



**Community Preservation Committee Meeting  
Agenda & Meeting Packet  
May 5, 2025  
7:00 PM**

Meeting will be held at the **Municipal Building**  
2nd Floor, Council Chambers  
355 East Central Street

**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 # 819 8721 2751
- Zoom Webinar Link [HERE \(https://us02web.zoom.us/j/81987212751\)](https://us02web.zoom.us/j/81987212751)
- **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.

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**Agenda:**

1. Approval of Minutes
  - a. [August 20, 2024](#)
2. [2025 \(FY26 Budget\) Annual Public Hearing](#)
  - a. Anyone may suggest a Community Preservation Act project.
  - b. To file a suggestion, idea or proposal, please visit our [online permitting system](#), or attend in person and make a suggestion. Legal review is required through the Town Attorney for eligibility.
  - c. All ideas are welcome via online, in person or a simple email to the Town Administrator at [jhellen@franklinma.gov](mailto:jhellen@franklinma.gov)

3. [FY26 Proposed Budget & CPA Update](#)
  - a. Overall Budget Update
  - b. Current Project updates
  - c. [FY26 Budget Approval – Resolution 25–25](#)
  - d. [FY26 Project Slate – Resolution 25–26](#)
    - i. Schmidt Farm Debt/Interest – \$323,750
    - ii. Maple Hill Debt/Interest – \$252,818
    - iii. [School Playgrounds \(Redistricting\) – \\$181,623](#)
    - iv. [Open Space & Recreation Plan Supplement – \\$14,600](#)
    - v. [Sports Fields Wall Padding Replacement – \\$40,000](#)
    - vi. [Repair 1949 Fire Engine – \\$20,000](#)
    - vii. [Library Historic Hall Repairs – \\$80,000](#)
  - e. [FY26 Project – Resolution 25–27](#)
    - i. [Franklin United Methodist Church – \\$105,245](#)
4. Set a date for October 2025 meeting
5. Adjourn

# Community Preservation Committee Minutes

August 20, 2024

7:00 PM

355 E. Central Street, 2nd Floor Council Chambers

**Members Present:** Chair - Christopher Feeley, Vice Chair - Dave McNeill, Clerk - Wayne Simarrian, Lisa Oxford, Jay Mello, Phyllis Malcom, Michael Giardino

**Town Staff in attendance:** Jamie Hellen - Town Administrator

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Chair Feeley called the meeting to order at 7:01PM. He opened the meeting to address one application before the committee for approval.

Town Administrator Hellen gave a short overview of the application before them, which was to acknowledge this request came in on the day of the public hearing earlier in May. After proper legal review the Town Attorney declared that this was an acceptable CPA project only if the Historical Commission deemed the film as "historically significant." According to the applicant, who is also the Chair of the Historical Commission, the Commission did declare the film as "historically significant."

The applicant, Mr. Alan Earls, gave the committee an overview of the project. The application is to fund a film preservation and digitization project of old film, owned by the Rod and Gun Club, of old town gatherings, festivals and parades. Mr. Earls acknowledged that the Club had already received funding for the project, but stated that any reimbursement that could be received for the project would be welcome. The application originally requested \$8,000, but Mr. Earls stated that they would be thrilled with anywhere from \$2,400 to \$3,000 reimbursement.

After a couple logistical questions, the Chair requested that Mr. Earls bring the committee some examples of the film to be preserved and they would consider the application at a future meeting.

Meeting Adjourned at 7:16 PM



**TOWN  
ADMINISTRATOR**  
TOWN *of* FRANKLIN

**LEGAL NOTICE OF PUBLIC HEARING  
FRANKLIN, MA**

**Community Preservation Committee (CPC)**

The Franklin Community Preservation Committee will hold a public hearing on Monday, May 5, 2025 at 7:00 PM. This annual public hearing is required by statute, and will involve a discussion of Franklin's needs, possibilities and resources regarding community preservation and the use of Community Preservation Act (CPA) funds to address these issues, as permitted by the CPA, and will provide an opportunity for public input.

This hearing will be held in person in the 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 30, 2025 for updated information. Please call the Town Administrator's Office at (508) 520-4949 if you require further information or to make arrangements for translation services.

Respectfully Submitted by,

Julie McCann



**TOWN  
ADMINISTRATOR**  
TOWN *of* FRANKLIN

## MEMORANDUM

Date: May 1, 2025

To: Community Preservation Committee  
From: Jamie Hellen, Town Administrator  
Amy Frigulietti, Deputy Town Administrator

RE: Legal posted hearing and FY26 Budget

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### **2025 (FY26) Public Hearing**

The required annual public hearing for the Community Preservation program is taking place on May 5, 2025 at 7:00PM. The legal ad for the hearing is included in the agenda packet for this meeting.

### **CPA Budget Update**

Some basic updates:

- As of July 1, 2025, and assuming passage of the FY26 project slate, the unencumbered balance of the Budgeted Reserve Fund is \$2,606,836 of discretionary revenue (not including the 10% required for each of the three legally required categories (Open Space, Historic Preservation Affordable Housing). All surplus or unspent administrative funds are legally turned back to unreserved fund balance where they can be reserved or appropriated in future years.
- 10% Requirement Update. The Town is required to spend 10% of all money on the three main categories. FY22, FY23, FY24, FY25 and FY26 = five fiscal years worth of required dedicated spending. Including the FY26 budget proposal below:
  - Open Space requirements are fully fulfilled for all five fiscal years.
  - Affordable Housing requirements are fully fulfilled for four years with the exception of FY26.
  - Historic Preservation requirements are funded for all four years by reserving the 10%; however, \$247,584.50 remains to be appropriated toward actual projects. The Town can propose additional projects or leave that “in the bank” toward something more substantial down the road.

- Latest CPA updates can be found on the Coalition’s website where there are free seminars, email updates, project databank and more. The Town is a member of the Coalition.

<https://www.communitypreservation.org/>

### **Project Report**

The following is a brief summary of the CPA funded projects:

- Schmidt Farm and Maple Hill parcels are concluding the master plan process. The projects have had several public meetings in front of different committees. Final approval will be later this summer or fall. The town will look for financing in the Fall of 2025 for the calendar year 2026 with costs to conduct basic infrastructure and access.
- Historical Museum Cupola (\$70,000) has been put out to bid and will be rebid this month. Through the procurement process, prospective bidders had feedback on how the renovation of the couple should take place. Final decisions have been made and will be rebid again this month. We would hope for a late summer
- The Franklin Ridge (\$320,000) project is about to begin construction of the roadway, drainage and sewer infrastructure and lay the groundwork to then finance the actual building construction. CPA funds will be used to support the overall construction and serve as gap funding while federal and state funding sources overlap. The consultant is piecing together the federal and state funding sources now. The Town should be receiving its \$850,000 HUD grant, which was approved by Congress and sponsored by Congressman Jake Achincloss, this Summer. Those funds are being applied directly to the proposed construction of the Veterans Memorial Drive Extension, which will extend an existing public right-of-way through an undeveloped tract of land to support the future construction of the Franklin Ridge Senior Affordable Housing Project.
- The Old South Church (\$100,000) project will begin in the Summer of 2025! A ribbon cutting is being coordinated for June 18, 2025 at 5:00 PM at the Church, which Old Colony Habitat for Humanity will send out in the next few weeks.
- King Street Phase 1 Recreation Field Lighting project (\$500,000) will go out to bid this month with an expected set of work to start this summer to assist in the night time lighting come Fall 2025. CPA money will be proposed next year for the next Phase.
- Pleasant St Affordable Housing project (\$360,990) has yet to commence.

### **FY26 Budget Proposal**

The following is our proposed FY26 Budget amounts, based on the projected revenues.

The Town projects \$1,648,328 in CPA surcharge revenue for FY26 and \$262,084 from the 15.9% state match for a total amount of \$1,910,412.

We have attached the FY26 Budget appropriation and reserve budget as follows:

- 10% dedicated to open space is \$191,042
- 10% dedicated to affordable housing is \$191,042
- 10% dedicated to historical preservation is \$191,042
- 5% administration is \$95,521
  - \$10,000 of these revenues offset the town operating budget now to offset the cost to Deputy CFO/Budget Director Evan LaCasse's salary to conduct all state required accounting and reporting.
- 65% is budgeted reserve for discretionary funding.
  - \$1,241,768 is remaining in the FY26 budgeted reserve balance of just the FY26 budget.
  - \$621,748 is the amount for the proposed project slate.
  - If the project slate was approved, the remaining amount of discretionary funds in the budget reserved is \$2,606,836 by the conclusion of FY26.

### **FY26 Budget Project Slate**

We have attached the FY26 project slate resolution. The following is a list of projects and expenditures:

- \$323,750 for the annual Debt/Interest for the Schmidt Farm parcel.
- \$252,818 for the annual Debt/Interest for the Maple Hill parcel.
- \$14,600 to fund a consultant to finish a portion of the Open Space and Recreation Plan, which was requested by the commonwealth as part of their new regulations on open space plans relative to ADA Access. This work will be required in order to finalize the town's open space plan and have the state approve it.
- \$181,623 to fund the required adjustments to the school playgrounds at town schools as part of the redistricting. We have attached quotes from the schools. These capital improvements will consist of ADA-compliant poured-in-place rubber at the Lincoln Street complex and to expand the current playground areas at both elementary complexes to accommodate the increased number of elementary students at each school.
- \$40,000 to replace the sports fields wall padding, which are being worn apart. We have attached the quote, which is \$36,000 plus an additional \$4,000 to address any unforeseen rotten wood attached to the concrete that will need replacing.
- \$20,000 to repair the 1949 Antique Ladder Fire Truck. The Town recently acquired its first engine from 1949 a few years ago. We want to maintain the historic treasure for future generations of

enjoyment. We use it frequently at downtown events and open houses and establish a culture of learning your department history.

- \$80,000 to repair the historic main hall in the Library. The damages in the picture were from a faulty gutter leak that has been fixed. The Town should now use funds to repair the interior design. Please note the estimate attached is not a final quote. The Town is exploring procurement options for this unique work. We do not expect this project to start until the fall due to other priorities. If the project bids come in less than the amount authorized by the CPC, then any remaining balance goes into the Budgeted Reserve.
- A separate consideration will possibly move forward for \$105,245 to assist in historical preservation of the Franklin United Methodist Church in Downtown Franklin. The Church has provided a detailed plan for the funds. See attached resolution and supporting request. This request is tentative due to a legal Supreme Judicial Court decision from 2018 relative to Community Preservation Act funds on places of worship. The staff, Town Attorney and representatives from the Methodist Church will have a pre-meeting to discuss this proposal prior to the CPA meeting on Monday and hope to have further clarity on this issue to guide the Committee then. However, representatives from the Church have attended previous CPC meetings to request funding and this is an excellent opportunity for the Committee to build knowledge on some of the more nuanced issues that relate to Community Preservation funds.

#### **Next Meeting**

- The Committee should book a date for October at the May 5th meeting.
- Staff anticipate a fall CPC meeting to review cost proposals for the Master Plan of Schmidt Farm and Maple Hill, plus any other projects that come forward.
- The Fall meeting will also serve as the five year anniversary of the voter approved Community Preservation Act and the committee should discuss long term strategies.



## TOWN OF FRANKLIN RESOLUTION 25-25

### Community Preservation Fund: FY26 Annual Appropriations and Reservations

**PURPOSE:** To appropriate or reserve from the Community Preservation Fund Fiscal Year 2026 Estimated Revenues in the following amounts, as recommended by the Community Preservation Committee, for required reserve accounts and administrative expenses and other expenses in Fiscal Year 2026, with each item to be considered a separate appropriation, in the total amount of One Million Nine Hundred Ten Thousand Four Hundred Twelve Dollars (\$1,910,412):

| Source  | Amount              |
|---|---------------------|
| FY26 Estimated Revenues for Historic Preservation Reserve   | \$ 191,041          |
| FY26 Estimated Revenues for Community Housing Reserve       | \$ 191,041          |
| FY26 Estimated Revenues for Open Space & Recreation Reserve | \$ 191,041          |
| FY26 Estimated Revenues for Budgeted Reserve                | \$ 1,241,768        |
| <b>Total</b>  | <b>\$ 1,910,412</b> |

#### MOTION

Be It Moved and Voted by the Town Council that the sum of One Million Nine Hundred Ten Thousand Four Hundred Twelve Dollars (\$1,910,412) be appropriated or reserved as indicated above in Fiscal Year 2026 from the Community Preservation Fiscal Year 2026 Estimated Revenues in the amounts recommended by the Franklin Community Preservation Committee, with each to be considered a separate appropriation.

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

DATED: \_\_\_\_\_, 2025

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  
 CPA Reservations  
 FY26\*

|  |               | Less             | CPA                   |                |
|--|---------------|------------------|-----------------------|----------------|
|  |               | <u>Exemption</u> | <u>Taxable</u>        | <u>2%</u>      |
| Total Tax on Residential Property            | 79,195,811    | (12,299,770)     | 66,896,041            | 1,337,921      |
| Total Tax Commercial and Industrial Property | 15,520,343    |                  | 15,520,343            | 310,407        |
| Total Tax on Real Property                   | 94,716,154    | (12,299,770)     | 82,416,384            | 1,648,328      |
|  |               |                  | Average per Residence | 126.00         |
|  |               |                  | State Match           | 15.90% 262,084 |
|  |               |                  |                       | 1,910,412      |
| Residential Exemption                        | 100,000       |                  |                       |                |
| # of Residential Exemptions                  | 10,585        |                  |                       |                |
| Total Exemption                              | 1,058,500,000 |                  |                       |                |
| Tax Rate                                     |               |                  |                       | 11.62          |
| Tax Exemption                                | 12,299,770    |                  |                       |                |

**Appropriation**

|  |        |       |
|--|--------|-------|
| From FY2026 Estimated Revenues for administrative expenses | 95,521 | 5.00% |
|--|--------|-------|

**Reserve Accounts**

|  |           |         |
|--|-----------|---------|
| From FY26 Estimated Revenues for Historic Preservation Reserve   | 191,041   | 10.00%  |
| From FY26 Estimated Revenues for Community Housing Reserve       | 191,041   | 10.00%  |
| From FY26 Estimated Revenues for Open Space & Recreation Reserve | 191,041   | 10.00%  |
| From FY26 Estimated Revenues for Budgeted Reserve                | 1,241,768 | 65.00%  |
| <b>Total Requested</b>   | 1,910,412 | 100.00% |

\* Based on FY25 Data.



## TOWN OF FRANKLIN RESOLUTION 25-26

### FY26 Community Preservation Appropriation of Funds - Capital

**PURPOSE:** To appropriate from Community Preservation Reserves available funds in the following amounts, as recommended by the Community Preservation Committee, for community preservation projects in fiscal year 2026, with each item to be considered a separate appropriation, in the total amount of Nine Hundred Twelve Thousand Seven Hundred Ninety Dollars and Fifty Cents (\$912,790.50):

| Source                          | Purpose  | Amount              |
|---------------------------------|--|---------------------|
| Historic Preservation Reserve   | Repair 1949 Antique Truck  | \$ 20,000           |
| Historic Preservation Reserve   | Repair Main Hall at the Library  | \$ 80,000           |
| Open Space & Recreation Reserve | Consultant to update Open Space plan to meet new ADA Access Requirements - Portion   | \$9,419.15          |
| Open Space & Recreation Reserve | Phase 1 Elementary Complexes Playground Expansion                                    | \$ 181,623          |
| Budget Reserve                  | Soccer Field Wall Padding Replacement  | \$ 40,000           |
| Budgeted Reserve                | Consultant to update Open Space plan to meet new ADA Access Requirements - Remainder | \$ 5,180.85         |
| Budgeted Reserve                | Maple Hill Debt Service  | \$ 252,818          |
| Budgeted Reserve                | Schmidt Farm Debt Service  | \$ 323,750          |
| <b>Total</b>                    |  | <b>\$912,790.50</b> |

**MOTION**

Be It Moved and Voted by the Town Council that the sum of Nine Hundred Twelve Thousand Seven Hundred Ninety Dollars and Fifty Cents (\$912,790.50 be appropriated from the Community Preservation Reserves in the amounts and for the projects indicated above in Fiscal Year 2026, with each item to be considered a separate appropriation.

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



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DATED: \_\_\_\_\_, 2025

VOTED: \_\_\_\_\_

UNANIMOUS: \_\_\_\_\_

A TRUE RECORD ATTEST:

YES: \_\_\_\_\_ NO: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

Nancy Danello, CMC  
Town Clerk

RECUSED: \_\_\_\_\_

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Glenn Jones, Clerk  
Franklin Town Council



# Estimate

835 Plain Street, Suite 21  
 Marshfield, MA 02050  
 781-837-6412 Fax: 781-837-9229

|          |             |
|----------|-------------|
| Date     | Estimate #  |
| 4/3/2025 | 2024-020523 |

|   |
|---|
| Billing Address   |
| Franklin Public Schools<br>Attn: Kim Taylor<br>500 Lincoln Street<br>Franklin, MA 02038 |

|   |
|---|
| Ship To   |
| Keller-Sullivan School<br>500 Lincoln St.<br>Franklin, MA 02038 |

|               |
|---------------|
| Email Address |
|---------------|

|                           |
|---------------------------|
| boisvertco@franklinps.net |
|---------------------------|

|     |          |               |                |
|-----|----------|---------------|----------------|
| Rep | Job Name | Customer Name | Customer Phone |
|-----|----------|---------------|----------------|

|    |          |                |              |
|----|----------|----------------|--------------|
| TP | Combined | Colin Boisvert | 508-613-1478 |
|----|----------|----------------|--------------|

| Description  | Qty | Rate     | Total           |
|--|-----|----------|-----------------|
| <b>Childscapes shall perform the following procedures in the construction of new BCI Burke equipment and surfacing at the Keller-Sullivan School in Franklin - Phases 1 and 2, using the MA State Contract FAC122:</b><br><b>PHASE 1:</b><br>1. Supply BCI Burke ADA Accessible GAGA Pit (BB-3036), and BCI Burke Funnel Ball (590-0180).<br>2. Shipping & Handling - Freight to Franklin, MA.<br>3. MA State Contract FAC122 discount.<br>4. Site preparation to include removal and disposal of existing wood fiber safety surfacing, move bench and sign.<br>Labor.<br>Disposal.<br>5. Installation of BCI Burke playground equipment by Childscapes' factory trained and CPSI/NPCAI/OSHA certified installers.<br>6. Concrete Materials for equipment footings.<br>7. Supply and Install 155 tons of processed/dense grade materials as sub-base for Poured-in-Place Rubber safety surfacing, compacted in 2" lifts. |     |          |                 |
|  | 1   | 6,816.00 | <b>6,816.00</b> |
|  | 1   | 971.14   | <b>971.14</b>   |
|  |     | -136.32  | <b>-136.32</b>  |
|  | 1   | 5,800.00 | <b>5,800.00</b> |
|  | 1   | 2,285.00 | <b>2,285.00</b> |
|  | 1   | 3,975.00 | <b>3,975.00</b> |
|  | 1   | 328.00   | <b>328.00</b>   |

1. Contractor/Customer is responsible for quantity and color confirmation.
2. Prices are valid for 30 days from date of Estimate and subject to review thereafter.
3. Installation, if quoted, excludes rock/excess debris removal and other unforeseen conditions.
4. Due to the current volatility in the transportation industry, this freight quote is valid for 15 days. Re-quotes will be necessary.
5. Any necessary permits/fees to be obtained by others.
6. Childscapes is not responsible for damage to unmarked sprinkler lines/underground piping.

|   |                          |
|---|--------------------------|
| Signature _____ Date _____<br>Printed Name & Title _____<br>As titled, I am an authorized signer for the above named entity,<br>empowered to execute this contract. | <b>Subtotal</b>          |
|   | <b>Sales Tax (6.25%)</b> |
|   | <b>Total</b>             |

|                                  |                     |   |
|----------------------------------|---------------------|---|
| E-mail                           | Web Site            | Thank you for the opportunity to be of service. |
| chris@childscapesplaygrounds.com | www.childscapes.net |   |



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| Franklin Public Schools<br>Attn: Kim Taylor<br>500 Lincoln Street<br>Franklin, MA 02038 |

|   |
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| Ship To   |
| Keller-Sullivan School<br>500 Lincoln St.<br>Franklin, MA 02038 |

|               |
|---------------|
| Email Address |
|---------------|

|                           |
|---------------------------|
| boisvertco@franklinps.net |
|---------------------------|

|     |          |                |                |
|-----|----------|----------------|----------------|
| Rep | Job Name | Customer Name  | Customer Phone |
| TP  | Combined | Colin Boisvert | 508-613-1478   |

| Description   | Qty | Rate      | Total            |
|---|-----|-----------|------------------|
| a. Materials  | 1   | 7,085.00  | <b>7,085.00</b>  |
| b. Labor & Machinery  | 1   | 8,500.00  | <b>8,500.00</b>  |
| 8. Supply and Install Poured-in-Place Rubber safety surfacing, approximately 2,275 Square Feet in a 50/50 Color/Black speckled mix. Thickness of the PIP system shall meet/exceed the critical fall height (CFH) of the installed equipment. Childscapes shall provide site security after final color course has been installed to prevent damage to "curing" surface. | 1   | 40,750.00 | <b>40,750.00</b> |
| 9. MA State Contract FAC122 discount - Rubber PIP   |     | -3,260.00 | <b>-3,260.00</b> |
| 10. Supply and install approximately 2,280 square feet of Childscapes RGOI playground turf, seam tape, seam adhesive and turf infill.   |     |           |                  |
| a. Materials  | 1   | 19,038.00 | <b>19,038.00</b> |
| b. Labor & Machinery  | 1   | 7,900.00  | <b>7,900.00</b>  |
| c. FAC122 Massachusetts State contract 5% discount for surfacing.   |     | -951.00   | <b>-951.00</b>   |
| 11. Supply and install 4' high black vinyl fence with top/bottom rail and mini-mesh (approximately 75 linear feet).   | 1   | 5,800.00  | <b>5,800.00</b>  |
| PHASE 2:  |     |           |                  |

1. Contractor/Customer is responsible for quantity and color confirmation.
2. Prices are valid for 30 days from date of Estimate and subject to review thereafter.
3. Installation, if quoted, excludes rock/excess debris removal and other unforeseen conditions.
4. Due to the current volatility in the transportation industry, this freight quote is valid for 15 days. Re-quotes will be necessary.
5. Any necessary permits/fees to be obtained by others.
6. Childscapes is not responsible for damage to unmarked sprinkler lines/underground piping.

|   |                          |
|---|--------------------------|
| Signature _____ Date _____<br>Printed Name & Title _____<br>As titled, I am an authorized signer for the above named entity,<br>empowered to execute this contract. | <b>Subtotal</b>          |
|   | <b>Sales Tax (6.25%)</b> |
|   | <b>Total</b>             |

|                                  |                     |   |
|----------------------------------|---------------------|---|
| E-mail                           | Web Site            | Thank you for the opportunity to be of service. |
| chris@childscapesplaygrounds.com | www.childscapes.net |   |



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| Ship To   |
| Keller-Sullivan School<br>500 Lincoln St.<br>Franklin, MA 02038 |

|               |
|---------------|
| Email Address |
|---------------|

|                           |
|---------------------------|
| boisvertco@franklinps.net |
|---------------------------|

|     |          |                |                |
|-----|----------|----------------|----------------|
| Rep | Job Name | Customer Name  | Customer Phone |
| TP  | Combined | Colin Boisvert | 508-613-1478   |

| Description  | Qty | Rate      | Total            |
|--|-----|-----------|------------------|
| 1. In 29' x 65' Area, remove asphalt and dispose.  |     |           |                  |
| a. Labor & Machinery   | 1   | 4,200.00  | <b>4,200.00</b>  |
| b. Trucking/Disposal.  | 1   | 2,465.00  | <b>2,465.00</b>  |
| 2. Supply and Instal processed/dense grade materials to level/top off area and compact.  |     |           |                  |
| a. Materials   | 1   | 2,500.00  | <b>2,500.00</b>  |
| b. Labor & Materials   | 1   | 2,055.00  | <b>2,055.00</b>  |
| 3. Supply LSI added Swingbay with 2 Belt Swings, delivered. (To be ordered directly from M.E. O'Brien.)  | 1   | 3,315.00  | <b>3,315.00</b>  |
| 4. Installation of (1) added bay by Childscapes' factory trained installers.   | 1   | 2,575.00  | <b>2,575.00</b>  |
| a. Concrete Materials for equipment footings.  | 1   | 528.00    | <b>528.00</b>    |
| 5. Supply and Install 2.5" Thick Poured-in-Place Rubber Safety Surfacing, approximately 1,885 Square Feet, in a 50/50 Color/Black speckled mix with aromatic binder. | 1   | 34,535.00 | <b>34,535.00</b> |
| 6. MA State Contract FAC 122 Discount  |     | -2,762.80 | <b>-2,762.80</b> |

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 5. Any necessary permits/fees to be obtained by others.  
 6. Childscapes is not responsible for damage to unmarked sprinkler lines/underground piping.

|   |                          |                     |
|---|--------------------------|---------------------|
| Signature _____ Date _____<br>Printed Name & Title _____<br>As titled, I am an authorized signer for the above named entity,<br>empowered to execute this contract. | <b>Subtotal</b>          | \$154,311.02        |
|   | <b>Sales Tax (6.25%)</b> | \$0.00              |
|   | <b>Total</b>             | <b>\$154,311.02</b> |

|                                  |                     |   |
|----------------------------------|---------------------|---|
| E-mail                           | Web Site            | Thank you for the opportunity to be of service. |
| chris@childscapesplaygrounds.com | www.childscapes.net |   |



# Estimate

835 Plain Street, Suite 21  
 Marshfield, MA 02050  
 781-837-6412 Fax: 781-837-9229

|           |            |
|-----------|------------|
| Date      | Estimate # |
| 4/15/2025 | 2025-080   |

|  |
|--|
| Billing Address  |
| Franklin Public Schools<br>Attn: Ann Marie Tracey<br>355 East Central Street<br>Suite #3<br>Franklin, MA 02038 |

|  |
|--|
| Ship To  |
| JFK Memorial School<br>551 Pond Street<br>Franklin, MA 02038 |

|               |
|---------------|
| Email Address |
|---------------|

|                           |
|---------------------------|
| boisvertco@franklinps.net |
|---------------------------|

|     |          |
|-----|----------|
| Rep | Job Name |
|-----|----------|

|               |                |
|---------------|----------------|
| Customer Name | Customer Phone |
|---------------|----------------|

|    |     |
|----|-----|
| TP | JFK |
|----|-----|

|                |              |
|----------------|--------------|
| Colin Boisvert | 508-613-1478 |
|----------------|--------------|

| Description   | Qty | Rate     | Total           |
|---|-----|----------|-----------------|
| <b>Childscapes is pleased to provide our proposal for the JFK Memorial School in Franklin, MA:</b>  |     |          |                 |
| <b>1. Provide the Following Burke Playground Equipment:</b>   |     |          |                 |
| a. Burke Single Post Swing Structure # 550-0201   | 1   | 1,606.00 | <b>1,606.00</b> |
| b. Burke Single Post Added Bay # 550-0202   | 1   | 1,337.00 | <b>1,337.00</b> |
| c. Burke Molded Rubber Swing Seat with Galvanized Chain 550-0211  | 3   | 127.00   | <b>381.00</b>   |
| d. Burke Freedom Swing Seat with Galvanized Chain # 550-0171  | 1   | 1,224.00 | <b>1,224.00</b> |
| e. Burke Single Post 12 x 12 Shade Canopy, Surface Mount # 560-2754   | 1   | 4,394.00 | <b>4,394.00</b> |
| 2. MA State Contract FAC 122 Discount - Burke Basics  |     | -170.81  | <b>-170.81</b>  |
| 3. Shipping & Handling - LTL Freight to Franklin, MA  | 1   | 1,044.23 | <b>1,044.23</b> |
| 4. Installation of Burke (2) Bay Swing Set in existing wood fiber safety surfacing area (36' x 32') - by Childscapes' factory trained and CPSI/NPCAI/OSHA certified installers. |     |          |                 |
| a. Installation of equipment with the necessary manpower and machinery.   | 1   | 6,975.00 | <b>6,975.00</b> |
| b. Concrete Materials for equipment footings.   | 1   | 639.00   | <b>639.00</b>   |
| 5. Supply and Install (2) Tier 6x6 Sandbox (16' x 16') with filter fabric, sand and installation of shade canopy. Top course of 6 x 6's shall be routed for safety.             |     |          |                 |

- Contractor/Customer is responsible for quantity and color confirmation.
- Prices are valid for 30 days from date of Estimate and subject to review thereafter.
- Installation, if quoted, excludes rock/excess debris removal and other unforeseen conditions.
- Due to the current volatility in the transportation industry, this freight quote is valid for 15 days. Re-quotes will be necessary.
- Any necessary permits/fees to be obtained by others.
- Childscapes is not responsible for damage to unmarked sprinkler lines/underground piping.

|   |                          |
|---|--------------------------|
| Signature _____ Date _____<br>Printed Name & Title _____<br>As titled, I am an authorized signer for the above named entity,<br>empowered to execute this contract. | <b>Subtotal</b>          |
|   | <b>Sales Tax (6.25%)</b> |
|   | <b>Total</b>             |

|                                  |                     |                                |
|----------------------------------|---------------------|--------------------------------|
| E-mail                           | Web Site            | Thank you for the opportunity. |
| chris@childscapesplaygrounds.com | www.childscapes.net |                                |



# Estimate

835 Plain Street, Suite 21  
 Marshfield, MA 02050  
 781-837-6412 Fax: 781-837-9229

|           |            |
|-----------|------------|
| Date      | Estimate # |
| 4/15/2025 | 2025-080   |

|  |
|--|
| Billing Address  |
| Franklin Public Schools<br>Attn: Ann Marie Tracey<br>355 East Central Street<br>Suite #3<br>Franklin, MA 02038 |

|  |
|--|
| Ship To  |
| JFK Memorial School<br>551 Pond Street<br>Franklin, MA 02038 |

|               |
|---------------|
| Email Address |
|---------------|

|                           |
|---------------------------|
| boisvertco@franklinps.net |
|---------------------------|

|     |          |                |                |
|-----|----------|----------------|----------------|
| Rep | Job Name | Customer Name  | Customer Phone |
| TP  | JFK      | Colin Boisvert | 508-613-1478   |

| Description                      | Qty | Rate     | Total    |
|----------------------------------|-----|----------|----------|
| a. Labor                         | 1   | 4,450.00 | 4,450.00 |
| b. Sandbox Materials             | 1   | 3,337.00 | 3,337.00 |
| 6. Prevailing Wages Rates apply. |     |          |          |

1. Contractor/Customer is responsible for quantity and color confirmation.
2. Prices are valid for 30 days from date of Estimate and subject to review thereafter.
3. Installation, if quoted, excludes rock/excess debris removal and other unforeseen conditions.
4. Due to the current volatility in the transportation industry, this freight quote is valid for 15 days. Re-quotes will be necessary.
5. Any necessary permits/fees to be obtained by others.
6. Childscapes is not responsible for damage to unmarked sprinkler lines/underground piping.

|   |                          |             |
|---|--------------------------|-------------|
| Signature _____ Date _____<br>Printed Name & Title _____<br>As titled, I am an authorized signer for the above named entity,<br>empowered to execute this contract. | <b>Subtotal</b>          | \$25,216.42 |
|   | <b>Sales Tax (6.25%)</b> | \$0.00      |
|   | <b>Total</b>             | \$25,216.42 |

|                                  |                     |                                |
|----------------------------------|---------------------|--------------------------------|
| E-mail                           | Web Site            | Thank you for the opportunity. |
| chris@childscapesplaygrounds.com | www.childscapes.net |                                |



# Estimate

835 Plain Street, Suite 21  
 Marshfield, MA 02050  
 781-837-6412 Fax: 781-837-9229

|          |             |
|----------|-------------|
| Date     | Estimate #  |
| 2/5/2025 | 2025-Konnec |

|   |
|---|
| Billing Address   |
| Franklin Public Schools<br>Attn: Kim Taylor<br>500 Lincoln Street<br>Franklin, MA 02038 |

|   |
|---|
| Ship To   |
| O'Regan Early Childhood<br>Attn: Kim Taylor<br>224 Oak Street, REAR<br>Franklin, Ma 02038 |

|               |
|---------------|
| Email Address |
|---------------|

|                       |
|-----------------------|
| taylor@franklinps.net |
|-----------------------|

|     |               |               |                |
|-----|---------------|---------------|----------------|
| Rep | Job Name      | Customer Name | Customer Phone |
| TP  | Konnection Sw | Kim Taylor    | 508-541-8166   |

| Description   | Qty | Rate     | Total    |
|---|-----|----------|----------|
| Childscapes is pleased to provide our proposal for a new Burke Konnection Swing for the O'Regan Early Childhood Center in Franklin, MA: |     |          |          |
| Burke Konnection Swing #550-0191 for 8' Swing Beam.   | 1   | 1,715.00 | 1,715.00 |
| MA State Contract FAC 122 Discount  |     | -34.30   | -34.30   |
| LTL Freight to Franklin, MA   | 1   | 413.94   | 413.94   |
| taylor@franklinps.net   |     |          |          |

1. Contractor/Customer is responsible for quantity and color confirmation.
2. Prices are valid for 30 days from date of Estimate and subject to review thereafter.
3. Installation, if quoted, excludes rock/excess debris removal and other unforeseen conditions.
4. Due to the current volatility in the transportation industry, this freight quote is valid for 15 days. Re-quotes will be necessary.
5. Any necessary permits/fees to be obtained by others.
6. Childscapes is not responsible for damage to unmarked sprinkler lines/underground piping.

|   |                          |            |
|---|--------------------------|------------|
| Signature _____ Date _____<br>Printed Name & Title _____<br>As titled, I am an authorized signer for the above named entity,<br>empowered to execute this contract. | <b>Subtotal</b>          | \$2,094.64 |
|   | <b>Sales Tax (6.25%)</b> | \$0.00     |
|   | <b>Total</b>             | \$2,094.64 |

|                                  |                     |   |
|----------------------------------|---------------------|---|
| E-mail                           | Web Site            | Thank you for the opportunity to be of service. |
| chris@childscapesplaygrounds.com | www.childscapes.net |   |



March 18, 2025

Breeka Li Goodlander, PWS, CERPIT  
Conservation Director  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038-1352

Re: ADA Self Evaluation for Parks and Recreation

Dear Ms. Goodlander,

BETA Group, Inc. (BETA) is pleased to submit this proposal to continue to provide the Town of Franklin with Americans with Disabilities Act (ADA) Compliance services. BETA has previously completed an ADA Self Evaluation and Transition Plan for the Town's sidewalks and curb ramps in 2024 (2024 SETP). It is our understanding that the Town would like to conduct an assessment of ADA compliance for existing Town-owned recreation and conservation facilities as part of updating the Open Space and Recreation Plan.

The following scope of work is based on the Commonwealth of Massachusetts' Open Space and Recreation Planner's Workbook. Our approach will be to utilize the Facility Inventory worksheets provided in Appendix G: ADA Access Self Evaluation, to evaluate the Town's recreation and conservation facilities. Evaluation of programs and other non-physical features is not included.

### SCOPE OF WORK

#### TASK 1– PROJECT SETUP AND ASSIMILATION OF TOWN-PROVIDED INFORMATION

The project setup includes an initial desk top assessment of existing recreation and conservation facilities to identify the existing parking, pedestrian access, buildings, seating, and other features that will be evaluated.

The following recreation and conservation facilities will be part of this review:

- Franklin High School, Oak Street & Horace Mann School property
- John F Kennedy Elementary School
- Parmenter Elementary School
- Remington-Jefferson Elementary and Middle School
- Helen Keller – Annie Sullivan Elementary and Middle School
- Davis Thayer School property
- Beaver Pond Recreational Area
- DelCarte Conservation Area
- Indian Rock Conservation Area
- Riverbend Conservation Area
- King Street Memorial Park
- Nason Street Tot Lot
- Franklin Sculpture Park
- Recreation Department Headquarters
- Dacey Community Field
- Fletcher Field

- Pisani Field
- Franklin Town Forest
- Schmidt Farm Conservation Area
- Maple Hill Conservation Area

Some of the sites, such as the schools, serve functions other than recreation, providing parking and open space for school activities. Other sites are mostly made up of forested area with unpaved paths that are not ADA accessible. Our evaluation of these facilities will be limited to their recreational contribution to the Town.

#### TASK 1.1– PROJECT SET-UP

BETA will attend a project initiation kickoff meeting to establish contact, confirm approach, and establish a project schedule.

Under this task, BETA will develop GIS-based mapping of the Town specified project area using existing GIS shapefiles provided by the Town. Mapping will include park boundaries, natural features, and other relevant available data.

#### TASK 1.2 – DESKTOP INVENTORY

BETA will undertake a preliminary review of the above identified recreation and conservation facilities. We will confirm limits of access roads, parking areas, sidewalks and paths, building facilities, and other recreational features. These features may include playgrounds, sport courts, seating areas, picnic areas, and other site amenities that support recreational activities.

#### TASK 1 - DELIVERABLES:

- Large format GIS maps (36"x 48") identifying park limits and features to be evaluated.

#### TASK 1 - FEE PROPOSAL

- Lump sum of \$2,500.

#### TASK 2 – ACCESSIBILITY INVENTORY AND ASSESSMENT

This task will expand on the inventory and preliminary compliance database developed in Task 1. Under this task, BETA will conduct an evaluation of the Town's recreation and conservation for ADA compliance. We will utilize the inventory worksheets provided in the Commonwealth of Massachusetts' Open Space and Recreation Planner's Workbook.

#### TASK 2 - DELIVERABLES:

- Filled out inventory worksheets for each recreation and conservation facility.

#### TASK 2 - FEE PROPOSAL

- Lump sum of \$8,700.

#### TASK 3 – UPDATES TO EXISTING ADA SELF EVALUATION AND TRANSITION PLAN

This task applies the findings of Phase 1 and Phase 2 into a matrix that summarizes each recreation and conservation facilities compliance with ADA requirements. The matrix will also identify obstacles to accessibility, recommendations for remediation measure, and a suggested prioritization timeline for remediations. The remediation priority will be based on a set of criteria confirmed provided by the Town.

TASK 3 - DELIVERABLES

- ADA Self Evaluation and Transition Plan in format provided by the Town.
- Suggested Schedule of Improvements to remediate the deficient features based on an annual budget provided by the Town.

TASK 3 - FEE PROPOSAL

- Lump sum of \$3,700.

FEE PROPOSAL

BETA will complete the work described in Task 1 through Task 3 outlined above on a lump sum basis. We will prepare and submit monthly invoices on a percent complete for services provided. Our lump fee is \$14,900. Reimbursable expenses are in addition to the above referenced fee and are estimated to be \$345 for a total fee of \$15,245.

EXCLUSIONS

1. Does not include assessments of unpaved paths within the forested area.
2. Unpaved parking areas will be assessed for necessary improvements to ADA accessibility.
3. Playground structure and surfacing will be assessed.
4. Drainage improvements, beyond recommendations, will not be part of this proposal.
5. No design of recommended improvements is included in this proposal.
6. No professional survey work is included.
7. No Geo-technical or underground exploration is included in this proposal.
8. No drainage and stormwater assessments are included in this proposal.

On behalf of BETA Group, Inc., thank you for the opportunity to continue providing asset management services to the Town of Franklin. If you have any questions or require additional information on this proposal, please feel free to contact me at (401) 258-1856.

Sincerely,

BETA GROUP, INC.



Randall L. Collins, Jr. RLA, ASLA  
Vice President

131 Daniel Webster Highway #601  
 Nashua, NH 03060  
 Phone Number: 978-808-9871  
 Email: dave@ayotteassociates.com  
 www.daveayotteassociates.com



**RECIPIENT:**

**Franklin High School**

218 Oak Street  
 Franklin, Massachusetts 02038

| Quote #24171 |                         |
|--------------|-------------------------|
| Sent on      | Dec 02, 2024            |
| Contact:     | Mike D'Angelo           |
| Email        | dangelom@franklinps.net |
| Contact:     | Mike D'Angelo           |
| Email        | dangelom@franklinps.net |
| Title        | Director of Facilities  |
| <b>Total</b> | <b>\$36,000.00</b>      |

| Product/Service          | Description  | Total       |
|--------------------------|--|-------------|
| Wall Padding Replacement | Replace ~280 Linear feet of outdoor wall padding on soccer field<br><br>Scope of work:<br><br>-Remove existing wall padding and clear debris from behind existing wall padding.<br>-Ensure existing pressure-treated lumber is level and properly secured to block wall.<br>-Secure z-clips to lumber. All fasteners to be coated, exterior screws.<br>-Install new 3" poly pads with 3/4" MDO backer and 18 oz UV resistant vinyl.<br>-Custom cutting to be fabricated on-site for proper fit<br><br>Please note: Price for project does not include construction dumpster. If facility cannot dispose of existing pads, an additional cost will be added for a construction dumpster. Dumpster must be able to be located near worksite. | \$36,000.00 |
| Inclusions/Exclusions    | -Quote is valid for 30 days<br>-Front desk to be notified of our arrival date by the AD or Facilities<br>-Work areas must be free of debris and obstacles<br>-Facility will cancel or reschedule work area activities to prevent interference with project safety, performance and work schedule.<br>-Debris will be disposed of in customer provided receptacle (dumpster) unless otherwise specified<br>-Work area will be left broom clean  |             |
| Purchase Orders          | -Signed quotes do not guarantee orders.<br>-The department that receives the invoice is required to provide signed purchase orders.<br>-Signed Purchase orders are to be sent to Amy@ayotteassociates.com  |             |

131 Daniel Webster Highway #601  
Nashua, NH 03060  
Phone Number: 978-808-9871  
Email:dave@ayotteassociates.com  
www.daveayotteassociates.com



**Total**

**\$36,000.00**

Thank you for the opportunity to provide a quote. Please confirm receipt of this message and feel free to reach out if you have any questions or require further information.

Sincerely,  
Dave  
Dave@ayotteassociates.com

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



## **Project Timeline and Funding Needs**

We anticipate that the restoration project will follow this schedule once funds are secured and necessary approvals are in place. The major milestones and projected dates are as follows:

- **June 2025:** Final project scope review with Buccacio Sculpture Services and confirmation of work schedule.
- **July 2025:** Obtain all required approvals, including review by the local historic commission and any necessary building permits.
- **August–September 2025:** Restoration work begins and is completed over a 6–8 week period.
- **October 2025:** Final inspection and documentation of completed restoration, with submission of final report to the Community Preservation Committee.

### **Funding Needs:**

We anticipate that CPA funds will be needed by **July 2025** to secure the restoration contract and initiate the procurement of materials and scheduling. We would like the project completed before colder weather sets in, which could complicate plaster restoration work.



## **BUCCACIO SCULPTURE SERVICES LLC**

### **SCULPTURE, METAL CASTING & RESTORATION**

#### **Current Conditions and Recommended Treatment Report**

Location: Franklin Public Library

Address: 118 Main St, Franklin, MA 02038

Materials: various

## **Project Overview**

BSS was contracted to assess deteriorating plaster and painted surfaces in a historic interior space of the Franklin Public Library. The focus was on evaluating the structural integrity of the ornamental plaster and identifying areas in need of conservation or replacement.

## **Current Conditions Report**

### **Observations & Findings**

- **Core Sampling:**
  - Eight (8) core holes were drilled to determine the depth and severity of plaster degradation.
  - Core samples showed advanced calcification and loss of plaster body in affected regions.
- **Plaster Condition:**
  - The corner where large white panels are present is in significantly worse condition than surrounding areas.
  - In some sections, calcified plaster has deteriorated nearly 1 inch deep.
  - Several ornate decorative features, such as egg-and-dart moldings, are deteriorated and require reproduction.
- **Paint Failure:**
  - Much of the decay is hidden by a surface layer of intact but loose paint.
  - These areas will likely reveal more damage once surface coatings are removed.
  - Across the room—including sections not near the major damaged zone—paint is actively failing.
  - Paint failure is especially prominent near the gold and red scrollwork, indicating widespread environmental or aging-related issues.
- **Hidden Decay:**
  - Structural integrity is difficult to determine without removing all compromised finishes.
  - Areas that appear visually intact are highly likely to conceal additional degradation.

# Recommended Treatment Report

## Treatment Objectives

- Stabilize all structurally compromised plaster
- Restore or reproduce missing or damaged ornamental features
- Fully assess and treat hidden deterioration
- Ensure long-term durability of decorative finishes

## Recommended Treatments

### 1. Controlled Paint Removal

- Carefully strip all loose and potentially unstable paint layers in affected zones.
- This is essential to expose underlying plaster conditions and ensure proper adhesion of future coatings.

### 2. Plaster Consolidation and Replacement

- Areas where calcification extends deeply (up to 1") should be removed down to sound substrate.
- Consolidation agents may be applied to marginally compromised areas to retain original material when feasible.
- Heavily damaged plaster should be replaced using historically appropriate lime-based materials and methods.

### 3. Ornamental Plaster Restoration

- All deteriorated ornamental features, including egg-and-dart elements and scrollwork, should be scanned or molded.
- 3D scanning and digital modeling may be used for precise replication.
- Missing or beyond-repair pieces should be cast and installed using traditional attachment techniques.

### 4. Environmental & Structural Coordination

- Coordinate with building staff and/or structural engineers if any discovered decay affects load-bearing or hidden architectural supports.
- Consider implementing climate monitoring if widespread paint failure suggests humidity or temperature control issues.

### 5. Surface Finishing

- After all structural and ornamental work is complete, apply new finish coatings using historically accurate color palettes and materials.
- Recommend use of breathable, conservation-grade paints to avoid trapping moisture.

## Estimated Timeframe: Best Case vs. Worst Case

| Treatment Description                                 | Best-Case Estimate  | Worst-Case Estimate | Notes  |
|---|---------------------|---------------------|--|
| 1. Paint Removal                                      | 2 days              | 5 days              | Faster if paint is visibly unstable and detaches cleanly; slower if removal reveals additional substrate damage. |
| 2. Plaster Consolidation & Replacement                | 14 days             | 18–23 days          | Depends on how deep the calcification is and how widespread hidden damage becomes after stripping.               |
| 3. Ornamental Restoration (Scan, Mold, Cast, Install) | 5 days              | 14 days             | Efficiency depends on how many pieces need replication and drying/cure time of castings.                         |
| 4. Environmental & Structural Coordination            | Minimal, concurrent | minimal             | Typically overlaps with other work; delays only if structural interventions are needed.                          |
| 5. Surface Finishing                                  | 4–6 days            | 14 days             | Varies depending on the complexity of finish (e.g. matching gilded or multi-tone schemes).                       |

### Total Duration:

- 1 day = 8 hours of labor for one BSS conservator and 1.5 hours of drive time portal to portal
  - Depending on our production schedule, we might send multiple conservators on certain days to speed up the process or when needed to properly execute the restoration work.
- Best Case: ~25 to 27 days (\$35,625 - \$38,475)
- Worst Case: ~51 to 56 days (\$72,675 - \$79,800)
- Daily Rate: \$1425

**IMPORTANT NOTE:** All estimates are based on current visible conditions. Additional time may be required if previously unobserved damage is uncovered during the course of work.

## Scope Clarification

This conservation effort is limited to the section of the room beginning at the affected corner and extending:

- To the left, up to and including the far side of the window
- To the right, up to and including the far side of the window
- The mural restoration is not included in this scope of work, that would be quoted separately. Appears to be a stained discolored watermark that can be painted over.

It should also be noted that paint failure is present throughout the decorative scrollwork across the entire room. However, treatment of these additional areas is not included in the current scope or budget. Any work beyond the defined boundaries will require separate assessment and approval.





**TOWN OF FRANKLIN  
RESOLUTION 25-27**

**FY26 Community Preservation Appropriation of Funds - Capital**

**PURPOSE:** To appropriate from Community Preservation Reserves available funds in the following amount, as recommended by the Community Preservation Committee, for one community preservation project in fiscal year 2026, in the total amount of One Hundred Five Thousand Two Hundred Forty Five Dollars (\$105,245):

| Source                        | Purpose                          | Amount           |
|-------------------------------|----------------------------------|------------------|
| Historic Preservation Reserve | Franklin United Methodist Church | \$ 105,245       |
| <b>Total</b>                  |                                  | <b>\$105,245</b> |

**MOTION**

Be It Moved and Voted by the Town Council that the sum of One Hundred Five Thousand Two Hundred Forty Five Dollars (\$105,245) be appropriated from the Community Preservation Reserves in the amount and for the project indicated above in Fiscal Year 2026.

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

DATED: \_\_\_\_\_, 2025

VOTED: \_\_\_\_\_

UNANIMOUS: \_\_\_\_\_

A TRUE RECORD ATTEST:

YES: \_\_\_\_\_ NO: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

RECUSED: \_\_\_\_\_

Nancy Danello, CMC  
Town Clerk

\_\_\_\_\_  
Glenn Jones, Clerk  
Franklin Town Council



82 West Central Street, PO Box 313, Franklin, MA 02038

---

Community Preservation Committee  
355 East Central Street  
Franklin, MA 02038

February 5, 2025

Dear Chairperson Feeley and members of the Community Preservation Committee,

The Franklin United Methodist Church (UMC) is requesting Community Preservation Act funding in the amount of \$105,245 for the preservation and restoration of the exterior of its historic facility at 82 West Central Street.

**Scope of Project**

This project aims to preserve and restore the exterior façade of the Franklin United Methodist Church. Key aspects of this project include the restoration of historic trim, staining the body, and painting the trim to closely match the original historic colors, as determined from photographic and other historic records. Additionally, the project encompasses the restoration of the cupola and cross on the roof, features that were removed and simplified many years ago.

The total cost of this project, covering equipment, materials, labor, and contingencies, is \$105,245. Please refer to the attached budget, with comments, prepared by Bud Killam, President of Painter's Pride, Inc. Painter's Pride specializes in historic restoration of religious buildings and has completed Community Preservation Act projects in other communities. Their professional affiliations include the National Trust for Historic Preservation, Society of Gilders, and they are lead safe certified the Environmental Protection Agency. Attached is information about Painter's Pride, including a list of communities of faith they have worked in New England.

**Historical Significance of the Franklin UMC**

For 172 years, Methodists have met in the Town of Franklin, first in the Franklin Town Hall (1853-1856), in members' homes around Franklin, and then in a facility they would construct at 82 West Central Street adjacent to the Town Hall. The property was purchased in the summer of 1872 and by September 9, the foundation was set. The cornerstone was laid on October 23, 1872. Five months later the vestry was dedicated (March 23, 1873); and, on June 23, 1873 the building was completed and dedicated by Bishop Matthew Simpson. The total cost to construct the building was approximately \$15,000. For over 150 years, the footprint of the building has remained relatively

consistent. with a modest addition added in the 1930s. This addition included a kitchen and additional education space.

The facility has been identified as an historic asset of the Commonwealth of Massachusetts (MCRIS Inventory No. FRN.336) noting its architectural significance as part of Franklin Center (MCRIS Inventory No. FRN.A). It has also been identified as an historic property by the Town of Franklin Historical Commission. The facility sits adjacent to and is contemporary of the Dean Junior College National Historic District (Ref. No. 75000285).

The exterior of the facility maintains many of its original Victorian Gothic details including the pointed arch windows, stained glass and tracery on the original, front, center stained glass window, flying buttresses, and steep roof. Original millwork details including dentils, decorative brackets and trim provide intricate detail indicative of the style. Some features, like the second spire over the side entrance, cupola and cross on the roof, and roof cresting have been lost to time.

In 1903, memorial stained-glass windows were installed adding to the grandeur of the building; and, in 1905 a Geo. W. Reed pipe organ was installed replacing the smaller, original Geo. H. Ryder (Opus 12) pipe organ.

The facility has been used throughout its history for more than religious purposes. It has been used, for educational and political purposes, a community gathering space, and host to several notable organizations, entertainers, speakers. On Sunday, March 27, 1887, the church hosted the Union Temperance Meeting where an audience of between “four and five hundred gathered” to hear Rev. I.C. Brown of Des Moines, Iowa speak. Of the several resolutions passed at that meeting, one was sent to the House of Representatives “praying that the bill allowing women to vote on the license question at our town meetings be sustained by that honorable body” (see *Franklin Sentinel*, Vol X. No. 13, April 1, 1887). On June 8, 1897, the church hosted the Plantation Melody Quintette from Claflin University, a historically black university. The concert raised money for the university (see *Franklin Sentinel*, Vol. XX. No. 46, June 8, 1897). Signor Mario Cappelli, a “Premier Italian-American Tenor,” performed a vesper service on Christmas Day, December 25, 1927 (see *The Franklin Sentinel*, Vol. I. No. 38, September 29, 1927; Vol. I. No. 50, December 22, 1927; Vol. I. No. 51, December 29, 1927). These are just a few examples. To list all of the notable uses of and events in a 150-year-old facility that sits adjacent to the Town Hall in downtown Franklin there is not enough space.

#### **Grant Matching**

This project is part of a multi-phase restoration and renovation of the Franklin UMC. See the attached “Defining Our Generation” Capital Campaign Phase Summary. We are currently working through projects in Phase II and, thanks to a long-term commitment from Aprende Spanish Immersion, making plans to accomplish Phase III. The preservation and restoration of the exterior façade is part of Phase II.

As of January 5, 2025, the congregation has raised a total of \$136,704.96 for Phase II of the campaign. These funds have gone toward protection (including partial disassembly and reassembly) of the historic tracker organ, repair and restoration of the sanctuary ceiling, painting of the sanctuary, refinishing of the hardwood floors in the sanctuary and vestry, new carpet on the main-level, and increasing the church’s endowment. In total, we have received \$264,580 in pledges and \$27,648.48 in non-

pledged gifts (as of January 5, 2025) toward Phase II of the campaign. This fundraising effort not only matches the amount requested in this proposal, it also shows the financial stability of the Franklin UMC and the commitment of the congregation and broader community to support the church.

**For Public Benefit and ‘Not Religious Undertaking’**

The “anti-aid amendment” of the Constitution of the Commonwealth of Massachusetts bars public funds from being used “for the purpose of founding, maintaining or aiding...charitable or religious undertaking” (see §2. Article XVIII. Free Exercise of Religion, support of public schools, use of public money or credit for schools and institutions).

This project is being done on an active church facility; however, awarding of this project does not directly support the “undertaking of religion.” This project, which is limited to the exterior of the facility, seeks to preserve the historic ambiance and feel of downtown Franklin. Further, the primary aim of this project is not to restore religious iconography or detail essential to the functioning of the church. This project aims to preserve and restore Victorian Gothic details of the facility that, without awarding of this funding, may otherwise be lost as the church prioritizes its mission over the preservation and restoration of its facility’s decorative and historic details.

As part of its Phase II campaign, the church has committed enough funds to accomplish all projects that could be construed “for the purposes of religious undertaking.” The church has prioritized the restoration and renovation of the sanctuary and the strengthening of its endowment. This project seeks to preserve and restore the historic exterior features of the building which add to the historic appeal of the area. This project, with its focus on the exterior of the building, utilizes public funds for purposes that are accessible to all members of the community, whether they enter the building for “religious undertaking,” a public event, or otherwise.

The Franklin UMC is a public facility used for the benefit of the entire community. Through its Community Cookouts, Concerts, and Closet, it serves the entire community by providing space for neighbors to meet, serve, and share with one another while eating a *free* meal together, enjoying the talents of local musicians *free of charge*, and ‘shopping’ for *free* clothing. The facility is used by various community groups including several Girl Scout troops and Rise Up, a social meet-up for individuals navigating life with disability. It hosts Tri-Valley, Inc. Meals on Wheels and a Spanish-immersion daycare. All of these public, non-church-related groups and organizations that meet at the Franklin UMC add to the diversity and vibrancy of downtown Franklin and draw people into the heart of the city.

**A Further Discussion on Details Lost: Colors, a Cupola, Roof Cresting, and a Spire**

In preparation for this project, we have been combing through our records and working closely with Rowan Lowell, Archivist at the Franklin Historical Museum, and Vicki Earls, Head of Reference and Public Services at Franklin Public Library, to find historical pictures of the exterior of the facility to help us better understand the features that have been maintained or lost over time. The photos suggest that the exterior color has been altered several times, a cupola has been removed along with roof cresting and a spire.

What were the historic colors of the facility? In truth, we do not know exactly. From what we can tell from the pictorial record, the church has had three different color

schemes. Its present three-color scheme was an attempt at returning to the historic colors of the church in the 1980s. Members did their best, consulting an historic colors expert, to choose colors appropriate to the time period, painting the main body of the church beige, the trim dark brown, and using a deep “Indian Red” to highlight the accents. This was a major change that received some amount of press, including in *The Woonsocket Call* on October 27, 1984.

From some-point in the 1920s through the early 1980s, the church was solid white. We do not know the exact date when the color was changed, but suspect that the facility was painted white during the summer of 1924 in preparation for the church facility’s 50<sup>th</sup> anniversary. The February 6, 1925, Quarterly Conference minutes note that

The church was thoroughly renovated and painted inside and out during the month of July and August [1924]. It was so beautifully clothed we hardly recognized the old church when we assembled for our worship in September... I doubt if there is a piece of church property on the Worcester district that is in better condition than Franklin.

There is no mention that we could find of changing the colors of the church in *The Franklin Sentinel*. This makes us suspect that the change to white, whenever it was, was not a dramatic alteration in color.

Working from historical photos and pictures, we assume the church stayed the same color from 1874 until it was changed in the 1920s. Recently found black and white photographs from 1895, 1901, and 1905 suggest that the trim color was lighter than the main body. A colorized postcard from the early 1900s suggests that the main body of the church was a pale yellow which would shade consistent with the black and white photos we have from the time period. For reference, see the Historical Pictures attachment.

In seeking to restore the church to its original historic colors, this project funds the changing of the church’s colors from beige (body), dark brown (trim), and “Indian Red” (accent) to pale yellow (body), white (trim), and dark brown or burgundy (accent).

The cupola and cross that once overlooked West Central Street were removed several years ago. A cross, sans cupola, was put in its place in 2011. This project will include the construction of a cupola upon which a simple gilded cross will be placed. We understand that the restoring of the gilded cross may be construed as supporting the “undertaking of religion” (cf. *George Caplan & others vs. Town of Acton, SJC-12274*). If the Committee deems it prudent to remove the restoration of the gilded cross from the project, but agrees to fund the remaining portions of the project, including the cupola, the Franklin UMC will pay for the gilded cross out of their capital campaign funds.

One of the earliest features to be removed from the building was the roof cresting, an ornamental railing attached to the ridge of the hip roof parallel to West Central Street. The exact detail of this feature is unknown. Pictorial evidence shows it, but not in detail. All construction details from the 1870s have been lost. This project seeks to restore this feature with a railing that looks period appropriate.

The spire over the side entrance of the church has also been removed over time. This feature created a secondary spire that mimicked the steeple. The side entry has also been turned to face the parking lot, instead of West Central Street. Restoring the spire and turning the side entrance back toward West Central Street is not currently part of this

project; however, we would request that the current proposal not automatically exempt the Franklin UMC from applying for Community Preservation Funds in the future. If the committee would prefer us only apply for funding once, we can add it to this proposal.

Thank you for considering this request for funding. If you have any questions regarding this request or need additional documentation, do not hesitate to reach out to me. Bud Killam, President of Painter's Pride, has also offered to answer any questions you might have regarding this project.

Peace.

Rev. Dr. Jacob W. Juncker  
Pastor

Tricia Prewitt  
Community Outreach Team, Chair

Linda Zardeskas  
Church Council, Chair

[jacob@franklinumc.org](mailto:jacob@franklinumc.org)  
508-528-1092 (church office)

CC: Jamie Hellen, Town Administrator  
Julie McCann, Executive Assistant to the Town Administrator  
Evan LaCasse, Deputy Chief Financial Officer and Budget Director  
Alan R. Earls, Chair of Historical Commission for the Town of Franklin  
Bud Killam, Painter's Pride

Attachments:

Painter's Pride: Budget Pricing and General Comments  
Painter's Pride: Information & Project Referral List  
MCRIS Record No. FRN.336  
"Defining Our Generation" Phase Summary  
Historic Pictures

Franklin United Methodist Church. Budget Pricing and General Comments for the CPA Grant Application

Version 1 - October 19, 2024

Submitted by: Bud Killam, President, Painters Pride, Inc.

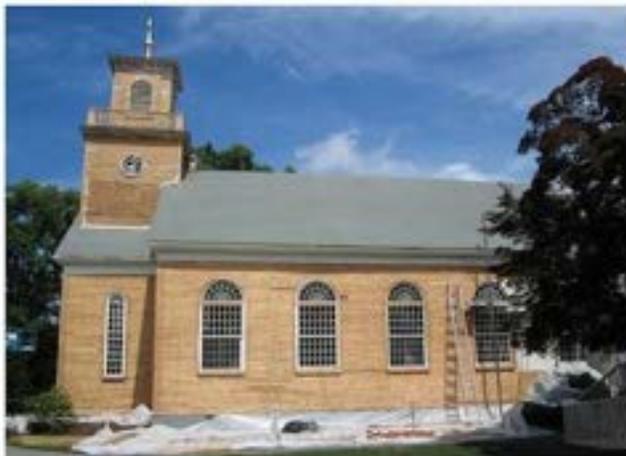
| No. | Issue/Recommendation/Task                        |                                   |            |                              | Comments/Description  |
|-----|--|-----------------------------------|------------|------------------------------|---|
|     |  | Equipment/Material/<br>Labor Cost | Allowances | Contingencies/Alte<br>rnates |   |
|     | <b>EXTERIOR RESTORATION/PRESERVATION PROJECT</b> |                                   |            |                              | Repair/restore/paint the the church building including the steeple.   |
| 1   | Consultation w Lead Paint Inspector              |                                   |            | 1,000                        | The assumption is that the steeple has Lead Based Paint (LBP). Informal consult with licensed LBP inspector to determine best practices for containing LBP and update on changing LBP laws. Generally, conusit is necessary only the church has a preschool or other situation where children under the age of 6 regularly occupy the building. Sunday school is OK |
| 2   | Informal conversation w Historical Commission??? |                                   |            |                              | Church to speak with HC about doing maintenance, preservation to steeple???   |
| 3   | Informal inquiry to Building Commissioner        |                                   |            |                              | Building permit is usually not necessary. Church to make informal inquiry to Building Commissioner asking about needing a permit for maintenance painting and cosmetic repair to the steeple.   |
| 4   | <b>Restoring building wood trim</b>              |                                   |            |                              | Replace trim to best match original. Epoxy resins may be used on some rotted wood surfaces rather than replacing entire moldings/trim.  |
| 4A  | Cornerboards                                     | 14,000                            |            |                              | Replace corner boards to match original flat trim. Stock materials to be used. No special order or custom molding fabrication   |
| 4B  | Water table                                      | 16,250                            |            |                              | Replace building water table and flashing to match original. Stock materials to be used. No special order or custom molding fabrication.  |
| 4C  | South side entry                                 | 2,800                             |            |                              | Replace damaged entry trim  |
| 4D  | Rear T-111                                       | 4,750                             |            |                              | Replace rear foundation-level wood  |
| 4E  | Front windows and vertical T&G                   | 9,500                             |            |                              | Restore front window trim and T&G by either replacing or with wood hardeners or epoxy resins.   |
| 4F  | Steeple  | 13,500                            |            |                              | Repair/replace cosmetically damaged wood to match the original. No structural repair work included.   |
| 5   | Paint  |                                   |            |                              | Historical colors to be determined. Basic color scheme is one color for the body, one color for the trim, and a 3 accent colors. Historical trim features and moldings will not be stripped down to the bare wood. They will receive standard "maintenance painting."   |
| 5A  | Entire building                                  | 22,325                            |            |                              | Prepare and paint siding, trim, doors, and rails  |
| 5B  | Steeple  | 4,370                             |            |                              | Prepare and paint steeple   |
| 5C  | Gutters  |                                   |            | 4,100                        | Paint gutters white if color scheme includes white trim. No warranty on painted gutters. Replace downspouts with white.   |
| 6   | Other  |                                   |            |                              |   |
| 6A  | Cross  |                                   |            | 2,000-5,000                  | Remake front cross to best duplicate original. Paint or gild with 23.75 gold leaf   |
| 6B  | Lift   | 4,350                             |            |                              | Estimated cost of rental of an 65' lift for one month. Machine size and cost to be confirmed by lift rep. Lift is needed for steeple work, front/rear gable work, and replacing the front cross.  |
| 6B  | Portable restroom                                |                                   |            | 1,300                        | CDC requires onsite toilet and wash station exclusively for construction workers. No cost if the church can provide a bathroom. Up to 3 month rental.   |
| 6C  | Dumpster   |                                   |            | 2,000                        | Dumpster rental/disposal for construction debris  |

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Painters Pride, Inc. has completed over 700 projects at more than 170 different churches  
We are an approved vendor in the Catholic Archdiocese of Boston and Worcester

## Catholic

Ascension Parish-Our Lady of Fatima –*Sudbury, MA*  
Ascension Parish-St. Bridget's-*Maynard, MA*  
Blessed Sacrament Catholic Church–*Walpole, MA*  
Blessed Sacrament Catholic Parish–*Westford, MA*  
Carmelite Sisters Carmel Terrace–*Framingham, MA*  
Carmelite Sisters, St. Patrick's Convent–*Framingham, MA*  
Carmelite Sisters, St. Patrick's Manor–*Framingham, MA*  
Carmelite Sisters, Marian Manor–*South Boston, MA*  
Our Lady of Czestochowa Parish-*Worcester, MA*  
Our Lady of Lourdes Catholic–*Jamaica Plain, MA*  
Sisters of Charity, Elizabeth Seton–*Wellesley, MA*  
Sisters of Charity, Mt. St. Vincent–*Wellesley, MA*  
St. Andrew's Catholic Church–*Dudley, MA*  
St. Anthony's Catholic Church–*Woburn, MA*  
St. Anthony of Padua–*Fitchburg, MA*  
St. Camillus Chapel–*Whitinsville, MA*  
St. Francis Catholic Church–*Dracut, MA*  
St. James Catholic Church–*Groton, MA*  
St. James Catholic Church–*Wellesley, MA*  
St. John the Evangelist Catholic–*Hopkinton, MA*  
St. Joseph's Catholic Church–*Medway, MA*  
St. Joseph's Catholic Church–*Medford, MA*  
St. Joseph's Catholic Church–*Pawtucket, RI*  
St. Joseph's Catholic Church–*Pepperell, MA*  
St. Joseph's Catholic Church–*Quincy, MA*  
St. Mary's Catholic Church–*Ayer, MA*  
St. Mary's Catholic Church–*Foxborough, MA*  
St. Mary's Catholic Church–*Franklin, MA*  
St. Mary's Catholic Church–*Holliston, MA*  
St. Mary's Catholic Church–*Randolph, MA*  
St. Mary's Catholic Church–*Walpole, MA*  
St. Michael's the Archangel–*Providence, RI*  
St. Patrick Catholic Church–*Providence, RI*  
St. Patrick's Catholic Church–*Falmouth, MA*  
St. Stephen's Catholic Church–*Framingham, MA*  
St. Susanna's Catholic Church–*Dedham, MA*  
St. Theresa's Catholic Church–*Sherborn, MA*

## Methodist

Arnold Mills United Methodist Church–*Cumberland, RI*  
Blackstone Valley United Methodist–*Northbridge, MA*  
Carter United Methodist Church–*Needham, MA*  
Community United Methodist Church–*Wayland, MA*  
First United Methodist Church–*Meriden, CT*  
First United Methodist Church–*Stoughton, MA*  
Fiske Methodist Church–*Natick, MA*  
Franklin United Methodist Church–*Franklin, MA*  
Monson/Glendale United Methodist Church–*Monson, MA*  
United Churches of Westerville (Korean)–*New Haven, CT*  
United Methodist Church–*Sudbury, MA*  
United Methodist Church–*Wellesley, MA*  
Wesley United Methodist Church–*Salem, MA*

## Congregational

Berkley Congregational Church–*Berkley, MA*  
Broad Brook Congregational Church–*Broad Brook, CT*  
Central Congregational Church–*Chelmsford, MA*  
Central Congregational Church–*Newburyport, MA*  
Congregational Church of Needham–*Needham, MA*  
Congregational Church of Weston-Weston, MA  
East Woodstock Congregational–*East Woodstock, CT*  
Edwards Church UCC–*Framingham, MA*  
First Congregational Church–*Brimfield, MA*  
First Congregational Church–*Hampton, NH*  
First Congregational Church–*Millbury, MA*  
First Congregational Church–*Rockport, MA*  
First Congregational Church–*Winchester, MA*  
First Congregational Church–*Westonstock, CT*  
Hope Central Church–*Jamaica Plain, MA*  
Newton Highlands Congregational–*Newton, MA*  
Original Congregational Church–*Wrentham, MA*  
Pilgrim UCC Church–*Southborough, MA*  
Plymouth Congregational Church–*Belmont, MA*  
Plymouth Congregational Church–*Plymouth, CT*  
Plymouth UCC–*Framingham, MA*  
Second Congregational Church–*West Newton, MA*  
South Congregational Church–*Peabody, MA*  
Tabernacle Congregational Church–*Salem, MA*  
Trinity UCC/American Baptist–*Northborough, MA*  
Union Congregational Church–*Taunton, MA*  
United Church of Christ–*Cornwall, CT*  
United Church of Christ–*Medfield, MA*  
United Church of Christ Main Office–*Framingham, MA*  
United Parish (UCC) of Auburndale–*Newton, MA*  
Wellesley Congregational Church–*Wellesley, MA*

## Unitarian/Federated

Bernardston Unitarian Church–*Bernardston, MA*  
Eliot Church–*South Natick, MA*  
Federated Church of Ayer–*Ayer, MA*  
Federated Church of Christ–*Brooklyn, CT*  
Federated Church of Franklin–*Franklin, MA*  
First Church of Christ–*Lancaster, MA*  
First Church Unitarian–*Leominster, MA*  
First Church Unitarian–*Littleton, MA*  
First Church of Sterling–*Sterling, MA*  
First Parish Church UU–*Kingston, MA*  
First Parish Unitarian Church–*Bridgewater, MA*  
First Parish Unitarian Church–*Framingham, MA*  
First Parish Unitarian Church–*Lexington, MA*  
First Parish Unitarian Church–*Milton, MA*  
First Parish Unitarian Church–*Needham, MA*  
First Parish UU of Ashby–*Ashby, MA*  
First Parish UU of Medfield–*Medfield, MA*  
First Parish Unitarian Universalists–*Scituate, MA*  
First Unitarian Church and Parish–*Dedham, MA*  
First Church Roxbury (UU Urban Ministry)–*Roxbury, MA*  
First Unitarian Church–*Worcester, MA*  
First Religious Society UU–*Newburyport, MA*  
Foxborough Universalist Church–*Foxborough, MA*  
United First Parish, "Presidents Church"–*Quincy, MA*  
Unitarian Church of Hudson & Marlborough, MA  
Unitarian Church of Mendon–*Mendon, MA*  
Unitarian Universalist Area Church–*Sherborn, MA*  
Unitarian Universalists Church–*Provincetown, MA*  
Unitarian Universalists Church–*Wellesley, MA*  
Unitarian Universalist Church–*Winchendon, MA*

## Episcopal

Christ and Holy Trinity Episcopal Church–*Westport, CT*  
Christ Episcopal Church–*Quincy, MA*  
Church of the Good Shepherd–*Waban, MA*  
Emmanuel Episcopal Church–*Boston, MA*  
Emmanuel Episcopal Church–*Wakefield, MA*  
Epiphany Episcopal Church–*Walpole, MA*  
Grace Episcopal Church–*Stafford Springs, CT*  
St. Andrew's Episcopal Church, Hanover, MA  
St. Bartholomew's Episcopal Church–*Cambridge, MA*  
St. Dunstan's Episcopal Church–*Dover, MA*  
St. Elizabeth's Episcopal Church–*Sudbury, MA*  
St. James Episcopal Church–*Groton, MA*  
St. John's Episcopal Church–*East Windsor, CT*  
St. John's Episcopal Church–*Franklin, MA*  
St. John's Episcopal Church–*Newtonville, MA*  
St. John's Episcopal Church–*Saugus, MA*  
St. John's Episcopal Church–*Westwood, MA*  
St. Luke's Episcopal Church–*Chelsea, MA*  
St. Mark's Episcopal Church–*Dorchester, MA*  
St. Mark's Episcopal Church–*North Easton, MA*  
St. Mary's Episcopal Church–*Newton Lower Falls, MA*  
St. Michael's Episcopal Church–*Naugatuck, CT*  
St. Paul's Episcopal Church–*Natick, MA*  
St. Paul's Episcopal Church–*Brookline, MA*  
St. Peter's Episcopal Church–*Beverly, MA*  
St. Peter's Episcopal Church–*Weston, MA*  
St. Stephen's Episcopal Church–*Boston, MA*  
Trinity Episcopal Church–*Hartford, CT*  
Trinity Episcopal Church–*Milford, MA*  
Trinity Episcopal Church–*Melrose, MA*  
Trinity Episcopal Church–*Randolph, MA*  
Trinity Episcopal Church–*Shrewsbury, MA*  
Trinity Episcopal Church–*Wrentham, MA*

## Other

Albanian Orthodox Church–*Natick, MA*  
Andover Baptist Church–*Andover, MA*  
Bethel Lutheran Church–*Worcester, MA*  
Burrillville 7th-Day Adventist–*Mapleville, RI*  
Christ Lutheran Church–*Natick, MA*  
The Christian Science Church–*Dedham, MA*  
Church of the Nazarene–*Framingham, MA*  
Community of Christ Church–*Lexington, MA*  
First Baptist Church–*Grafton, MA*  
First Baptist Church–*Holden, MA*  
First Baptist Church of Marlborough–*Marlborough, MA*  
First Baptist Church–*Weston, MA*  
First Baptist Church–*Whitinsville, MA*  
First Baptist Church–*Westwood, MA*  
First Hopkinton 7th-Day Baptist Church–*Ashaway, RI*  
First Lutheran Church–*Malden, MA*  
First Presbyterian Church–*Waltham, MA*  
First United Baptist Church–*Lowell, MA*  
Forest Hills Covenant Church–*Jamaica Plain, MA*  
Holy Resurrection Orthodox Church–*Allston, MA*  
Holy Annunciation Orthodox Church–*Maynard, MA*  
Lutheran Social Services–*Natick, MA*  
Nativity of the Ever-Virgin Mary Church–*Chelsea, MA*  
New England Bible Church–*North Andover, MA*  
St. Paul's Anglican Community Church–*Lawrence, MA*  
St. Stephen's Armenian Apostolic–*Watertown, MA*  
W. Bridgewater Baptist Church–*West Bridgewater, MA*  
Zion Lutheran Church–*Worcester, MA*

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** FRN.336  
**Historic Name:** Franklin United Methodist Church  
**Common Name:**  
**Address:** 82 West Central St  
  
**City/Town:** Franklin  
**Village/Neighborhood:** Franklin;  
**Local No:**  
**Year Constructed:** 1872  
**Architectural Style(s):** Gothic Revival;  
**Use(s):** Church;  
**Significance:** Architecture; Religion;  
**Area(s):** FRNA  
**Designation(s):**  
**Building Materials:** Roof: Asphalt Shingle;  
Wall: Glass; Wood; Wood Clapboard;  
**Demolished** No



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
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[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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336

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
DOSTON, MA 02116



Franklin

82 West Central Street

ic Name Franklin United Methodist Church

Present church

Original church

PTION

1872

Hurd, History of Norfolk County

Victorian Gothic

ect unknown

Exterior Wall Fabric clapboard

Outbuildings

Major Alterations (with dates)

Condition excellent

Moved no Date

Acreage 3/8 acre

Setting on busy street of mixed commercial/  
residential across from Town Hall

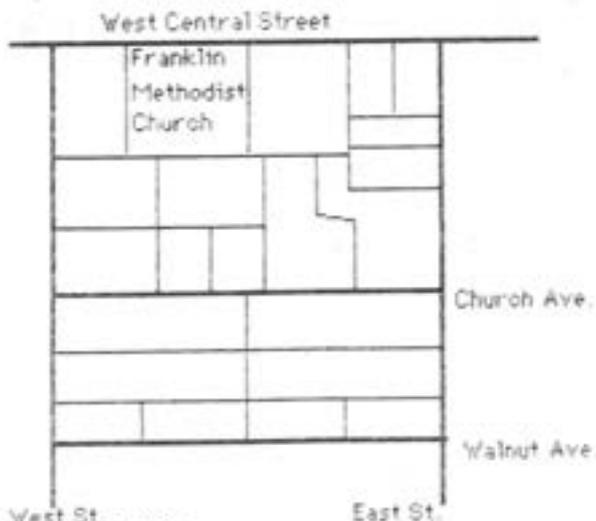
Recorded by Christine S. Beard

Franklin Property Improvement Office  
Organization

Date March, 1989

Sketch Map: Draw map showing property's location  
in relation to nearest cross streets and/or  
geographical features. Indicate all buildings  
between inventoried property and nearest  
intersection(s).  
Indicate north

N



UTM REFERENCE

USGS QUADRANGLE Franklin

SCALE 1:25,000

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)****ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

The Franklin United Methodist Church is located on the south side of West Central Street in an area of mixed residential/commercial use opposite the Town Hall. The building is sheathed in clapboard trimmed with narrow cornerboards and rises to a steeply pitched roof. Entries to the church are set in pointed arched openings contained within pavilions at each corner of the building, the western pavilion at the facade rises to a high tower. The facade is dominated by a two-story bay containing a large pointed arched window of stained glass. Side elevations are one story in height and have irregularly-spaced pointed arched windows containing stained glass.

**HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.**

Methodist meetings were held in Franklin as early as 1856 when Rev. John M. Merrill gathered the congregation in the town hall. Due to a decline in the church, services were suspended in 1857 and not resumed until 1871 when Rev. John A. Cushing of Boston came to Franklin. The cornerstone for the existing church was laid in 1872 at which time the congregation numbered 66.

**BIBLIOGRAPHY and/or REFERENCES**

Sanborn Atlases of Franklin, 1894, 1899, 1904, 1911, 1919, 1927  
 John G. Hales, Map of Franklin, 1832  
 Hurd, Duane Hamilton, History of Norfolk County, 1884  
 Map of Franklin, 1855

Town valuations, various years  
 Town Rolls, various years  
 Town Directories, various years

# Defining Our Generation AND OUR FACILITY

The first Methodists gathered in the Franklin Town Hall, in 1853. Unfortunately, after just a few years, the class was discontinued. In 1871, the cause was taken up again, a pastor was appointed, and soon thereafter, in 1872, a building was constructed. It was dedicated on June 23, 1873. For over 170 years, each new generation of Methodists has had to recommit to the cause and give of themselves to sustain the church in Franklin. We stand as heirs to their dedication and hard work in establishing and maintaining the church. It has not always been easy, but each generation has been up to the task. Now is our turn.

We seek to be “a community where all can experience meaningful relationship with God, grow in Christ, and reach out in love to others; a community where all can love and be loved; a community where people can be accepted as they are.” This vision propels us forward as we seek to give of ourselves for the sake of the community around us; however, the current state

of the building is limiting and creates several challenges. The roof needs to be replaced and the exterior of the building is decaying rapidly; the balcony and basement are underutilized spaces due to accessibility constraints; the HVAC system does not condition air nor does it circulate fresh air through the entire building; the kitchen, vestry, and bathrooms need to be updated; and, financial reserves must be established to support future ministry and facility needs. Our commitment to addressing these issues will not only define our generation, it will also impact the many generations of Franklin Methodists yet to be.

Now is our time to rise to the challenges of our day. Now is our opportunity to honor the sacrifices of our spiritual forebears by rededicating ourselves to the cause so that a new generation can learn to love God, love neighbor, and be the church.



## Defining Our Generation AND OUR FACILITY Phase I

2019-2023

For over 150 years, our facility has been a place where people have gathered to nurture a meaningful relationship with God and grow in Christ. It is a place from which generations of faithful Methodists have reached out in loving concern to others.

From 2019-2023 we responded to several major issues with our facility that caused disruptions to worship and threatened our ability to serve others. By the grace of God and the generosity of past members, we have been able to address all of these issues and make plans for future renovations and restorations which will help ensure that future generations of Methodists will have 1) a place to worship and 2) a well-appointed building from which they can serve others.

### MAJOR REPAIRS & IMPROVEMENTS

- Fire Alarm Testing & Emergency Light/Sign Upgrade (\$5,360)
- Organ Repair—swell, 8' diapason (\$2,800)
- New Boiler (\$22,175)
- Bathroom Vanity (Basement) & Plumbing Repair (\$1,878)
- Main Sewer Line Repair (\$12,475)
- Securing the Basement / Door Locks (\$3,259)
- New Roof (\$63,000)
- Insulate Attic & Crawl Space (est. \$15,000)
- Update Sanctuary Lighting to LED (est. \$1,500)

### PREPARING FOR PHASE II +

- Architectural Design (\$10,700)
- Capital Campaign Consultant (\$21,500)

# Defining Our Generation Phase II

AND OUR FACILITY

2024-2026

Buildings within the United Methodist tradition are consecrated for the worship of God and the service of all people. Phase II seeks to stabilize the building and restore some of its historic architectural features so that it can be used for its consecrated purpose.

Phase II will focus on the restoration and preservation of the exterior of the building, renovation of the sanctuary, improving the air-quality in the building, and increasing the endowment.

The exterior of the building is failing. Moulding and millwork needs to be restored. The main body of the exterior needs to be re-stained in order to be preserved. Acoustic tiles in the sanctuary are beginning to sag and fall. The carpet needs to be replaced. And, improvements need to be made for the accessibility and flexibility of the worship space. The HVAC system is inefficient and limited. Updates to this system will help reduce the humidity in the building and improve indoor air quality by circulating fresh air into the building. The final focus of this phase looks to increase the endowment so that the church can generate perpetual, long-term revenue to sustain the church's mission and vision.

Phase II focuses on stabilizing our facility and making it more comfortable and viable in the 21st century for its consecrated purpose: worship and the service of all people.

## SANCTUARY RENOVATION

- Organ Protection
- Repair Sanctuary Ceiling
- Restore Sanctuary Floor
- Install New French-Style Entry Doors
- Light Stained-Glass Windows

## EXTERIOR RESTORATION

- Repair Existing Moulding & Trim
- Stain Main Body of Exterior

## HVAC & AIR QUALITY

- Update HVAC on Main Floor & Second Floor to include circulation of fresh air into facility.

## INCREASE THE ENDOWMENT

- Increase Endowment by at least 150%

### FUNDRAISING GOAL FOR PHASE II

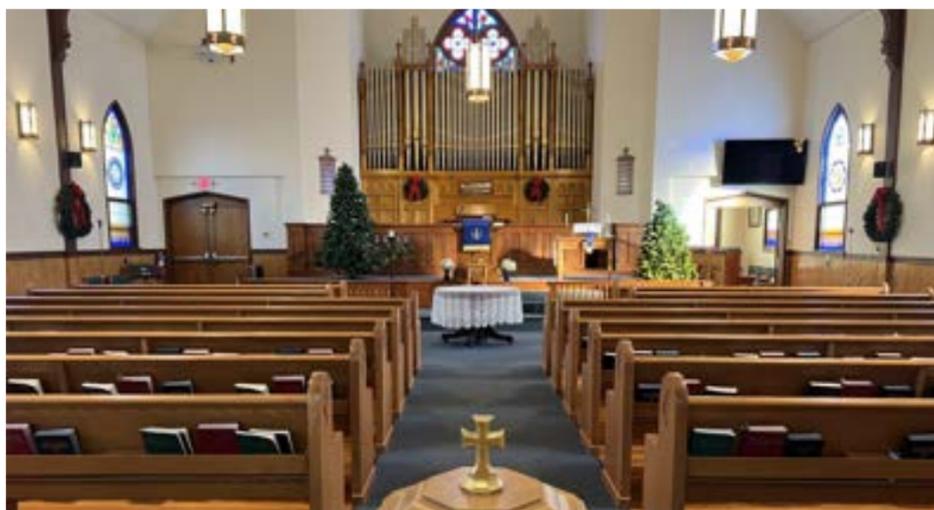
# \$300,000



On July 1, 2023, a large section of ceiling tile failed leaving a large hole in the sanctuary ceiling.



On September 11, 2023, the historic tracker organ in the sanctuary, installed in 1905, was partially disassembled—all exposed pipes removed—and the entire case covered in plastic to protect it from falling debris and dust.



The sanctuary decorated for Christmas 2022.



The sanctuary was closed for worship in July and remained closed through the end of 2023. Christmas 2023 was celebrated in the vestry.

# Defining Our Generation Phase III

AND OUR FACILITY

beginning 2025

In its 150-year history, our facility has only seen one major expansion. A century ago, the church added new classrooms and a kitchen to the rear of its 1870s structure, enhancing its educational programs and fellowship opportunities. With Phase III and Phase IV, the church aims to achieve similar goals.

The current facility struggles to meet the standards set by the Department of Early Education and Care (EEC) and the Americans with Disabilities Act (ADA). The classrooms are cramped, there are not enough bathrooms, and the lower-level is not air-conditioned, has poor air-flow, and is excessively damp in spring and fall.

Phase III will radically update the church's infrastructure: expanding the footprint of the building to include ground-level entry, a lift, and a new church office; renovating the lower-level with upgrades that will make it more welcoming and functional for education in the 21st century; adding two new multi-use rooms to the main-level; and expanding the HVAC system to improve air quality and control moisture in the lower-level.

In August of 2024, the Franklin UMC signed a long-term partnership with Aprende Spanish Immersion. Construction for Phase III is slated to start in Spring 2025, with Aprende opening its new location in Fall 2025.

These exciting changes will provide a beautiful, modern and expanded space for education and community that is fully accessible on both the lower- and main-levels of the facility.

## LOWER-LEVEL RENOVATION

- Renovate to meet current Department of Early Education and Care (EEC) standards
- Install a sink in each classroom
- Create two restrooms that meet Americans with Disability Act (ADA) standards
- Increase Storage Space

## NEW ENTRYWAY

- Create ground-level entry into building
- Install lift to lower-level and main-level to meet Americans with Disability Act (ADA) standards.
- Create a fenced in play area adjacent to new entryway

## HVAC & AIR QUALITY

- Dehumidify & Air Condition Lower-Level

## MODIFIED MAIN-LEVEL

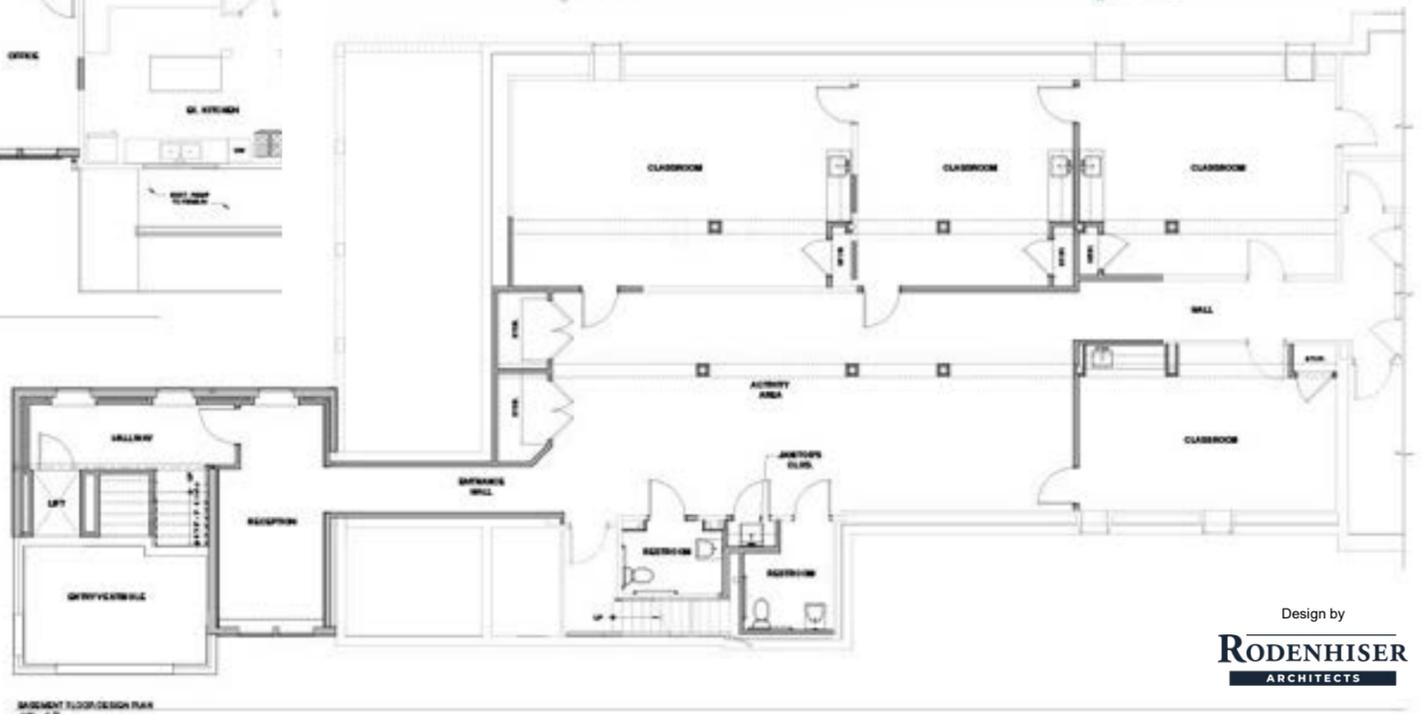
- Create two new multi-use rooms off the Vestry
- Create a new Main Office overlooking the New Entryway
- Move the Pastor's Office adjacent to the Sanctuary

## PREPARING FOR PHASE IV +

- Architectural design for Phase IV and beyond
- Rough-in plumbing for kitchen and bathrooms in Phase IV +

**THE PRELIMINARY DESIGNS BELOW WERE APPROVED BY CHURCH COUNCIL ON NOVEMBER 10, 2024.**

A CONGREGATIONAL VOTE FOR FINAL CHURCHWIDE APPROVAL IS ANTICIPATED IN JANUARY/FEBRUARY 2025. GROUND BREAKING IS EXPECTED BY SUMMER 2025.



  
**iAprende!**  
SPANISH IMMERSION  
NEW LOCATION  
OPENING FALL 2025

Design by  
**RODENHISER**  
ARCHITECTS

# Defining Our Generation Phase IV

## AND OUR FACILITY

Community thrives when people meet, serve, and share with one another. Friends and neighbors cooking, sharing meals, volunteering, or simply chatting—these interactions strengthen our bonds. Phase IV aims to enhance these opportunities by upgrading the kitchen, main-level restrooms, and vestry.

The kitchen was installed in the 1930s and very little has changed. Updating the kitchen with modern commercial appliances will enhance our ability to host community meals, cooking classes, caterers, and events. A well-equipped kitchen fosters collaboration and service. Reconfiguring the current main-level restroom and adding another, ADA-compliant restroom ensures everyone can comfortably participate in our events, making our church a welcoming space for all. The vestry will be renovated to address the sagging ceiling, improve lighting, and update the seating to create an inviting environment for various activities from fellowship gatherings to community meals. New storage for kitchen items, tables, and chairs will help to keep our space organized and functional, supporting the diverse uses of the kitchen, vestry, and sanctuary.

With these improvements Phase IV will create a more welcoming, functional, and inclusive environment, fostering deeper connections where everyone can come together, share experiences, and grow in faith and love.

### KITCHEN RENOVATION

- Creation of a Commercial Commissary Kitchen
- Installation of ANSIL (Fire Prevention) System
- New Commercial Stove, Refrigerator, DishWasher, and Warming Cabinet.
- Increase Storage
- Replace Windows

### MAIN-LEVEL RESTROOMS

- Create two restrooms that meet Americans with Disability Act (ADA) standards
- Add a hallway so that restroom entry is not in the vestry
- New Stairs to second-level

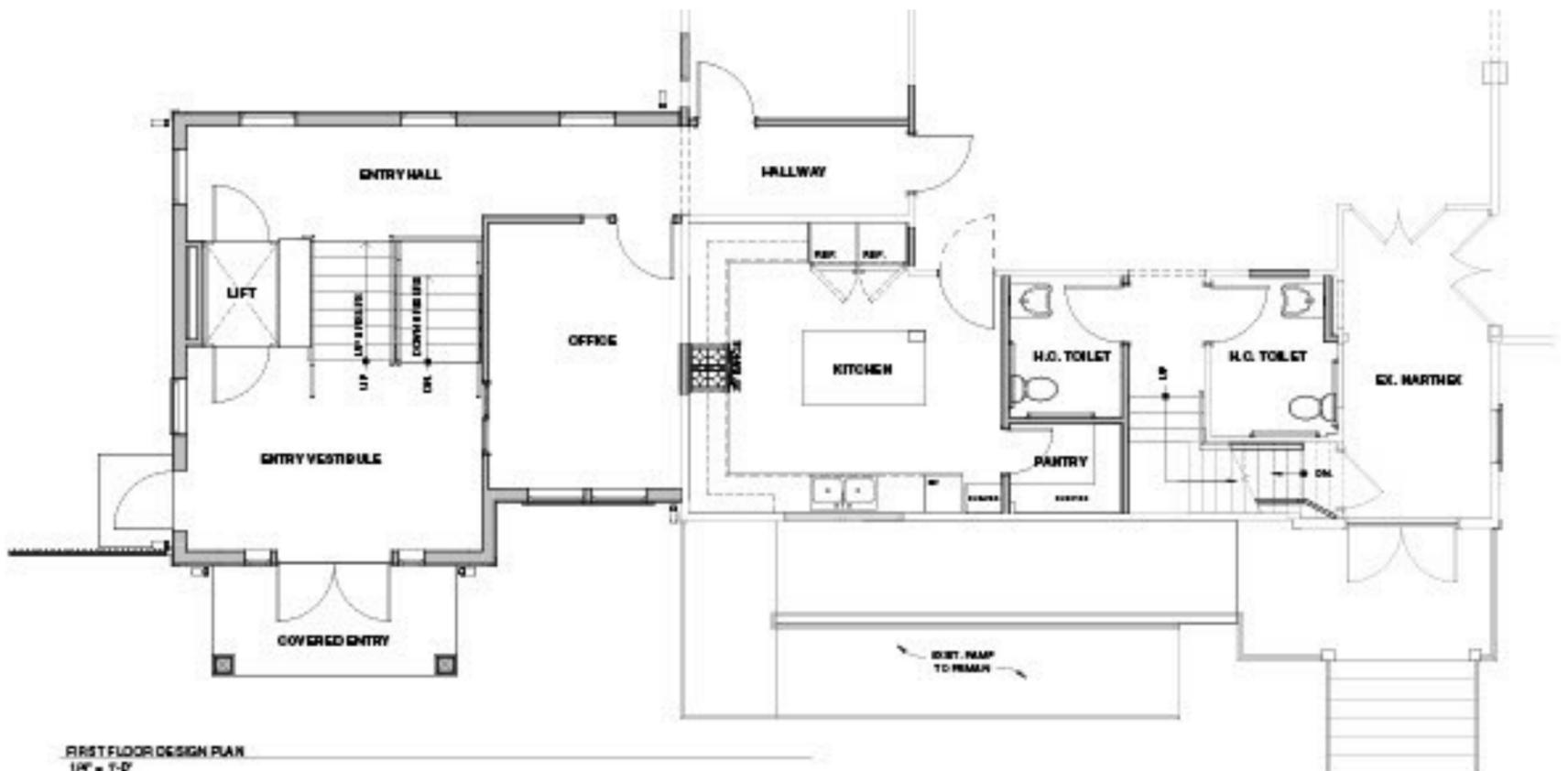
### VESTRY RENOVATION

- Renovate/Replace sagging ceiling
- Update Lighting
- Replace Windows
- Add a Coatroom or Coat Closet
- Purchase new round tables and chairs for Fellowship/Community Meals
- Add storage closet for tables and chairs

### INCREASE THE ENDOWMENT

- Increase Endowment by at least 50%

**THE DESIGN BELOW IS PRELIMINARY AND DOES NOT INCORPORATE THE FULL SCOPE OF PHASE IV. THIS DESIGN SHOWS PROPOSED LOCATION OF NEW BATHROOMS, KITCHEN LAYOUT, AND LOCATION OF NEW STAIRWELL TO SECOND LEVEL**



Design by  
**RODENHISER**  
ARCHITECTS



# Defining Our Generation AND OUR FACILITY Phase V AND BEYOND

Rev. Robert M. Durkee, who served as pastor of the Franklin Methodists from 1954-1956, once wrote that “Every generation is the heir to those who have gone on before them. And so too, every generation in some way determines [sic] the lives of those who come after them.” While the future holds many unknowns, we understand that our actions today can pave the way for future generation to take bold steps of faith, continuing the legacy we proudly uphold.

Our vision propels us into the future as we seek to be a community where all can experience meaningful relationship with God, grow in Christ, and reach out in love to others. We seek to build a community where all can love and be loved, and where everyone (even you!) can be accepted as you are.

Through our Community @Franklin UMC programs, we strive to adapt our outreach efforts to meet the needs of the community around us, to strengthen it by providing opportunities for friends and neighbors to meet, serve, and share with one another. The future possibilities of what we might become are endless so long as we do our best in these moments to be faithful, to embody the love of God found in Jesus Christ.

Phase V and beyond will continue the work of Phases I-IV and further define our generation by equipping our facility to be a hub of community activity, a place not only of spiritual growth but communal development as well, a place where people connect with and support one another, a place where they can both worship and serve the entire community around them.

We pray that God will make us brave to respond faithfully in this moment for the sake of those who will come after us. We pray that God will guide us to meet the new opportunities that await us with courage, love and a resolute faith.



## POTENTIAL FUTURE PROJECTS

### EXPAND & MAINTAIN ORGAN

- Establish an Organ Fund
- Install Chimes Stop
- Install Mixture Stop
- Install Zimbelstern

### RESTORE SIDE ENTRYWAY

- Move doors to original, street-facing position
- Restore hip-style roof and install cupola/spire
- Install new ramp and stairs facing W. Central Street

### UPDATE A/V SYSTEM

- Upgrade Public Address (PA) System and hide wires
- Upgrade Microphones
- Purchase a second PTZ camera and camera controller
- New monitors/projectors for sanctuary and vestry
- Install secondary PA system in vestry that links with PA in sanctuary

### PARKING LOT

- Repave the Parking Lot and install granite curb
- Add new signage for handicap, visitor, and 15-minute school pickup parking spots
- Add exterior lighting
- Add public benches
- Add bike racks
- Consider an EV charging station

### NEW OUTSIDE STORAGE SHED OR GARAGE

- Build a new storage shed with garage door
- Run electricity to shed/garage
- Consider a carport space for shaded, outside functions

### NEW EXTERIOR CHURCH SIGN

- New granite posts
- Space for building user logos
- Electronic message board

### RESTORE BALCONY (RENOVATE SECOND-LEVEL)

- Open up second-level to sanctuary for overflow, choir, or orchestra seating
- Create designated A/V Booth
- Create 2 new multi-use rooms; and/or, multiple new offices and storage spaces

### MOVE TOWARD NET-ZERO

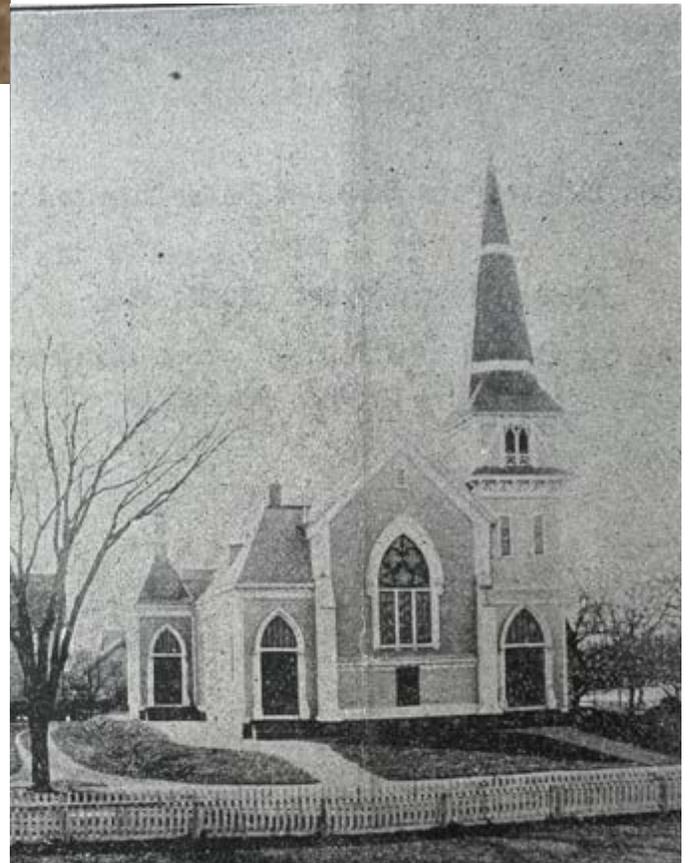
- Install solar panels to offset electrical usage and supplement the electrical grid
- Install onsite battery backup for the facility

# Historical Pictures

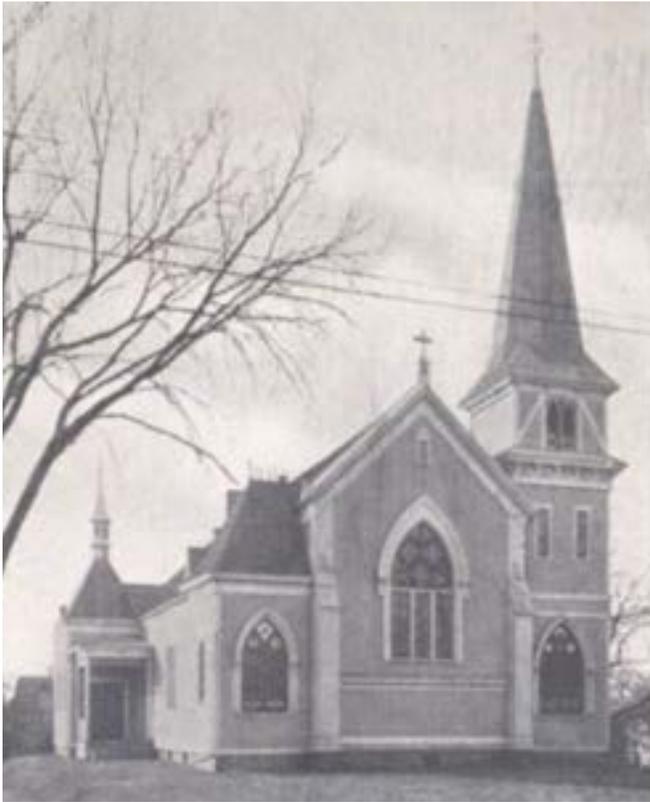
showing the exterior of the Franklin United Methodist Church



This is the oldest known photograph (to the left) we have of the Methodist church in Franklin. It was taken in 1895.



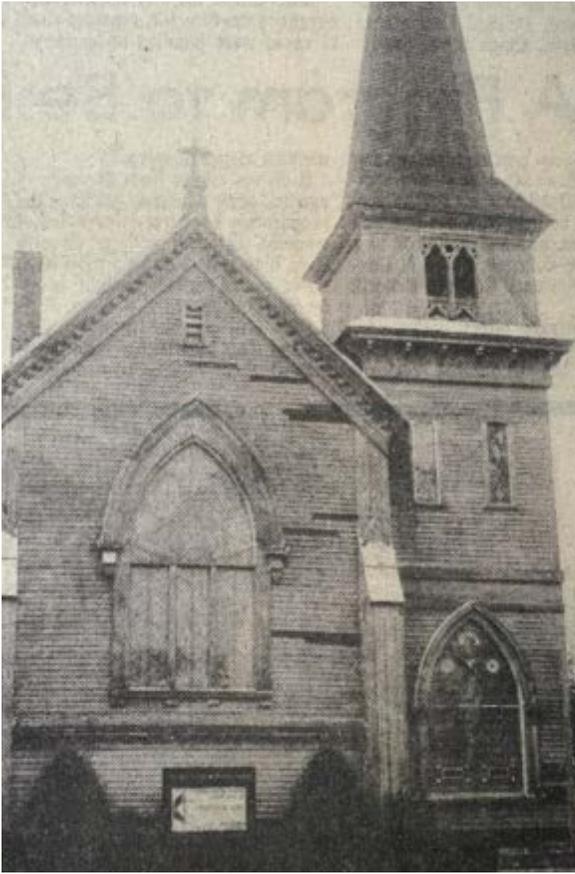
The photo to the right was taken from the Souvenir Programme published for the "Jubilee Mortgage Burning" on April 8, 1901. It shows a relatively unaltered façade, with the addition of what is presumed to be a sign under the center-main stained glass window.



This photo, to the left, was taken ca. 1905. It shows the two “new” stained glass windows, installed in 1903, where there were once front doors. The decorative banding on the steeple roof has been removed.

The photo below was taken ca. 1930. By this time, the exterior color has been changed entirely to white, the second spire has been taken down over the side entrance, and all roof cresting has been removed.

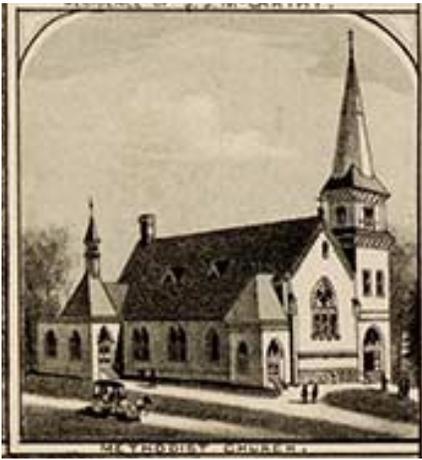




This photo (to the left) was taken from an October 27, 1984, article in the *Woonsocket Call* entitled “Franklin Methodist Church To Sport New 3-Color Look.” This is what the church looked like before being painted beige with a deep brown trim, and “Indian Red” accent color “used to emphasize the gingerbread trim on the church and other highlights.”

The photo below was taken in February 2025. By this time all six skylights that once brought natural light into the sanctuary have been removed along with the center cupola and cross.





This drawing is taken from an 1888 map which offers a birds eye view of Franklin along with drawings of key landmarks, including the Methodist Church.

Each of the three pictures below are taken from postcards. Publishing dates are unknown. The colorized, bottom-right postcard has a postmark from 1921. It was printed by the RI News Company, and is number M18673. The colorized, left postcard has a by-line for Alfred C. Mason, no. 11297. The black and white photo postcard matches closely and appears to be contemporary with the colorized postcard on the left. Based upon the pictures and records we have of the church these pictures date post-1903, after the installation of the memorial stained glass windows.

