



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
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-4593

November 8, 2024

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

Re: Site Plan Modification – 124/126 Grove Street, Franklin, Massachusetts

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Site Plan Modification for 124/126 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:

- Form P Application for Approval Site Plan Modification;
- Certificate of Ownership;
- Certified Abutters List and (3) sets of mailing labels;
- (6) Sets of 11"x17" prints of Site Plan Modification;
- (2) Sets of 24"x36" prints of Site Plan Modification;
- (2) Stormwater Reports;
- (2) Traffic Impact Assessment Reports
- (2) Geotechnical Engineering Reports
- Site Plan Modification Filing Fee - \$5,000.00
- 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

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled "124/126 Grove Street" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

- 1. Name of Applicant: New England Appliance Group/Key Boston
Address of Applicant: 126 Grove Street, Franklin, MA 02038
Phone No.: 978.333.7510 Email: arthur@hudsonappliance.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 Street, Franklin, MA 02038
Phone No.: 508.528.3221 Email: acavalieri@gandhengineering.com
4. Deed of Property recorded with Norfolk Registry of Deeds in
Book 6353, Page 200, (or Certificate of Title No.)
Book 6876 Page 112
5. Location and Description of Property:
See attached narrative
36,000+/- sf (124 Grove St. Existing)
Square Footage of Building(s) 286,700+/- sf (126 Grove St Existing)
Assessor's Map 294 Lot 3 & 4
6. Purpose of Site Plan: See attached narrative
7. List of Waivers Requested (if any): Attach Form R for each waiver

Signature of Applicant

Print Name of Applicant Ryan Lichwell

Signature of Owner

Print Name of Owner

RECEIVED 2024 NOV 12 A 10: 21 TOWN OF FRANKLIN TOWN CLERK

**Project Narrative
Site Plan Modification for
124/126 Grove Street
Franklin, Massachusetts**

PROJECT DESCRIPTION

The project area consists of two parcels, 124 and 126 Grove Street, Franklin, Massachusetts, that are proposed to become one parcel pending Planning Board approval. The applicant, NEAG Real Estate, LLC is a cooperative buying, warehousing, distribution, and marketing organization that utilizes an existing 269,105+/- sf building located at 126 Grove Street, Franklin, Massachusetts. Both parcels are located entirely within the Industrial Zoning District and 126 Grove Street is partially located within the Zone II Water Resource District.

In May 2000, the Zoning Board of Appeals issued a decision to allow the rendering of impervious area more than 15% of the lot, but not more than 60% of the lot located within the Zone II Water Resource District in an Industrial Zone. The Zoning By-laws have since been modified, which allow up to 80% impervious within a non-residential zone and the proposed design modifications are within the zoning bylaw requirements.

The applicant and is proposing to expand their existing building and parking areas to accommodate their business needs, which includes the construction of an 85,000+/- sf addition on the north side of the existing building, parking lot expansion for both tractor trailers and passenger vehicles to enhance maneuverability throughout the site, relocating the tractor trailer entrance to Prime Park, drainage improvements, and wetland replication. Construction activities associated with the wetland resource areas is being permitted under a separate filing with Conservation Commission.

The existing northern curb cut for 126 Grove Street will remain and serve the new loading docks on the west face of the proposed addition and the tractor trailers will access the building off Grove Street by Prime Park, north of the proposed addition (an existing private shared access located on 124 Grove Street, which is now in common ownership with the project property).

In August, 2024, Northeast Geotechnical, Inc. conducted a geotechnical engineering study to assist Guerriere & Halnon, Inc. during the design. A copy of the Geotechnical Engineering Report has been included with the submittal.

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: 124/126 Grove Street - SITE PLAN MODIFICATION

Date of Plan: November 15, 2024 Assessor's Information: A.M. 295 Lots 3&4

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: New England Appliance Group/Key Boston
126 Grove Street
Franklin, MA 02038

SECTION B:

Name of Record Owner(s): New England Appliance Group/Key Boston

Address of Record Owner(s): 126 Grove Street
Franklin, MA 02038

****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 29

day of October 2024

[Handwritten Signature]
Signature of Applicant

Ryan Lichwell
Print name of Applicant

Signature of Owner

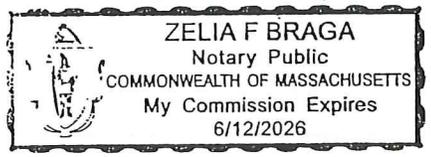
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

_____ ss.

20____

On this 29th day of October 2024, before me, the undersigned notary public, personally appeared Ryan Lichwell (name of owner), proved to me through satisfactory evidence of identification, which were license to be the person whose name is signed on the preceding document in my presence.



Zelia F Braga
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 6/12/2026

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:

Title of Plan: 126/1210 Grove Street - Site Plan Modification

Date of Plan: November 5, 2024 Assessor's Information: A.M. 295 Lot 4

Prepared by: Guerriere & Halnon, Inc.

Type of Plan: 81-P; Prelim.; Def.; Site Plan Modification

SECTION B:

Name of Record Owner(s): New England Appliance Group/Key Boston

Address of Record Owner(s): 126 Grove Street

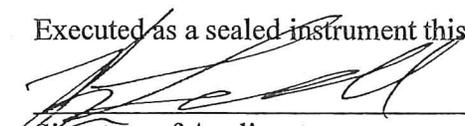
Franklin, MA 02038

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*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 29 day of October 2024



Signature of Applicant

Ryan Lichwell

Print name of Applicant

Signature of Owner

Print name of Owner

_____ ss.

2024

On this 29th day of October 2024, before me, the undersigned notary public, personally appeared Ryan Richwell (name of Applicant), proved to me through satisfactory evidence of identification, which were Linciner to be the person whose name is signed on the preceding document in my presence.



Zelia F Braga
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 6/12/2026



Town of Franklin, MA

emailed ~~11-3-2024~~

11-4-2024 November 3, 2024

135694	Primary Location	Applicant
Abutter's List Request Form	126 GROVE ST FRANKLIN, MA 02038	amanda cavaliere 508-528-3221 acavaliere@gandhengineering.com
Status: Active Submitted On: 10/25/2024	Owner KEY BOSTQN INC 126 GROVE ST BOX 247 FRANKLIN, MA 02038	55 west central st franklin, ma 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board and Conservation Commission

What is the purpose for the request?*

Filing a Site Plan Modification and 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*

295-004-000-000

Property Street Address*

126 Grove Street

295-003-000-000

124 Grove St.

Assessor's Parcel ID* 

295-003-000-000

Property Street Address*

124 Grove Street

Property Owner Information

Property Owner*

Key Boston Inc.

Property Owner's Mailing Address*

126 Grove St

Town/City*

Franklin

Zip/Postal Code*

02038

State*

ma

Property Owner Telephone Number*

978-333-7510

Property Owner*

NEAG Real Estate LLC

Property Owner's Mailing Address*

126 Grove Street

Town/City*

Franklin

Zip/Postal Code*

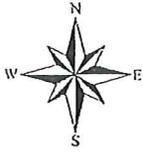
02038

State*

MA

Property Owner Telephone Number*

978-333-7510



124 & 126 GROVE ST - 300' ABUTTERS

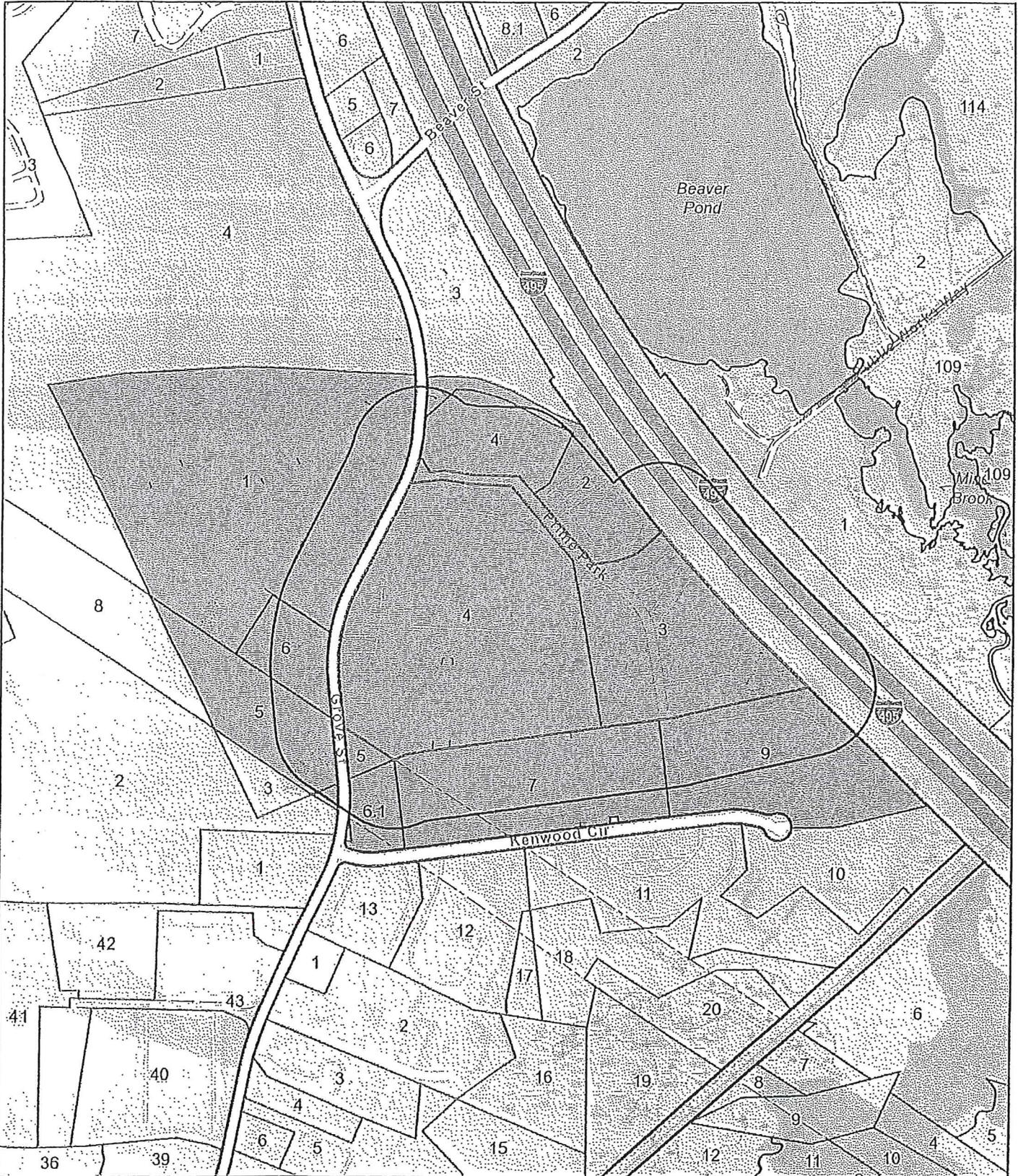
Town of Franklin, MA

1 inch = 600 Feet



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November 4, 2024



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



300 feet Abutters List Report

Franklin, MA
November 04, 2024

Subject Properties:

Parcel Number: 295-003-000
CAMA Number: 295-003-000-000
Property Address: 124 GROVE ST

Mailing Address: NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA 02038

Parcel Number: 295-004-000
CAMA Number: 295-004-000-000
Property Address: 126 GROVE ST

Mailing Address: KEY BOSTON INC
126 GROVE ST BOX 247
FRANKLIN, MA 02038

Abutters:

Parcel Number: 288-004-000
CAMA Number: 288-004-000-000
Property Address: 120 GROVE ST

Mailing Address: AMEGO
33 PERRY AVE
ATTLEBORO, MA 02703

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: 294-006-000
CAMA Number: 294-006-000-000
Property Address: 131 GROVE ST

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

Parcel Number: 295-001-000
CAMA Number: 295-001-000-000
Property Address: 121 GROVE ST

Mailing Address: SMITH BRYN
106 MENDON ST
BELLINGHAM, MA 02019

Parcel Number: 295-002-000
CAMA Number: 295-002-000-000
Property Address: 122 GROVE ST

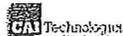
Mailing Address: AMEGO INC
33 PERRY AVE
ATTLEBORO, MA 02703

Parcel Number: 295-003-000
CAMA Number: 295-003-000-000
Property Address: 124 GROVE ST

Mailing Address: NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA 02038

Parcel Number: 295-004-000
CAMA Number: 295-004-000-000
Property Address: 126 GROVE ST

Mailing Address: KEY BOSTON INC
126 GROVE ST BOX 247
FRANKLIN, MA 02038



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300 feet Abutters List Report

Franklin, MA
November 04, 2024

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

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

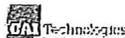
Parcel Number: 295-007-000
CAMA Number: 295-007-000-000
Property Address: 10 KENWOOD CIR

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

Parcel Number: 295-009-000
CAMA Number: 295-009-000-000
Property Address: 40 KENWOOD CIR

Mailing Address: BOSTON INFILL LL LLC C/O
INVESTCORP
280 PARK AVENUE - 36W
NEW YORK, NY 10017

Kevin M. Boyle, 11-4-24



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11/4/2024

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AMEGO
33 PERRY AVE
ATTLEBORO, MA 02703

AMEGO INC
33 PERRY AVE
ATTLEBORO, MA 02703

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

BOSTON INFILL LL LLC
C/O INVESTCORP
280 PARK AVENUE - 36W
NEW YORK, NY 10017

HUGHES STEPHEN V JR
NEW ENGLAND POWER CO PROP
40 SYLVAN RD
WALTHAM, MA 02451-2286

KEY BOSTON INC
126 GROVE ST BOX 247
FRANKLIN, MA 02038

NEAG REAL ESTATE LLC
126 GROVE ST
FRANKLIN, MA 02038

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

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

SMITH BRYN
106 MENDON ST
BELLINGHAM, MA 02019