



May 8, 2025

Mr. Gregory Rondeau, Chairman
355 East Central Street
Franklin, MA 02038

**Re: 157 Cottage Street
Site Plan Approval**

Dear Mr. Rondeau:

BETA Group, Inc. (BETA) has reviewed documents for the project entitled “**Site Plan, 157 Cottage Street**” located at 157 Cottage Street in Franklin, Massachusetts. This letter is provided to outline BETA’s findings, comments, and recommendations.

Basis of Review

The following documents were received by BETA and will form the basis of the review:

- Application Package including:
 - Form P Approval of a Site Plan
 - Letter from Children’s Museum of Franklin
 - Certificate of Ownership
- Site Plans (6 sheets) entitled: **Site Plan 157 Cottage Street Franklin, Massachusetts**, dated March 31, 2025, prepared by United Consultants, Inc. of Wrentham, MA
- Drainage Analysis for Site Plan, 157 Cottage Street, Franklin, MA, dated March 31, 2025, prepared by United Consultants, Inc. of Wrentham.
- Plan entitled: Watershed Maps, 157 Cottage Street, dated March 31, 2025 and prepared by United Consultants, Inc. of Wrentham.
- Plan entitled: Stormwater Facilities Plan, 157 Cottage Street, dated March 31, 2025 and prepared by United Consultants, Inc. of Wrentham.

Review by BETA included the above items along with the following, as applicable:

- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through November 03, 2021
- **Zoning Map of the Town of Franklin, Massachusetts**, amended November 24, 2020
- **Massachusetts Wetlands Protection Act 310 CMR 10.00** effective October 24, 2014
- **Massachusetts Stormwater Handbook** effective January 2, 2008 by MassDEP
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Town of Franklin Best Development Practices Guidebook**, dated February 2021

1.0 SITE AND PROJECT DESCRIPTION

The project site includes one parcel, identified by the Town of Franklin Assessor's Office as Map 287 Lot 44, with a total area of 32,436 sq. ft. located at 157 Cottage Street in the Town of Franklin (the "Site"). The Site and the abutting lots to the south and east of the site are located within the Commercial I Zoning district. The northeast property line is the limits of the commercial zone. The surrounding lots to the northeast and southwest directly across Cottage Street are in the Single-Family IV district. The Site is not located within the Water Resource Protection District.

The existing Site is a commercial site with a 6,420 sq. ft. building and surrounding paved areas which provided both access and parking for the previous commercial use. The building is set on the rear property line adjacent to a railway spur off the MBTA Railway system. Topography at the Site generally slopes to the south or west towards Cottage Street away from the high point at the rear northerly corner of the parcel. The Site is not located within a Zone II wellhead protection area, a FEMA-mapped flood zone, an NHESP-mapped estimated habitat of rare or endangered species, or any other critical area. NRCS soil maps indicate the presence of Urban land, however, the adjacent lot to the north is identified as a Merrimac-Urban Complex with HSG A (high infiltration rate).

The project proposes to maintain the existing 6,420± sq. ft. building and modify the existing paved surfaces around the building to provide a 36-space parking lot with 2 van accessible spaces. In conjunction with the change in the pavement limits, the existing northerly driveway entrance onto the site will be closed and the southerly driveway opening will be modified as needed to provide driveway access onto the site from Cottage Street. Additional site features include cape cod berm, a retaining wall, lighting, and landscaping. The south end of the building will include a small fence enclosed area. All existing utilities to the building will be maintained and no new utility connections are proposed. Because the site disturbance is less than an acre, it is not subject to the stormwater bylaw requirements. However, the site does remain subject to the MASS Stormwater Standards. The proposed Stormwater management is to utilize the existing catch basin on site to collect runoff from the new pavement limits and direct all runoff from both the pavement and roof area into a subsurface infiltration system that will be in front of the building at the south entrance into the site.

2.0 TOWN OF FRANKLIN ZONING REQUIREMENTS

The project is subject to the Town of Franklin zoning regulations outlined under Chapter 185. Review comments related to the zoning bylaw are provided in the following sections.

The project proposes to convert an existing building into a children's Museum, which is an allowed use within the Commercial I zoning district. The abutting parcels to the northeast and southwest of the site are located in the Single-Family IV district, while the remaining abutting parcels are within the same zoning district.

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)

The project will comply with dimensional requirements for lot area, frontage, lot depth, lot width, front yard, side yard, building coverage, and maximum impervious coverage. In accordance with §185-25, the rear yard requirements shall be waived where said lot is adjacent to a railroad. Based upon this section of the bylaws, the rear yard setback (0.0') is acceptable.

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

In accordance with the parking schedule on the site plans sheet 3 of 6, within the Commercial I zone the parking requirements are 1 space per 500 square feet of gross floor space. The schedule as shown

indicates that there will be only one floor with a gross floor area of 6,420 square feet. Thus, 15 spaces are required, and 36 spaces have been provided including 2 accessible spaces.

- Z1. BETA recommends that architectural floor plans be provided or notes indicating that no additional floors or mezzanines will be added to the interior of the structure, which would increase parking requirements.
- Z2. In accordance with § 185-21.C.(1) no off-street parking area shall be located within 10' of a street right-of-way. Based on the site plans, there is a proposed asphalt area located closer than 10' on the southeast side of the driveway entrance. BETA recommends that the designer clarify the use for this area and that plans be modified to comply with the setback requirements, as necessary.
- Z3. In accordance with § 185-21.C.(5) parking lots for 20 or more cars shall be bordered by at least one tree per 10 spaces. 4 trees are required and 4 have been provided.
- Z4. Provide setback distances from centerline of proposed driveway with street intersection and driveway entrance along same side of Cottage Street to demonstrate compliance with § 185-21.C.(7).
- Z5. Identify sight distances at the proposed entrance (§185-21.C.(7)(c) and demonstrate compliance with MassDOT 2006 Design Guide requirements.
- Z6. In accordance with §185-21.D. identify whether loading docks will be maintained and/or abandoned.

EARTH REMOVAL (§185-23)

The project is primarily a cut situation at the northeast side of the parcel where grades will be lowered by 2.5' to provide those spaces along that property line.

- Z7. Summarize the net cuts and fill on site.

SITE PLAN AND DESIGN REVIEW (§185-31)

The project has been submitted for Site Plan Review and is required to conform to the requirements of this section. The submission is in compliance with this section except as noted below:

- Z8. There is a 6' high white vinyl fence abutting the parcel adjacent to the existing residential use at 145 Cottage Street. BETA recommends that this be called out more clearly on the existing conditions site plans and identify whether the fence will be maintained, removed and/or replaced. (§185-31.C.(3)(i))
- Z9. Provide data quantifying on-site generation of noise and odors (§185-31.C.(3).(r)).
- Z10. In accordance with §185-31.C.(3) (s) Description of traffic circulation, safety and capacity in sufficient enough detail for the Board to make a determination of whether a traffic impact analysis is necessary. This information should be provided.
- Z11. In accordance with §185-31.C.(4) (e) No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. The proposed lighting as shown on sheet 6 of 6 of the plan set will spill over on to the Cottage Street travelled way. A waiver has been requested. BETA will defer the waiver to the Board, however it should be noted that the spillover is not limited to the driveway opening, rather it extends 250' across the frontage of the parcel with intensities on the pavement as high as 0.5 Fc.

3.0 TRAFFIC IMPACT AND ASSESSMENT

No traffic data or assessment has been submitted by the applicant to address any potential issues associated with the proposed change in use.

SITE ACCESS AND CIRCULATION

Access to the Site is proposed via a new curb cut and driveway entrance connecting to Cottage Street. The remaining 2 access driveway openings on the site will be closed, granite curbing will be installed and the sidewalk will be restored. The driveway opening will be 24’ wide with 10’ radius rounding at the street. Vertical concrete curbing will be provided at the driveway opening and Cape Cod berm is proposed across the remainder of the site. Snow storage areas are designated across the site.

PARKING AND LOADING

Required parking is defined by §185-21 of the Town Zoning Bylaw. The proposed development includes a museum (6,420 s.f.). Required parking is calculated as follows:

Use Designation	Criteria	Building Area	Required Parking
Other uses	1 space per 500 SF of floor area	6,420 Sq. Ft.	13 Spaces
Total			13 Spaces

The project proposes 36 total parking spaces. Two (2) of the parking spaces are designed to be accessible, and each will be van accessible.

All maneuvering aisles measure greater than 24 feet wide. Parking spaces are 9 feet wide and 19 feet long.

- T1. Vertical Concrete Curbing is proposed at the entrance from Cottage Street and the remainder of the site will utilize a Cape Cod berm. BETA will defer to the Board regarding the requirements of §185-29.
- T2. Provide vehicle turning diagrams to illustrate that the proposed driveway and site circulation can accommodate the largest vehicle expected to access the site.
- T3. No designated loading area has been identified on the plan.

4.0 SIGNAGE AND LIGHTING

The plans do not indicate that any free-standing signs will be proposed. Site lighting will be provided by wall mounted fixtures on the face of the building.

- SL1. A photometric plan has been provided and as noted above, there is spillover beyond the property line onto the Cottage Street pavement. A waiver has been requested however BETA recommends that the applicant modify the fixtures to reduce the intensity in Cottage Street.

The Illuminating Engineers Society of North America (IESNA) recommends the following illuminance for parking lots:

Level	Horizontal Illuminance (Min)	Vertical Illuminance (Min.)	Uniformity (Max/Min)	Ratio
Basic Maintained Illuminance	0.2	0.1	20/1	
Enhanced Security Illuminance	0.5	0.25	15/1	

5.0 UTILITIES

There are no proposed utilities for the existing building. All existing connections will be maintained. The plans show the 2 existing water service connections at the south end of the building, but no other utilities are identified.

- U1. BETA recommends that the existing sewer, gas, and electrical service locations be identified and shown on the plans.

6.0 LANDSCAPE TREATMENT & GRADING

The project proposes 4 trees across the site adjacent to the parking areas. There is no specific landscaping plan for the site. Rather the proposed tree locations are indicated on the grading sheet (3 of 6) with a planting detail. To accommodate the parking spaces at the north end of the parcel, a 3' high (max,) retaining wall is proposed along the outside edge of the spaces to lower the grade to allow flatter parking lot grades. At the south end of the building, a 4' high aluminum fence is proposed along the property line which will create an enclosed space at this end of the building. There are no notes identifying the proposed landscape treatment for any of the proposed unpaved areas on site and where the existing pavement will be removed and or maintained.

There are abutting residential uses to the site both to the northeast and across the street opposite the front of the site. No provisions have been shown to meet the requirements of §185-35. Screening.

- LA1. Indicate proposed seed mix and loam depth(§185-31.C.(3)(j)) for landscaped areas; use of native seeding is encouraged especially in areas which are not required to be a fine lawn.
- LA2. In accordance with §185-35.A.(7) outdoor parking for 10 or more cars shall be screened from any adjacent residential use. BETA recommends that a landscaping plan be submitted which documents compliance with the bylaws.
- LA3. What is the proposed surface treatment for the area at the south end of the site enclosed by the 4' aluminum fence. Since there is no access gate indicated in the fence, BETA assumes that pavement in this area will be removed, and the area will be loamed and seeded. Notes should be added to the plan indicating the proposed surface treatment for this area

7.0 STORMWATER MANAGEMENT

The proposed stormwater management design consists of a new subsurface infiltration system proposed on the front south side of the building. The Stormwater runoff will be conveyed to this system via a new water quality unit that will replace the existing catch basin at the front of the building. The roof leaders and downspouts on the front half of the existing building will be replaced and connected to a new closed collection piping system that will direct runoff into the subsurface infiltration system. Runoff from the paved area at the south end of the building flows off site into the existing municipal collection system in Cottage Street.

Since the project is less than an acre in size, it is not subject to the requirements of the bylaws. However, it is subject to the Massachusetts Stormwater Standards and will be reviewed accordingly.

GENERAL

- SW1. Based on the Hydro-CAD data, there will be an increase in overall impervious surfaces on site. As shown in the printout, the impervious surface discharge into the existing catch basin will increase

from 14,096 sq. ft. to 18,115 square feet. However, Sheet 1 of the drawings indicates that overall impervious coverage onsite will be reduced from 69.5% to 66.8%. If other impervious surfaces onsite are proposed to be eliminated, BETA recommends that they be identified accordingly.

SW2. The calculations do not address runoff from the entirety of the site. As noted above, overall impervious coverage across the site is shown as being reduced. However, there is insufficient data presented to verify this reduction. BETA recommends that all the impervious surfaces on site be accounted for both existing and proposed conditions.

SW3. On the Infiltration Area 1 detail on Sheet 5, the outlet invert is mislabeled and should be corrected. (See SW8)

STORMWATER MANAGEMENT REGULATIONS (CHAPTER 153)

The project proposes to disturb land less than one acre within the Town of Franklin. It is therefore not subject to the Stormwater Management Regulations.

Additional requirements for stormwater management are outlined in §300-11 of the Town of Franklin Subdivision Regulations.

SW4. The proposed drain connections to the infiltration basin are PVC or HDPE. BETA will defer to the Board if these should be RCP in accordance with the regulations. (§300-11.B(2.a)).

BEST DEVELOPMENT PRACTICES GUIDEBOOK

The project is required to comply with the requirements of the Town of Franklin 2021 Best Development Practices Guidebook (BDPG).

SW5. Indicate if proposed seed mix and plantings will reflect native vegetation, particularly outside the proposed perimeter fencing (BDPG Page 7).

MASSDEP STORMWATER STANDARDS

The project is subject to the Massachusetts Stormwater Standards as outlined by the bylaws. Compliance with these standards is outlined below:

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES

Since the site is currently developed no LID measures are proposed

NO UNTREATED STORMWATER (STANDARD NUMBER 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project currently has one catch basin on site which discharges directly into the municipal stormwater system in Cottage Street. The proposed improvements will bring that discharge into compliance with Standards 2,3, & 4 for peak flow rate attenuation, recharge and treatment.

POST-DEVELOPMENT PEAK DISCHARGE RATES (STANDARD NUMBER 2): *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.* The project proposes to mitigate increases to runoff rates with the use of a subsurface infiltration system. Calculations indicate a decrease in peak discharge rate and peak runoff volume to the existing connection with the Town of Franklin stormwater collection system.

SW6. The existing conditions analysis only determines the peak flow rate into the catch basin at the front of the building. To compare this flow with the proposed conditions, BETA recommends that this flow be routed through the existing 6" PVC connection with the Town of Franklin municipal stormwater collection system.

SW7. The 6" PVC connection from the proposed subsurface infiltration system with the catch basin in Cottage Street needs more information to document the connection with the existing piping.

RECHARGE TO GROUNDWATER (STANDARD NUMBER 3): *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

The site is in an area which is shallow to bedrock, and the NRCS soil maps indicate the presence of Merrimac-Urban Land Complex over the development area. The test pit results also confirm the presence of Sand & Gravel layer to a depth of 84-92" overlying a dense sandy clay layer.

Groundwater recharge is proposed via a new subsurface infiltration system at the front of the existing building. In accordance with the report, the proposed infiltration system has a static storage volume of 0.8" of runoff from all the impervious surfaces on site.

TOTAL SUSPENDED SOLIDS (STANDARD NUMBER 4): *Since the development disturbs less than one acre, it is not subject to the requirements of §153 Stormwater of the bylaws. The stormwater system design will therefore be reviewed relative to compliance with the requirements of the Massachusetts Stormwater Standards. Since the site is in an area with a rapid infiltration rate, the water quality volume is 1.0" of runoff from the impervious surfaces.*

The project includes the following treatment trains:

Treatment Train	SCM 1	Infiltration SCM	TSS Removal %
A	Water Quality Unit	Subsurface Infiltration System	80%

The project has been designed to provide at least 80% TSS removal for treated impervious areas.

A Long-Term Pollution Prevention Plan is included in the O&M Plan.

SW8. Because of the rapid infiltration rate, the water quality volume is 1.0" of runoff from the impervious surfaces for the subsurface infiltration system. Based upon an impervious surface area of 18,115 sq. ft., the required volume is 1,509 cu. ft. The static storage provided is only 1,449 cu. ft. The outlet invert must be raised to Elevation 277.81 from the proposed 277.75 to meet this requirement.

HIGHER POTENTIAL POLLUTANT LOADS (STANDARD NUMBER 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads (LUHPPLs) require the use of specific stormwater management BMPs.*

The project is not a LUHPPL – **standard not applicable.**

CRITICAL AREAS (STANDARD NUMBER 6): *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project is not located in a critical area – **standard not applicable.**

REDEVELOPMENT (STANDARD NUMBER 7): *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The project does not qualify as a redevelopment – **standard not applicable.**

EROSION AND SEDIMENT CONTROLS (STANDARD NUMBER 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

As the project does not propose to disturb greater than an acre of land, it is not subject to the requirements of the EPA Construction general Permit and a SWPPP is not required. Some construction details for erosion control measures have been provided but they are not identified in the site plan view.

SW9. BETA recommends that an erosion control plan be developed for the site.

SW10. Dependent on the construction sequencing, BETA recommends that some perimeter erosion controls be used along the southern end of the site.

SW11. BETA recommends that a silt sack be installed on the existing catch basin in Cottage Street at the south end of the site.

SW12. BETA recommends that one of the existing entrances be designated as construction access.

OPERATIONS/MAINTENANCE PLAN (STANDARD NUMBER 9): *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.* A Long-term Operation and Maintenance Plan was provided with the Stormwater Management Report.

SW13. Incorporate maintenance manual for Water Quality Unit into the manual.

SW14. Provide map, drawn to scale, that shows the location of all stormwater BMP in each treatment train and snow storage areas.

SW15. BETA recommends that a brief description of maintenance and inspection procedures for the subsurface system be added to the manual.

ILLICIT DISCHARGES (STANDARD NUMBER 10): *All illicit discharges to the stormwater management system are prohibited.* A signed Illicit Discharge Compliance Statement was provided with the submission.

8.0 SUMMARY

Based on our review of the Project documents and plans, additional information is required to demonstrate compliance with the Site plan review requirements. Specifically:

- A Landscape Plan is recommended to document compliance with Screening and to clarify the final surface treatment across the site.
- At a minimum, a traffic analysis which documents the change in vehicular traffic counts associated with the change in use should be developed.
- The drainage analysis should be expanded to include runoff from the entire site.
- The site lighting intensities projected onto Cottage Street should be reduced.
- An erosion control plan should be developed for the site.

If we can be of any further assistance regarding this matter, please contact us at our office.

May 8, 2025
Page 9 of 9

Very truly yours,
BETA Group, Inc.



Gary D. James, P.E.
Senior Project Manager



**PLANNING &
COMMUNITY DEVELOPMENT**
TOWN *of* FRANKLIN

MEMORANDUM

Date: May 5, 2025
To: Planning Board
From: Department of Planning & Community Development
RE: 157 Cottage Street

General:

1. The site is at 157 Cottage Street in the Commercial I Zoning district.
2. The applicant is proposing to re-construct the parking area, add stormwater management and landscaping.
3. The Applicant is not required to file with the Conservation Commission.
4. BETA provided a review for the stormwater management. There is a summary of outstanding items to be completed.

Comments:

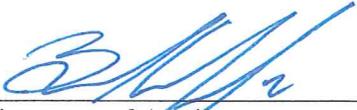
There are 4 waiver requests:

1. To allow less than 42" of cover over the drain pipe.
2. To allow the use of PVC pipe for the site drainage and the roof drain collection system
3. To allow the curbing to be cape cod berm
4. To allow site lighting to extend past the property line

The Co-owners of the leasee has requested that fees be waived. Speaking with the Chairman, he suggested waiving the application but requiring a full stormwater management review.

7. List of Waivers Requested (if any) Attach form R for each waiver.

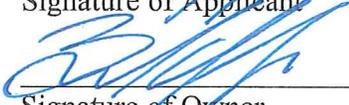
- To allow less than 42" of cover over the drainpipe. Proposed use of Class V RCP.
- To allow the use of PVC pipe for the site drainage and the roof drain collection systems.
- To allow the curbing to be cape cod berm.
- To allow site lighting to extend past the property line.



Signature of Applicant

Brad Chaffee

Print Name of Applicant



Signature of Owner

Brad Chaffee

Print Name of Owner

Signature of Owner

Print Name of Owner

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 or Plan (Circle One) Type of Plan: ANR 81-P; Preliminary
Subdivision; Definitive Subdivision; Site Plan; Special Permit

Title of Plan: Site Plan 157 Cottage Street

Date of Plan: March 31, 2025 Assessor's Information: 287 - 044

Prepared by: United Consultants, Inc.

SECTION B:

Name of Record Owner(s): 157 Cottage Street, LLC

Address of Record Owner(s): 138 East Central Street, Unit B Franklin, MA 02038

*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



Signature of Applicant

Brad Chaffee

Print name of Applicant



Signature of Owner

Brad Chaffee

Print name of Owner

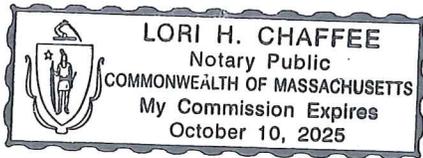
COMMONWEALTH OF MASSACHUSETTS

Norfolk

ss.

2025

On this 16th day of April, 2025, before me, the undersigned notary public, personally appeared Bradford Chaffee (name of Applicant), proved to me through satisfactory evidence of identification, which were License - Driver to be the person whose name is signed on the preceding document in my presence.



Lori H. Chaffee
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 10/10/25



March 24, 2025

139233
Abutter's List Request
Form
Status: Active
Submitted On: 3/18/2025

Primary Location
157 COTTAGE ST
FRANKLIN, MA 02038

Owner
157 COTTAGE STREET LLC
138 EAST CENTRAL ST UNIT B
FRANKLIN, MA 02038

Applicant
 Joanne Raposo
 508-384-6560
 Joanne@uci850.com
 850 Franklin Street
Wrentham , ma 02093

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board

What is the purpose for the request?*

site plan

How would you like to receive this abutters list?*

Emailed

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

Joanne@uci850.com

General Parcel Information

Assessor's Parcel ID*

287-044-000-000

Property Street Address*

157 cottage Street

Property Owner Information

Property Owner*

157 CottageStreet LLC

Property Owner's Mailing Address*

138 East Central St Unit B

Town/City*

Franklin

Zip/Postal Code*

02038

State*

ma

Property Owner Telephone Number*

508-000-000

Requestor's Information

Requestor/Applicant same as Property Owner Information?*

No

Requestor's Name *

United Consultants Inc.

Requestor's Telephone Number

5083846560

Requestor's Address

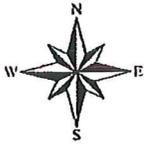
850 Franklin Street Wrentham MA

Attachments

Record Activity

Joanne Raposo started a draft Record

03/18/2025 at 9:03 am



157 COTTAGE ST - 300' ABUTTERS

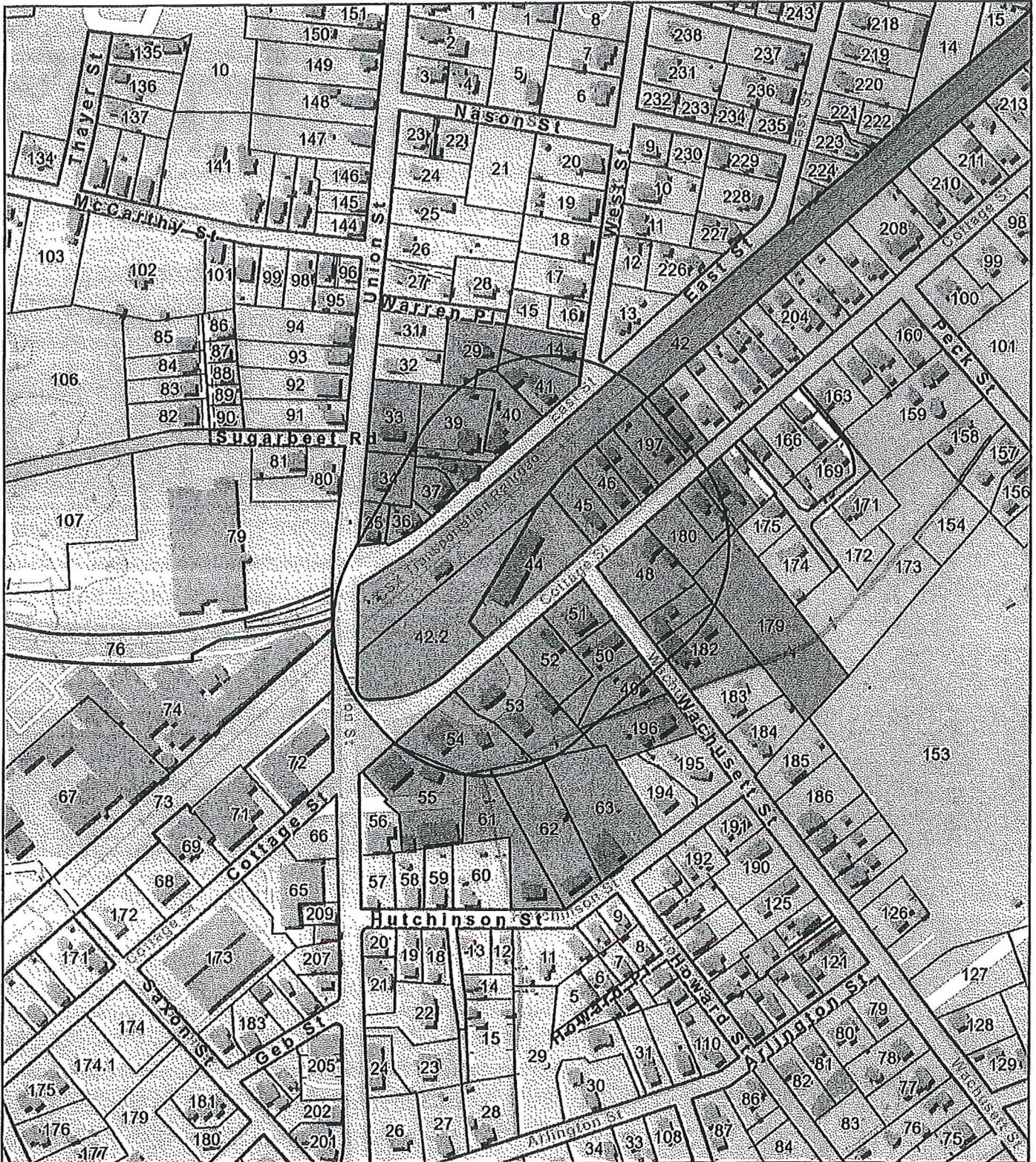
Town of Franklin, MA

1 inch = 300 Feet

CAI Technologies
Precision Mapping. Corporate Solutions.

www.cal-tech.com

March 24, 2025



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



300 feet Abutters List Report

Franklin, MA
March 24, 2025

Subject Property:

Parcel Number: 287-044-000
CAMA Number: 287-044-000-000
Property Address: 157 COTTAGE ST

Mailing Address: 157 COTTAGE STREET LLC
138 EAST CENTRAL ST UNIT B
FRANKLIN, MA 02038

Abutters:

Parcel Number: 286-177-000
CAMA Number: 286-177-000-000
Property Address: 126 COTTAGE ST

Mailing Address: EKNAIAN HAGOP O&ELEANOR M TRS
EKNAIAN IRREVOCABLE TRUST
126 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 286-178-000
CAMA Number: 286-178-000-000
Property Address: 130 COTTAGE ST

Mailing Address: CRONIN SARAH E PARISH
CHRISTOPHER H
130 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 286-179-000
CAMA Number: 286-179-000-000
Property Address: COTTAGE ST

Mailing Address: RANIERI MARGARET MILLER
CATHERINE TRS
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 286-180-000
CAMA Number: 286-180-000-000
Property Address: COTTAGE ST

Mailing Address: RANIERI, MARGARET C TR MILLER,
CATHERINE R TR RANIERI TRUST
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 286-181-000
CAMA Number: 286-181-000-000
Property Address: 12-14 WACHUSETT ST

Mailing Address: PICILLO PROPERTIES LLC C/O DUSTIN
PICILLO
9 SQUIBNOCKET RD
FRANKLIN, MA 02038

Parcel Number: 286-182-000
CAMA Number: 286-182-000-000
Property Address: 18 WACHUSETT ST

Mailing Address: BULEN JOANN & MARK P TASCHEREAU
LIONEL M
18-20 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 286-196-000
CAMA Number: 286-196-000-000
Property Address: 21 WACHUSETT ST

Mailing Address: MECONIATES ANTHONY MECONIATES
KELLY
23 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 286-197-000
CAMA Number: 286-197-000-000
Property Address: 127 COTTAGE ST

Mailing Address: LOPEZ IVAN R LOPEZ CARMEN S
3716 HUNTLEIGH DRIVE
RALEIGH, NC 27604

Parcel Number: 286-198-000
CAMA Number: 286-198-000-000
Property Address: 123 COTTAGE ST

Mailing Address: BRAVO DAVID BEKSHA LISA
123 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-014-000
CAMA Number: 287-014-000-000
Property Address: 93 WEST ST

Mailing Address: PARKER CHRISTOPHER
93 WEST ST
FRANKLIN, MA 02038



www.cai-tech.com

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



300 feet Abutters List Report

Franklin, MA
March 24, 2025

Parcel Number: 287-029-000
CAMA Number: 287-029-000-000
Property Address: 1-3 WARREN PL

Mailing Address: WARREN PLACE CONDOMINIUM C/O
CURLEY CHRISTOPHER D
3 WARREN PL UT 1A
FRANKLIN, MA 02038

Parcel Number: 287-029-000
CAMA Number: 287-029-000-001
Property Address: 3 WARREN PL

Mailing Address: LICHODOLIK JESSICA
3 WARREN PL - UNIT 1A
FRANKLIN, MA 02038

Parcel Number: 287-029-000
CAMA Number: 287-029-000-002
Property Address: 1 WARREN PL

Mailing Address: MIKKELSEN GREGORY H & DEBRA A
TRS MIKKELSEN FAMILY TRUST
110 MANDI LANE
BRISTOL, NH 03222

Parcel Number: 287-033-000
CAMA Number: 287-033-000-000
Property Address: 284-286 UNION ST

Mailing Address: PADULA, PETER E TR PADULA, LAURIE
C TR 284 UNION STREET REALTY
TRUST
14 FORT APACHE DR
FRANKLIN, MA 02038

Parcel Number: 287-034-000
CAMA Number: 287-034-000-000
Property Address: 292 UNION ST

Mailing Address: LUCHINI JOSEPH D TR TWO NINETY
TWO UNION ST REALTY
106 ELLIOT AVE
NO. QUINCY, MA 02171

Parcel Number: 287-035-000
CAMA Number: 287-035-000-000
Property Address: 298-300 UNION ST

Mailing Address: YX REALTY LLC
393 OLD FARM RD
FRANKLIN, MA 02038

Parcel Number: 287-036-000
CAMA Number: 287-036-000-000
Property Address: 143 EAST ST

Mailing Address: ZAJONI REALTY, LLC
30 GARFIELD ST
FRANKLIN, MA 02038

Parcel Number: 287-037-000
CAMA Number: 287-037-000-000
Property Address: 137 EAST ST

Mailing Address: D'ENTREMONT PAUL D'ENTREMONT
GINA
137 EAST ST
FRANKLIN, MA 02038

Parcel Number: 287-038-000
CAMA Number: 287-038-000-000
Property Address: 131 EAST ST

Mailing Address: ABBY ROAD HOLDINGS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

Parcel Number: 287-039-000
CAMA Number: 287-039-000-000
Property Address: 3-5 DARLING CT

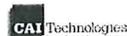
Mailing Address: BALEST RICHARD P & MAXINE E, TRS
THE BALEST REALTY TRUST
36 LAKE ST
NORFOLK, MA 02056

Parcel Number: 287-040-000
CAMA Number: 287-040-000-000
Property Address: 123 EAST ST

Mailing Address: MADABS LLC
75 CRESCENT STREET
FRANKLIN, MA 02038

Parcel Number: 287-041-000
CAMA Number: 287-041-000-000
Property Address: 111 EAST ST

Mailing Address: MUCCIARONE MARIA G CARLUCCI
STEVEN M
111 EAST ST
FRANKLIN, MA 02038



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



300 feet Abutters List Report

Franklin, MA
March 24, 2025

Parcel Number: 287-042-000
CAMA Number: 287-042-000-000
Property Address: UNION ST

Mailing Address: NEW YORK CENTRAL LINES LLC C/O
CSX TRANSPORTATION INC TAX
DEPARTMENT
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

Parcel Number: 287-042-002
CAMA Number: 287-042-002-000
Property Address: COTTAGE ST

Mailing Address: NEW YORK CENTRAL LINES LLC C/O
CSX TRANSPORTATION INC TAX
DEPARTMENT
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

Parcel Number: 287-044-000
CAMA Number: 287-044-000-000
Property Address: 157 COTTAGE ST

Mailing Address: 157 COTTAGE STREET LLC
138 EAST CENTRAL ST UNIT B
FRANKLIN, MA 02038

Parcel Number: 287-045-000
CAMA Number: 287-045-000-000
Property Address: 145 COTTAGE ST

Mailing Address: LUCCINI ROBERT A TR ROBERT A
LUCCINI LIVING TRUST
145 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-046-000
CAMA Number: 287-046-000-000
Property Address: 139 COTTAGE ST

Mailing Address: PIRANI DAVID MICHAEL KLUG JEFFREY
ALAN
139 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-047-000
CAMA Number: 287-047-000-000
Property Address: 135-137 COTTAGE ST

Mailing Address: STODDARD JAMES B & HARRIET TRS
STODDARD LIVING TR
P. O. BOX 239
FRANKLIN, MA 02038

Parcel Number: 287-048-000
CAMA Number: 287-048-000-000
Property Address: 142 COTTAGE ST

Mailing Address: 142 COTTAGE LLC C/O RANIERI
PO BOX Q
FRANKLIN, MA 02038

Parcel Number: 287-049-000
CAMA Number: 287-049-000-000
Property Address: 17 WACHUSETT ST

Mailing Address: BULOCK BRENT A KIELY LYNNE M
17 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 287-050-000
CAMA Number: 287-050-000-000
Property Address: 11 WACHUSETT ST

Mailing Address: VOLLANS LARINA E
11 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 287-051-000
CAMA Number: 287-051-000-000
Property Address: 1-5 WACHUSETT ST

Mailing Address: 91L SOUTHGATE LLC C/O STEVE
BLONDER
50 CEDAR LANE
WESTWOOD, MA 02090

Parcel Number: 287-051-000
CAMA Number: 287-051-000-001
Property Address: 5 WACHUSETT ST

Mailing Address: ARUJ CINDRELLA F
5 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 287-051-000
CAMA Number: 287-051-000-002
Property Address: 3 WACHUSETT ST

Mailing Address: FORD DANIEL X FORD CAROL E
3 WACHUSETT ST
FRANKLIN, MA 02038



www.cai-tech.com

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



300 feet Abutters List Report

Franklin, MA
March 24, 2025

Parcel Number: 287-051-000
CAMA Number: 287-051-000-003
Property Address: 1 WACHUSETT ST

Mailing Address: LEE DAVID C TR LEE LIVING TRUST
1 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 287-052-000
CAMA Number: 287-052-000-000
Property Address: 166 COTTAGE ST

Mailing Address: SQUIERS ZA CHARY B SQUIERS ERIN
166 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-053-000
CAMA Number: 287-053-000-000
Property Address: 176 COTTAGE ST

Mailing Address: STANISCIA MARK S, TR OLIVE REALTY
TRUST
178 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-054-000
CAMA Number: 287-054-000-000
Property Address: 178 COTTAGE ST

Mailing Address: STANISCIA MARK S, TR OLIVE RLTY
TRUST
178 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-055-000
CAMA Number: 287-055-000-000
Property Address: 326 UNION ST

Mailing Address: KOTSIPOULOS CHARLES
KOTSIPOULOS ANGELA
35 COREY ST
EVERETT, MA 02149

Parcel Number: 287-061-000
CAMA Number: 287-061-000-000
Property Address: 49 HUTCHINSON ST

Mailing Address: KENNEDY PETER SCOTT KENNEDY
BETH ANN
49 HUTCHINSON ST
FRANKLIN, MA 02038

Parcel Number: 287-062-000
CAMA Number: 287-062-000-000
Property Address: 35 HUTCHINSON ST

Mailing Address: PALMIERI GARY T
35 HUTCHINSON ST
FRANKLIN, MA 02038

Parcel Number: 287-063-000
CAMA Number: 287-063-000-000
Property Address: 23 HUTCHINSON ST

Mailing Address: FRANKLIN COMMUNITY CABLE ACCES
23 HUTCHINSON ST
FRANKLIN, MA 02038



www.cai-tech.com

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

142 COTTAGE LLC
C/O RANIERI
PO BOX Q
FRANKLIN, MA 02038

D'ENTREMONT PAUL
D'ENTREMONT GINA
137 EAST ST
FRANKLIN, MA 02038

LUCHINI JOSEPH D TR
TWO NINETY TWO UNION ST R
106 ELLIOT AVE
NO. QUINCY, MA 02171

157 COTTAGE STREET LLC
138 EAST CENTRAL ST UNIT B
FRANKLIN, MA 02038

EKNAIAN HAGOP O&ELEANOR M
EKNAIAN IRREVOCABLE TRUST
126 COTTAGE ST
FRANKLIN, MA 02038

MADABS LLC
75 CRESCENT STREET
FRANKLIN, MA 02038

91L SOUTHGATE LLC
C/O STEVE BLONDER
50 CEDAR LANE
WESTWOOD, MA 02090

FORD DANIEL X
FORD CAROL E
3 WACHUSETT ST
FRANKLIN, MA 02038

MECONIATES ANTHONY
MECONIATES KELLY
23 WACHUSETT ST
FRANKLIN, MA 02038

ABBY ROAD HOLDINGS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

FRANKLIN COMMUNITY CABLE
23 HUTCHINSON ST
FRANKLIN, MA 02038

MIKKELSEN GREGORY H & DEB
MIKKELSEN FAMILY TRUST
110 MANDI LANE
BRISTOL, NH 03222

ARUJ CINDRELLA F
5 WACHUSETT ST
FRANKLIN, MA 02038

KENNEDY PETER SCOTT
KENNEDY BETH ANN
49 HUTCHINSON ST
FRANKLIN, MA 02038

MUCCIARONE MARIA G
CARLUCCI STEVEN M
111 EAST ST
FRANKLIN, MA 02038

BALEST RICHARD P & MAXINE
THE BALEST REALTY TRUST
36 LAKE ST
NORFOLK, MA 02056

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KOTSIPOULOS ANGELA
35 COREY ST
EVERETT, MA 02149

NEW YORK CENTRAL LINES LL
C/O CSX TRANSPORTATION IN
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

BRAVO DAVID
BEKSHA LISA
123 COTTAGE ST
FRANKLIN, MA 02038

LEE DAVID C TR
LEE LIVING TRUST
1 WACHUSETT ST
FRANKLIN, MA 02038

PADULA, PETER E TR PADULA
284 UNION STREET REALTY T
14 FORT APACHE DR
FRANKLIN, MA 02038

BULEN JOANN & MARK P
TASCHEREAU LIONEL M
18-20 WACHUSETT ST
FRANKLIN, MA 02038

LICHODOLIK JESSICA
3 WARREN PL - UNIT 1A
FRANKLIN, MA 02038

PALMIERI GARY T
35 HUTCHINSON ST
FRANKLIN, MA 02038

BULOCK BRENT A
KIELY LYNNE M
17 WACHUSETT ST
FRANKLIN, MA 02038

LOPEZ IVAN R
LOPEZ CARMEN S
3716 HUNTLEIGH DRIVE
RALEIGH, NC 27604

PARKER CHRISTOPHER
93 WEST ST
FRANKLIN, MA 02038

CRONIN SARAH E
PARISH CHRISTOPHER H
130 COTTAGE ST
FRANKLIN, MA 02038

LUCCINI ROBERT A TR
ROBERT A LUCCINI LIVING T
145 COTTAGE ST
FRANKLIN, MA 02038

PICILLO PROPERTIES LLC
C/O DUSTIN PICILLO
9 SQUIBNOCKET RD
FRANKLIN, MA 02038

PIRANI DAVID MICHAEL
KLUG JEFFREY ALAN
139 COTTAGE ST
FRANKLIN, MA 02038

ZAJONI REALTY, LLC
30 GARFIELD ST
FRANKLIN, MA 02038

RANIERI MARGARET
MILLER CATHERINE TRS
59 PLEASANT ST
FRANKLIN, MA 02038

RANIERI, MARGARET C TR MI
RANIERI TRUST
59 PLEASANT ST
FRANKLIN, MA 02038

SQUIERS ZA CHARY B
SQUIERS ERIN
166 COTTAGE ST
FRANKLIN, MA 02038

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FRANKLIN, MA 02038

YX REALTY LLC
393 OLD FARM RD
FRANKLIN, MA 02038

**children's
MUSEUM of
frANKLIN**



April 16, 2025

Franklin Planning Board
Franklin Municipal Building
355 East Central Street
Franklin, MA 02038

RECEIVED
2025 APR 17 P 3:01
TOWN OF FRANKLIN
TOWN CLERK

Dear Members of the Franklin Planning Board,

On behalf of the Children's Museum of Franklin, I am writing to respectfully request a waiver of all Planning Board, BETA Group, Inc., and any related fees associated with our application and approval process.

The Children's Museum of Franklin is a newly established 501(c)(3) nonprofit organization created to serve the children and families of Franklin and the surrounding communities. Entirely funded through generous community donations, our mission is to provide enriching, educational, and engaging experiences that foster creativity, connection, and lifelong learning for children of all ages.

As a nonprofit, every dollar we receive goes directly toward creating a welcoming, inspiring, and inclusive space for families. Any additional costs—including municipal or consultant fees—directly impact our ability to open our doors and fulfill our mission. Waiving these fees would significantly ease the financial burden on our organization and accelerate our ability to bring this much-needed resource to life.

In addition to providing vital enrichment opportunities, the museum will also serve as a catalyst for economic activity in Franklin. By attracting families and visitors to our town, we will support local businesses, create jobs, and contribute to the continued vibrancy of our community.

We are incredibly grateful for the support we've received from local families, businesses, and community leaders thus far, and we are hopeful that the Planning Board will consider this request in the spirit of partnership and community investment.

Thank you for your time, consideration, and commitment to making Franklin a wonderful place to live, work, and grow.

Sincerely,

Meg Hagen & Erin Gallagher
Co-Founders & Executive Directors
Children's Museum of Franklin Inc.

Planning Board

Gregory Rondeau, *Chair*
Beth A. Wierling, *Vice Chair*
Jennifer Williams, *Clerk*

**TOWN of
FRANKLIN**
MASSACHUSETTS

355 E. Central St.
Franklin, MA 02038
P. 508.520.4907
www.franklinma.gov

**FRANKLIN PLANNING BOARD
PUBLIC HEARING NOTICE**

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, May 12, 2025 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan titled "157 Cottage Street" prepared by United Consultants, Inc., Wrentham, MA and submitted to the Department of Planning & Community Development on April 17, 2025, by 157 Cottage Street, LLC, Franklin, MA.

The property is located in the Commercial I Zoning District (Assessors Map 287 Lot 44) at 157 Cottage Street. The applicant is proposing to reconstruct the existing parking lot, along with associated landscaping and stormwater management.

Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board's website under Agendas.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman