



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Milford Office

333 West Street

P.O. Box 235

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Phone: (508) 473-6630

Fax: (508) 473-8243

Franklin Office

55 West Central Street

Franklin, MA 02038-3807

Phone (508) 528-3221

Fax (508) 528-7921

F-4683

January 9, 2025

Town of Franklin Planning Board
355 East Central Street
Franklin, MA 02038

Re: Site Plan & Special Permit – 151 Grove Street, Franklin, Massachusetts

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Site Plan & Special Permit for 151 Grove Street, Franklin, Massachusetts in accordance with the Town of Franklin Submittal Requirements. We have provided one original and one copy of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- Application for Approval Site Plan & Special Permit;
- Certificate of Ownership;
- Certified Abutters List and (3) sets of mailing labels;
- (6) Sets of 11"x17" prints of Site Plan & Special Permit;
- (2) Sets of 24"x36" prints of Site Plan & Special Permit;
- (2) Stormwater Reports;
- (2) Trip Generation Assessment Memo by Vanasse & Associates
- Site Plan & Special Permit Filing Fee - \$4,263.00
- Fire Department Review Fee - \$25.00

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,

Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager

Enclosures

RECEIVED
2025 JAN 10 P 12:05
TOWN OF FRANKLIN
TOWN CLERK

**APPLICATION FOR APPROVAL OF A SITE PLAN
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled
“ Guardian Self Storage II ” and Special
Permit(s) for 151 Grove Street and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

2025 JAN 1 P 12:05
TOWN OF FRANKLIN
TOWN CLERK
RECEIVED

1. Name of Applicant: JEM PARTNERS LLC
Address of Applicant: 599 Washington Street, Franklin, MA 02038
Phone No.: 310.415.6804 Email: Mark@guardianself-storage.com

2. Name of Owner (if not the Applicant): _____
Address of Owner: _____
Phone No.: _____ Email: _____

3. Name of Engineer: Guerriere & Halnon, Inc.
Address of Engineer: 55 West Central St. Franklin MA.
Phone No.: 508-528-3221 Email: acavalieri@gandhengineering.com

1. Deed of Property recorded with Norfolk Registry of Deeds in
Book 42015, Page 493, (or Certificate of Title No. _____)

2. Location and Description of Property:
Vacant lot located at 151 Grove St. across from Kenwood Circle

Zoning District: Industrial
Assessor's Map: 294 Lot: 1
Square Footage of Building(s): Vacant
Impervious Coverage of Existing Upland: Vacant

3. Purpose of Site Plan:
To construct a 2-story climate controlled self storage facility with parking and
necessary utilities

4. Special Permit(s) Requested:
To allow the construction of a 2-story self storage facility within an Industrial
Zoning District (Section 185 Attachment 3 Use Regulations Schedule Part II - 2.11)

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: Not Applicable

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.



Signature of Applicant

Mark Yadisernia
Print Name of Applicant



Signature of Owner

Mark Yadisernia
Print Name of Owner

COMMONWEALTH OF MASSACHUSETTS
TOWN OF FRANKLIN
PLANNING BOARD

NORFOLK, ss.

IN RE: Special Permit to Allow Storage Facility within the Industrial Zoning District
LOCUS: 151 Grove Street, Franklin, Massachusetts 02038

**MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT TO
ALLOW STORAGE FACILITY WITHIN THE INDUSTRIAL ZONING DISTRICT**

LOCUS HISTORY

1. **Relevant District.** The subject real property is located wholly within the Industrial (I) zoning district, as well as located within the Biotech, Adult Use and Marijuana Overlay Districts.
2. **Location.** The Locus consists of an undeveloped single parcel of land totaling approximately 160,337 square feet (3.65 acres) (Franklin Assessor Map 294-001-000) located along the westerly side of Grove Street in Franklin. The Locus is bounded to the east by Grove Street and Kenwood Circle, to the north and west by the state forest, to the south by developed commercial and industrial warehouse buildings (said subject property is referred to herein as the “Locus”).
3. **Current Use.** The Locus is currently undeveloped and consists of open and wooded space areas.
4. **Proposed Use/Construction.** The proposed development of the Locus would entail the construction of a two story climate controlled self storage facility with a total building foot print area of 36,100 ±, and associated bituminous paved single access drive, entrance/egress security gates, parking area, landscaping, lighting, utilities and stormwater infrastructure as shown on the site plan entitled, “GUARDIAN SELF STORAGE II” prepared by Guerriere & Halnon, Inc., dated January 8, 2025 (the “Plan”) a copy of which has been filed along herewith. The proposed development will include 1,050 ± square feet of office space, approximately three hundred thirty (330)± interior self-storage units for rent, and twelve (12) ground level drive-up self-store units for rent. The total parking spaces provided on the site shall be six (6) – 9’ in width x 19’ in length. A single twenty-four (24’) foot wide primary unrestricted access drive is planned to connect to Grove Street, providing a paved access drive encircling the building, the width of which expands to forty (40’)

feet at the rear of the building adjacent to the drive-up storage units. The proposed stormwater management system for the development includes measures for collecting, controlling, and treating stormwater runoff from the Locus, and as such will reduce stormwater runoff peak flow rates and volumes leaving the site, increase groundwater recharge, and improve storm runoff water quality. New utilities, including water, sanitary sewer, electric, and telephone, will be installed as part of construction.

5. Zoning Tabulation CBD District: Required/Proposed.

OVERALL LOT INFORMATION	Required	Proposed
Required Lot Area (sq.ft.)	40,000 s.f.	160,337 s.f.
Required Lot Frontage (feet)	175.00'	319.45'
Max. Lot Coverage by Structures/Paving	80%	45.9 %
Max Building Height	3 stories	2 stories
Lot Width	157.50'	299'
Lot Depth	200.00'	472'
Front Setback	40.00'	221.5'
Side Setback	30.00'	50.3'
Rear Setback	30.00'	73.9'
Parking (spaces)	68 spaces	6 spaces*

*The number of required parking spaces may be reduced below that determined by the Bylaw by the Planning Board in the course of site plan review pursuant to §185-21A(4).

PRESENT APPLICANT/APPLICATION

6. Applicant/Owner. The present applicant of the Locus is GUARDIAN SELF STORAGE, INC., a corporation duly organized under the laws of the Commonwealth of Massachusetts, with a usual place of business at 599 Washington Street, Franklin, Massachusetts 02038. The present owner of the Locus is JEM PARTNERS, LLC, a limited liability company duly organized under the laws of the Commonwealth of Massachusetts, with a usual place of business at 599 Washington Street, Franklin, Massachusetts 02038.

7. Requested Action. The present application before the Board requests approval of a SPECIAL PERMIT under Attachment 3, Use Regulations Schedule, Part II, 2.11 to allow the use of a storage facility within the Industrial (I) zoning district as shown on the Plan, as may be amended.

8. **Local Permits and Approvals.** In addition to the aforementioned SPECIAL PERMIT, the applicant has also received, or is contemporaneously seeking the following permits and approvals in connection with the present development proposal of the Locus:

- (a) [CONTEMPORANEOUSLY APPLIED FOR] Site Plan and Design Review under Section 185 31.
- (b) [CONTEMPORANEOUSLY APPLIED FOR] Notice of Intent filed seeking an Order of Conditions from the Franklin Conservation Commission.

SPECIAL PERMIT APPROVAL

10. **Special Permit Approval Requirements under Section 185-45(E)(3).** Section 185 45(E)(3) of the Zoning By-Laws, states in part:

Criteria. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. The determination shall indicate consideration of each of the following specific findings: [Amended 3-25-1987 by Bylaw Amendment 87-91; 3-21-2012 by Bylaw Amendment 12-669]

- (a) *Proposed project addresses or is consistent with neighborhood or Town need.*
- (b) *Vehicle traffic flow, access and parking and pedestrian safety are properly addressed.*
- (c) *Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.*
- (d) *Neighborhood character and social structure will not be negatively impacted.*
- (e) *Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.*
- (f) *Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.*
- (g) *Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.*

CONDITIONS FOR APPROVAL UNDER SECTION 185-45(E)(3)

11. **Satisfaction of Condition for Approval 185-45(E)(3)(a).**

- (a) **Proposed project addresses or is consistent with neighborhood or Town need.**

During the last twenty years, consistent with other municipalities within the greater Boston area, the town of Franklin has experienced an increase in the number of multi-family housing developments in the form of condominiums, townhomes and apartments.

Multi-Family Developments - Greater Franklin Area							
Name		Location				Housing Units	
Station 17		Dean Avenue				257 apartment units	
Franklin Center Commons		Main Street				27 apartment units	
Franklin Commons		Gatehouse Lane				96 apartment units	
Glen Meadows		Chestnut Street				288 apartment units	
Miliken Hill Condos		Milliken Avenue				24 condominium units	
Magnolia Heights		East Central Street				136 apartment units	
Spruce Pond Village Condo		Upper Union Street				100 town home units	
Taj Estates		East Central Street				104 apartment units	
Brookview		Pond Street				96 condominium units	
Grove Street (Fairfield)		Grove Street				330 apartment units	
St Johns		Pleasant Street				64 apartment units	
Union Place		Upper Union Street				300 apartment units	
The Westerly		Woodview Way				138 apartment units	

These contemporary multi-family units are often characterized by smaller more efficient living spaces, which in many instances, result in less space within such units for accessory and storage needs. With this increase in the number of smaller residential living spaces, there is a corresponding increase in demand for off-site storage space. The proposed development shall offer unique size and types of storage options to meet this local increasing demand. During construction and upon completion, the storage facility will provide social and economic benefits in the form of full and part time employment, in such areas as sitework contractor, engineering, electrical, hvac, plumbing, security, office management, landscaping, snow plowing and property maintenance.

12. Satisfaction of Condition for Approval 185-45(E)(3)(b).

(b) Vehicle traffic flow, access and parking and pedestrian safety are properly addressed.

The proposed development would include the construction of a primary access drive with a minimum width of twenty-four (24') feet to connect to Grove Street, providing a paved access drive encircling the building,

and thus providing motor vehicle and emergency access to all sides of the building. The width of the access drive expands to thirty (30') feet along the sides and forty (40') feet at the rear of the building allowing for simultaneous motor vehicle access to the drive-up storage areas and motor vehicle travel around the building. The proposed development shall also include a paved parking lot at the front of the building, in direct proximity to the location of the entrance to the proposed office, allowing for the parking of six (6) motor vehicles. Although the proposed number of parking spaces are below the parking requirements of c. 185, § 185-21, *Parking loading and driveway requirements*, of the Bylaws of the Town of Franklin which requires a minimum of 1 parking spaces per 1,000 square feet of gross floor area for a warehouse use and 1 parking space per 250 square feet of gross floor area for office space, the applicant believes the proposed number of parking spaces are adequate to meet the parking demands of a self-storage facility of the scale being proposed. According to the Trip Generation Assessment prepared by Vanasse & Associates, Inc., dated January 9, 2025, *[t]he parking ratio that is provided (0.16 parking spaces per 1,000 sf) is within the range of rates documented by ITE (Parking Generation, of the 6th Edition; Institute of Transportation Engineers; Washington, D.C.; October 2023)*. The location of the 6 parking spaces adjacent to the entrance to the office would sufficiently address the parking demand for persons that both work or customers that infrequently visit the office. According to the applicant's business records derived from other similar storage facilities operated by the applicant, the rare occasion for a customer to visit the office at the storage facility would be at the inception of the storage relationship. Based upon the records kept by the applicant, current experience has been that actual customer visits to the office are increasingly infrequent, as the vast majority of such customer interactions occur either by telephone or via on-line communication rather than physical trips to the office. Given the nature of the storage facility use, most customer visits to the storage facility are either to deliver or collect storage items, which in either case do not involve any visit to the office. During these customer visits to the storage facility, depending upon the location of the customer's storage unit within the building, the customer's vehicle would be temporarily parked in close proximity to either of the entry doors along the side or rear entry doors that would be most expeditious to the location of the customer's storage unit within the building. In further support of the parking ratio being proposed is empirical data that may be provided by the applicant reflecting motor vehicle trips using the applicant's gate log data observed from another facility of comparable size and units currently owned and managed by the applicant on Washington Street, in the town of Franklin.

13. Satisfaction of Condition for Approval 185-45(E)(3)(c).

(c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

The full access primary driveway entering the Locus would be a minimum of twenty-four (24.00') feet in width at its narrowest entry point from Grove Street, and up to forty (40.00') feet in width at its widest point at the rear of the building, with internal travel aisle width of twenty-four (24') feet up to thirty feet (30.00') feet along the sides of the building. The layout of the pavement and the proposed internal driveway direct vehicle traffic entering the site to either the parking spaces adjacent to the office or entry to the storage facility through a sliding security entry only gate along the north side of the building, allowing for counter-clockwise vehicle travel around the building, with egress through a sliding security exit only gate along the south side of the building. The proposed driveway around the proposed project would allow emergency vehicles access to all four sides of the proposed building. According to the Trip Generation Assessment dated January 9, 2025 completed by Vanasse & Associates, *it is expected that the existing transportation infrastructure affords sufficient capacity to accommodate the relatively minor increase in traffic that the Project represents.*

The Locus has access to the public water service and sewer service, natural gas and telephone. New water and sewer services being proposed shall be constructed according to current standards thereby reducing the chance of infiltration and contamination. A stormwater management system has been designed in compliance with the Massachusetts Stormwater Management Policy and the Town of Franklin Best Development Practices Guidebook to the maximum extent practicable. The proposed stormwater management system will reduce stormwater runoff peak flow rates and volumes, and improve runoff water quality. Runoff control, water quality improvement, and groundwater recharge will be accomplished by implementing the following drainage improvements:

- Collect storm runoff in catch basins with deep sumps and hooded outlets that discharge to above and below grade stormwater mitigation systems;
- Implement an Operations and Maintenance Plan for the proposed stormwater management system that describes the various components of the system and identifies the inspections and maintenance tasks and schedule to follow which will ensure the proper, long-term performance of the system.
- Implement a Long-Term Pollution Prevention Plan to prevent illicit discharges to the stormwater management system.

The proposed stormwater management measures described above will have no adverse impacts to adjacent properties. Runoff quantity will be reduced and water quality enhanced over existing conditions resulting in an overall benefit to the surrounding area. See Stormwater Report prepared by Guerriere & Halnon, Inc., (hereinafter referred to as the "Drainage Report").

14. Satisfaction of Condition for Approval 185-45(E)(3)(d).

(d) Neighborhood character and social structure will not be negatively impacted.

The proposed development of the Locus will not have any detrimental effect to the neighborhood character or social structure. The area of town in which the Locus is located is characterized by a mixture of commercial, industrial and residential uses. With the introduction of the storage facility, the Locus will be homogeneous with the predominant mixed residential and commercial uses of the immediate neighborhood. Given the close proximity (.3 miles) to the new 330 residential apartments planned for Grove Street, this planned storage facility would meet an immediate need within the neighborhood. The development of the Locus, in compliance with local requirements, would minimize or eliminate the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances that may be customary of exclusively commercial uses permitted within the Industrial zoning district. The proposed development will be served by municipal water and sewer service. The planned improvements to the Locus, with the construction of the new building and access drives at the Locus, would result in compliance with all minimum sight distances and set back requirements.

15. Satisfaction of Condition for Approval 185-45(E)(3)(e).

(e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

The proposed development will not have an adverse effect on the quality of the natural environment. There has been a positive identification of the existence of a relatively small wetland resource area in the southeast area of the Locus. There has not been a positive identification of any endangered species within the Locus. The building will be served by municipal sewer to minimize degradation of the groundwater by nitrates and phosphates. The proposed development would improve water quality with the completion of a closed drainage system, which will include deep sumps, hooded catch basins and above and below grade stormwater management systems. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Franklin. According to the Stormwater Report, Stormwater best management practices (BMPs) to be implemented on-site include: street sweeping, catch basins with deep sumps and hooded outlets and infiltration chambers. The average annual post-construction load of total suspended solids (TSS) removed by this BMP process train is at least 80%.”

16. **Satisfaction of Condition for Approval 185-45(E)(3)(f).**

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

The current proposed building is located within the Locus so as to meet, or in many instances exceeding, all minimum sight distances, set back and height requirements of the Zoning Bylaw. All of the proposed mechanical fixtures and equipment servicing the building have been located within the building, with no such equipment being located outside or on the roof of the building, thus insuring that the abutting properties will not be exposed to flooding or subjected to excessive noise, odor, light, vibrations or airborne particulates. The applicant has incorporated Best Management Practices (BMP's) to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The proposed drainage serving the proposed development has been designed to attenuate peak flows for up to the 100-year storm event and infiltrate after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge. See Stormwater Report. All exterior lighting for the proposed Locus has been designed so as to comply with all regulations restricting the projection of light off of the premises. As the planned use of the Locus is for interior storage use, there are no anticipated ancillary odors or airborne particulates.

17. **Satisfaction of Condition for Approval 185-45(E)(3)(g).**

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

The Town of Franklin water system pumps 3-4 million gallons of water each day. The estimated peak water usage for the storage facility would be less than 100 GPD. According to information and belief, the water demand for this proposed Locus would be less than .0025 % of the pumping capacity to the Town's water system, and thus this proposed water flow would not adversely affect the Town's water supply.

WHEREFORE, the Applicant respectfully requests that the Board grant a SPECIAL PERMIT under Attachment 3, Use Regulations Schedule, Part II, 2.11 to allow the use of a storage facility within the Industrial (I) zoning district as shown the Plan, as may be amended

Dated: January 9, 2025

Respectfully submitted,
GUARDIAN SELF STORAGE, INC.
By its Attorneys,

Richard R. Cornetta, Jr

Richard R. Cornetta, Jr., Esquire
Cornetta, Ficco & Simmler, PC
Four West Street
Franklin, MA 02038
Tel: (508)528-5300
Fax: (508)528-5555
Email: richard@cornettalaw.com
B.B.O. 557309

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Guardian Self Storage II Site Plan and Special Permit

Date of Plan: January 8, 2025 Assessor's Information: map 294 lot 1

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Jem Partners, LLC
599 Washington Street
Franklin, MA 02038

SECTION B:

Name of Record Owner(s): _____

Address of Record Owner(s): _____

****Attach Property Deed matching the owner name's listed above.**

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Executed as a sealed instrument this

day of _____ 20

Mark Y.A.
Signature of Applicant

Mark Yadisernia
Print name of Applicant

Mark Y.A.
Signature of Owner

Mark Yadisernia
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

_____ ss.

20____

On this _____ day of _____ 20____, before me, the undersigned notary public, personally appeared _____ (name of owner), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.

Joe Attardo
(Official signature and seal of notary)
Notary Public:
My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

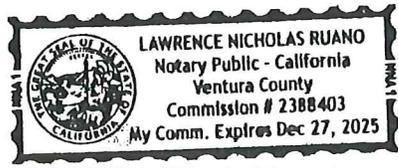
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Ventura }

On 12/23/2024 before me, Lawrence Nicholas Ruano, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Mark Yadi Serna
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Application for Approval of a Site Plan

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
[] Corporate Officer - Title(s): _____
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other: _____
Signer is Representing: _____

- Signer's Name: _____
[] Corporate Officer - Title(s): _____
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other: _____
Signer is Representing: _____

N O T N O T
A N A N
O F F I C I A L O F F I C I A L
C O P Y QUITCLAIM DEED P Y

Property Address: 151 Grove Street, Franklin, Massachusetts

M S S 151 GROVE STREET LLC, a Massachusetts limited liability company with a principal office in Franklin, Massachusetts, and KANWARJIT S. SIDHU and SURINDERPAL K. SIDHU, a married couple, individually and as Trustees of THE SIDHU FAMILY REVOCABLE TRUST ut dated September 10, 2021 and evidenced by Certificate of Trustee dated September 10, 2021 and recorded with the Norfolk County Registry of Deeds in Book 39900, Page 299, of Hampton, New Hampshire,

for consideration paid in the amount of One Million One Hundred Fifty Thousand and 00/100 (\$1,150,000.00) Dollars

grant to JEM PARTNERS LLC, a Massachusetts Limited Liability Company with an office at 599 Washington Street, Franklin, Massachusetts

with quitclaim covenants

a certain parcel of land, together with the buildings and improvements thereon, situated on the southeasterly side of Grove Street in Franklin, Norfolk County, Massachusetts, bounded and described as follows:

BEGINNING on the northeasterly corner of the granted premises on the westerly and northerly side of said Grove Street, as most recently relocated by the County of Norfolk and/or the Town of Franklin, and at land now or formerly of the Commonwealth of Massachusetts;

THENCE running westerly in a straight line to a stake two (2) feet south of barway;

THENCE continuing westerly to a stake two (2) rods south of barway by the woods;

THENCE turning and running southerly on land formerly of J.W. Clark, as the wall stands, to land formerly of Adin Fisher;

THENCE turning and running easterly on said land formerly of Adin Fisher as the wall now stands, to said Grove Street, as most recently relocated as aforesaid;

THENCE turning and running northerly on said Grove Street, as recently relocated as aforesaid, to the point of beginning.

This transfer does not constitute a sale of all or substantially all of the assets of the Grantor in the Commonwealth of Massachusetts and is made in the ordinary course of the Grantor's business.

NOT

NOT

Witness our hands and seals this 17th day of September, 2024.

OFFICIAL

OFFICIAL

COPY

COPY

Kanwarjit S. Sidhu.

KANWARJIT S. SIDHU, individually and as
Trustee of THE SIDHU FAMILY REVOCABLE
TRUST

SURINDERPAL K. Sidhu

By: SURINDERPAL K. SIDHU, individually and
as Trustee of THE SIDHU FAMILY REVOCABLE
TRUST

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 17th day of September, 2024, before me, the undersigned notary public, personally appeared KANWARJIT S. SIDHU and SURINDERPAL K. SIDHU, proved to me through satisfactory evidence of identification, which was personal knowledge of their identities, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, individually and as Trustee of THE SIDHU FAMILY REVOCABLE TRUST.

David L. Bertozzi

DAVID L. BERTONAZZI, Notary Public
My Commission Expires: 04/24/2031





136856

Abutter's List Request
Form

Status: Active
Submitted On: 12/23/2024

Primary Location

151 GROVE ST
FRANKLIN, MA 02038

Owner

JEM PARTNERS LLC
WASHINGTON ST 599
FRANKLIN, MA 02038

Applicant

amanda cavaliere
 508-528-3221
 acavaliere@gandhengineering.com
 55 west central st
franklin, ma 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?*

planning and conservation

What is the purpose for the request?*

Site Plan & Special Permit/Notice of Intent

How would you like to receive this abutters list?*

Emailed

What email address should we use to send you the
abutters list?*

acavaliere@gandhengineering.com

General Parcel Information

Assessor's Parcel ID*

294-001-000

Property Street Address*

151 Grove Street

Property Owner Information

Property Owner*

JEM Partners LLC

Property Owner's Mailing Address*

599 Washington Street

Town/City*

Franklin

Zip/Postal Code*

02038

State*

MA

Property Owner Telephone Number*

310-415-6804

Requestor's Information

Requestor/Applicant same as Property Owner Information?*

No

Requestor's Name *

Amanda Cavaliere

Requestor's Telephone Number

508-528-3221

Requestor's Address

55 W Central Street

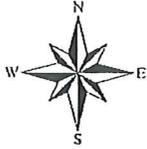
Attachments



abutter map.pdf

abutter map.pdf

Uploaded by amanda cavaliere on Dec 23, 2024 at 11:00 AM



151 GROVE ST - 300' ABUTTERS

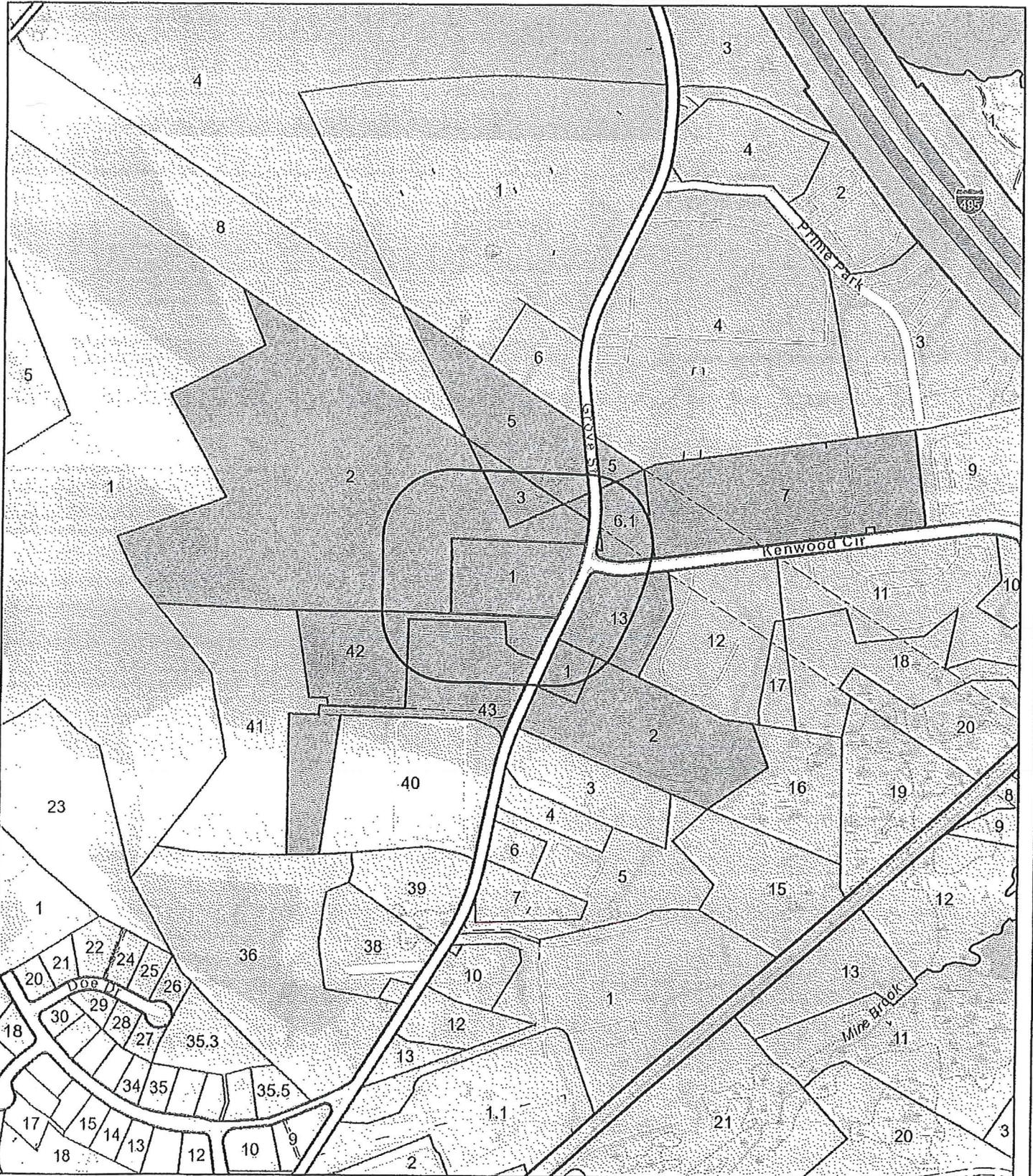
Town of Franklin, MA

1 inch = 600 Feet



www.cai-tech.com

December 28, 2024



This information is believed to be correct but is subject to change and is not warranted.



300 feet Abutters List Report

Franklin, MA
December 28, 2024

Subject Property:

Parcel Number: 294-001-000
CAMA Number: 294-001-000-000
Property Address: 151 GROVE ST

Mailing Address: JEM PARTNERS LLC
599 WASHINGTON ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 294-001-000
CAMA Number: 294-001-000-000
Property Address: 151 GROVE ST

Mailing Address: JEM PARTNERS LLC
599 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 294-002-000
CAMA Number: 294-002-000-000
Property Address: GROVE ST

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS DIVISION OF STATE
PARKS AND RE
251 CAUSEWAY STREET - SUITE 600
BOSTON, MA 02114-2104

Parcel Number: 294-003-000
CAMA Number: 294-003-000-000
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 294-004-000
CAMA Number: 294-004-000-000
Property Address: GROVE ST

Mailing Address: HUGHES STEPHEN V JR NEW
ENGLAND POWER CO PROPERTY TAX
DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 294-005-000
CAMA Number: 294-005-000-000
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 295-005-000
CAMA Number: 295-005-000-000
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 295-006-000
CAMA Number: 295-006-000-000
Property Address: GROVE ST

Mailing Address: FRENCH SHIRLEY FRENCH REALTY
TRUST FRENCH, LEONARD TR
486 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 295-006-001
CAMA Number: 295-006-001-000
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 295-007-000
CAMA Number: 295-007-000-000
Property Address: 10 KENWOOD CIR

Mailing Address: ASTRO INVESTMENT LLC C/O KSI
TRADING CORP
6 BARBARA PLACE
EDISON, NJ 08817



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12/28/2024

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300 feet Abutters List Report

Franklin, MA
December 28, 2024

Parcel Number: 295-013-000
CAMA Number: 295-013-000-000
Property Address: 1-3 KENWOOD CIR

Mailing Address: KENWOOD PROPERTIES LLC
63 CENTRE ST
DOVER, MA 02030

Parcel Number: 306-001-000
CAMA Number: 306-001-000-000
Property Address: 158 GROVE ST

Mailing Address: LEWIS ALBERT G, TR GROVE STREET
REALTY TRUST
7 UNCAS BROOK ROW
FRANKLIN, MA 02038

Parcel Number: 306-002-000
CAMA Number: 306-002-000-000
Property Address: 160 GROVE ST

Mailing Address: HENNEP PROPERTIES LLC
4 GURNEE AVE
NYACK, NY 10960

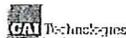
Parcel Number: 306-042-000
CAMA Number: 306-042-000-000
Property Address: 161 GROVE ST

Mailing Address: 161 GROVE LLC
13 WHEELING AVE
WOBURN, MA 01801

Parcel Number: 306-043-000
CAMA Number: 306-043-000-000
Property Address: 157 GROVE ST

Mailing Address: TRPF 157 165 GROVE STREET LLC C/O
NUVEEN
PO BOX 30428
CHARLOTTE, NC 28230

Karen M. Doyle, 12-28-24



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12/28/2024

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161 GROVE LLC
13 WHEELING AVE
WOBURN, MA 01801

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

ASTRO INVESTMENT LLC
C/O KSI TRADING CORP
6 BARBARA PLACE
EDISON, NJ 08817

TRPF 157 165 GROVE STREET
C/O NUVEEN
PO BOX 30428
CHARLOTTE, NC 28230

COMMONWEALTH OF MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY STREET - SUITE
600
BOSTON, MA 02114-2104

FRENCH SHIRLEY
FRENCH REALTY TRUST FRENC
486 SUMMER ST
FRANKLIN, MA 02038

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4 GURNEE AVE
NYACK, NY 10960

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WALTHAM, MA 02451-2286