recently been found guilty of violating the state’s conflict of interest laws twice in 2019 and 2022. She said this is important because it brings to mind what else has the town administration missed. She noted the override to come, and noted that due to finances, all employees in all departments should be abiding by the rules. She said since she talked about this at a previous meeting, she has received many emails and calls. She said this should not just be talked about at one meeting and then we all move on like nothing happened. She said we need to do due diligence to investigate and verify even if you have to go back to day one of hire. She said she will be requesting specifics under the Freedom of Information Law for more details. She said they need to do a look at anything that is not in the norm such as the fencing company that the Town of Franklin uses putting up a fence at DPW Director Brutus Cantoreggi’s home, or the fertilizer that we order from the DPW that he also uses for his personal business. She said the Town orders tools and asked if they are at the DPW or at Mr. Cantoreggi’s home. She said there is a gas allowance for Mr. Cantoreggi’s truck and asked if all the miles are strictly for jobs in Franklin because we all know he holds other jobs. She said it was also brought up that the materials on jobs, such as piping, trees, etc., are not actually being left for the town, but possibly being resold for funds. She asked why the Town hired a second DPW person for \$80,000 and if this was because Mr. Cantoreggi was working under their licenses because he does not hold the required ones. She said she assumes the DPW director is a full-time job, but she would like to know how he is able to hold more than one full-time job since he is the Tree Warden in multiple towns. She said she is not stating that it has all be done, but this is what she has been told, and given the circumstances, everything should be verified thoroughly. She said it is important for us to uphold a standard of conduct that reflects positively on our town. She said it is disappointing for someone to disregard the trust and ethical guidelines which is exactly what was done. She said it is up to the administration to see that this is enforced. She said we have no tolerance for bullying, sexual harassment, theft, and more. She asked why would we have tolerance for

violating ethics that we have our employees take classes for. She said this is not only a local law broken, but a state law broken. She asked should Franklin be seen as an unethical town who employs unethical people to manage it; that is the message you are sending if you bring him back. The other message being sent is that it is not okay for some, but it is okay for one. She said as the Town Council, you have the chance to speak for the people in town and support the laws in place. She said if you choose not to, she will make it her mission to remind people at election time. She asked the Town Council to do the right thing and noted that she will be following up on the items she listed. ► Mr. Matthew McCaffrey, 16 Dover Circle, said he is in support of Brutus Cantoreggi. He said he was a resident of the town for 20 years. He explained his first experience with Mr. Cantoreggi in the winter of 2004/2005 with a big snowstorm. He said the DPW performs incredibility well. He said Mr. Cantoreggi has been recognized as one of the top DPW directors in the country and that is not just for clearing the streets. He said Franklin residents save money for how DPW manages water. He said he is proud of the job he has done for us. He noted replacement of piping and an infrastructure plan that is benefiting everyone. He said what Mr. Cantoreggi did was wrong; he paid a \$15,000 fine and was suspended from his role; he paid his price and it would be a loss to the town if he was let go. ► Mr. Colin Cass, 146 Longhill Road, said the previous speakers set the two sides. He said Franklin needs a compromise. He said it needs to recognize there is a big difference between a serious punishable offense which that was and a hanging offense. He said not every offense is a hanging offense. He said they need to find a way to have Mr. Cantoreggi acknowledge publicly what he did and that it would not happen again. He said we should show that we are big enough to say that okay, you made a mistake, we accept your apology. He said that we should say come back, do it right, and all will be forgiven. ► Mr. Paul Sharpe, 6 Carpenter Drive, said he is here about the budget. He said that he spoke about this at the Capital Subcommittee meeting. He explained the value of education as it relates to property values. He said what concerns him is how long the budget situation has been going on. He said Proposition 2 ½ was voted in 1980 and in effect since 1982. He said that this is a broken system. He said history repeats itself. He said in 2021 the Town Council held a meeting to discuss the ramifications of the School Committee ratifying a 1 percent raise at the time for the school teachers while the other employees in Town received no pay raise. He reviewed some quotes taken from that meeting noting that the increase was imprudent and unnecessary as other municipal employees have done without a pay increase. He asked if those comments sound familiar as that was 13 years ago. He asked if anything has been done and said the answer is no. He discussed the 2019 executive summary from former Town Administrator Jeff Nutting that indicated the FY19 proposed budget was balanced with \$1.5 million from the stabilization fund and decisions will have to be made for FY20. He discussed when Town Councilor Pellegrini indicated we want to be able to give everyone something that is going to be able to help them, but she remembers the last year when they decided the salary increase was 2.5 percent and all of a sudden it was 4 percent. He said we are doing the same thing. He said if you need a million dollars, fire the two people right here. He said they have been talking about this for over 10 years. He suggested the Town Council fire the superintendent and assistant superintendent which is a savings of \$1 million. ► Ms. Lesley McCaffrey, 16 Dover Circle, said she is here to lend her support to reinstate Mr. Brutus Cantoreggi in his position as DPW Director. She said she first met Mr. Cantoreggi in 2008 when she was president of the Friends of the Franklin Library, and he was instrumental in helping to move the library book sale from the library to the DPW garage. She said he was so kind and his crew so helpful for three years, and they were able to raise money and gift the library close to \$60,000. She said she hopes you consider all the good he has done for the community. She said she has been living here for 20 years and reviewed that every place has Mr. Cantoreggi's stamp on it. She said she does not think he is going to do it again, and she thinks we should move forward and reinstate him and see what other things he has on his agenda to improve Franklin for all. ► Mr. Max Morrongiello, 127 Central Park Terrace, said he wants to acknowledge that as a member of the public he does not have all the information regarding the decision and encouraged all members of the public to acknowledge that they do not have all the facts as do the Town Council and entrust that they will make the best decision in the best interest of the community. He said we should not be jumping to conclusions as we do not have all the facts.

APPROVAL OF MINUTES: ► *February 28, 2024.* ► **MOTION** to **Approve** the February 28, 2024 meeting minutes by **Dellorco**. **SECOND** by **Jones**. **No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

PROCLAMATIONS/RECOGNITIONS: None.

APPOINTMENTS: None.

PUBLIC HEARINGS - 7:00 PM: None.

LICENSE TRANSACTIONS: None.

PRESENTATIONS/DISCUSSIONS: None.

LEGISLATION FOR ACTION:

- a. ***Zoning Bylaw Amendment 24-905: Zoning Map Changes From Single Family Residential III To Business, An Area On Or Near King Street (Motion to Refer Bylaw Amendment 24-905 to the Planning Board - Majority Vote).*** ► Councilor Jones read the zoning bylaw amendment. ► **MOTION to Refer Zoning Bylaw Amendment 24-905: Zoning Map Changes From Single Family Residential III To Business, An Area On Or Near King Street, to the Planning Board by Dellocco. SECOND by Hamblen. Discussion.** ► Mr. Hellen said this is a referral to the Planning Board to start the process over again. The public hearing will likely be in April. The Town Council’s public hearings on this will likely be in June. ► **VOTE: Yes-8, No-1, Absent-0.** (Councilor Pellegrini voted No.)
- b. ***Resolution 24-14: Direction for Issuance of Request for Expressions of Interest for Purchase/Lease and Redevelopment of Former Davis Thayer Elementary School, 137 West Central Street. (Motion to Approve Resolution 24-14 - Majority Vote).*** ► Councilor Jones read the resolution. ► **MOTION to Approve Resolution 24-14: Direction for Issuance of Request for Expressions of Interest for Purchase/Lease and Redevelopment of Former Davis Thayer Elementary School, 137 West Central Street, by Dellocco. SECOND by Hamblen.**

Councilor Jones recused himself.

Discussion: ► Mr. Hellen said this is a huge resolution for the Town of Franklin. He said this has been a lot of work to get to this point. He said this is an expression of interest and it is not binding. The bids are ideas that come in. There is no legal requirement to adhere to any of them. He said this is a guidance procedure. As indicated in his letter to the Town Council dated March 8, 2024, provided in the meeting packet, the Davis-Thayer Reuse Advisory Committee voted unanimously at their December meeting to recommend an Expression of Interest be conducted by the town. This proposed REI is a preliminary document used to generate ideas for potential reuse of the land and building. The deadline for submission is May 31, 2024, at 1 PM. This is a non-binding document and does not commit the community to sell, alter, or change anything regarding the parcel. It is simply an exercise to establish some baseline interest in the parcel and generate potential ideas to assist the committee in making a more formal recommendation on the future use of the property and/or building. He noted there are two information sessions and site tours on April 17 from 10 AM to 2 PM and on May 1 from 10 AM to 2 PM. He said the committee hosted two open houses. He said meetings will be held probably in June regarding the proposals and information. ► Councilor Pellegrini, chair of the Reuse Committee, said she is glad to see this is out, but it will take a full two months for it to come back. ► Mr. Hellen reviewed that the building is in good shape. ► Councilor Pellegrini said she looks forward to people getting in touch with us. She said that individuals can come and see the site during the open houses. She said she hopes the façade is kept as is. She confirmed there is nothing that would prevent it from being taken down. ► Councilor Frongillo asked how they ensure that this is widely published. ► Mr. Hellen said staff will put information on social media posts as well. He said it was the 100th anniversary of Davis-Thayer this year. He said they will do the best they can to get some media story on this. He noted that there are a lot of old vacant

school buildings out there. He said he expects a lot of calls on this. He noted that it is not said that they have to keep the building, so that may help get interest of developers. ► Chair Mercer noted this is an RFI which is a request for information. He noted that they should reach out to locals to promote this as it is a 100th anniversary. He noted the location. ► Councilor Dellorco reminded all that it is the entire property of 3.5 acres, not just the school. ► Councilor Cormier-Leger said he was a member of the Reuse Committee and thanked Mr. Hellen for putting the proposal together. He noted this is valuable asset and they are taking their time on this. He asked the public for time and patience as they go through this process. ► Councilor Hamblen thanked all members of the Reuse Committee for the work they have done so far, and she thanked all those who worked to put this together. She said she thinks it has a huge potential. ► Mr. Cerel added that when we actually get to the point and if they choose to dispose of the property, there is a strict legal process that has to be followed which he explained. ► Mr. Hellen said that for any interested party, the current zoning is in place on the parcel, but the RFI explicitly makes note to not necessarily take into consideration the local zoning. If there is an idea out there, the proponent should not believe the current zoning is the only zoning that should stay intact. He said they want people to dream big about what should be there. ► Mr. Max Morrongiello, 127 Central Park Terrace, asked about the RFI process and said that Combuys is a thing. He said he worries about how people who are not developers are going to engage in the process and asked about that process for individuals who are not developers. ► Chair Mercer said anyone can put in a proposal. ► Mr. Cerel said the actual RFI takes anyone through the process. He said they are pretty flexible and undemanding as opposed to what is going to ultimately be required of a disposition. ► **VOTE: Yes-8, No-0, Absent-0, Recused-1.** (Councilor Jones had recused himself.)

► ***Councilor Jones re-entered the meeting.***

- c. ***Resolution 24-15: Gift Acceptance - Franklin Public Library (\$4,817.48) (Motion to Approve Resolution 24-15 - Majority Vote).*** ► Councilor Jones read the resolution. ► **MOTION to Approve Resolution 24-15: Gift Acceptance - Franklin Public Library (\$4,817.48) by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen thanked the donors. ► Chair Mercer said it is great to see the continued support for Town departments from the community and local businesses. ► **VOTE: Yes-9, No-0, Absent-0.**

TOWN ADMINISTRATOR'S REPORT: ► ***FY25 Budget Update.*** ► Mr. Hellen said he wanted to commend everyone for a great meeting last week. He said there were a lot of positive comments. He gave a shout-out to Donna Grady for taking a really great picture of the superintendent and town administrator. He said the bad side of things is the number. He suggested people watch the meeting on Franklin TV and YouTube and check out the budget documents on the FY25 budget portal on the Town's webpage. He said he will release the Town Administrator's budget on April 12. He gave a shout-out to Congressman Jake Auchincloss as this week he announced Franklin was the recipient of another \$850,000 in federal money towards the Franklin Ridge project. He said they are about halfway there with the funding for that project. He gave credit to other legislators who have been able to put together at least half the financing for now. He said they hope to have a Franklin Ridge presentation before the Town Council later this summer. ► Chair Mercer explained that Mr. Hellen was referring to the Joint Budget Subcommittee meeting, not a Town Council meeting.

SUBCOMMITTEE REPORTS:

- a. **Capital Budget Subcommittee.** None.
- b. **Economic Development Subcommittee.** ► Councilor Hamblen said they had a meeting tonight and discussed updates on MBTA Communities and are waiting for another report from MAPC. She said there is not a lot to share. She said Director of Planning and Community Development Bryan Taberner said he might get that input next week, and then he will send the committee the information to take a look at.
- c. **Budget Subcommittee.** ► Chair Mercer said Mr. Hellen just gave that report. He said they met last week. He said he thought it was a great meeting and brought a lot of information to light. He asked

citizens that if they have a question, tune in, watch the meeting, and you will get a lot of good information, and that was just the first step. He said they are now continuing through the budget process which he reviewed. He recommended citizens call the Town Council members and let them know their thoughts.

- d. **Master Plan Update Committee.** ► Councilor Jones said the full Master Plan Committee had a meeting on March 6. He said they are having another meeting on March 20. He said the real big deal is a large open house public event on Saturday, March 23 from 11 AM to 3 PM at Dean College at the Alumni Memorial Hall, 60 School Street. He said everyone is invited to attend this public input session, and refreshments will be provided.
- e. **Davis-Thayer Building Reuse Advisory Committee.** ► Chair Mercer said we already talked about that.
- f. **Police Station Building Committee.** ► Chair Mercer said they have not met, but said as an update we have sent out Requests for Proposal (RFP), for the Owner's Project Manager (OPM). He said we have received six, and the team is reviewing those six and will present to the Building Committee in early April the ones that qualify, and then we will interview those and choose one from there. ► Councilor Dellorco said he took a tour of the police station on Saturday and recommended other councilors take a tour and see how small it is.
- g. **GATRA Advisory Board.** ► Councilor Frongillo said they have not met. He said his update is that he had a productive one-on-one with the administration two weeks ago, and one of the things to come out of that is a whole bunch of data that he has been asking for years on ridership and where it is coming from and where they are going and delays and average length of time and average length of wait, so he is excited to go through all that and make it public as it is helpful and to use it to make better informed decisions.

FUTURE AGENDA ITEMS: ► Councilor Sheridan asked for an update on the migrant situation.

► Councilor Dellorco said that he wanted an update on the immigrants and how it is going in the schools.

COUNCIL COMMENTS: ► Councilor Sheridan said happy Ramadan and happy St. Patrick's Day.

► Councilor Frongillo said he wanted to elevate the Master Plan open house on March 23. He said there will be a whole bunch of opportunities to provide input. ► Councilor Hamblen thanked all those who came out to the library and the library staff for allowing the committees to meet there and get public input. She said she hopes people show up for the office hours on March 23, and she will see people at the Master Plan meetings. She said there are always ways to participate. ► Councilor Cormier-Leger thanked Town Clerk Nancy Danello and the whole staff and volunteers for a smooth primary election. He thanked the town administrator and school superintendent for last week's joint budget presentation which was fantastic and thorough. He congratulated the Franklin High School Boys' Basketball team making it into the finals. He congratulated Franklin Performing Arts Company for the recent production of Tarzan. He congratulated the Franklin High School Art Department and the Art Association for their co-exhibit at Escape into Fiction. He said it is top level. He gave condolences to the Simon family for the loss of Marilyn Simon. He wished all happy St. Patrick's Day and happy Easter. ► Councilor Chandler reviewed the phone call he received regarding Lincoln Street around Winterberry. He said a couple of deer have been hit in that area, and he asked if a deer crossing sign could be installed. ► Councilor Pellegri said Marilyn Simon was chair of the Historical Commission and said she will be missed. She thanked the town clerk and said elections are a very hectic time; she did a wonderful job. She said that Town Clerk Nancy Danello told her that we do not get a count toward our population for the migrants. Councilor Pellegri said she cannot understand that as they are using water and sewer and doing all of this, and she knows the hotel is paying for things, but we should be able to get some credit for the number of people who are there for our census, and she asked the town administrator to look into that. ► Mr. Hellen said they are not permanent residents, and there is technically a state emergency, and he does not know the longevity of this. ► Councilor Jones said he wanted to make the public understand that the reason he recused himself from the Davis-Thayer reuse vote and discussion is that he is an abutter, and due to the Conflict-of-Interest Law, as an abutter, it is a conflict, so he recused himself. He said he wanted to make a general comment that any capital item within the Town of Franklin that we may sell, has to go back into the capital budget by state law. He said it is not money we could put into an

operational fund such as we cannot fund salaries. He congratulated the Franklin High School Performing Arts group who came in third place in the regional competition. He said they put on a play and explained that there is a tremendous amount of talent in the Town of Franklin. He said happy St. Patrick's Day. ► Councilor Dellorco said happy St. Patrick's Day and happy Easter. He said everyone covered about everything already. He said happy birthday to his daughter. ► Chair Mercer offered his condolences to the Simon family. He congratulated the Town Clerk and election team for a very well-run election. He said there are a few more coming up. He said happy St. Patrick's Day to everyone.

EXECUTIVE SESSION: a. ► Exemption #1: To discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or Individuals.

b. ► Exemption #3: Collective Bargaining (Police, Fire, Public Works, Facilities, Library) - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares.

► Chair Mercer stated there is a need for an executive session for Exemption #1: To discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or Individuals, and they are going into executive session for Exemption #3: Collective Bargaining (Police, Fire, Public Works, Facilities, Library) - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares. He said they will not return to open session. ► **MOTION to Enter** executive session for the purposes of Exemption #1: To discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or Individuals, and also for Exemption #3: Collective Bargaining (Police, Fire, Public Works, Facilities, Library) - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares, and not to return to open session, by **Jones. SECOND** by Dellorco. **No Discussion.** ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Hamblen-YES; Jones-YES; Mercer-YES; Pellegrini-YES; Sheridan-YES.** ► **VOTE: Yes-9, No-0, Absent-0.**

Open Session ended at 8:09 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

April 4, 2024

To: Town Council
From: Jamie Hellen, Town Administrator
Amy Frigulietti, Deputy Town Administrator

RE: Appointment - Design Review

We are recommending the appointment of Priya Natarjian as an Associate member of the Design Review Commission. Priya will be completing a vacated term with an expiration date of June 30, 2024 and her membership will be renewed in June with the rest of the annual renewals. Priya's volunteer form is included in the packet.

Please let us know if you have any questions.

APPOINTMENTS



Design Review Commission

Priya Natarjan

8 Mary Anne Dr.

Franklin, MA 02038

The Design Review Commission has recommended the appointment of Priya Natarjan to serve as an Associate Member of the Design Review Commission with a term to expire on June 30, 2024.

MOTION to ratify the appointment by the Town Administrator of Priya Natarjan to serve as an Associate Member of the Design Review Commission.

DATED: _____, 2024

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You!

Date Submitted: February 22, 2024

Name: Priya Natarajan

Home Address: 8 Mary Anne Dr
Franklin MA 02038

Mailing Address: 8 Mary Anne Dr
Franklin MA 02038

Phone Number(s): [REDACTED]

Email Address: [REDACTED]

Current Occupation/Employer:

Narrative: I am available for the evening zoom meetings. I have studied architectural engineering, and have design experience. I was awarded Distinguished Young Women of Greater Franklin and I earned my college degree with high distinction and on Dean's List. I want to be a part of this committee because I was born and raised in Franklin and have a high passion for our town & community.

Board(s) / Committee(s): ___Design Review Commission



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM**

APPLICATION FOR MULTIPLE AMENDMENTS

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

For the following transactions (Check all that apply):

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input checked="" type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150-2358



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR MULTIPLE AMENDMENTS

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Table & Vine, Inc.	Franklin	00079-PK-0430

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

*Please see next page for overview

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Michael S. Gold	VP, Secretary	[REDACTED]	[REDACTED]

2. AMENDMENT-Change of License Classification

<input type="checkbox"/> Change of License Category	Last-Approved License Category	[Dropdown]
All Alcohol, Wine and Malt, Wine Malt and Cordials	Requested New License Category	[Dropdown]
<input type="checkbox"/> Change of License Class	Last-Approved License Class	[Dropdown]
Seasonal or Annual	Requested New License Class	[Dropdown]
<input type="checkbox"/> Change of License Type*	Last-Approved License Type	[Dropdown]
i.e. Restaurant to Club *Certain License Types CANNOT change once issued*	Requested New License Type	[Dropdown]

3. AMENDMENT-Change of Business Entity Information

<input type="checkbox"/> Change of Corporate Name	Last-Approved Corporate Name:	[Text Box]
	Requested New Corporate Name:	[Text Box]
<input type="checkbox"/> Change of DBA	Last-Approved DBA:	[Text Box]
	Requested New DBA:	[Text Box]
<input type="checkbox"/> Change of Corporate Structure	Last-Approved Corporate Structure	[Dropdown]
LLC, Corporation, Sole Proprietor, etc	Requested New Corporate Structure	[Dropdown]

4. AMENDMENT-Pledge Information

<input type="checkbox"/> Pledge of License	To whom is the pledge being made:	[Text Box]
<input type="checkbox"/> Pledge of Inventory		
<input type="checkbox"/> Pledge of Stock		

Table & Vine Inc.

Summary of Transactions-2023

Updated 1/15/2024

Background

Table & Vine, Inc. (T&V) holds nine (9) §15 Alcohol Beverages Retail Licenses as well as a §18 Wholesale License.

T&V is a wholly-owned subsidiary of Big Y Foods, Inc., a Massachusetts Corporation (T&V is effectively the “liquor division” of Big Y). Big Y is owned and operated by the D’Amour family. It was founded by two brothers, Paul and Gerry D’Amour; currently second and third generation D’Amours manage the company. All shares of stock are owned by D’Amour family members or trusts for the benefit of D’Amour family members. Big Y operates 91 locations throughout Massachusetts and Connecticut including 73 supermarkets, Table & Vine Fine Wines and Liquors and 17 Big Y Express gas and convenience locations with over 10,000 employees.

At the end of 2020, Donald D’Amour and Charles D’Amour (at that time the only 2 shareholders of Big Y) transferred Non-Voting shares of Big Y by gift in accordance with succession and tax planning to trusts they had established for the benefit of their adult children.

Charles now is transferring additional Non-Voting shares of Big Y by (i) gift and (ii) sale to the same Trust he gifted shares in 2020.

Donald now is transferring additional Non-Voting shares of Big Y by sale to the same Trust that he gifted shares in 2020.

Donald is also transferring all of his Voting shares of Big Y by gift to his son, Michael D’Amour.

Additionally, Charles and Michael have transferred all of their respective Voting Shares of Big Y to a Voting Trust of which they will be the Trustees and beneficiaries.

Finally, Charles D’Amour and Claire D’Amour Daley have resigned as Directors and Officers of T&V; they have been replaced by Christian D’Amour (Charles’s son) and Nicole D’Amour Schneider (Donald’s daughter).

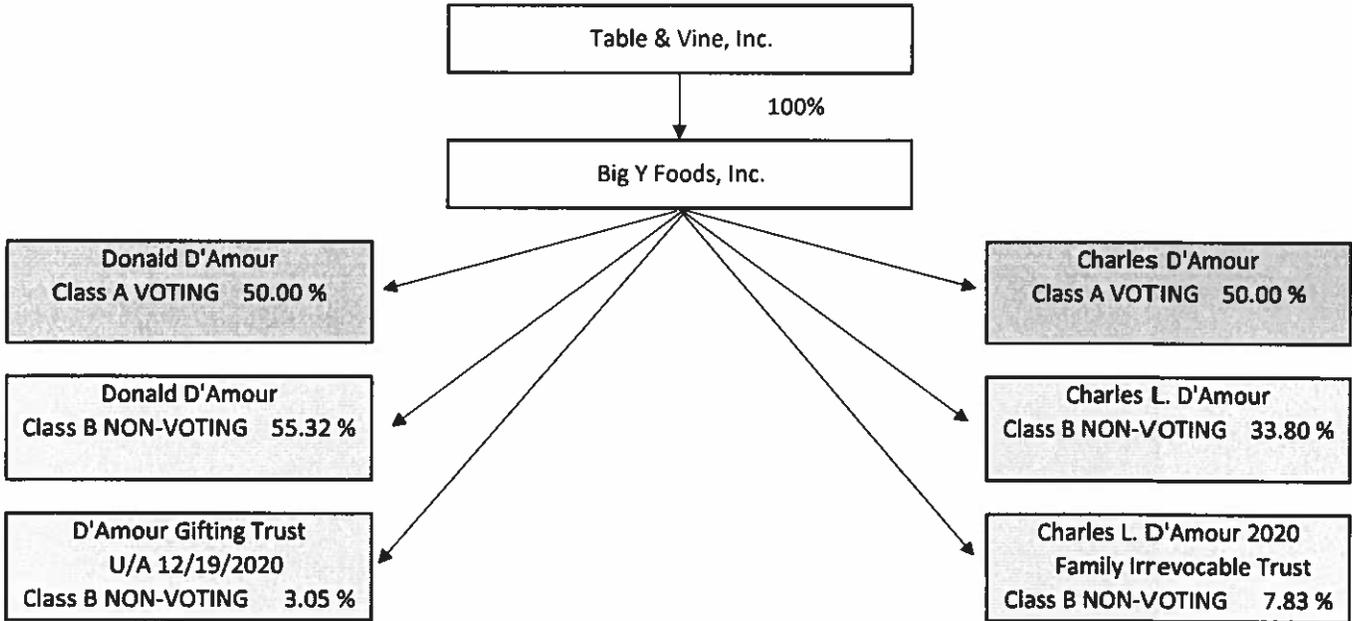
Please note, on 12/27/23, Theresa Jasmin Niemczura resigned as Trustee of the Donald D’Amour Gifting Trust U/A 12/29/2020, on that same date Todd Schneider accepted appointment as trustee of the Donald D’Amour Gifting Trust U/A 12/29/2020

Shareholders:

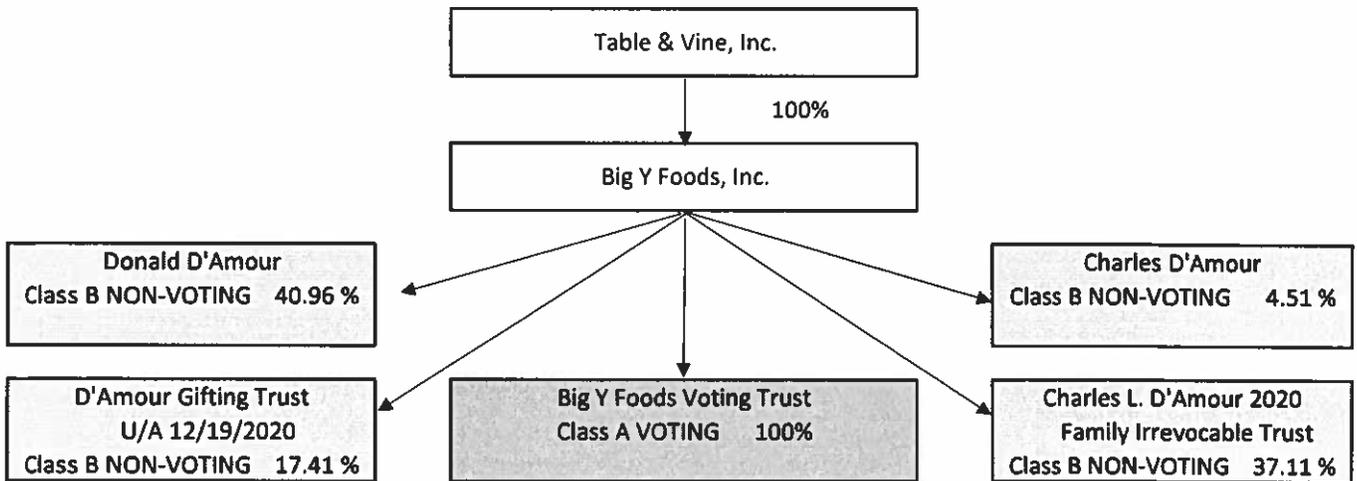
- Charles D’Amour
- Charles D’Amour 2020 Family Irrevocable Trust:
 - Trustee: Fiduciary Trust Company of New England (LLC Agreement attached);
 - Beneficiaries: Emily D’Amour, Colin D’Amour, Margaret D’Amour and Christian D’Amour.
- Donald D’Amour
- Donald D’Amour Gifting Trust U/A 12/29/2020:
 - Trustees: Michele D’Amour, Caroline Demirs Calio and Todd Schneider;
 - Beneficiaries: Michael D’Amour, Nicole D’Amour-Schneider and Matheiu D’Amour.
- Big Y Foods Voting Trust U/A 9/1/2023
 - Trustees: Michael D’Amour, Charles D’Amour
 - Beneficiaries: Michael D’Amour, Charles D’Amour

Table & Vine, Inc.
 Ownership Chart
 Class B Non Voting Shares

Prior to 2023 Transactions



After 2023 Transactions



6. AMENDMENT-Change of Officers, Stock or Ownership Interest

Change of Officers/Directors **Change of Ownership Interest (LLC Managers/LLP Partners, Trustees)** **Change of Stock (E.g. New Stockholder/Transfer or Issuance of Stock)**

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises (Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
Michael P. D'Amour	[REDACTED]	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
President, Director, Treasurer	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
MA Resident		<input type="radio"/> Yes <input checked="" type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
Michael S. Gold	[REDACTED]	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
VP, Secretary	0	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
MA Resident		<input type="radio"/> Yes <input checked="" type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
Thereasa A. Jasmin Niemczura	[REDACTED]	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
VP, Asst Secretary	0	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
MA Resident		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
Christian D'Amour	[REDACTED]	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Director	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
MA Resident		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
Nicole Schneider	[REDACTED]	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Director	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
MA Resident		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
Big Y Foods, Inc.	[REDACTED]	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Corporation	100	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident		<input type="radio"/> Yes <input type="radio"/> No	

Additional pages attached? Yes No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

Yes No

MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.

Yes No

6. AMENDMENT-Change of Officers, Stock or Ownership Interest

6B. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
Charles L. D'Amour	President, CEO, Treasurer, Director	0
Michael P. D'Amour	Executive Vice President, COO, Director	0
Claire M. D'Amour Daley	Secretary, Director	0
Michael S. Gold	VP, Asst Secretary	0
Thereasa A. Jasmin Niemczura	VP, CFO	0
Big Y Foods, Inc.	Corporation	100

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
Big Y Foods, Inc.	\$15 Package Store	Table & Vine, Inc	Northampton, MA
Big Y Foods, inc.	\$15 Package Store	Table & Vine, Inc	Great Barrington, MA
Big Y Foods, inc.	\$15 Package Store	Table & Vine, Inc	Holden, MA

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
Big Y Foods, Inc.	\$15 Package Store	Table & Vine, Inc.	Southwick, MA
Big Y Foods, Inc.	\$15 Package Store	Table & Vine, Inc	Quincy, MA

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

ADDENDUM A

6. Change of Officers, Stock or Ownership Interest (Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Big Y Foods, Inc

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

40.96% (of Big Y Foods)

Name of Principal

Donald D'Amour

Residential Address

SSN

DOB

Title and or Position

Owner

Percentage of Ownership

40.96% (of Big Y Foods)

Director/ LLC Manager US Citizen

Yes No

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

Yes No

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

Yes No

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

Yes No

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

Yes No

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

Yes No

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

Yes No

Yes No

MA Resident

Yes No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

ADDENDUM A

6. Change of Officers, Stock or Ownership Interest (Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Big Y Foods ,Inc

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

17.41% (of Big Y Foods

Name of Principal

Donald D'Amour Gifting Trust

Residential Address

SSN

DOB

Title and or Position

Owner/ Trust

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Todd Schneider

Residential Address

[REDACTED]

SSN

DOB

Title and or Position

Trustee

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Michele D'Amour

Residential Address

[REDACTED]

SSN

DOB

Title and or Position

Trustee

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Caroline Demirs-Calio

Residential Address

[REDACTED]

SSN

DOB

Title and or Position

Trustee

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Michael D'Amour

Residential Address

[REDACTED]

SSN

DOB

Title and or Position

Beneficiary

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Nicole Schneider

Residential Address

[REDACTED]

SSN

DOB

Title and or Position

Beneficiary

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Matheiu D'Amour

Residential Address

[REDACTED]

SSN

DOB

Title and or Position

Beneficiary

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

ADDENDUM A

6. Change of Officers, Stock or Ownership Interest (Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Big Y Foods ,Inc

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

4.51% (of Big Y Foods)

Name of Principal

Charles D'Amour

Residential Address

[REDACTED]

SSN

DOB

Title and or Position

Owner

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

Yes No

US Citizen

Yes No

MA Resident

Yes No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

ADDENDUM A

6. Change of Officers, Stock or Ownership Interest (Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Big Y Foods ,Inc

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

37.11% (of Big Y Foods

Name of Principal

Charles D'Amour 2020 Family Trust

Residential Address

SSN

DOB

Title and or Position

Owner/ Trust

Percentage of Ownership

Director/ LLC Manager

US Citizen

MA Resident

Yes No

Yes No

Yes No

Name of Principal

Fiduciary Trust of New England

Residential Address

SSN

DOB

Title and or Position

Trustee

Percentage of Ownership

Director/ LLC Manager

US Citizen

MA Resident

Yes No

Yes No

Yes No

Name of Principal

Christian D'Amour

Residential Address

SSN

DOB

Title and or Position

Beneficiary

Percentage of Ownership

Director/ LLC Manager

US Citizen

MA Resident

Yes No

Yes No

Yes No

Name of Principal

Emily D'Amour

Residential Address

SSN

DOB

Title and or Position

Beneficiary

Percentage of Ownership

Director/ LLC Manager

US Citizen

MA Resident

Yes No

Yes No

Yes No

Name of Principal

Colin D'Amour

Residential Address

SSN

DOB

Title and or Position

Beneficiary

Percentage of Ownership

Director/ LLC Manager

US Citizen

MA Resident

Yes No

Yes No

Yes No

Name of Principal

Margaret D'Amour

Residential Address

SSN

DOB

Title and or Position

Beneficiary

Percentage of Ownership

Director/ LLC Manager

US Citizen

MA Resident

Yes No

Yes No

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

US Citizen

MA Resident

Yes No

Yes No

Yes No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

6A . INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE (CONT.)**TABLE & VINE, INC.****MA ALCOHOLIC BEVERAGES LICENSES**

Name	License Type	License Name	Municipality
Big Y Foods, Inc	§15 Package Store	Table & Vine, Inc.	Franklin, MA
Big Y Foods, Inc	§15 Package Store	Table & Vine, Inc.	Greenfield, MA
Big Y Foods, Inc	§15 Package Store	Table & Vine, Inc.	Springfield, MA
Big Y Foods, Inc	§15 Package Store	Table & Vine, Inc.	Wilbraham, MA
Big Y Foods, Inc	§15 Package Store	Table & Vine, Inc.	West Springfield, MA
Big Y Foods, Inc	§15 Package Store	Table & Vine, Inc.	Norwell, MA
Big Y Foods, Inc	§18 Wholesaler	Table & Vine, Inc.	Springfield, MA

APPLICANT'S STATEMENT

I, Michael S. Gold the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

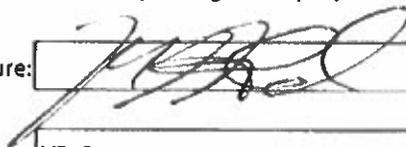
of Table & Vine, Inc
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:



Date:

10/2/23

Title:

VP, Secretary

Written Consent Vote of the Board of
Directors of
Table & Vine, Inc.

The undersigned, being all of the Directors of Table & Vine, Inc. (the "Corporation") acting without a meeting pursuant to Section 8.21 of Chapter 156D of the Mass. General Laws, hereby take the following action and, adopt the following votes as of the date first set forth above:

RESOLVED: That this Corporation apply to the Licensing Authority of Northampton, Great Barrington, Holden, Franklin, Greenfield, Springfield, Wilbraham, West Springfield and Norwell and the Commonwealth of Massachusetts Alcoholic Beverages Control Commission for amendments to each of its Alcoholic Beverages Licenses relative to the Transfer of Stock/Change of Beneficial Interest in the Corporation's parent entity, Big Y Foods, Inc.; and

RESOLVED:

That Michael S. Gold, Vice President of the Corporation, is hereby authorized to sign the applications submitted and to execute on the Corporation's behalf, any necessary paperwork or documents, and to do all things required to have the applications granted.

Dated: September 15, 2023


Michael P. D'Amour, Director


Nicole D'Amour Schneider, Director


Christian D'Amour, Director



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L0303870112
Notice Date: January 16, 2024
Case ID: 0-002-279-654



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



TABLE & VINE INC
2145 ROOSEVELT AVE
SPRINGFIELD MA 01104-1650



Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, TABLE & VINE INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L146576-048
Notice Date: January 12, 2024
Case ID: 0-002-277-911



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



BIG Y FOODS INC
2145 ROOSEVELT AVE
SPRINGFIELD MA 01104-1650



Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, BIG Y FOODS INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau



Certificate of Compliance

Date: January 16, 2024

BIG Y FOODS, INC.
PO BOX 7840
SPRINGFIELD MA 01102-7840



Certificate ID: L0001442939

The Department of Unemployment Assistance certifies that as of 15-Jan-2024, BIG Y FOODS, INC. is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires on 14-Feb-2024 .

Sincerely,

Katie Dishnica, Director
Department of Unemployment Assistance

Questions?
Revenue Enforcement Unit
Department of Unemployment Assistance
Email us: Revenue.Enforcement@detma.org
Call us: (617) 626-5750



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

JEAN M. LORIZIO, ESQ.
CHAIRMAN

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: Table & Vine, Inc. CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: Schneider FIRST NAME: Nicole

PRINT AND SIGN

PRINTED NAME: Nicole D. Schneider APPLICANT/EMPLOYEE SIGNATURE:

NOTARY INFORMATION

On this 9/29/23 before me, the undersigned notary public, personally appeared Nicole D. Schneider
(name of document signer), proved to me through satisfactory evidence of identification, which were Personally known
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

REQUESTED BY:
SIGNATURE OF CORI-AUTHORIZED EMPLOYEE:

The DCJ Identity Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 809-8814.





Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street, First Floor
 Boston, MA 02114

DEBORAH B. GOLDBERG
 TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
 CHAIRMAN

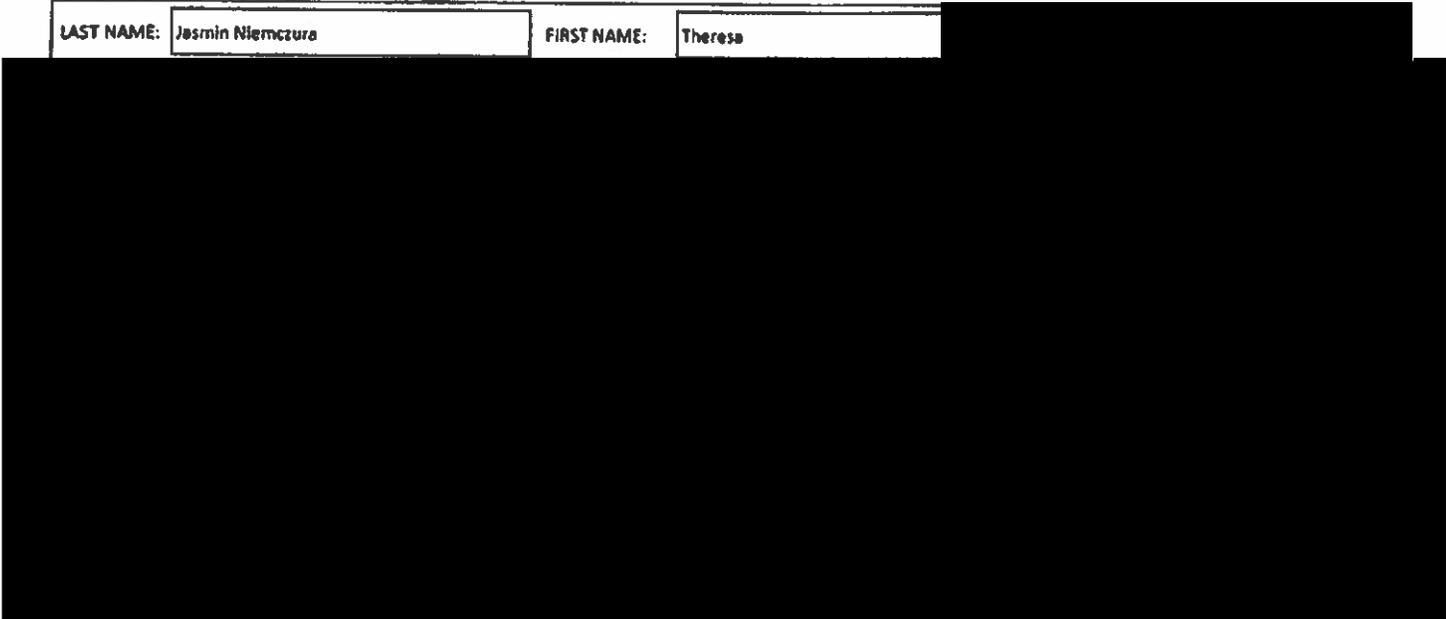
The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: Table & Vine, Inc. CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: Jasmin Niemczura FIRST NAME: Theresa



PRINT AND SIGN

PRINTED NAME: Theresa Jasmin Niemczura APPLICANT/EMPLOYEE SIGNATURE: [Signature]

NOTARY INFORMATION

On this 9/29/03 before me, the undersigned notary public, personally appeared Theresa Jasmin Niemczura
 (name of document signer), proved to me through satisfactory evidence of identification, which were Personally Known
 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

[Signature]
 NOTARY

DIVISION USE ONLY

REQUESTED BY:
 SIGNATURE OF CORI-AUTHORIZED EMPLOYEE:

The DCJ already Thru Index PIN Number It to be completed by those applicants that have been issued an identity Thru PIN Number by the DCJ Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via email or by fax to (617) 690-6614.





**Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114**

**STEVEN GROSSMAN
TREASURER AND RECEIVER GENERAL**

CORI REQUEST FORM

**KIM S. GAINSBORO, ESQ.
CHAIRMAN**

The Alcoholic Beverages Control Commission has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information. For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSE)</small>	<input type="text"/>	LICENSEE NAME:	Table & Vine, Inc.	CITY/TOWN:	<input type="text"/>
---	----------------------	-----------------------	--------------------	-------------------	----------------------

APPLICANT INFORMATION

LAST NAME:	Gold	FIRST NAME:	Michael
-------------------	------	--------------------	---------



PRINT AND SIGN

PRINTED NAME:	Michael S. Gold	APPLICANT/EMPLOYEE SIGNATURE:	
----------------------	-----------------	--------------------------------------	--

NOTARY INFORMATION

On this 9/29/23 before me, the undersigned notary public, personally appeared Michael S. Gold
(name of document signer), proved to me through satisfactory evidence of identification, which were Personally Known
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

REQUIRED BY:	<input type="text"/>
SIGNATURE OF CORI-AUTHORIZED EMPLOYEE	<input type="text"/>

The CORI Identity Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCA. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCA via mail or by fax to (617) 699-8214.





JEAN M. LORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: Table & Vine, Inc CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: D'Amour FIRST NAME: Michele



PRINT AND SIGN

PRINTED NAME: MICHELE D'AMOUR APPLICANT/EMPLOYEE SIGNATURE: Michele D'Amour

NOTARY INFORMATION

On this 9/29/23 before me, the undersigned notary public, personally appeared Michele I. D'Amour
(name of document signer), proved to me through satisfactory evidence of identification, which were Personally known
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Riane E. Flavin
NOTARY

DIVISION USE ONLY

REGISTRY:

The DCJ Identity Theft Index (ITI) Member is to be completed by those registrants that have been issued an Identity Theft ID Number by the OCA. Cori/Idc applicants are required to provide ID applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 866-6614.





Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street, First Floor
 Boston, MA 02114

DEBORAH B. GOLDBERG
 TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
 CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: Table & Vine, Inc. CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: D'Amour FIRST NAME: Michael

PRINT AND SIGN

PRINTED NAME: Michael P. D'Amour APPLICANT/EMPLOYEE SIGNATURE:

NOTARY INFORMATION

On this 9/29/23 before me, the undersigned notary public, personally appeared Michael P. D'Amour (name of document signer), proved to me through satisfactory evidence of identification, which were Personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

REQUESTED BY:

SIGNATURE OF COM-AUTHORIZED EMPLOYEE:

The DCI Identity Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCI Certified agencies and required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCI via mail or by fax to (617) 650-6514.





Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

JEAN M. LORIZIO, ESQ.
CHAIRMAN

CORI REQUEST FORM

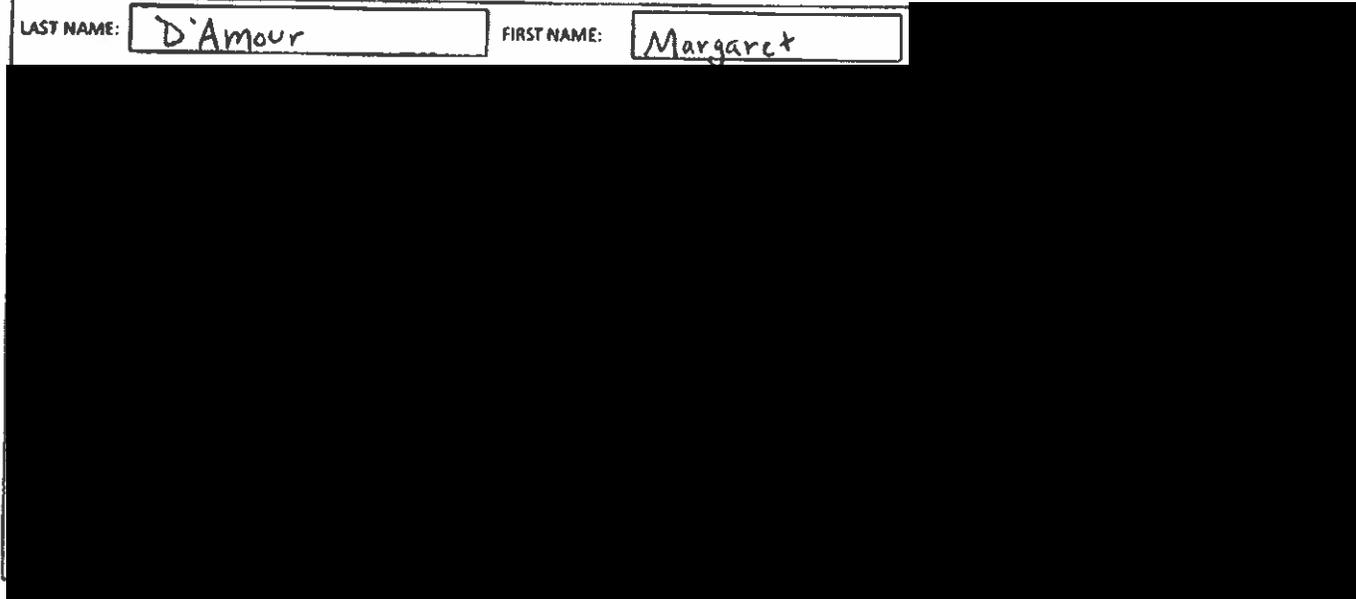
The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: Table & Vine, Inc. CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: D'Amour FIRST NAME: Margaret



PRINT AND SIGN

PRINTED NAME: Margaret D'Amour APPLICANT/EMPLOYEE SIGNATURE: Margaret E. D'Amour

NOTARY INFORMATION

On this 9/29/93 before me, the undersigned notary public, personally appeared Margaret E. D'Amour
(name of document signer), proved to me through satisfactory evidence of identification, which were Personally known
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Riane Flavin
NOTARY

DIVISION USE ONLY

REQUESTED BY:

The DCIA Identity Theft Status PIN number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCIA. Certified signatories are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be returned to the DCIA via mail or by fax to (617) 540-0114.





JEAN M. LORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: [] OF EXISTING LICENSES LICENSEE NAME: Table & Vine, Inc CITY/TOWN: []

APPLICANT INFORMATION

LAST NAME: D'Amour FIRST NAME: Emily

[REDACTED]

PRINT AND SIGN

PRINTED NAME: Emily J. D'Amour APPLICANT/EMPLOYEE SIGNATURE: Emily J. D'Amour

NOTARY INFORMATION

On this 9/29/03 before me, the undersigned notary public, personally appeared Emily J. D'Amour
(name of document signer), proved to me through satisfactory evidence of identification, which were Personally known
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Riane E. Flavin
NOTARY

DIVISION USE ONLY

REQUESTED BY: []
SIGNATURE OF COM-APPROVED EMPLOYEE: []

The BCC Identity Theft Index PIN Number is to be completed by those applicants that have been found on identity theft PIN Number by the BCC. Certified operators are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the BCC via mail or by fax to (617) 889-4054.





JEAN M. LORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

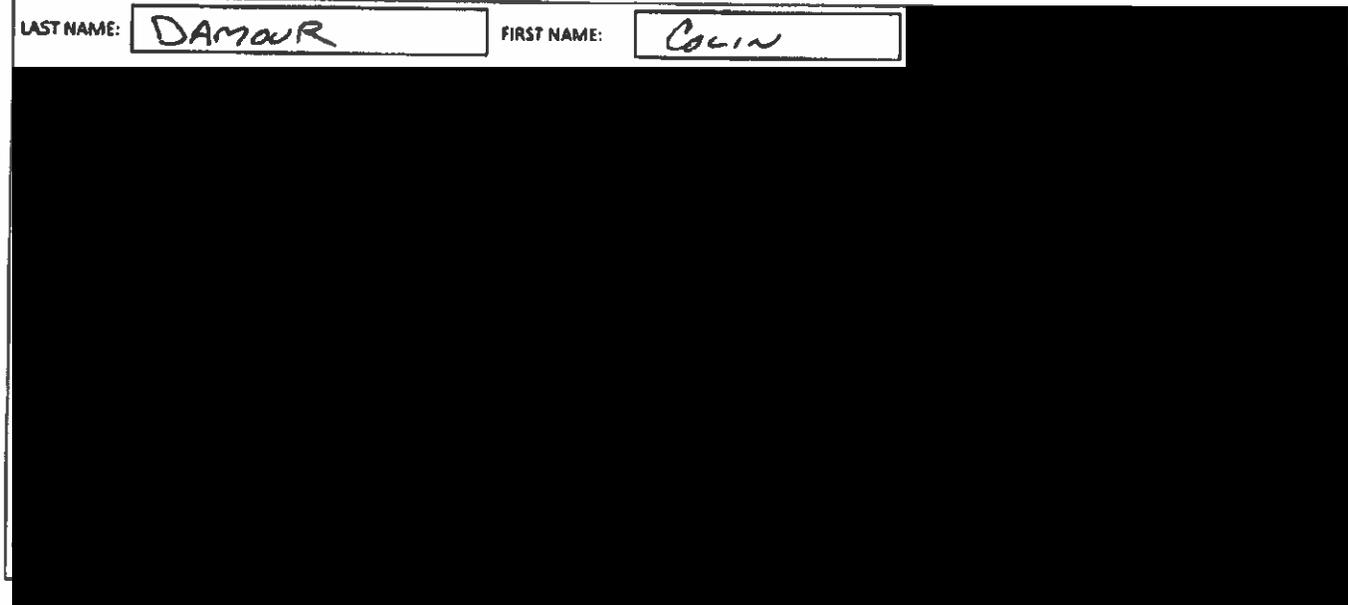
The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: Table & Vine, Inc. CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: D'AMOUR FIRST NAME: Colin



PRINT AND SIGN

PRINTED NAME: Colin M D'Amour APPLICANT/EMPLOYEE SIGNATURE:

NOTARY INFORMATION

On this 9/29/23 before me, the undersigned notary public, personally appeared Colin M. D'Amour
(name of document signer), proved to me through satisfactory evidence of identification, which were Personally known
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

REQUESTED BY:

RECEIVED BY:

The DCR Identity Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCR. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCR via mail or by fax to (617) 660-6634.





Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150

JEAN M. LORIZIO, ESQ.
 CHAIRMAN

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: Table & Vine, Inc CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: D'AMOUR FIRST NAME: CHRISTIAN

PRINT AND SIGN

PRINTED NAME: CHRISTIAN D'AMOUR APPLICANT/EMPLOYEE SIGNATURE:

NOTARY INFORMATION

On this 9/29/03 before me, the under signed notary public, personally appeared Christian P. D'Amour
 (name of document signer), proved to me through satisfactory evidence of identification, which were Personally known
 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

REQUESTOR:

THE DCU IDENTIFY THEIRS PIR NUMBER IS TO BE COMPLETED BY THOSE APPLICANTS THAT HAVE BEEN ISSUED AN IDENTIFY THEIR PIR NUMBER BY THE DCU. CERTIFIED AGENCIES ARE REQUESTED TO PROVIDE ALL APPLICANTS THE OPPORTUNITY TO INCLUDE THIS INFORMATION TO ENSURE THE ACCURACY OF THE CORI REQUEST PROCESS. ALL CORI REQUEST FORMS THAT INCLUDE THIS FIELD ARE REQUIRED TO BE SUBMITTED TO THE DCU VIA MAIL OR BY FAX TO (617) 540-4814.





Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114

DEBORAH B. GOLDBERG
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>IF EXISTING LICENSED</small>		LICENSEE NAME:	Table & Vine, Inc.	CITY/TOWN:	
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APPLICANT INFORMATION

LAST NAME:	D'Amour	FIRST NAME:	Mathieu
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PRINT AND SIGN

PRINTED NAME:	Mathieu L. D'Amour	APPLICANT/EMPLOYEE SIGNATURE:	
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NOTARY INFORMATION

On this 9/18/23 before me, the undersigned notary public, personally appeared Mathieu L. D'Amour
(name of document signer), proved to me through satisfactory evidence of identification, which were Personally Known
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

REQUESTED BY:	
---------------	--

The DCJ Monthly Third Index File Number is to be completed by those applicants that have been issued an Identity Theft File Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 690-6614.





JEAN M. LORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: Table & Vine, Inc CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: Calio FIRST NAME: Caroline

PRINT AND SIGN

PRINTED NAME: Caroline Demirs Calio APPLICANT/EMPLOYEE SIGNATURE: Caroline Demirs Calio

NOTARY INFORMATION

On this 9/27/23 before me, the undersigned notary public, personally appeared Caroline Demirs Calio
(name of document signer), proved to me through satisfactory evidence of identification, which were Personally known
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

[Signature]
NOTARY

DIVISION USE ONLY

REQUESTED BY:
SIGNATURE OF NON-REGISTERED EMPLOYEE

The ORI Identity Theft Index PIN number is to be completed by those applicants that have been found to identify their PIN number by the DCA. Certified operators are required to provide all applicants the opportunity to furnish this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCA via mail or by fax to (617) 698-4614.





**Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114**

**STEVEN GROSSMAN
TREASURER AND RECEIVER GENERAL**

CORI REQUEST FORM

**KIM S. GAINSBORO, ESQ.
CHAIRMAN**

The Alcoholic Beverages Control Commission has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information. For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>	<input type="text"/>	LICENSEE NAME:	Table & Vine, Inc.	CITY/TOWN:	<input type="text"/>
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APPLICANT INFORMATION

LAST NAME:	D'Amour	FIRST NAME:	Charles
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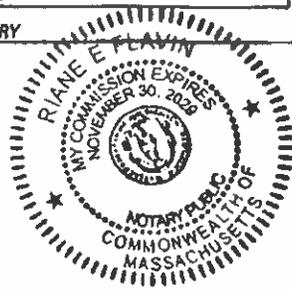
PRINT AND SIGN

PRINTED NAME:	Charles L. D'Amour	APPLICANT/EMPLOYEE SIGNATURE:	
---------------	--------------------	-------------------------------	--

NOTARY INFORMATION

On this before me, the undersigned notary public, personally appeared (name of document signer), proved to me through satisfactory evidence of identification, which were to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY



DIVISION USE ONLY

REQUIRED BY:	<input type="text"/>
<small>SIGNATURE OF COM. AUTHORIZED OFFICER</small>	
<small>The DCI Identity Theft Index PIN Number is to be furnished by those applicants that have been issued an Identity Theft PIN Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCI via mail or by fax to (617) 868-6634.</small>	



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114

STEVEN GROSSMAN
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

KIM S. GAINSBORO, ESQ.
CHAIRMAN

The Alcoholic Beverages Control Commission has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information. For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

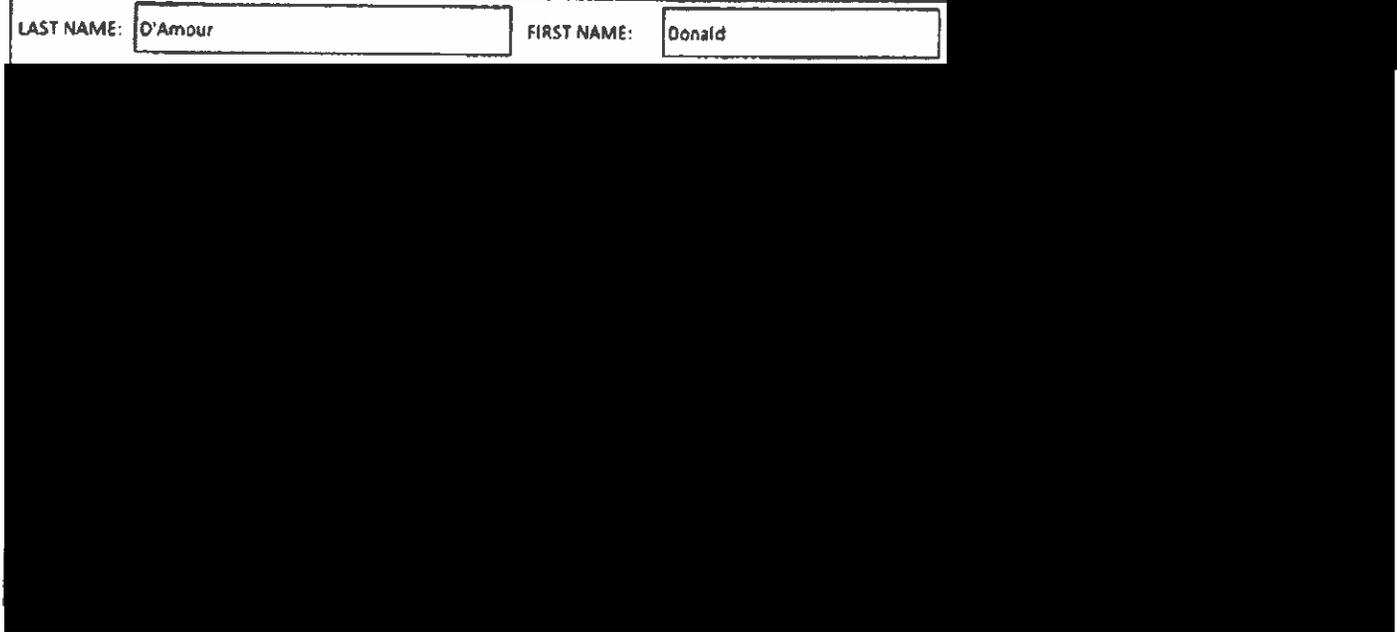
ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: Table & Vine, Inc. CITY/TOWN:

IF EXISTING LICENSEE

APPLICANT INFORMATION

LAST NAME: D'Amour FIRST NAME: Donald



PRINT AND SIGN

PRINTED NAME: Donald H, D'Amour APPLICANT/EMPLOYEE SIGNATURE:

NOTARY INFORMATION

On this 10/21/23 before me, the undersigned notary public, personally appeared Donald H, D'Amour
(name of document signer), proved to me through satisfactory evidence of identification, which were Personally Known
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

REQUESTED BY:

SIGNATURE OF CORI-AUTHORIZED EMPLOYEE

The DCJ needs the Index PIN Number to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-6616





Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street, First Floor
 Boston, MA 02114

DEBORAH B. GOLDBERG
 TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
 CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>		LICENSEE NAME:		CITY/TOWN:	
---	--	----------------	--	------------	--

APPLICANT INFORMATION

LAST NAME:	Schneider	FIRST NAME:	Todd
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PRINT AND SIGN

PRINTED NAME:	Todd J. Schneider	APPLICANT/EMPLOYEE SIGNATURE:	
---------------	-------------------	-------------------------------	--

NOTARY INFORMATION

On this February 21, 2024 before me, the undersigned notary public, personally appeared Todd Schneider (name of document signer), proved to me through satisfactory evidence of identification, which were Personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

REQUESTED BY:	
	<small>SIGNATURE OF CORI AUTHORIZED EMPLOYEE</small>

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4814.





Town of Franklin, MA
Department of the Town Clerk
355 East Central Street, Franklin, MA 02038

Date Issued: November
10, 2020
Record #: 104686
Certificate #: 20-182

BUSINESS VERIFICATION CERTIFICATE

In conformity with the provisions of Chapter 110, Section 5 of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title of:

Big Y World Class Market is conducted at: 348 EAST CENTRAL ST

by the following person:

FULL NAME

Charles D'Amour



A certificate issued in accordance with this section shall be in force and effect for four years from the date of issue and shall be renewed each four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed.

Expiration Date: November 10, 2024

Signature on file

Business Owner Signature #1

Business Owner Signature #2

A True Attest Copy
Nancy Danello

Nancy Danello
Acting Town Clerk

To learn more, scan this barcode or visit franklinma.viewpointcloud.com/#!/records/117991





Town of Franklin, MA
Department of the Town Clerk
355 East Central Street, Franklin, MA 02038

BUSINESS CERTIFICATE RENEWAL

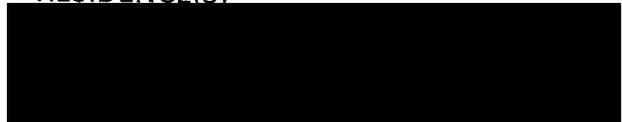
In conformity with the provisions of Chapter 110, Section 5 of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title of:

Big Y World Class Market #38 is conducted at 348 East Central Street, Franklin MA
Name of Business Address of Business

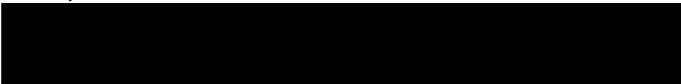
FULL NAME OF OWNER(S)

Charles L. D'Amour, President & CEO
Michael P. D'Amour, Exec. VP & COO

RESIDENCE(S)



Telephone #

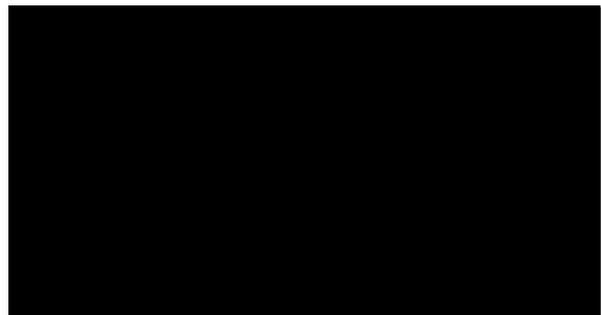


A certificate issued in accordance with this section shall be in force and in effect for four years from the Date of issue and shall be renewed each four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed.

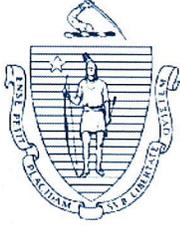
EXPIRATION DATE: _____


Business Owner Signature #1

Business Owner Signature #2



Nancy Danello, Acting Town Clerk



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 Office of Investigations
 Lafayette City Center
 2 Avenue de Lafayette, Boston, MA 02111-1750
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: BIG Y FOODS, INC.

Address: 2145 ROOSEVELT AVENUE

City/State/Zip: SPRINGFIELD, MA 01104

Phone #: 413-784-0600

Are you an employer? Check the appropriate box:

1. I am a employer with 10,028 employees (full and/ or part-time).*
2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. Retail
6. Restaurant/Bar/Eating Establishment
7. Office and/or Sales (incl. real estate, auto, etc.)
8. Non-profit
9. Entertainment
10. Manufacturing
11. Health Care
12. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: SAFETY NATIONAL CASUALTY INSURNACE

Insurer's Address: 11831 SHUETZ ROAD

City/State/Zip: ST LOUIS, MO 63146-3540

Policy # or Self-ins. Lic. # _____ Expiration Date: 6/30/24

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____

Date: _____

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (check one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board
 5. Selectmen's Office 6. Other _____

Contact Person: _____ Phone #: _____



CERTIFICATE OF COMPLIANCE WITH STATE LAWS

Pursuant to M.G.L Chapter 62C, Sec 49A, and M.G.L. Ch. 151A, Section 19A, the undersigned acting on behalf on the License Holder, certifies under the penalty of perjury that, to the best of the undersign's knowledge and belief, the License Holder is in compliance with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support*.



** Signature of Individual or Corporate License Holder (Mandatory)

*** License Holder's Social Security Number/or Federal Identification Number

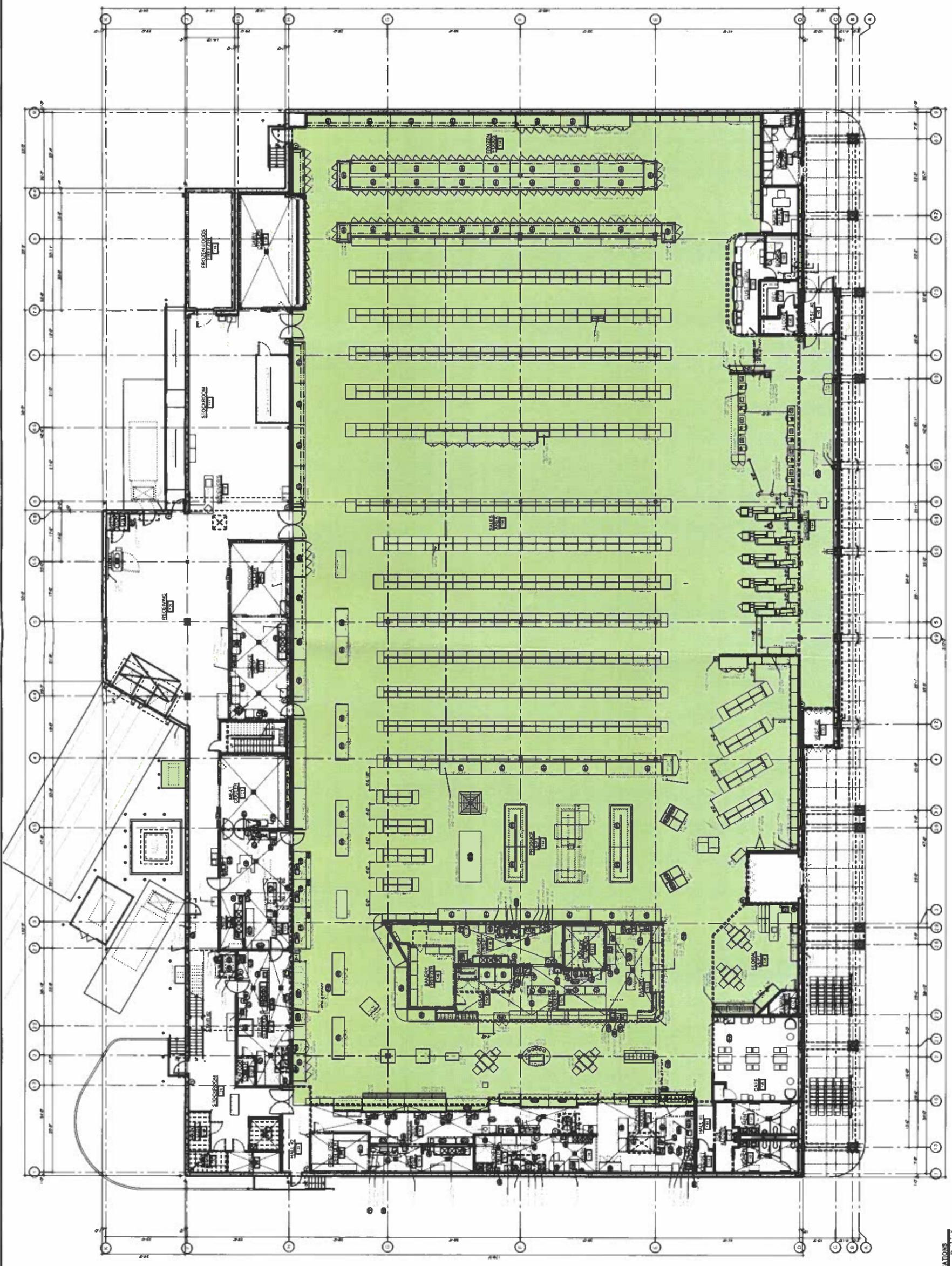
By: Michael S. Gold
Corporate Officer VP, Asst Secretary
(Mandatory, if applicable)

Date: 11/1/23

*The provision in the Attestation of relating to child support applies only when the License Holder is an individual.

** Approval of or a renewal of a license will not be granted unless this certification clause is signed by the applicant. For all corporations, a certified copy of the vote of the Board of Directors must be provided.

*** Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a license or other agreement issued, renewed or extended. This request is made under the authority of Massachusetts General Laws, Chapter 62C, section 49A.



**NOTICE OF PUBLIC HEARING
FRANKLIN, MA**

**Modification of a Section 15 Wine and Malt Beverages Package Store License
Change of Officers & Change of Stock Interest
Table & Vine, Inc.**

The Franklin Town Council will hold a Public Hearing on an application by Table & Vine, Inc., located at 348 East Central Street, Franklin, MA (within the Big Y retail store) for multiple modifications of their Section 15 Wine and Malt Beverages Retail Package Store License to include a Change of Officers and Change of Stock Interest. This hearing will take place during the Town Council's public meeting on April 10, 2024 beginning at 7:00 PM and will provide an opportunity for public input. Location: Municipal Building, 2nd floor Council Chambers, 355 E. Central St., Franklin and will also be available via the "ZOOM" platform. Residents can visit the Town website (Franklinma.gov) calendar on and after April 5, 2024 for updated meeting information. For questions, please call the Town Administrator's Office at (508) 520-4949.

Submitted by,
Julie McCann



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM**

APPLICATION FOR A NEW LICENSE

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

For the following transactions (Check all that apply):

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input checked="" type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input checked="" type="checkbox"/> Other <input type="text" value="Pledge of Inventory"/> | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL:

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

Acts (2022)

Chapter 346

AN ACT AUTHORIZING THE CITY KNOWN AS THE TOWN OF FRANKLIN TO GRANT AN ADDITIONAL LICENSE FOR THE SALE OF ALL ALCOHOLIC BEVERAGES NOT TO BE DRUNK ON THE PREMISES

*Be it enacted by the Senate and House of Representatives in
General Court assembled, and by the authority of the same, as follows:*

SECTION 1. (a) Notwithstanding section 17 of chapter 138 of the General Laws, the city known as the town of Franklin, acting through its town council as the local licensing authority, may grant an additional license for the sale of all alcoholic beverages not to be drunk on the premises pursuant to section 15 of said chapter 138 to MADD Deli, Inc., doing business as Dacey's Market, located at 353 Lincoln street in the city known as the town of Franklin. The town council shall grant said license only after compliance with the publication, notice and hearing requirements contained in section 15A of said chapter 138 and its determination that the grant of said license satisfies the public need. The license granted pursuant to this section shall be subject to all of said chapter 138 except said section 17.

(b) The licensing authority shall not approve the transfer of the license granted pursuant to this section to any other location, but it may grant the license to a new applicant at the same location if the applicant

files with the licensing authority a letter from the department of revenue and a letter from the department of unemployment assistance indicating that the license is in good standing with those departments and that all applicable taxes, fees and contributions have been paid.

(c) If a licensee terminates or fails to renew a license granted under this section or any such license is canceled, revoked or no longer in use, it shall be returned physically, with all of the legal rights, privileges and restrictions pertaining thereto, to the licensing authority, which may, within 3 years after such return, then grant the license to a new applicant at the same location under the same conditions as specified in this section, otherwise such license shall dissolve.

(d) The license granted under this section shall be issued within 1 year after the effective date of this act; provided, however, that a license originally granted within that time period may be granted to a new applicant under subsections (b) and (c) thereafter.

SECTION 2. Upon the issuance of the license pursuant to section 1, MADD Deli, Inc. doing business as Dacey's Market, located at 353 Lincoln street in the city known as the town of Franklin, shall return physically, with all of the legal rights, privileges and restrictions pertaining thereto, to the licensing authority, the license it currently holds pursuant to chapter 382 of the acts of 2020 for the sale of wines and malt beverages not to be drunk on the premises pursuant to section 15 of chapter 138 of the General Laws.

SECTION 3. This act shall take effect upon its passage.

Approved, December 29, 2022.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

Franklin

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
Off-Premises-15	\$15 Package Store	All Alcoholic Beverages	Annual

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Shikshapatri Corp. is purchasing the business assets of Madd Deli, Inc. Shikshapatri Corp. is seeking approval of a new all alcohol package store license available under special legislation. The current off premise license (89975-PK-0430) issued to Madd Deli, Inc. is non-transferable. Madd Deli, Inc. will surrender its current liquor license to the Town of Franklin upon the ABCC's approval of the new license and closing. Shikshapatri Corp. is also seeking approval of Michael Gannon as Manager of Record, and approval of the pledge of license and inventory to Rockland Trust Company.

Is this license application pursuant to special legislation?

Yes No

Chapter 346

Acts of 2022

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name: Shikshapatri Corporation FEIN: [REDACTED]

DBA: Dacey's Market & Deli Manager of Record: Michael Gannon

Street Address: 353 Lincoln Street, Unit 1, Franklin, MA 02038

Phone: 508-528-1988 Email: [REDACTED]

Alternative Phone: [REDACTED] Website: [REDACTED]

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Deli and convenience store located at 353 Lincoln Street, Unit 1. One floor with 3 rooms that include storage and prep areas. 7,000 square feet. 2 entrances and 4 exits.

Total Square Footage:	7,000	Number of Entrances:	2	Seating Capacity:	[REDACTED]
Number of Floors:	1	Number of Exits:	4	Occupancy Number:	[REDACTED]

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name: John M. Mooradian Phone: [REDACTED]

Title: Attorney Email: [REDACTED]

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	<input type="text" value="Corporation"/>	Date of Incorporation	<input type="text" value="11/1/2023"/>
State of Incorporation	<input type="text" value="Massachusetts"/>	Is the Corporation publicly traded? <input type="radio"/> Yes <input checked="" type="radio"/> No	

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Ravi Patel"/>	<input type="text" value="[REDACTED]"/>	<input type="text" value="[REDACTED]"/>	<input type="text" value="[REDACTED]"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="President, Treasurer, Secretary"/>	<input type="text" value="100%"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Michael Gannon"/>	<input type="text" value="[REDACTED]"/>	<input type="text" value="[REDACTED]"/>	<input type="text" value="[REDACTED]"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="Director"/>	<input type="text" value="0%"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY
 Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions. Yes No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
Ravi Patel	Section 15	Hey Ram Corporation	Cambridge
Ravi Patel	Section 15	VHN Corporation**	Malden
		**App pending with LLA/ABCC	

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name 345-353 Lincoln Street Realty, LLC

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date x/2024

Rent per Month \$5,000

Lease Ending Date x/2039

Rent per Year \$60,000

Will the Landlord receive revenue based on percentage of alcohol sales?

Yes No

10. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name Date of Birth SSN

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?* Yes No *Manager must be a U.S. Citizen
If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
2014	2024	Line Worker	Eversource	

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:
Manager's Signature Date

APPLICANT'S STATEMENT

I, Ravi Patel the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of Shikshapatri Corporation
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: R. V. Patel

Date: 02/15/24

Title: President



JEAN M. LORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>		LICENSEE NAME:	Shikshapatri Corp	CITY/TOWN:	Franklin
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APPLICANT INFORMATION

LAST NAME:	Patel	FIRST NAME:	Ravi	
------------	-------	-------------	------	--

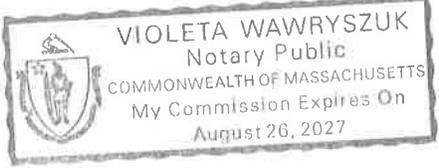
PRINT AND SIGN

PRINTED NAME:		APPLICANT/EMPLOYEE SIGNATURE:	<i>R-V-Patel</i>
---------------	--	-------------------------------	------------------

NOTARY INFORMATION

On this 2/16/24 before me, the undersigned notary public, personally appeared RAVI PATEL
 (name of document signer), proved to me through satisfactory evidence of identification, which were MASS DL
 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.


NOTARY



DIVISION USE ONLY

REQUESTED BY:	
	<small>SIGNATURE OF CORI AUTHORIZED EMPLOYEE</small>

The DCI Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCI via mail or by fax to (617) 660-4614.



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

JEAN M. LORIZIO, ESQ.
CHAIRMAN

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>		LICENSEE NAME:	Shikshapatri Corporation	CITY/TOWN:	Franklin
---	--	----------------	--------------------------	------------	----------

APPLICANT INFORMATION

LAST NAME:	Gannon	FIRST NAME:	Michael
------------	--------	-------------	---------

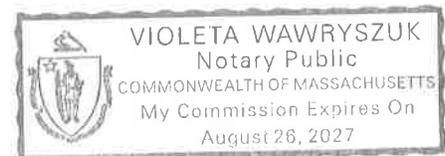
PRINT AND SIGN

PRINTED NAME:	Michael Gannon	APPLICANT/EMPLOYEE SIGNATURE:	
---------------	----------------	-------------------------------	--

NOTARY INFORMATION

On this 2/16/24 before me, the undersigned notary public, personally appeared Michael Gannon
(name of document signer), proved to me through satisfactory evidence of identification, which were MASS DL
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY



DIVISION USE ONLY

REQUESTED BY:	
	<small>SIGNATURE OF CORI AUTHORIZED EMPLOYEE</small>

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4614.

ENTITY VOTE

The Board of Directors or LLC Managers of Shikshapatri Corporation
Entity Name

duly voted to apply to the Licensing Authority of Franklin and the
City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on January 31, 2024
Date of Meeting

For the following transactions (Check all that apply):

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/
Directors/LLC Managers
- Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other Pledge of Inventory
- Change of DBA

“VOTED: To authorize Ravi Patel
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted.”

“VOTED: To appoint Michael Gannon
Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts.”

A true copy attest,

R-V-Patel
Corporate Officer /LLC Manager Signature

Ravi Patel
(Print Name)

For Corporations ONLY

A true copy attest,

R-V-Patel
Corporation Clerk's Signature

Ravi Patel
(Print Name)

The Commonwealth of Massachusetts, William Francis Galvin Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Statement of Change of Supplemental Information

(General Laws, Chapter 156D, Section 2.02 AND Section 8.45; 950 CMR 113.17)

No Fee

Identification Number: 001718113

1. Exact name of the corporation:

SHIKSHAPATRI CORPORATION

2. Current registered office address:

Agent name: RAVI PATEL

Number and street:

Address 2:

City or town:

3. The following supplemental information has changed:

Names and street addresses of the directors, president, treasurer, secretary

Title	Individual Name	Address
PRESIDENT	RAVI PATEL	[REDACTED]
TREASURER	RAVI PATEL	
SECRETARY	RAVI PATEL	
DIRECTOR	MICHAEL GANNON	

Fiscal year end:

December 31

Type of business in which the corporation intends to engage:

CONVENIENCE STORE & DELI

Principal office address:

Number and street: 353 LINCOLN STREET, UNIT 1

Address 2:

City or town: FRANKLIN

State: MA

Zip code: 02038

Country: UNITED STATES

Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):

Number and street: 353 LINCOLN STREET, UNIT 1

Address 2:

City or town: FRANKLIN State: MA Zip code: 02038

Country: UNITED STATES

Which is:

its principal office

an office of its transfer agent

an office of its secretary/assistant secretary

its registered office

Signed by RAVI PATEL , its PRESIDENT

on this 7 Day of February, 2024

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

February 07, 2024 03:38 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

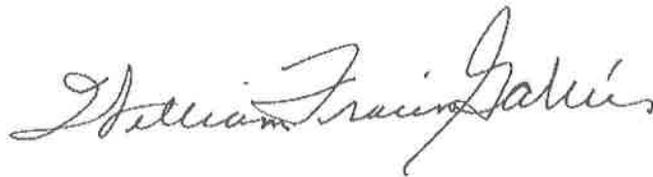
WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

November 01, 2023 04:12 PM

A handwritten signature in cursive script that reads "William Francis Galvin".

■

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

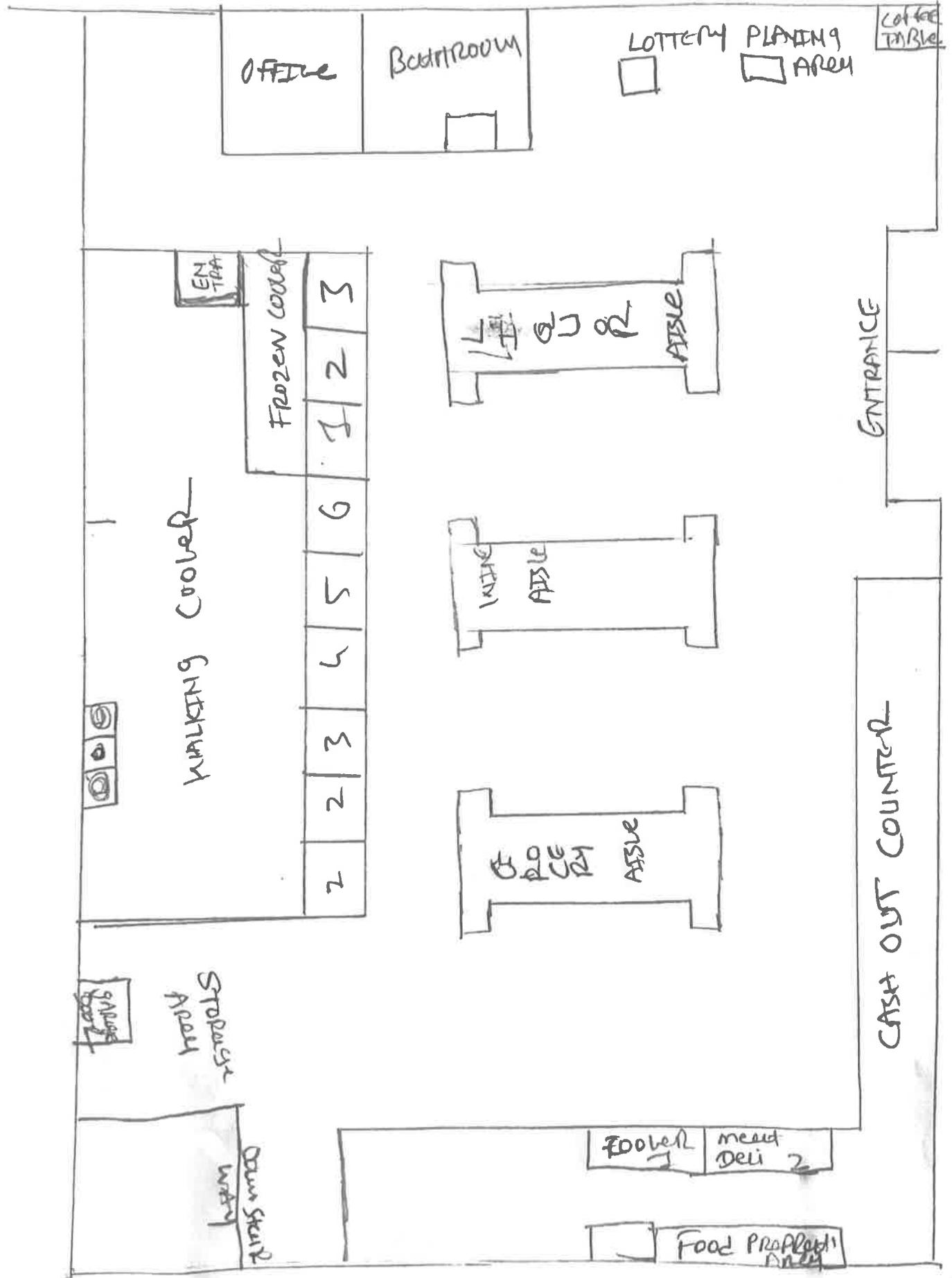
ASSIGNMENT OF INTEREST IN ASSET PURCHASE AND SALE AGREEMENT

I, Ravi Patel, hereby assign all of my right, title, and interest in and to an Asset Purchase and Sale Agreement dated October 25, 2023 with Madd Deli, Inc. in connection with the business known as "Dacey's Market & Deli" located at 353 Lincoln Street, Unit 1, Franklin, Massachusetts to Shikshaptari Corporation, a Massachusetts corporation with a principal place of business at 198 E. Central Street, Franklin, Massachusetts

The assignment is made without recourse and subject to all terms and conditions contained in said Asset Purchase and Sale Agreement.

R-V. Patel 02/15/24
Ravi Patel Date

DACEY'S MARKET



February 7, 2024

Franklin Town Council
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: New License Application for an Annual All Alcoholic Beverages License of Shikshapatri Corporation d/b/a Dacey's Market & Deli, 353 Lincoln Street, Unit 1, Franklin

Dear Members of Town Council:

I am the proposed manager of record for Shikshapatri Corporation d/b/a Dacey's Market, 353 Lincoln Street, Unit 1, Franklin. Please allow this letter to outline my work experience. For the past 10 years, I have been working as a line worker for Eversource. I will be working at the store under supervision of Ravi Patel. Ravi owns other convenient stores with alcohol licenses. In addition, I am TIPS Certified and a copy of this certification is attached to this letter. I will be working at Dacey's Market & Deli at least 40 hours a week and we will have 3-4 part-time/full-time employees. All employees will be TIPS certified.

Sincerely yours;

Michael Gannon



Enclosure



A 360TRAINING COMPANY

CERTIFICATE OF COMPLETION

This certifies that

Michael Gannon

is awarded this certificate for

TIPS Off-Premise Alcohol Seller Training

Hours
3.00

Completion Date
02/03/2024

Expiration Date
02/02/2027

Certificate #
OFF-000032754290

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Issued: 02/03/2024
Certificate #: OFF-000032754290

Michael Gannon
9 Moon Island Rd
Quincy MA 02171

CERTIFIED

Expires: 02/02/2027



Phone: 800-438-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____

DEMAKIS LAW OFFICES, P. C.

GREGORY C. DEMAKIS
THOMAS C. DEMAKIS

JOHN M. MOORADIAN
JACKSON L. CHRISTIAN

56 CENTRAL AVENUE
LYNN, MASSACHUSETTS 01901

TEL. (781) 595-3311
FAX (781) 592-4990
www.demakislaw.com

March 5, 2024

Julie McCann
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: New License Application for an Annual All Alcoholic Beverages License of Shikshapatri Corporation d/b/a Dacey's Market & Deli, 353 Lincoln Street, Unit 1, Franklin

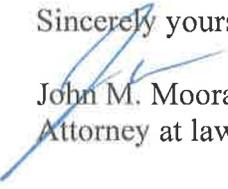
Dear Ms. McCann:

Please be advised that this office represents Shikshapatri Corporation which is under agreement to purchase the business known as Dacey's Market & Deli at 353 Lincoln Street, Unit 1, Franklin, MA. The purchase of Dacey's Market & Deli is contingent upon a 6-8 week alcohol licensing process with both the Town of Franklin and the Massachusetts Alcohol Beverage Control Commission. Please allow this letter to serve as confirmation that Shikshapatri Corporation will obtain a Business Certificate from the Town of Franklin and provide proof of workers compensation insurance upon ABCC approval and prior to closing on and operating Dacey's Market & Deli.

Please note that the current off premise license (89975-PK-0430) issued to Madd Deli, Inc. is non-transferable. Madd Deli, Inc. will surrender its current liquor license to the Town of Franklin upon the ABCC's approval of the new license and the closing of the purchase of the business.

Thank you very much for your time and cooperation. If you have any questions or need additional information, please feel free to call me at extension 105.

Sincerely yours;


John M. Mooradian
Attorney at law

Enclosure

**NOTICE OF PUBLIC HEARING
FRANKLIN, MA**

**New Section 15 All Alcoholic Beverages Package Store License
Shikshapatri Corporation d/b/a Dacey's Market & Deli for 353 Lincoln Street**

The Franklin Town Council will hold a Public Hearing on an application by Shikshapatri Corporation d/b/a Dacey's Market & Deli, located at 353 Lincoln Street, Unit 1, Franklin, MA for a new Section 15 All Alcoholic Beverages Retail Package Store License to be exercised at that location. This hearing will take place during the Town Council's public meeting on April 10, 2024 beginning at 7:00 PM and will provide an opportunity for public input. Location: Municipal Building, 2nd floor Council Chambers, 355 E. Central St., Franklin and will also be available via the "ZOOM" platform. Residents can visit the Town website (Franklinma.gov) calendar on and after April 5, 2024 for updated meeting information. For questions, please call the Town Administrator's Office at (508) 520-4949.

Submitted by,
Julie McCann

LICENSE TRANSACTION



Change of Officers & Change of Stock Interest

Table & Vine, Inc.

348 East Central Street
Franklin, MA 02038

Table & Vine, Inc. is seeking approval for multiple modifications of their Section 15 Wine and Malt Beverages Retail Package Store License to include a change of officers and change of stock interest.

All Departments have signed off on this application.

MOTION to approve the request by Table & Vine, Inc. for a change of officers and change of stock interest.

DATED: _____, 2024

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

Nancy Danello, CMC
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council

LICENSE TRANSACTION



New Section 15 All Alcoholic Beverages Package Store License

Shikshapatri Corporation

d/b/a Dacey's Market and Deli
353 Lincoln Street
Franklin, MA 02038

Shikshapatri Corporation d/b/a Dacey's Market and Deli located at 353 Lincoln Street, Franklin, MA 02038, is seeking approval for a new §15 All Alcoholic Beverages Package Store license and to approve the manager, Michael Gannon.

MOTION to approve the request by Shikshapatri Corporation d/b/a Dacey's Market and Deli located at 353 Lincoln Street, Franklin, MA 02038 for a new §15 All Alcoholic Beverages Package Store license and to approve the manager, Michael Gannon.

DATED: _____, 2024

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

RECUSED: _____

Nancy Danello, CMC
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

April 5, 2024

To: Town Council
From: Jamie Hellen, Town Administrator
Amy Frigulietti, Deputy Town Administrator

RE: Appointment - 444 East Central Street Local Initiative Program (LIP): Friendly 40B

The Council will consider its second Local Initiative Program (LIP) application in the past year. The first was 121 Grove Street and now 444 East Central Street, otherwise known as "Stobbarts" to reflect the project location at the Nursery.

The project proponent has included a powerpoint presentation that they will give at the meeting. They have also presented the most current plans that are proposed.

The Planning Board and Conservation Commission have both held hearings on the project. As a reminder, their reviews are non binding and not legally part of the "Friendly 40B" process, but as part of Franklin's process, we have asked them for their review as they have greater expertise that may help the community make more informed decisions. Both boards unanimously support the project. The project proponent has received feedback from both boards and staff and incorporated much of that feedback into the project. Board, Committee and staff letters are included in the packet.

Quick project overview:

- 265 total rental units; 67 permanently deeded affordable.
- All units count toward the Town's SHI Index to ensure we maintain our 10% affordable housing stock to prevent "unfriendly 40B's" from occurring.
- Elimination of all invasive species, introduction of native species, walking trails and preservation of the area in the rear of the parcel for our wellhead protection district.
- Location is within walking distance to all day-to-day retail needs like shopping centers, pharmacies, coffee shops, retail, restaurants and other amenities. It is also less than one mile from Downtown and the train station with excellent sidewalks on both sides of the road for pedestrian travel.
- While mitigation will be firmly permitted by the ZBA, the proponent has signaled a willingness to work with the town on potential investments toward studies to fix the King Street/140 Intersection AND possibly work with us on funding a GATRA "Route 140" bus route. Staff are far from finalizing these specifics, but based on the results of tonight's hearing, our staff will continue to work with them on these initiatives. They have been very receptive to these ideas.

I have also included two recent articles from the past couple of weeks relating to home sales and the troubling trends the state is seeing from a lack of housing. The trends are becoming even more challenging with extremely high housing costs, a lack of housing inventory, a microscopic statewide housing vacancy rate of almost 1.5%, a lack of affordable housing and now a study showing ¼ of all those young professionals are moving away from Massachusetts due to the high cost of living.

Staff are keenly aware that new development, in general, in town is not popular. We have all heard the complaints and concerns. However, at some point, housing needs to be created in order for our state, and community, to stay competitive. The project proponent and staff are committed to work with the developer to mitigate the concerns of the neighboring residents. In fact, the proponent is aware of the concerns and has worked to address them to the best of their ability and you can see those concessions and comments in the letters and presentation. We hope the feedback given can be constructive to mitigate those concerns, as opposed to obstructionism to prevent the project from moving forward.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Town of Franklin Affordable Housing Friendly Chapter 40B Projects - Local Initiative Program (LIP)

According to the Massachusetts Department of Housing & Community Development (DHCD), the Town of Franklin currently has 11.97% of the Town's year-round housing units on the Subsidized Housing Inventory (SHI). Because Franklin is above the 10% affordable housing threshold, it can permit so-called "Friendly 40B" projects to build mixed-income housing.

Unlike traditional 40B projects, this allows municipalities to remain in control of most aspects of project design and construction. A "Friendly 40B" project is a project that has local support because of the contribution it can make to the community's need for more diverse housing options, and the contributions the developer agrees to make to local needs (infrastructure, public safety, land protection, etc.).

All 40B developments are required to create housing where at least 25% of housing units are affordable according to DHCD regulations, but not all projects are equal in other ways including: type and size housing units; location; proximity to transit; traffic impacts; public space; recreation or open space resources; aesthetics; building design; community character; wetland protection; safety; walkability; sustainability; low impact development.

The Town is not under pressure to increase its SHI by immediately approving additional 40B developments. Given that the Town has been made aware of several possible Friendly Chapter 40B projects, the Town's Development Staff has put together a preliminary process to determine if the project meets the needs of the Town and follows the LIP process.

On pages 3 and 4 of this document is the new Friendly 40B Project Preliminary Review Checklist. Developers hoping to permit a Friendly 40B in Franklin should take the time to complete and return it, and any related documents (e.g., preliminary site plans; ANRAD; project summary), to the Town's Point of Contact for Chapter 40B Development Issues.

Once the Town's Point of Contact receives the completed form the Town will begin a 30 day review of the proposed development. The 30 day review includes a review of the proposal by Town Staff, a presentation by the applicant to the Technical Staff Review Committee, and non-binding reviews by the Planning Board and Conservation Commission.

Franklin's Town Administrator has appointed the Town Planner as a single point of contact to serve as the primary municipal liaison for all issues relating to Chapter 40B affordable housing development matters. The Municipal Point of Contact will assist developers/applicants to sort out the 40B process and related requirements. Casual early pre-permit discussions with the Municipal Point of Contact are highly recommended.

Municipal Point of Contact for Chapter 40B Development Issues:

Amy Love, Town Planner
Planning and Community Development
Town of Franklin
355 East Central Street
Franklin, MA 02038-1352
Phone: 508-520-4907
Email: alove@franklinma.gov

Friendly 40B Project Preliminary Review Checklist

Below outlines the Town of Franklin recommended Checklist to proceed with a LIP application:

1. Project Information

- a. Project Name: _____
- b. Applicant Point of Contact Name: _____
Phone number _____ Email _____
- c. Project Team - Names, Titles, Contact information.
- d. Project Location: _____
- e. Number of Units: _____
- f. Bedroom Count: 1 Bedroom ___ 2 Bedrooms ___ 3 Bedrooms ___
- g. Rental or Ownership
- h. List of all waivers, if any, that the applicant will request from the ZBA
- i. Preliminary Plans.

2. Criteria for Review

- a. Percent of Affordable Units _____
- b. Number of Affordable Units _____
- c. Number of units to count on the SHI _____
- d. Public Benefits
 - i. Roadway Improvements
 - ii. Other Infrastructure Improvements
 - iii. Public Access/Trails/Open Space
 - iv. Other Public Amenities
 - v. Positive and or Negative Impacts on the Town
 - vi. Impacts on the abutting property owners
 - vii. Safety/Fire Impacts to Town.

3. 30-Day Preliminary Project Review Process

- a. Once the Applicant has submitted required information to the Municipal Point of Contact, the Applicant's information will be distributed to the Town's Administration and Technical staff, Franklin Planning Board, and Franklin Conservation Commission.
- b. Technical Staff Review and Comment
 - i. Town staff will be asked for written comments on the proposed housing project.
- c. Technical Staff Review Committee Meeting
 - i. The Applicant will be asked to attend a Technical Staff Review Committee meeting, held on Wednesdays at 3:00 p.m. The Municipal Point of Contact will coordinate with the Applicant.

- d. Planning Board - A non-binding review from the Planning Board
 - i. The Applicant will be asked to attend a Planning Board Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
 - ii. Planning Board members will perform a non-binding project review. Review to include
 - 1. Compliance with Section 185-31 of Town Zoning By-Law
 - 2. Special Permit Criteria
 - 3. Stormwater Review
 - 4. Parking review
 - 5. Traffic Review.

- e. Conservation Commission (if required) - non-binding review from the Commission
 - i. If the proposed project is within the 100 feet buffer zone or will impact other jurisdictional resources, the Applicant will be asked to attend a Conservation Commission Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
 - ii. Conservation Commission members will perform a non-binding project review under Chapter 181 (Wetlands Protection Bylaw) of the Franklin Code and the Town of Franklin Conservation Commission Regulations.. Review to include
 - 1. Wetland Resource Impacts
 - 2. Completed ANRAD
 - 3. Wetland Crossings
 - 4. Area Wetland maps and disturbance.

- 4. Department of Housing and Community Development (DHCD)**
 - a. The Applicant is required to obtain a letter from DHCD acknowledging the number of units that will be accepted on the Town's SHI List.

- 5. Town Council Presentation & LIP Determination**
 - a. Applicant should present an overview of the proposed project and outline the benefits for the Public
 - b. Gather feedback from Town Council members
 - c. Formal Vote from the Town Council.

- 6. Zoning Board of Appeals Approval**
 - a. Applicant shall submit a Comprehensive Permit to the ZBA for review and decision.

Please note, the Applicant is free to submit an application directly to the Zoning Board of Appeals. However, if the Applicant wants the support from the Town and file under the LIP, it is highly suggested they follow this checklist.

Note that any activities subject to Conservation Commission review under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, will need to be reviewed by the Conservation Commission independent from an LIP application.



TOWN OF FRANKLIN RESOLUTION 24-16

FRANKLIN TOWN COUNCIL SUPPORT FOR PROPOSED GL CHAPTER 40B AFFORDABLE HOUSING PROJECT AT 444 EAST CENTRAL STREET PURSUANT TO DHCD'S LOCAL INITIATIVE PROGRAM (LIP): FRIENDLY 40B

- WHEREAS,** GL Chapter 40B Sections 20-23 provide a legal framework for the creation of local affordable housing which is administered by the Massachusetts Department of Housing and Community Development (DHCD) and DHCD has enacted a regulation creating the Local Initiative Program (LIP) which allows a Chapter 40B developer to work collaboratively with a municipality to obtain its support for a proposed affordable housing project; and
- WHEREAS,** DHCD's LIP regulation provides that a municipality demonstrate its support through its Chief Executive Officer's signing a letter of support, and Franklin's Home Rule Charter provides that the municipality's Chief Executive Officer is the Town Administrator; and
- WHEREAS,** The Franklin Town Administrator has created a voluntary process and checklist for a developer who proposes a Chapter 40B LIP affordable housing project to follow, which includes informal reviews by Town staff, the Planning Board and Conservation Commission, and a presentation to the Franklin Town Council; and
- WHEREAS,** The Alevizos Group has proposed to develop a Chapter 40B affordable housing project on approximately fifteen acres of land located at 444 East Central Street consisting of up to two hundred, sixty-five (265) rental units; and
- WHEREAS,** The Alevizos Group has submitted an application to Town pursuant to the above-described voluntary LIP approval process and participated in above-referenced reviews and made a presentation to the Franklin Town Council at a duly posted public meeting thereof.

NOW THEREFORE the Franklin Town Council, acting on behalf of the Town of Franklin, hereby expresses its support for The Alevizos Group's proposed affordable rental housing project of up to two hundred, sixty-five units to be developed on approximately fifteen acres located at 444 East Central Street and directs the Town Administrator to prepare and sign a letter of support to DHCD for the proposed project and to sign any DHCD Applications and/or other forms and to take any other action which DHCD requires to demonstrate Town's support for the project.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2024

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Central Street Residences

444 East Central Street



Applicant: TAG Central LLC



At a Glance

Project Team

Architect: Cube3

Wetlands Consultant: Goddard Consulting

Civil/Surveyor/LA: Allen and Major Associates

Traffic: Vanasse & Associates, Inc

Local Counsel: Doherty, Dugan, Cannon, Raymond & Weil

Planning/Fiscal Impact: Fougere Planning and Development

Geotechnical: KNM Geotechnical Consultants

Environmental: EBI Consulting

Applicant: TAG Central LLC

Friendly 40B Project, For Rent

In Partnership/Collaboration
with Town

Class-A Residential Community

Total Number of Units: 264

Percent Affordable Units: 25%

Number of Affordable Units: 66

Total Units to Count on SHI: 264

Bedroom Count/Unit Mix:

1 Bedrooms: 122 / 46%

2 Bedrooms: 115 / 44%

3 Bedrooms: 27 / 10%

Parking:

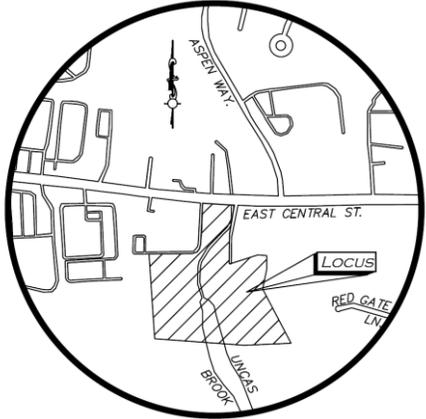
357 spaces* (1.35/unit)

**including 30 freestanding garages*

Site Locus Map



Site Aerial



Existing Conditions Photos

Construction & Demolition Waste



Existing Conditions Photos

Invasive Species & Dilapidated Structures



Existing Conditions Photos

Fill/Brush/Debris Piles

Oct 11, 2023 at 2:44:10 PM
444 E Central St
Franklin MA 02038
United States



Oct 11, 2023 at 2:45:43 PM
444 E Central St
Franklin MA 02038
United States



Existing Conditions Photos

Abandoned Vehicles/Materials

March 20, 2024



March 20, 2024



Proposed Site Plan



Conceptual Building Elevations



Typical 3-Story Building



Typical 4-Story Building

Representative Completed Projects



THE COVE - HINGHAM, MA



THE WESTERLY - FRANKLIN, MA

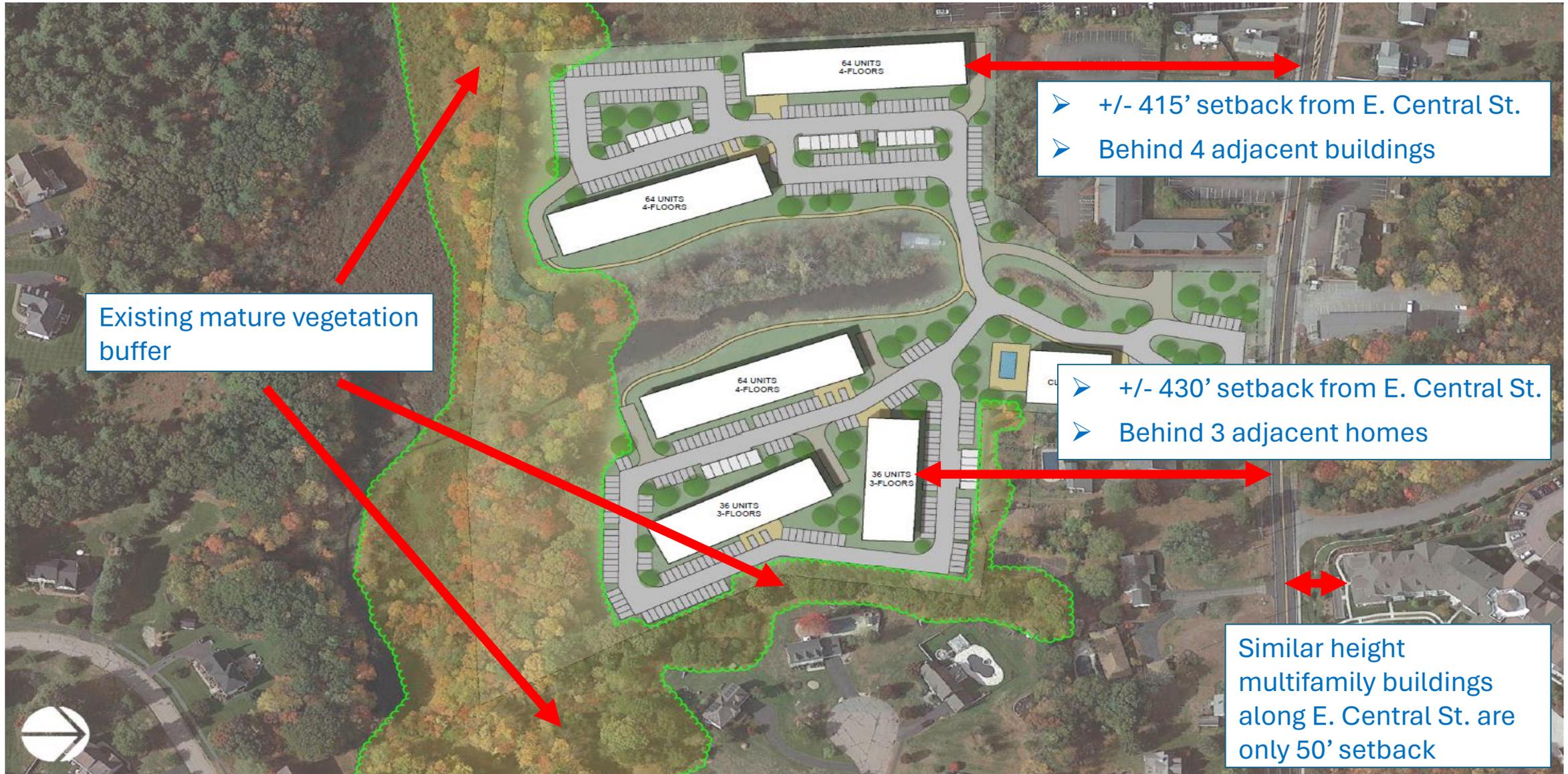


THE ALTA - HOPKINTON, MA



THE VAL - BILLERICA, MA

Shielding the Proposed Buildings



Existing mature vegetation buffer

➤ +/- 415' setback from E. Central St.
➤ Behind 4 adjacent buildings

➤ +/- 430' setback from E. Central St.
➤ Behind 3 adjacent homes

Similar height multifamily buildings along E. Central St. are only 50' setback

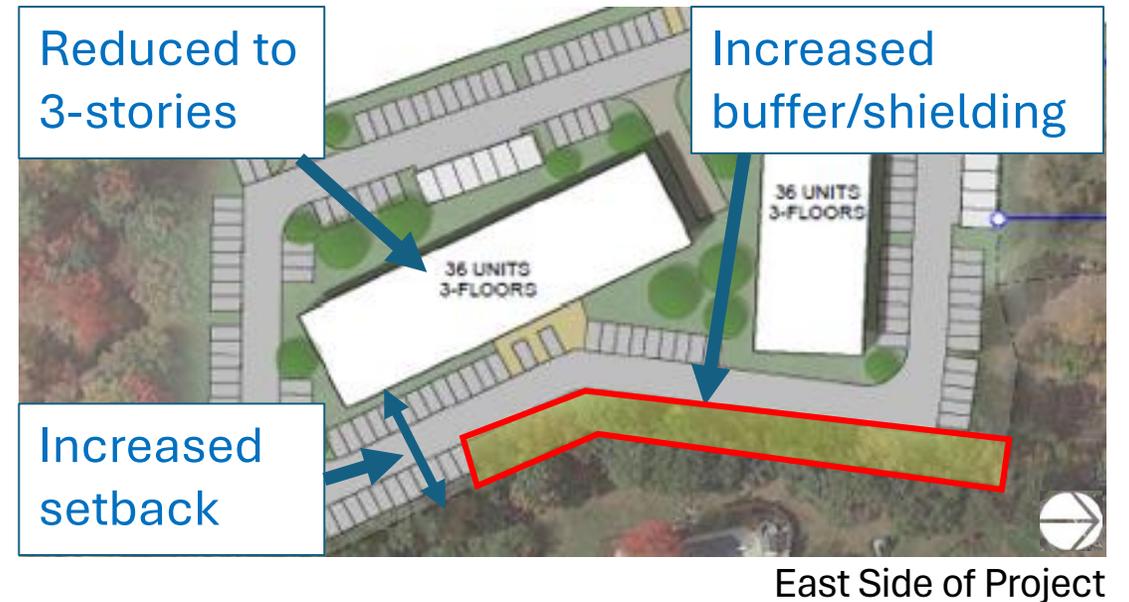
Existing Vegetation Buffer Photos



Site Plan Improvements Incorporated in Collaboration with the Town

Coordinated with Department of Planning and Community Development, Conservation Commission, Fire Department, etc. on multiple site plan revisions, including:

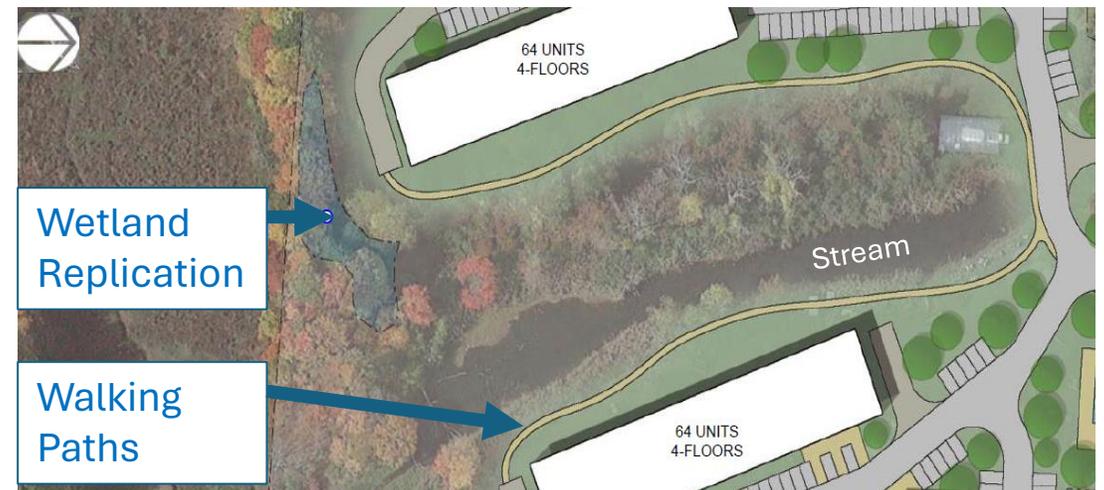
- Reduced building height nearest to easterly abutters by 25% from 4 stories to 3 stories
- Relocated same building to center of site rather than along eastern property line, significantly increasing setback from abutters
- Increased buffer/shielding for easterly abutters by redesigning site plan to prevent disturbance of and maintain mature trees/vegetation and elevation buffer along east property line (+/- 15' tall hill at this location)
- Increased building setbacks from E. Central Street, resulting in improved shielding of buildings and significantly reducing massing viewable from street
- Incorporated the design of the free-standing garages into the site plan
- Coordinated with Fire Department on multiple access and life-safety related revisions above and beyond code requirements
- Coordinated with School Department to ensure site plan is sufficient for school bus drop-off and pick-up



Conservation Related Project Initiatives

- Invasive Species management; nearly entire site is non-naturally vegetated featuring an abundance of Invasive Species
- Replant invasives with new native plantings
- Replication of Isolated Vegetated Wetlands at 2 to 1 ratio; increase onsite wetlands
- While environmental studies indicate site is clean, all general debris including construction & demo waste, abandoned vehicles/equipment, brush piles, and fill piles will be removed
- Restore and reestablish wetland buffer protection zones to protect wetlands going forward
- Compliance with Stormwater Standards; existing conditions result in unmitigated, sheet flowing surface runoff directly into wetlands
- Private nature walking paths along river
- Potential for Town to add Conservation Land – southerly acreage outside of redevelopment envelope

Example Walking Path



Public Benefits

Public Infrastructure/Transportation Improvements

Working with Town CEO/Administrator on long term strategies for easing existing traffic, participating to make E. Central St. a more pedestrian friendly corridor, and being a good neighbor, including:

- New sidewalk, bicycle shoulder, curbing totaling 175 LF, providing connectivity between the Project, Big Y, other retail uses and public transit
- Coordinate with Town to assist in reestablishing GATRA bus service along E. Central
- Prepare an Intersection Improvement Study & Optimal Traffic Signal Timing/Phasing Plan for the King/Chestnut St. intersection and the Big Y/Franklin Town Hall driveway to identify improvements and state funding opportunities to help with existing conditions

Advance Town's Subsidized Housing Inventory (SHI) Goals

- 100% of total units (264) to count towards Town's SHI, helping to prevent future unfriendly 40B Projects
- 25% of units to remain affordable in perpetuity, providing much needed housing

Substantial Increase in Property Tax Revenue to Town

- Estimated revenues to Town associated with property including taxes to increase by +/- \$650,000 annually

Redevelopment to Transform a Prominent, Longstanding, Dilapidated Property

- Transform into first-class residential community; removal of existing debris, construction & demo waste, abandoned vehicles/equipment, brush piles, fill piles, etc.

Potential for Town to Add Conservation Land/Other Potential Benefits

- Potential for southerly acreage outside of redevelopment scope to be conveyed to Town
- Further opportunities to implement additional public improvements will be considered in coordination with the Town as project progresses through permitting



Redevelopment Summary

Lack of Demand for As-of-Right Uses of Site:

Under current commercial zoning, site is unlikely to be redeveloped due to little demand for as-of-right uses

Transformative, High-End Redevelopment:

Opportunity to redevelop a prominently located, underutilized parcel into First Class Project, enhancing the neighborhood aesthetically and economically

Opportunity for Town to Shape Redevelopment:

Friendly 40B Process enables Town and Applicant to collaborate on Project hand-in-hand to create a win-win redevelopment proposal

Ecological Benefits:

- 1) Restore critical wetland buffer protection zones; 2) increase wetlands; 3) create nature walking paths; 4) remove invasive species and add native species, and;
- 5) Town to gain more Conservation Land

Public Benefits:

- 1) Making E. Central more pedestrian friendly; 2) add needed affordable housing; 3) advance Town's SHI, and;
- 4) substantial increase in tax revenue



Proposed



Existing

Thank You for Your Consideration

Central Street Residences



Applicant: TAG Central LLC





Central Street Residences

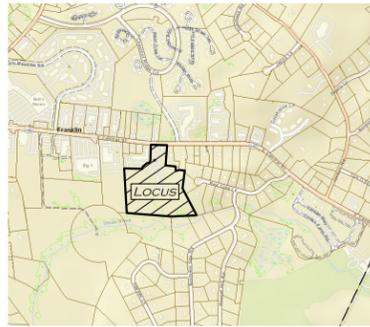
Preliminary Plans

444 E. Central Street
Franklin, MA
12/20/2023

CUBE 3 | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9900 | cube3.com

CUBE³

COPYRIGHT(C) 2023 CUBE 3 STUDIO LLC. ALL RIGHTS RESERVED

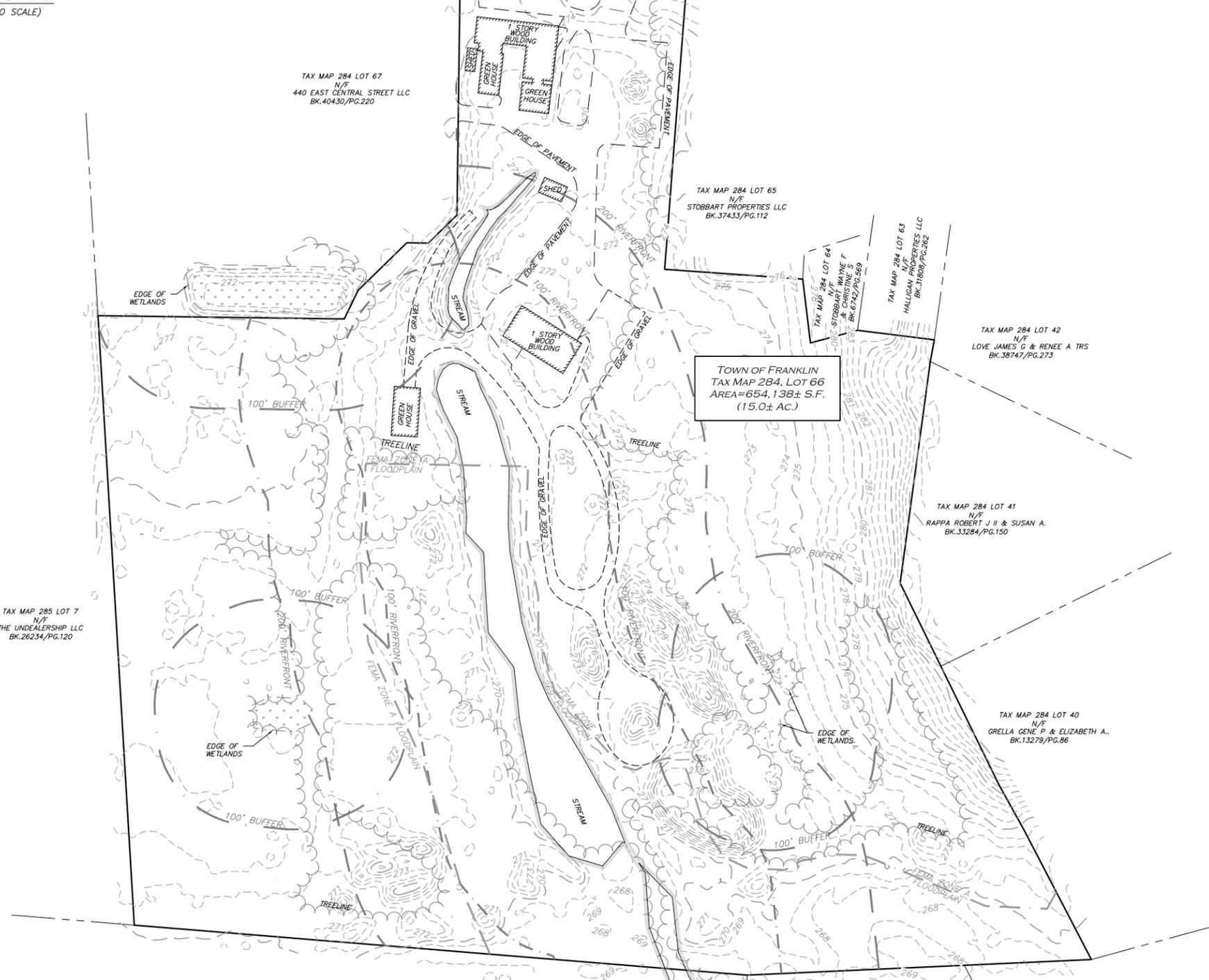


LOCUS MAP
(NOT TO SCALE)

EAST CENTRAL STREET
(1927 SHLO #2436 - 60' WIDE)
(RTE. 140)



LEGEND	
UTILITY POLE	
BUILDING	
WETLAND	
100' BUFFER	
100' RIVERFRONT	
200' RIVERFRONT	
FEMA ZONE A	
1' CONTOUR	
5' CONTOUR	
PROPERTY LINE	
ABUTTERS LINE	
TREE LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
EDGE OF WATER	



- NOTES**
1. TOPOGRAPHY TAKEN FROM LIDAR (1' INTERVALS)
 2. EXISTING CONDITIONS IS SHOWN PER AERIAL PHOTOGRAPHY.
 3. WETLAND DECLINATIONS ARE SHOWN FROM WETLAND RECON SKETCH, BY GODDARD CONSULTING, DATED 10/17/2023
 4. PROPERLY LINE SHOWN PER RECORD PLAN THIS IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY.
 5. THIS PLAN SHOULD NOT BE USED AS A BASE PLAN FOR DESIGN OR CONSTRUCTION.



N:\PROJECTS\3317-01\SURVEY\DRAWINGS\CURRENT\S-3317-01-EC-COMPILED.DWG

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
TAG CENTRAL, LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 12/06/23

SCALE: 1" = 60' DWG. NAME: 53317-01

DRAFTED BY: CMQ CHECKED BY: AJR

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896

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DRAWING TITLE: **PRELIMINARY EXISTING CONDITIONS PLAN** SHEET No. **V-101**
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Project Summary

264 Units
1.35 Ratio
357 Parking Spaces
(30 Free-Standing Garages)





Typical 3-Story Building



Typical 4-Story Building

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

February 27, 2024

Zoning Board of Appeal
355 East Central Street
Franklin, MA 02038
Attn: Bruce Hunchard, Chair

Town Council
355 East Central Street
Franklin, MA 02038
Attn: Tom Mercer, Chair

RE: 444 East Central Street – LIP Friendly CH40B Development

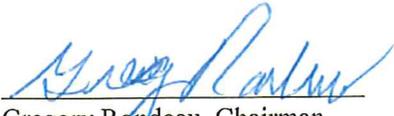
Please accept, on behalf of the Franklin Planning Board, the following letter, outlining the Board's recommendations pertaining to the proposed friendly 40B development at 444 East Central Street. This letter sets forth the Planning Board's recommendations related to the Board's review of the project, pursuant to the Town's recently adopted guidelines for reviewing Friendly 40B projects – Local Initiative Program.

The Planning Board voted 5-0 to recommend the project as currently presented with the ability to include changes listed in the attached letter, with a compromise between Central Street Residences and the Town of Franklin to create a project that would be better suited for the community.

The Planning Board's recommendations are based on (1) the Board's review of the Friendly 40B application submitted on December 22, 2023, (2) presentation made by the applicant, Central Street Residences, to the Planning Board on January 22, 2024 and February 26, 2024, (3) comments provided by DPCD at the February 26, 2024 Planning Board meeting (attached) and a letter from a resident, Gino Carlucci dated February 26, 2024 (attached). The Planning Board notes that most of items listed in the DPCD letter were addressed with the exception of moving the clubhouse.

The Planning Board looks forward to the applicant, as well as the Town Council and other Boards reviewing this project working together, to create a project that is reflective of a Friendly 40B project.

Thank you for providing the Planning Board an opportunity to provide feedback



Gregory Rondeau, Chairman
Franklin Planning Board

CC: Jamie Hellen, Town Administrator
Conservation Commission
Bryan Taberner, Director of Planning and Community Development
Gus Brown, Building Commissioner
Catherine Racer, Director DHCD
Reiko Hayashi, LIP Director, DHCD

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: February 21, 2024
TO: Central Street Residences
FROM: Department of Planning and Community Development
RE: 444 East Central St
Preliminary Plan

DPCD has gathered the comments from the January 22, 2024 meeting and have provided them below:

- Turn the clubhouse main entrance towards the street and provide parking behind the building.
- Consider the 56-unit building located on the east side and closet to an abutter be three-stories.
- Apply with Design Review.
- Use elevation on the site to hide the buildings or ways to make the buildings look smaller, by providing an elevation study.
- Provide a shadow study for the four-story building to see the shadow cast onto the abutters.
- Suggested parking requirement of 1.35 seems low, and 1.5 would seem a little better.
- Look to add more 3 story buildings and less 4 story buildings, decreasing the unit count.
- Drop off and pick area for bus/GATRA
- Show the free standing garages on the concept plan.
- What is the total impervious coverage amount

Comments:

- Applicant has provided a response and revised Site Plans included in the submission.

Gino D. Carlucci, Jr.
1 Toni Lane
Franklin, MA 02038

February 26, 2024

Greg Rondeau, Chair
Franklin Planning Board
355 East Central Street
Franklin, MA 02038

Dear Mr. Rondeau and members of the Planning Board,

TAG Central, LLC is on your 2/26/24 agenda seeking support for its upcoming request to Town Council for support of a housing development at 444 East Central Street as a "Friendly 40B". While acknowledging that the town and the region is in dire need of additional housing, the Town should be careful to approve such housing in a manner that is beneficial and helps the Town achieve its long-term goals. This is especially true when such housing is discretionary and not as-of-right as is the case here.

The proposed 444 East Central Street project is in a location that is appropriate for housing in that it is close to services and amenities. The site offers an opportunity to help fill a housing need while also advancing other Town goals such as creating pedestrian and bicycle friendly opportunities, as well as helping to establish the East Central Street corridor as an inviting entrance to the downtown area.

Unfortunately, rather than advancing these goals, the current proposal significantly detracts from them. The totally traffic-inducing design will have a negative impact on this section of East Central Street for generations, and detract from Town efforts to become more walkable.

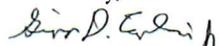
At this point, cars are a necessity in Franklin, and they need to be accommodated in this project. However, there is one relatively minor site change that could help mitigate the negative impact of the cars and the project. That change would be to relocate the proposed clubhouse to be close to and parallel to East Central Street with parking behind it. While there is no scale on the plan, the proposed clubhouse appears to be well over 100 feet from the street. Pedestrians would be passing a large open area consisting primarily of a driveway loop and parking spaces. This is the opposite of pedestrian-friendly. The building should be set back no further than the existing buildings on the site. Moving the building close to the street would have multiple benefits. It would:

- help frame the corridor (along with the other nearby buildings),
- advance the Town's pedestrian-oriented goals,
- identify the project as a part of the community rather than as an isolated complex separate from the rest of the town, and
- screen the parking as well as most of the large buildings behind it.

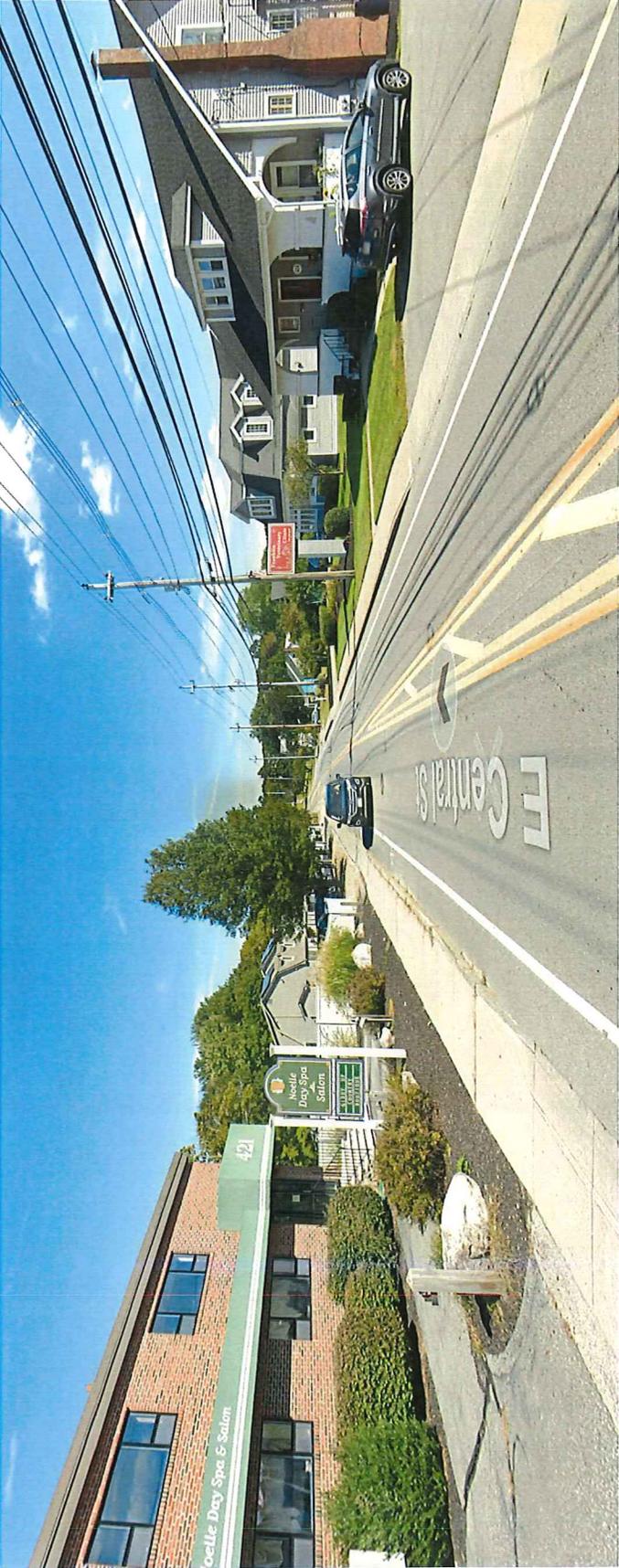
It is disappointing that the developer chose to decline the request of DPCD to make that change. As documented in the attached photos from Google Maps, most of the other buildings in the vicinity are close to the street and most have parking to the rear or side. This proposal would break from this pattern to the detriment of the neighborhood and the town. A Friendly 40B is supposed to attain that status because it helps the Town to achieve some of its goals besides the housing. This plan falls short of that.

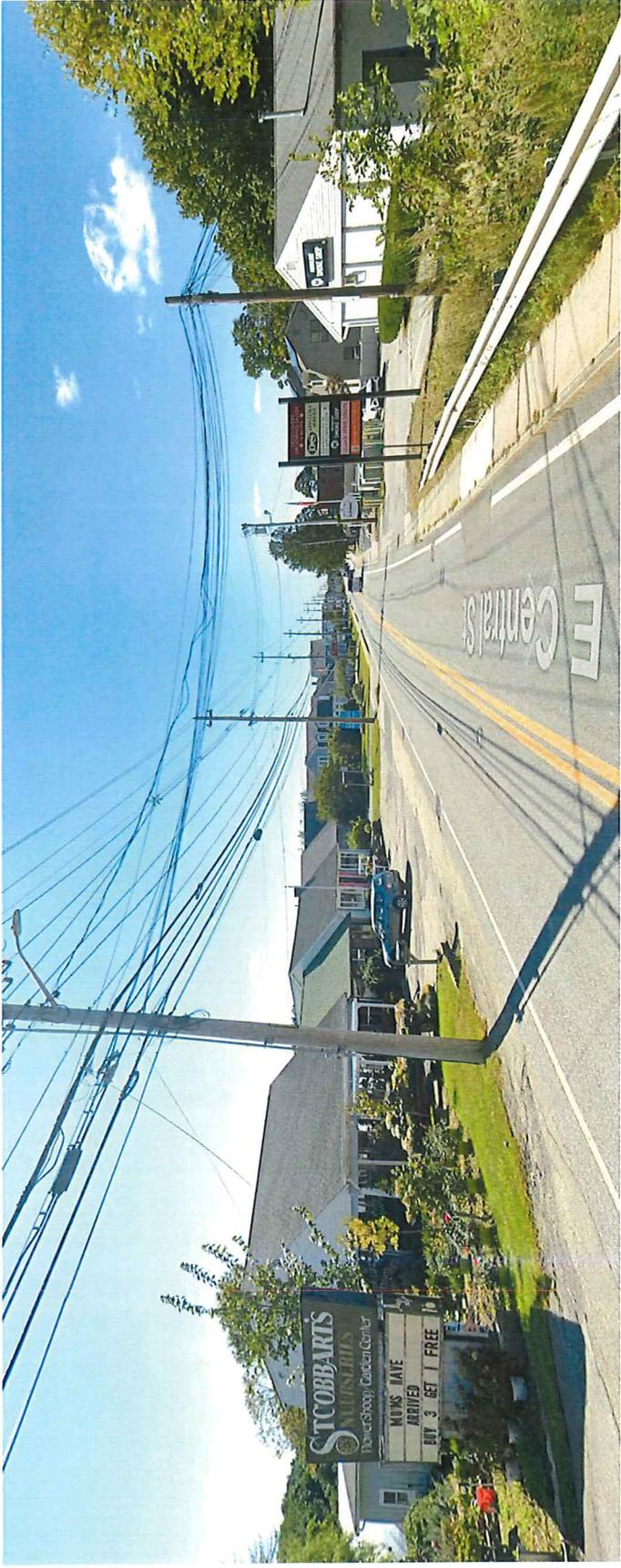
For these reasons, I urge the Planning Board to withhold support of this project as a Friendly 40B unless the design is changed as outlined above.

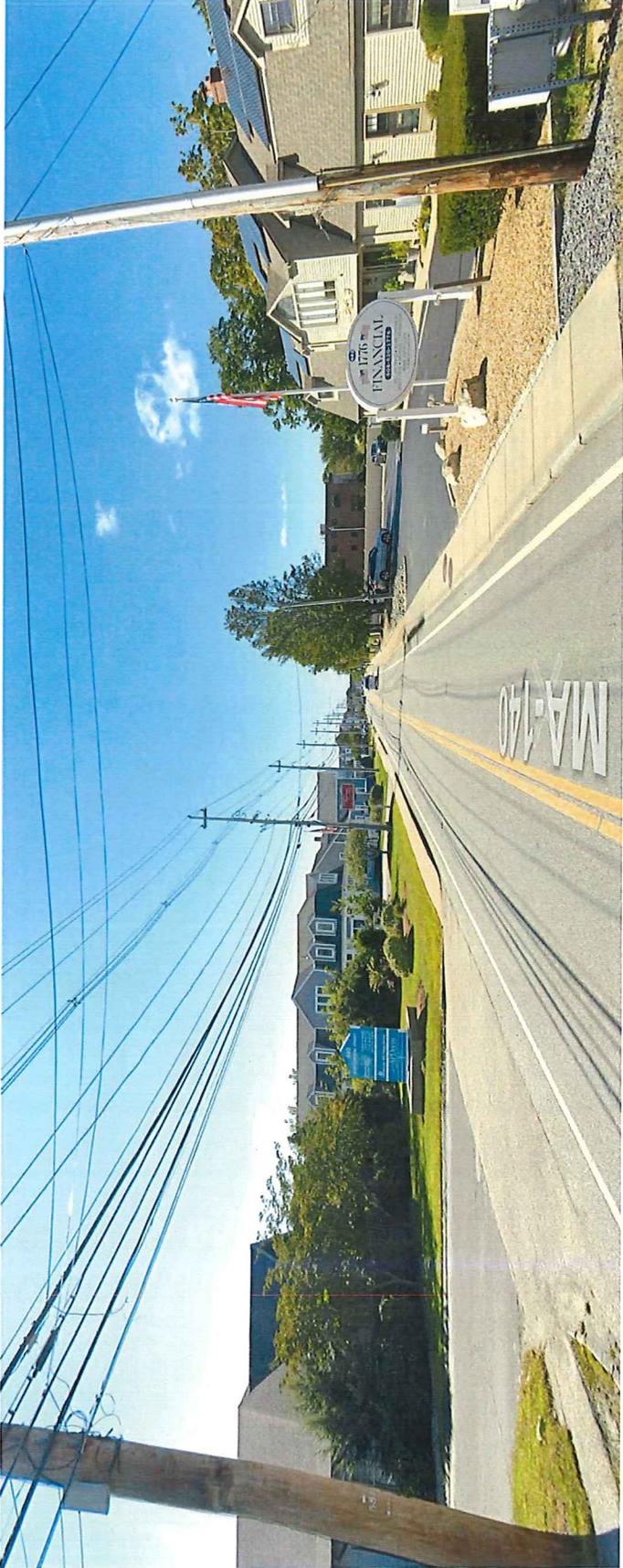
Sincerely,



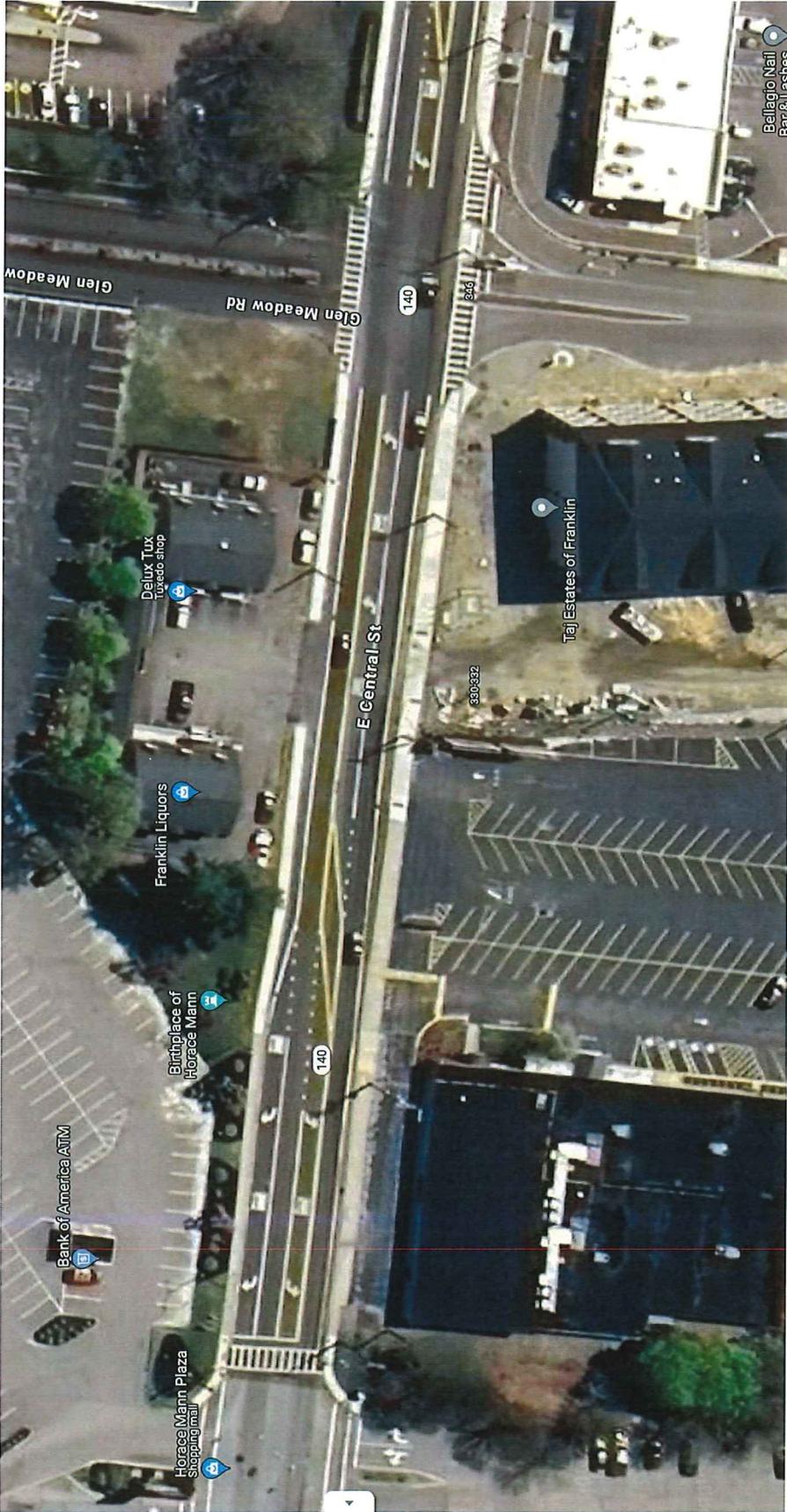
Gino D. Carlucci, Jr.











Tel: (508) 520-4929

Fax: (508) 520-4906

Town of Franklin



Conservation Commission

February 8, 2024

Town Council
355 East Central Street
Franklin, MA 02038
Attn: Tom Mercer, Chair

RE: 444 East Central Street

Dear Chair Mercer, and Members of the Council,

This letter is being delivered on behalf of the Franklin Conservation Commission (the "**Commission**") with respect to the proposed development of 444 East Central Street, Franklin, MA (the "**Property**") as a so-called Friendly 40B project (the "**Project**"). This letter sets forth the Commission's recommendations with respect to the Council's review of the Project, pursuant to the Town's recently adopted guidelines for reviewing Friendly 40B projects.

The Commission **recommends** the Project as it is currently presented, and further recommends that the Council adopt the Commission's recommendations set forth below as it pertains to the application of Chapter 153 of the Town of Franklin Bylaws (the "**Stormwater Management Bylaw**"), Chapter 181 of the Town of Franklin Bylaws (the "**Wetlands Protection Bylaw**"), and the Conservation Commission Regulations (the "**Wetlands Regulation**") to the Project.

The Commission's recommendations set forth below are based on (1) presentations made by the applicant, The Alevizos Group (the "**Applicant**") and Goddard Consulting at the Commission's January 25, 2024 meeting; (2) testimony provided by Breeka LÍ Goodlander, Conservation Agent/Natural Resource Protection Manager (the "**Conservation Agent**"), at said January 25, 2024 meeting; and (3) the Commission's review of the Friendly 40B Project Preliminary Review Application dated December 22, 2023, and accompanying materials submitted by the Applicant (the "**Preliminary Application**").

As you know, the Project will be subject to the Commission's review as it pertains to the application of the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and corresponding regulations at 310 CMR 10.00 et seq. (the "**Act**"), to the Project.

Requested Waivers

Based on the Preliminary Application, the Applicant is requesting the following waivers from the Stormwater Management Bylaw, Wetlands Protection Bylaw, and the Wetlands Regulation:

- Bylaw Chapter 153
- Bylaw Section 181-2 (Jurisdiction)
- Bylaw Section 181-8(C)(1) (Work in Riverfront Area)
- Regulations 4.2.1 (Work in 25' No Disturb Buffer Zone)
- Regulations 4.3.1 (Work in 25-50' Buffer Zone)
- Regulations 4.4.1 (Work in 50-100' Buffer Zone)
- Regulations 7.13 (Alternatives Analysis)
- Regulations 7.14.2 (Functions and values)
- Regulations 7.15 (Construction Sequence and Schedule)

Commission's Recommendations

1. The Applicant should be required to provide further clarification as to which sections of the Stormwater Management Bylaw that they are requesting waiver from as a blanket waiver from the entire Bylaw is not recommended.

Please note that the Stormwater Management Bylaw includes, among other things, the MS4 stormwater permit and the Stormwater Utility Fee. Waiver from the MS4 stormwater permit would put the Town at undue risk by not being in compliance with the required permit, and the Town could be held liable for fines or other enforcement action by the EPA for any illicit discharge from the Project. Waiver of the Stormwater Utility Fee is not in the best interest of the Town. This would not be equitable as all Town residents, the Town, State, and Federal governments, and businesses, both for-profit and non-profit, are required to pay the Stormwater Utility Fee. As the Town has one of the highest requirements for phosphorus removal from water resources, proper stormwater management and payment of Stormwater Utility Fees are imperative to meet EPA goals. The Town of Franklin must pay the EPA \$30.5 million over the next five years. Allowing exemption from the Stormwater Utility Fee is not in the best interest of the Town meeting these required goals.

2. The Applicant should be required to submit an Abbreviated Notice of Resource Area Delineation ("ANRAD") to the Commission to confirm the Resource Area boundaries and designations on the Property during normal environmental conditions, as well as any subsequent Notice of Intent ("NOI").

Due multiple Resource Areas including riverfront, bank, land under water, bordering land subject to flooding (BLSF) BVW, IVW and stream crossing, proper delineation will assist with confirmation of impact areas and planning of mitigation and replication. Following the ANRAD and NOI process allows the Commission to

maintain oversight of the Project in order to best protect the Town's natural resources and interests.

3. The Project should be subject to peer review by BETA in connection with the submission of an ANRAD and any subsequent Notice of Intent ("NOI").

Note that based on the nature of the Project and the Resource Areas located on the Property, peer review would typically be required by the Commission were the Project to proceed through the ordinary permitting process rather than as a Friendly 40B project.

4. The Project, as presented, will be working within the 200-foot riverfront and bank resource areas. Due to the nature of expansive pre-disturbed riverfront and bank resource areas on site, the Project plans presented to the Commission include extensive restoration of said pre-disturbed riverfront area. The Commission will work with the Applicant to review variance requests to work within the stated riverfront and bank resource areas, taking into consideration the amount of restoration to be completed.
5. The Applicant should minimize disturbance within 25' of any on-site Resource Areas (i.e., the 25' "no touch" zone under the Wetlands Regulation) to the greatest extent practicable, and should consider opportunities to minimize and avoid impacts to the intermittent stream, BVW, and on-site IVW.

Note that while work within 25' of a Resource Area is permitted under the Act, the Wetlands Regulation establish a 25' "no touch" buffer zone, within which no disturbance is permitted without the issuance of a variance pursuant to Section 5 of the Wetlands Regulation.

6. To the extent the Applicant proposes to fill or otherwise permanently disturb IVW, the Board should consider requiring additional wetland replication on the Property to the extent practicable. To be noted, the Applicant has already suggested replication for impacted IVW.

Note that IVW are subject to regulation under the Wetlands Bylaw as freshwater wetlands, but not under the Act. Therefore, while a proponent who proposed to fill IVW would typically be required to provide replication on a 2:1 basis pursuant to Section 7.14 of the Wetlands Regulation, a proponent only subject to the requirements of the Act would not be required to provide for any wetland replication in respect of filled IVW.

7. The Commission is willing to waive Regulation 7.13 as the Alternatives Analysis required by the Act is sufficient for this project.
8. The Applicant should be required to submit a Wetlands Functions & Values analysis as required by Regulation 7.14.2. This specific requirement will allow the Commission to assess impacts of onsite wetlands, including IVW as regulated under local Bylaw. Understanding these elements will aid in the preparation of replication planning.

Franklin Zoning Board of Appeals
February 8, 2024

- 9 The Applicant should be required to submit a construction sequence and schedule to the Conservation Agent in accordance with Section 7.15 of the Wetlands Regulation.

Please feel free to reach out to me with any questions or to discuss any of the above recommendations further.

Sincerely,



Meghann Hagen, Chair
On Behalf of the Franklin Conservation Commission

Cc: Bryan Taberner, Director of Planning & Community Development
Amy Love, Town Planner
Breeka LI Goodlander, Conservation Agent/Natural Resource Protection Manager



Tel. (508) 528-2323
Fax. (508) 520-4912

Town of Franklin
Fire Department
40 West Central St.
Franklin, Massachusetts 02038

James G. McLaughlin, Fire Chief

Joseph S. Barbieri, III, Deputy Fire Chief
James P. Klich, Deputy Fire Chief

March 25, 2024

Franklin Town Council
Attn: Chairman Tom Mercer
355 East Central St.
Franklin, MA 02038

Dear Chairman Mercer,

The Franklin Fire Department has reviewed the latest site plan for the proposed development at 444 East Central St. The developer has provided access roads to make sure that we are able to place our apparatus on at least three sides of each apartment building. The roads around the apartment buildings will be asphalt and are at least 20 feet wide to accommodate our trucks. They have also added a secondary designated fire access road to the project to ensure that we have more than one way into the development. By providing us proper access they have met our requirements.

Please feel free to contact me if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "J. Barbieri III".

Joseph S. Barbieri III, Deputy Fire Chief

The Franklin Fire Department is committed to providing the highest level of public safety services for our community. We safely protect lives and property through fire suppression, training, emergency medical and transportation services, disaster and crisis management, fire prevention and public education.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

257 Fisher Street
Franklin, MA 02038-3026

February 9, 2024

Mr. Carlton Quinn, P.E.
Civil Engineer
Allen & Major Associates, Inc.

VIA email: cquinn@allenmajor.com

Subject: Water and Sewer Service for Central Street Residences at 444 East Central Street

Dear Mr. Quinn:

As requested, the Town of Franklin Department of Public Works has reviewed the availability of water and sewer service for the proposed 265 unit residential housing complex to be located at 444 East Central Street in Franklin, MA. Quinn provided an estimated average water usage of 48,180 gallons per day (gpd) based on 438 bedrooms and the Title V criteria.

Based on the estimated flows, the Town's water system has the capacity to serve the proposed development via an existing 12-inch diameter water main in East Central Street. A full evaluation of domestic pressure and available fire flow at this location is the responsibility of the proponent.

The Town's sewer system is also located at this location on East Central Street, however, due to the proximity of a downstream sewer lift station and force main, the sewer system will need to be evaluated for capacity and the potential need for on-site temporary storage.

This letter confirms that water and sewer service is available at the street at the proposed development. It does not constitute an approval of the project from the Franklin DPW or any other Town department. The proponent must obtain and pay for all required permits and approvals from the Town of Franklin prior to construction. If you have any questions, feel free to contact me at 508-553-5500.

Sincerely,

Michael Maglio, P.E.
Town Engineer

cc: Mr. Jamie Hellen, Town Administrator
Mr. Robert Cantoreggi, DPW Director
Mr. Doug Martin, Water & Sewer Superintendent

TAG Central, LLC

February 19, 2024

Via E-mail: alove@franklin.ma.us

Ms. Amy Love, Town Planner
Franklin Planning & Community
Development Town of Franklin
355 East Central Street
Franklin, MA 02038

Re: Response to Comment Letter from Department
of Planning and Community Development (DPCD) Dated 1/30/24
Applicant: TAG Central, LLC
Project/Property: Central Street Residences/444 East Central Street, Franklin, MA

Dear Ms. Amy Love and Members of the Department of Planning and Community Development (DPCD),

In response to the 1/30/24 DPCD Letter and the 1/22/24 Planning Board Meeting, the Applicant provides the following responses organized and formatted pursuant to the 1/30/24 DPCD Letter accompanied by supporting documentation including a revised Conceptual Site Plan.

- **DPCD Comment:** Turn the clubhouse main entrance towards the street and provide parking behind the building.
 - **Applicant Response:** The clubhouse, housing the community's amenities and essential operating functions such as property management, leasing and mail/package delivery, should be central to the residential buildings and away from street traffic. As such and due to site restrictions related to the wetlands, the clubhouse must remain in its current configuration proximate to the residential buildings with necessary parking provided for employees and visitors and an essential turnaround function in front of the clubhouse.

- **DPCD Comment:** Consider the 56-unit building located on the east side and closest to an abutter be three-stories.
 - **Applicant Response:** The site plan has been revised accordingly. Not only has this building been reduced to three-stories, but it has also been relocated towards the center of the site resulting in an increased setback to the easterly abutting properties.

- **DPCD Comment:** Apply with Design Review.
 - **Applicant Response:** As discussed at the 1/22/24 Planning Board Meeting, Design Review is not applicable to the project given its status as a Friendly 40B and resulting jurisdiction under the Zoning Board of Appeals (ZBA). Should the project progress to the ZBA level, Applicant will produce further detailed, developed design plans including renderings, perspectives, and complete building elevations. Please note Applicant has submitted typical building elevations contained in the Preliminary Plans dated 12/20/23.

- DPCD Comment: Use elevation on the site to hide the buildings or ways to make the buildings look smaller, by providing an elevation study.
 - Applicant Response: While detailed grading plans have yet to be developed for the project, the vast majority of the site is flat featuring minor topographical changes which affords flexibility in grading the site and locating the proposed buildings. The four-story buildings have been strategically located to be shielded both from the residential abutters to the east and from the perspective of East Central Street. As part of the site plan improvements made, the closest residential building to Central Street, which remains at three-stories, has been pulled 110' further inbound to the site from Central Street causing the building to appear smaller from the street. Please note Applicant has submitted typical building elevations contained in the Preliminary Plans dated 12/20/23.

- DPCD Comment: Provide a shadow study for the four-story building to see the shadow cast onto the abutters.
 - Applicant Response: The four-story building in question has been reduced to three-stories. Furthermore, this building has been relocated internal to the site resulting in an increased setback from the easterly abutters. Both of these improvements significantly mitigate the existence of shadows cast onto the abutters.

- DPCD Comment: Suggested parking requirement of 1.35 seems low, and 1.5 would seem a little better.
 - Applicant Response: Site plan has been updated to increase the parking ratio to 1.45 spaces/unit. Multiple factors are weighed to determine the appropriate parking count including the unit mix, the anticipated number of onsite staff, proximity to public transportation, visitor parking and market data. The proposed parking ratio is further verified by a comparable parking analysis, specifically, a review of parking demand ratios at existing comparable communities in similar MA suburban settings (ie. the number of parking spaces actually utilized divided by the number of units at the subject property). Further, Traffic Engineer, VAI, has reviewed the proposed parking ratio and verified it “is within the range of values documented by the ITE for a multifamily residential community in a similar setting” (Preliminary Transportation Impact Assessment, Page 3). As such, Applicant is confident the proposed parking ratio is sufficient to service the community.

- DPCD Comment: Look to add more 3 story buildings and less 4 story buildings, decreasing the unit count.
 - Applicant Response: The site plan has been updated accordingly. One of the four-story buildings has been reduced to three-stories. This building has also been relocated internal to the site rather than along the easterly property line which results in a greater setback to the abutters.

- DPCD Comment: Drop off and pick area for bus/GATRA
 - Applicant Response: As a result of a 2/5/24 phone call with Dr. Robert Dutch, the Interim School Business Administrator of Franklin Public Schools and members of his staff, the Applicant has confirmed the current proposed site plan is sufficient for school bus drop-off and pick-up. School bus drop-off/pick-up will occur along East Central Street in front of/proximate to the site whereby current school bus routes exist. The site plan provides unimpeded pedestrian connections to this location via sidewalks stemming from the residential buildings to East Central Street.

TAG Central, LLC

- DPCD Comment: Show the free-standing garages on the concept plan.
 - Applicant Response: The site plan has been updated accordingly to illustrate the proposed free-standing garages.

- DPCD Comment: What is the total impervious coverage amount?
 - Applicant Response: The total proposed impervious coverage is +/- 282,391 square feet which equates to an impervious coverage ratio of +/- 43.2%.

Respectfully,



A.J. Alevizos of
TAG Central, LLC

COMMENTARY

Boston could lose 25% of its young people. I may join the exodus

March 26, 2024

By [Miles Howard](#)



Young people sit on a hillside of the Boston Common. (John Tlumacki/The Boston Globe via Getty Images)

Sometimes it takes a while for the data to catch up to what we see and experience in everyday reality. And last week, a seismic [poll](#) from the Greater Boston Chamber of Commerce confirmed what many of us already knew: The Greater Boston region is on the brink of seeing an exodus of young people. About 25% of adults between the ages 20 and 30 surveyed for the poll said they expect to leave Greater Boston in the next few years.

Why? [Home prices remain astronomical](#), [promotions and raises are out of reach](#), and the [rent is still too damn high](#). As a 35-year-old Boston resident whose main lifeline to the city is a landlord who has not yet raised our rent to the breaking point, I've lived this reality myself. Upon reading the alarmed coverage of the poll, a part of me wanted to scream, "Yes! Let's get out of here."

After all, in recent months I've found myself visiting ex-Bostonian friends who've found a higher quality of life in Providence and Philadelphia at a fraction of the cost. I'm 90% sure that within a year or so, I will join them. But for a lot of young Bostonians, the thrill of beginning a new chapter in a more affordable city is tempered by grief and anger. Because a city that you've called home isn't just a place where you work, eat and sleep. It's a place to which you give a part of yourself.

Boston Chamber 

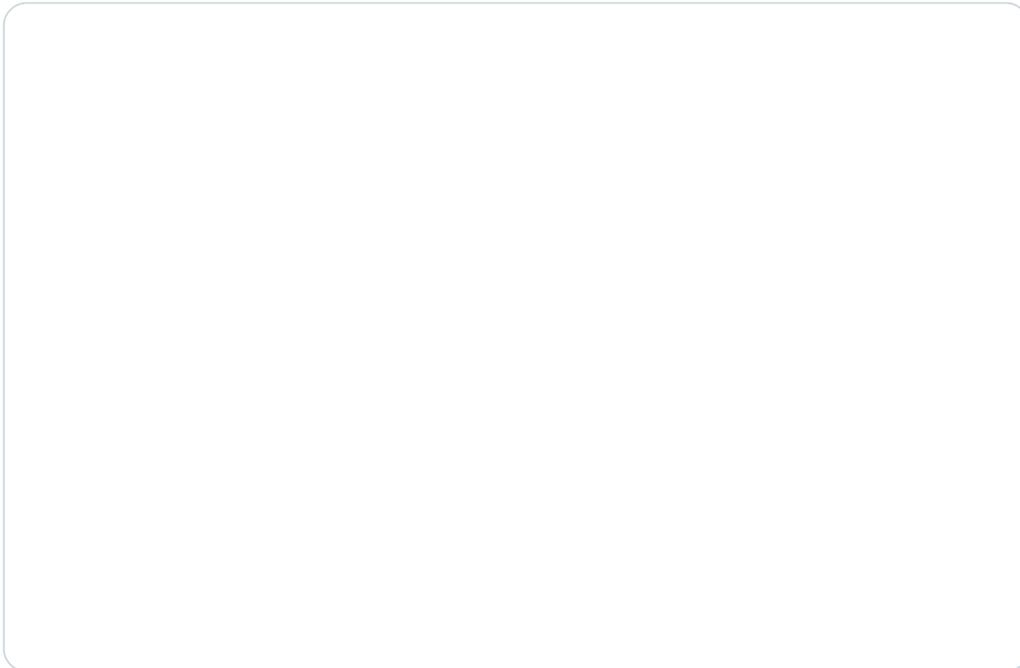
@bostonchamber · [Follow](#)



Do you know what is most important to Greater Boston's Young Residents?

The Chamber Foundation's Young Residents Survey reveals that housing and quality jobs are most important for retention of 20- 30 yr olds.

Read more:... [Show more](#)



2:33 PM · Mar 11, 2024



Reply



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When I landed a job at the Boston Phoenix back in 2011, I realized that despite growing up on the suburban edge of the city, I knew practically nobody rooted in Boston. But what gave me a sense of hope and possibility in that first year was witnessing so many fellow 20-somethings committing their passions and skills to Boston despite the city's high price tag.

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the other cities with more exciting music scenes. But they chose to stay here in Greater Boston and keep the local scene alive. I noticed a similar civic loyalty when I began volunteering for city council campaigns. The young organizers who helmed these often successful efforts to elect city leadership more representative of Boston's multiracial population were experienced enough to take their talent to bigger cities and national campaigns. But they decided to stay, too. They had put in the hard work that's required of any long-lasting relationship, and they weren't about to just walk away.

Making friends within these youthful communities and seeing new parts of the city through their eyes made me fall in love with Boston. And in 2022, over a decade after I signed my first Boston lease with equal parts excitement and financial anxiety, I channeled my own love of the city into a community project that bloomed beyond my wildest expectations. When I announced that I had found a way to walk through more than 30 Boston parks, gardens and urban forests — and that I had created maps and directions for this walk — people from multiple generations met up with me to sample the adventure. Through these unlikely urban rambles, Boston's [Walking City Trail](#) was created. And last year, when Outside magazine [cited](#) the trail by name when commemorating the City of Boston as an urban walking destination, I thought, “Yeah. We built that.” This was our love letter to Boston.

So many of us have written soliloquies like this to the Greater Boston area, whether it's through our creative work, our volunteerism or simply our vocal enthusiasm for the region. Today, as I watch manufactured housing shortages and unconscionable real estate prices push young residents beyond the I-495 belt, the grief and anger I feel isn't just the sour grapes of a rejected lover. It's a broader sadness for Greater Boston and what our region is in danger of losing.

The New York Times 

@nytimes · [Follow](#)



Educated workers are increasingly moving away from the most expensive major metros in the U.S. — and have been since before the pandemic. See the pattern — and how it's playing out in San Francisco, Washington, New York and elsewhere — in this analysis.

When young people can't afford to commit to a city, the metro area suffers from an austerity of ideas and energy. [We've already seen this](#) happen as tiers of young residents are priced out of expensive regions like the San Francisco Bay Area and New York. Service workers, artists, and other people in low-income fields are the first to disappear. But more recently, white collar workers with advanced degrees have joined the outflow. And we shouldn't be surprised.

Why should young people stick around and contribute their ideas and energy to a place that doesn't care if they stay or go? Imagine being a 20-something watching [Milton residents reject the MBTA Communities Act](#), preventing any new housing from being built. Think about how it feels to be a young tenant weathering another crushing rent increase as [Beacon Hill rebuffs Boston's request for permission to experiment with rent control](#). Would you want to devote your time and energy to a region so indifferent to your ability to live there? When City of Boston employees are among those at risk of [economic displacement](#), Boston's young people don't stand a chance.

Despite years of anxious chatter, policy roundtables, and poll after poll that reaffirms what we know about Boston's future, young residents are still wrestling with two massive elemental questions. *Can I commit to this place? Is it worth investing myself in this city?* Until we can offer affirmative answers, we will continue to lose young

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Miles Howard Cognoscenti contributor

Miles Howard is an author, journalist, and trail builder based in Boston.

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(617) 353-0909

info@wbur.org

890 Commonwealth Ave.

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https://www.statehousenews.com/news/housing/home-sales-flat-price-up-ahead-of-spring-market/article_a2ce92d4-e542-11ee-b987-1ffee978e093.html

Home Sales Flat, Price Up Ahead Of Spring Market

Median Sale Price So Far This Year: \$550,000

Colin A. Young
Mar 19, 2024

MARCH 19, 2024.....What difference can a year make? When it comes to home sales in Massachusetts, the answer is about \$50,000.

There were 2,042 single-family homes sold in Massachusetts in February, the exact same number of sales as in February 2023. But analysts at The Warren Group said the median sale price last month reached a new all-time high for the month of February at \$548,250, a 10 percent increase over February 2023's median sale price of \$498,369. February's data added to what has been a familiar trend: monthly sales that are down or flat while the median sale price regularly sets new record highs.

Cassidy Norton, associate publisher and media relations director for The Warren Group, said there's no reason to expect that dynamic to change in the near future as the spring homebuying season gets underway.

"A lack of inventory is the biggest factor driving these trends, and with fewer and fewer homes hitting the market, we can fully expect to see more recording-setting prices paired with a low sales volume in the coming months," she said.

Through February, there have been 4,438 single-family home sales so far this year in Massachusetts, four more than during the first two months of 2023, The Warren Group said. But the median sale price so far this year stands at \$550,000, a 10.2 percent increase over the \$498,869 median sale price through the first two months of 2023.

Housing in Massachusetts is inaccessible or unaffordable for many residents, and Gov. Maura Healey last year identified housing as "the number-one issue facing this state."

Legislative committees are reviewing the five-year, \$4.12 billion housing bond bill (H 4138) that Healey filed in the fall seeking to kickstart production of new housing units. And though there is broad agreement that the state has an economic imperative to make more housing available, some pieces of the governor's bill -- like the potential for local-option real estate transfer taxes -- are viewed as controversial in the Legislature because they will add to housing costs.

The Housing Committee gave the bill a favorable report and advanced it earlier this month without making any changes to the governor's proposal. It is now before the Joint Committee on Bonding, Capital Expenditures and State Assets.

On Friday, the National Association of Realtors agreed to pay \$418 million over approximately four years to settle antitrust litigation related to broker commissions. The longstanding practice has been that a seller's agent gets a roughly 6 percent commission upon making a sale, with some of that money then going to the agent who represented the buyers.

Groups behind the litigation argued that the arrangement meant agents might steer buyers towards homes that would produce a higher commission for themselves, and critics bristled at the fact that the commission for the buyer's agent was essentially taken out of any profit the seller made on a sale.

But while some industry observers have suggested the settlement could help reduce the barriers to buying a home, Norton told WCVB-TV on Friday that it's "hard to say at this point" exactly how the settlement might change the home-buying or home-selling processes.

"What we do know, at the very minimum, is that the two agents -- the buyer agent and the seller agent -- cannot communicate with each other over the MLS about what they want their rate to be. They can still email each other, they can still call each other, but they can't do it over the MLS. So that's all we know," she said, referring to the Multiple Listing Service platform. "Things may change beyond that. It may be that the buyer is now responsible for the buyer agent's commission. It may be that negotiations become a lot more common because it has been about a 6 percent rate for quite a while. But we're not really sure yet what

this is going to do for the market. If it turns out that buyers end up paying their own buyer agents, that's not good news for Massachusetts because the home prices are already so expensive."

-END-

03/19/2024

Colin A. Young

Deputy Editor



**TOWN OF FRANKLIN
RESOLUTION 24-16**

**FRANKLIN TOWN COUNCIL SUPPORT FOR PROPOSED GL CHAPTER 40B
AFFORDABLE HOUSING PROJECT AT 444 EAST CENTRAL STREET PURSUANT TO
DHCD'S LOCAL INITIATIVE PROGRAM (LIP): FRIENDLY 40B**

WHEREAS, GL Chapter 40B Sections 20-23 provide a legal framework for the creation of local affordable housing which is administered by the Massachusetts Department of Housing and Community Development (DHCD) and DHCD has enacted a regulation creating the Local Initiative Program (LIP) which allows a Chapter 40B developer to work collaboratively with a municipality to obtain its support for a proposed affordable housing project; and

WHEREAS, DHCD's LIP regulation provides that a municipality demonstrate its support through its Chief Executive Officer's signing a letter of support, and Franklin's Home Rule Charter provides that the municipality's Chief Executive Officer is the Town Administrator; and

WHEREAS, The Franklin Town Administrator has created a voluntary process and checklist for a developer who proposes a Chapter 40B LIP affordable housing project to follow, which includes informal reviews by Town staff, the Planning Board and Conservation Commission, and a presentation to the Franklin Town Council; and

WHEREAS, The Alevizos Group has proposed to develop a Chapter 40B affordable housing project on approximately fifteen acres of land located at 444 East Central Street consisting of up to two hundred, sixty-five (265) rental units; and

WHEREAS, The Alevizos Group has submitted an application to Town pursuant to the above-described voluntary LIP approval process and participated in above-referenced reviews and made a presentation to the Franklin Town Council at a duly posted public meeting thereof.

NOW THEREFORE the Franklin Town Council, acting on behalf of the Town of Franklin, hereby expresses its support for The Alevizos Group's proposed affordable rental housing project of up to two hundred, sixty-five units to be developed on approximately fifteen acres located at 444 East Central Street and directs the Town Administrator to prepare and sign a letter of support to DHCD for the proposed project and to sign any DHCD Applications and/or other forms and to take any other action which DHCD requires to demonstrate Town's support for the project.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2024

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

April 4, 2024

To: Town Council
From: Jamie Hellen, Town Administrator
Amy Frigulietti, Deputy Town Administrator

RE: Resolution 24-17 - Local Acceptance of GL Chapter 166 Section 32A

We are asking the Town Council to approve Resolution 24-17, to accept local acceptance statute GL Chapter 166 Section 32A. It recently came to the Town's attention that this local acceptance statute was never accepted by the Town and is requested by the Building Commissioner.

Acceptance of this statute will permit a licensed electrician who is appointed as a local inspector of wires to also work privately. This was enacted by the General Court in recognition of the fact that it is very difficult for a municipality to hire a qualified person to work exclusively as a full time electrical/wiring inspector.

Please let us know if you have any questions.



TOWN OF FRANKLIN

RESOLUTION 24-17

Local Acceptance of GL Chapter 166 Section 32A

WHEREAS, It is very difficult for a municipality to hire a qualified person to work exclusively as a full time electrical/wiring inspector, and

WHEREAS, In recognition of this, the General Court enacted GL Chapter 166 Section 32A which is a local acceptance statute that permits a licensed electrician who is appointed as a local inspector of wires to also work privately, pursuant to the terms and conditions set out in said statute,

NOW THEREFORE, the Franklin Town Council, acting on behalf of the Town of Franklin, hereby accepts GL Chapter 166 Section 32A and the provisions thereof.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2024

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

April 4, 2024

To: Town Council
From: Jamie Hellen, Town Administrator
Amy Frigulietti, Deputy Town Administrator

Re: Resolution 24-18: Gift Acceptance - Veterans' Services Dept., Senior Center & Franklin Historical Museum

The Veterans' Services Dept., Senior Center and Franklin Historical Museum have received generous donations in the total amount of \$5,353.55.

The donations totaling \$3,250 for the Veterans' Services Department will be applied toward the Veterans' Gift Fund and used at the Department's discretion in support of local Veterans and their families.

The donation in the amount of \$1,500 to the Senior Center will be put into the Special Revenue Fund: Council on Aging Gift Fund in order to subsidize various programs and assist in providing some social service needs for members.

The donation to the Franklin Historical Museum totaling \$603.55 will be used at the discretion of the Franklin Historical Museum to help fund their programs and services.

We extend our sincere appreciation to all who donated. Thank you for your continued and generous support.

Donation Summary:

- **Veterans' Services Department - Gift Fund - \$3,250**
 - Fletcher Hospital Corporation
- **Senior Center - \$1,500**
 - Fletcher Hospital Corporation
- **Franklin Historical Museum - \$603.55**
 - Franklin Historical Museum Donations \$403.55
 - Scouts Troop 126BSA \$200.00
 - \$603.55

DONATION TOTAL: \$5,353.55



**TOWN OF FRANKLIN
RESOLUTION 24-18**

**Acceptance of Gifts – Veterans’ Services Department,
Senior Center & Franklin Historical Museum**

WHEREAS, The Veterans’ Services Department, Senior Center and Franklin Historical Museum have received generous donations in the total amount of \$5,353.55 to be used at the discretion of each Department as follows:

Donation Summary:

VETERANS’ SERVICES DEPARTMENT - \$2,250

- Donation to be used at the discretion of the Veterans Services Department through the Veteran’s Gift Fund in support of local veterans and their families.

SENIOR CENTER - \$1,500

- Donations to be applied at the discretion of the Senior Center, through the Council on Aging Gift Fund, to provide services and programs to senior citizens in the Franklin community.

FRANKLIN HISTORICAL MUSEUM - \$603.55

- Donations to be used at the discretion of the Franklin Historical Museum to provide programs and services to the Franklin Community.

The list of all donors is included in the 04/10/2024 Town Council meeting agenda packet.

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin on behalf of the Veterans’ Services Department, Senior Center and Franklin Historical Museum gratefully accepts these generous donations to be used at the discretion of each Department for the purposes noted above.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2024

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**