

Form P

APPLICATION FOR APPROVAL OF A SITE PLAN

TOWN OF FRANKLIN  
TOWN CLERK

2025 MAY 13 P 2:44

RECEIVED

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Site Plan  
60 Earls Way" for approval under the provisions of the Zoning  
By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: LGK, LLC  
Address of Applicant: 60 Earls Way  
Phone No.: 508-528-3088 Email: angelica@firstclassmarble.com
  
2. Name of Owner (if not the Applicant):  
Address of Owner: LGK, LLC, Vozella Family Irrevocable Trust and JKG  
Warehousing, LLC  
Phone No.: 508-258-3088 Email angelica@firstclassmarble.com
  
3. Name of Engineer: United Consultants, Inc.  
Address of Engineer: 850 Franklin Street Suite 11D Wrentham, MA  
Phone No.: 508-384-6560 Email: rick@uci850.com
  
4. Deed of Property recorded with Norfolk Registry of Deeds in  
Book 35436 & 36526 & 19724, Page 399 & 63 & 275, (or Certificate of Title No.)
  
5. Location and Description of Property:  
Zoning District: Industrial  
Assessor's Map: 247 & 246 & 247 Lot: 001 & 005 & 002  
Square Footage of Building(s): 9,374 Existing - 44,460 Proposed  
Impervious Coverage of Existing Upland: 144,184 Sq. Ft. or 79.2%
  
6. Purpose of Site Plan: The proposed project will include the construction of a new  
building, an access road, parking areas, a stormwater management system, a septic  
system and connections to the Towns water system and utility connections.

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

- To allow less than 42" of cover over the RCP drainpipe. Proposed use of Class V RCP.
- To allow the use of HDPE pipe for the manifolds in infiltration Pond 1, Pond 2, Pond 3 the Trench Drain and the roof downspout collection piping.
- To allow the use of SDR 35 PVC pipe for the roof drain collection system.
- To allow minimal light spillage Earls Way right of way.

  
\_\_\_\_\_  
Signature of Applicant

Angelica Dos Santos, Manager  
LGK, LLC

  
\_\_\_\_\_  
Signature of Owner

Angelica Dos Santos, Manager  
LGK, LLC

  
\_\_\_\_\_  
Signature of Owner

Kirk D. Simon, Manager  
JKG WAREHOUSING, LLC

  
\_\_\_\_\_  
Signature of Owner

Robert A. Vozella, Trustee  
Vozella Family Irrevocable Trust

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 60 Earls Way

Date of Plan: March 17, 2025 Assessor's Information: 247-001

Prepared by: United Consultants, Inc.

SECTION B:

Name of Record Owner(s): LGK, LLC

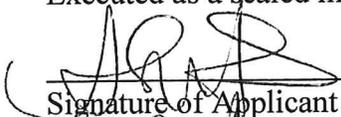
Address of Record Owner(s): 60 Earls Way Franklin, MA 02038

\*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):  
\_\_\_\_\_

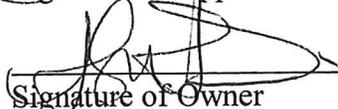
\*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: \_\_\_\_\_

\*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, April 18, 2025.

  
\_\_\_\_\_  
Signature of Applicant

Angelica Dos Santos, Manager  
LGK, LLC

  
\_\_\_\_\_  
Signature of Owner

Angelica Dos Santos, Manager  
LGK, LLC

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this day, April 18, 2025, before me, the undersigned notary public, personally appeared Angelica Dos Santos, Manager of LGK, LLC (*name of Applicant*), proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding document in my presence.



Angela C. Daniels

Notary Public

My Commission Expires: 09/18/2026



**ANGELA C. DANIELS**  
**Notary Public**  
**Commonwealth of Massachusetts**  
**My Commission Expires**  
**September 18, 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:

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

Title of Plan: Site Plan 60 Earls Way

Date of Plan: March 17, 2025 Assessor's Information: 246-005

Prepared by: United Consultants, Inc.

SECTION B:

Name of Record Owner(s): Vozella Family Irrevocable Trust

Address of Record Owner(s): 687 Pleasant Street 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, April 30, 2025.

Robert A. Vozella  
Signature of Applicant

Robert A. Vozella, Trustee  
Vozella Family Irrevocable Trust

Robert A. Vozella  
Signature of Owner

Robert A. Vozella, Trustee  
Vozella Family Irrevocable Trust

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this day, April 30, 2025, before me, the undersigned notary public, personally appeared Robert A. Vozella, Trustee of Vozella Family Irrevocable Trust (*name of Applicant*), proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding document in my presence.

  
\_\_\_\_\_  
Janet M. Vignone

Notary Public

My Commission Expires: 04/20/2029



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 60 Earls Way

Date of Plan: March 17, 2025 Assessor's Information: 247-002

Prepared by: United Consultants, Inc.

SECTION B:

Name of Record Owner(s): JKG Warehousing, LLC

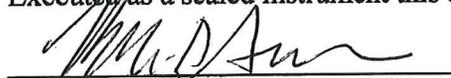
Address of Record Owner(s): 80 Earls Way Franklin, MA 02038

\*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, April 24<sup>th</sup>, 2025

  
Signature of Applicant

Kirk D. Simon, Manager  
JKG WAREHOUSING, LLC

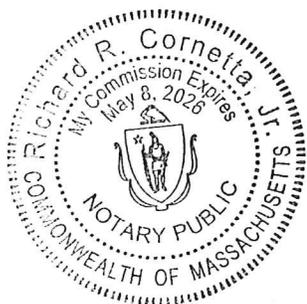
  
Signature of Owner

Kirk D. Simon, Manager  
JKG WAREHOUSING, LLC

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this day, April 24, 2025, before me, the undersigned notary public, personally appeared Kirk D. Simon, Manager of JKG WAREHOUSING, LLC (*name of Applicant*), proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding document in my presence.



A handwritten signature in black ink, appearing to read "Richard R. Cornetta, Jr.", written over a horizontal line.

Richard R. Cornetta, Jr.  
Notary Public  
My Commission Expires: 5/8/2026