

Planning Board

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

**TOWN of
FRANKLIN**
MASSACHUSETTS

355 E. Central St.
Franklin, MA 02038
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June 4, 2025

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE
SPECIAL PERMIT/SITE PLAN N
151 Grove Street

Applicant: JEM Partners, LLC
599 Washington St
Franklin, MA 02038

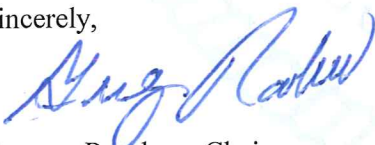
Owner: Same

Prepared By;
Surveyor/Engineer: Guerriere & Halnon, Inc., 55 West Central St, Franklin, MA
Plan Date: January 5, 2024
Property Location: 151 Grove Street
Map 295 Lot 001

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, June 2, 2025 the Planning Board upon motion duly made and seconded, voted (4-0) to **approve** the Special Permit and Site Plan at 151 Grove Street for §185 Attachment 3 Part II 2.11.a to allow the construction of a 2-story self storage facility within the Industrial Zoning District. The Project Description, Public Hearing Presentation, Findings of Fact, Conditions and the Decision, are listed on pages 2 -8, attached hereto.

Sincerely,


Gregory Rondeau, Chairman
Franklin Planning Board

cc: Owners/Applicant/Applicant's Engineer/
Building Commissioner/DPW/Engineering/BETA Group, Inc.

RECEIVED
2025 JUN -4 P 5:24
TOWN OF FRANKLIN
TOWN CLERK

PROJECT DESCRIPTION
SPECIAL PERMIT/SITE PLAN
151 Grove Street

The proposed development consists of constructing a two story climate controlled self storage facility with a total building footprint area of 36,100 sq/ft. The proposed development will include 1,050 of office space, three hundred thirty (330) interior self storage units for rent, and twelve (12) ground level drive-up self-store units for rent. The Site Plans include landscaping, municipal utilities and stormwater management.

PUBLIC HEARING
SPECIAL PERMIT/SITE PLAN
151 Grove Street

A proper and complete notice of the February 10, 2025 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board continued to hold public hearings on March 10, 2025, April 7, 2025, May 12, 2025 and June 2, 2025.

Incorporated as part of the record are the following:

The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/ Engineering and Franklin Fire Department. The Planning Board also reviewed engineering reports from their peer review Consultant.

The Planning Board upon motion duly made and seconded, voted (4-0) to close the public hearing on June 2, 2025 for the Site Plan and Special Permit §185 Attachment 3 Part II 2.11.a to allow the construction of a 2-story self storage facility within the Industrial Zoning District.

PRESENTATION
SPECIAL PERMIT/SITE PLAN
151 Grove Street

Mr. Richard Cornetta, attorney for the applicant; Ms. Amanda Cavaliere of Guerriere & Halnon; and Mr. Michael Hassett of Guerriere & Halnon addressed the Planning Board. He discussed that the applicant is Guardian Self Storage which is a family-owned business from Franklin. He said this is not a big-box storage company. He said they have roots in the community and a facility on Washington Street. He said they are seeking a special permit for the use as the location is in the Industrial district. He said they are seeking site plan approval. He said at future meetings they will discuss the parking proposed for this facility.

Ms. Cavaliere reviewed the project. She said Mr. Hassett can address any questions associated with the drainage and stormwater. She said they are seeking a special permit for the proposed two-story, climate controlled, self-storage building. It will have 330 storage units and 10 to 12 drive-up units at the rear and about 1,050 sq. ft. of office space in the front. She said they submitted a traffic study with the application. She said they will have their traffic engineer at future hearings. She said the site will be connected to town water and sewer. She said they filed with Conservation Commission and will be before them on February

20. She said the proposed building is on a 3.65-acre parcel, and it is within the Industrial zoning district. She said they provided one-way circulation around the property. She said they provided color renderings and elevation views in the package. Mr. Maglio reviewed the sewer access.

Ms. Wierling said she does not see that the applicant will need all the parking that the bylaws require. She said to look at industry standards. Ms. Cavaliere said that is in the traffic study. She said once the traffic study has been reviewed and they get comments back, the traffic engineer will come to the hearing.

Mr. Mello discussed regarding the particular trail this is up against, he does not think it is heavily used. He said he is curious about circulation around the site if there were for instance a moving truck backed up there. Ms. Cavaliere said she thinks a truck turning plan was submitted in the package.

Mr. Cornetta stated that the proposed office hours would be Monday through Friday, 9 AM to 5 PM, and Saturday, 9 AM to 4 PM, and closed on Sundays. He said the facility will gauge the local customer preferences, and there may be some modification to the hours. He said there is a security gate providing renters entrance to the facility. The gate would be available seven days a week, 6 AM to 10 PM. He said there is no resident manager on site. He said this facility will not offer truck rentals at the location. He said this is self-storage. He said the applicant is requesting that they not be asked to maintain a dumpster enclosure at the location. The office will generate minimal trash which they will take off the property. The issue they have at other facilities, is even if they have a locked dumpster location, it encourages bad behavior, and people with their goods just leave them. He said the facility will be monitored by 30 security cameras 24/7. He said they have rules and procedures on how people are to behave which they address at the outset of the lease agreement with the customer, and they will continue to monitor that. He discussed loading at the facility. He noted they are asking for a parking waiver. He discussed the proposed parking spaces. He showed and discussed renderings of the building with entrances, loading area, and storage units. He said the entire length of the building on both sides and the rear of the building is an area where the vehicles will come in and load. He said the applicant is explicit with the parties that lease for these spaces that there is no backing up to the building on either side. He said this area can be considered the short-term parking. He said there is an old adage that people do not visit their couches. They come and drop off and/or take away. He the building length is 109 linear ft. on either side. The average U-Haul truck is on average 10 ft. to 26 ft. He said if we are looking at the capacity of how many vehicles could pull into the loading areas on the sides and back, it would total approximately 18 plus the 6 parking spaces on the side.

Mr. Hassett showed an aerial photo. He pointed out the realigned driveway which provides additional screening and separation from the trail preserving additional buffer. He said they are proposing deer resistant evergreen species as screening along the building and driveway. He said Mr. Dirk's report came back that there is adequate sight distance provided and that they provide some trimming to the north. He reviewed the site rendering and noted it was gated and pointed out the HVAC equipment location. He said the applicant is proposing to install vertical granite or vertical concrete all the way to the private gated areas, and once inside the gate it switches to cape cod berm.

Ms. Wierling asked for the limit of work. Mr. Hassett pointed out and reviewed the limit of work area. Ms. Wierling said she can see trees along the property line and asked if those trees were coming out. Mr. Hassett said there is some significant grading in here that would have to affect most of these trees. He discussed trees/vegetation coming out and screening. Ms. Wierling discussed that in her opinion, that on the western side, where you are putting in the berm, perhaps naturalizing the area behind would make sense.

Ms. Williams said she would like to see as many trees preserved as possible. She discussed the provided landscape plan and said she could not determine what was fully going to be disturbed on the site. She said she would like to understand the extent of clear cutting really happening, and the more we can preserve, the better. She said she would like to see the actual cones of sight to the north projected from the driveway entrance. She said she is not fully convinced about the tree trimming that would have to happen to have the safe line of sight for 305 ft. She said she would like further to visually see that. Ms. Williams said she also wants to understand long term what the trimming expectation is because that just sounds like it is more the town would be required to do. She said she would like a colored landscape plan.

Mr. Hassett showed and explained a diagram/plan pointing out the land area, vegetation within the 50 ft., wooded area to remain, location of the driveway, some existing vegetation, and retention pond.

After a complete presentation and discussion of the project, Planning Board members closed the Public Hearing on June 2, 2025.

FINDINGS OF FACTS
SPECIAL PERMIT/SITE PLAN
151 Grove Street

The applicant submitted their proposed findings with the original application on January 10, 2025 and are on record.

DECISION
SPECIAL PERMIT/SITE PLAN
151 Grove Street

Special Permit: (1) §185 Attachment 3 Part II 2.11.a to allow the construction of a 2-story self storage facility within the Industrial Zoning District.

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

Gregory Rondeau	YES	Jennifer Williams	YES
Jay Mello	YES	Beth Wierling	YES
Chris Stickney	YES		

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

Gregory Rondeau	YES	Jennifer Williams	NO
Jay Mello	YES	Beth Wierling	YES
Chris Stickney	YES		

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

Gregory Rondeau	YES	Jennifer Williams	YES
Jay Mello	YES	Beth Wierling	YES
Chris Stickney	YES		

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

Gregory Rondeau	YES	Jennifer Williams	YES
Jay Mello	YES	Beth Wierling	YES
Chris Stickney	YES		

(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.

Gregory Rondeau	YES	Jennifer Williams	YES
Jay Mello	YES	Beth Wierling	YES
Chris Stickney	YES		

(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.

Gregory Rondeau	YES	Jennifer Williams	YES
Jay Mello	YES	Beth Wierling	YES
Chris Stickney	YES		

(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.

Gregory Rondeau	YES	Jennifer Williams	YES
Jay Mello	YES	Beth Wierling	YES
Chris Stickney	YES		

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.

Gregory Rondeau	YES	Jennifer Williams	YES
Jay Mello	YES	Beth Wierling	YES
Chris Stickney	YES		

Based upon the information submitted during the public hearings, Planning Board's specific findings, the Planning Board specifically determines that §185 Attachment 3 Part II 2.11.a to allow the construction of a 2-story self storage facility within the Industrial Zoning District., 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.

Accordingly, at the Planning Board meeting on June 2, 2025 the Planning Board, upon motion duly made and seconded, voted (5-0) to *approve* the applicant's request to allow the Site Plan and Special Permit at 151 Grove Street.

The following members of the Planning Board were present at the hearing and voted as follows:

Gregory Rondeau	YES	Jennifer Williams	YES
Jay Mello	YES	Beth Wierling	YES
Chris Stickney	YES		

Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

STANDARD CONDITIONS OF APPROVAL
151 Grove Street

1. This Special Permit shall not be construed to run with the land and shall run with the Site Plan as endorsed by the Planning Board. A new Special Permit shall be required from the Planning Board if any major change of use or major change to the site plan is proposed.
2. This Special Permit shall lapse if a substantial use or construction has not begun, except for good cause, within twenty four (24) months of approval, unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the Special Permit have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements and received approval by the Planning Board. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #4.
3. Construction or operations under this Special Permit shall conform to any subsequent amendment of the Town of Franklin Zoning Bylaw (§185) unless the use or construction is commenced within a period of six (6) months after the issuance of this Special Permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
4. **The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction.** The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
5. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #4.
6. No alteration of the Special Permit and the plans associated with it shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
7. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
8. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall make a notation on the site plan that references the Special Permit and the conditions and dates of this Certificate of Vote.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.

- The owner/applicant shall submit a minimum of six copies of the approved version of the plan.
9. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
 10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
 11. **Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.**
 12. Any signage requires the Applicant to file with the Design Review Commission.
 13. Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.

WAIVERS
SPECIAL PERMIT/SITE PLAN
151 Grove Street

- To allow cape cod berm within the gated area. The remainder of the site will be vertical granite and reinforced concrete.

SPECIAL CONDITIONS OF APPROVAL
SPECIAL PERMIT/SITE PLAN
151 Grove Street

- Provide an extra light pole at the entrance over Grove St.
- Provide a fire hydrant closer to the site.
- Work with DPW to add additional signage (intersection ahead) with an advisory speed limit placard.