

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

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PLANNING DEPT.

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled
“MP King St. Development Warehouse Building” and Special
Permit(s) for increase of height from 40' to 43' and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

1. Name of Applicant: MCP III 555 King Street LLC
Address of Applicant: 201 Washington, St., Ste 2100, Boston, MA
Phone No.: 508-541-3000 Email: evc@ddcrwlaw.com

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

3. Name of Engineer: J.A. Kucich - Bohler Engineering
Address of Engineer: 352 Turnpike Road, Southborough, MA 01772
Phone No.: 508-480-9900 Email: jkucich@bohlereng.com

1. Deed of Property recorded with Norfolk Registry of Deeds in
Book 41117, Page 460, (or Certificate of Title No. _____)

2. Location and Description of Property:
Vacant Land at 555 King Street

Zoning District: B
Assessor's Map: 313 Lot: 053, 054, 055, 007 & 008
Square Footage of Building(s): 255,400
Impervious Coverage of Existing Upland: _____

3. Purpose of Site Plan:
Applicant seek approval to increase building height from 40' to 43'

4. Special Permit(s) Requested:
Special Permit request to increase building height from 40' to 43'

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TOWN OF FRANKLIN
TOWN CLERK

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 *Please see attached*

(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: _____

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

Josh Berman as Agent for MP Development, LLC

Print Name of Applicant



Signature of Owner

Josh Berman as Agent for MP Development, LLC

Print Name of Owner

**MP PROPERTIES III, LLC
APPLICATION FOR APPROVAL OF
MODIFICATION OF SITE PLAN & SPECIAL PERMIT**

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FINDINGS

a. The proposed project addresses or is consistent with neighborhood or Town need.

MP Properties III, LLC's ("MP") proposed Warehouse/Distribution Facility is consistent with the neighborhood and Town need because it is located in the Business zoning district where such a use is allowed by special permit from the Planning Board.

Access to locus will be via King Street just south of Route 495 and is located in an area where there is a lot of commercial and industrial activity. The closest residential homes are hundreds of feet away from the proposed building. The proposed Warehouse use will fit in seamlessly with the other surrounding commercial and industrial uses.

The proposed use will address town need because it will turn close to 30 acres into revenue producing valuable commercial property and the operation itself will generate new employment opportunities for the community.

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

Traffic flow from locus will blend in nicely with King Street traffic because the access drive will align with Constitution Boulevard and will be integrated into the traffic signal at King Street which will be upgraded and replaced as a part of the project and expanded to include the King Street driveway serving Fire Station No. 2. Also, the bulk of the traffic coming to and leaving the facility will be directly from and on to Route 495.

The applicant will be providing more than the required parking by the zoning bylaw. The applicant is proposing 298 parking spaces while the zoning bylaw calls for only 294 spaces.

Although there is little pedestrian activity on this section of King Street at the intersection of Route 495, the fact that the access drive meets King Street at a signalized intersection will lead to better pedestrian safety. A sidewalk will be provided along the project site driveway that will extend to and connect with the existing sidewalk along King Street and the crosswalk across King Street at the signalized intersection of King Street at Constitution Boulevard that includes pedestrian pushbuttons and phasing, all of which will be upgrade and improved as a part of the project.

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

1. Public Roadways

Access from and to locus for the vast majority of traffic will be via Route 495 and King Street, both of which are more than sufficient to support the proposed Warehouse. In addition, the traffic signal at the King Street/Constitution Boulevard will be upgraded and replaced, and will be expanded to include the King Street driveway to Fire Station No. 2 in order to reduce the potential for the driveway to be blocked and to clear the driveway for responding emergency vehicles.

2. Drainage

The applicant will install an on-site drainage system that must be approved by the Board with the help of the Board's expert consultant, and the applicant will be constructing a new septic system to handle all effluent and waste water. However, the proposed Warehouse use does not generate much need for water use.

3. Utilities & Other Infrastructure

The applicant will be providing all new utility service to the site as well as constructing a new Warehouse and associated parking and other site improvements, all which will be adequate to accommodate the proposed Warehouse use.

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

The proposed Warehouse will be nestled right next to Route 495. The majority of vehicular traffic will come and go directly from and on to Route 495. The Warehouse will fit in well with the other surrounding commercial and industrial uses, while keeping several hundred feet away from the nearest homes. Accordingly, the proposed use will have no negative impact on the neighborhood character and social structure. The proposed use will actually be a benefit for the community by generating increased municipal tax revenue and providing new employment opportunities. In addition, the new and expanded traffic signal system that is to be installed at the King Street/Constitution Boulevard intersection will improve safe and efficient emergency response from Fire Station No. 2.

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

The Warehouse will not destroy or cause substantial damage to any environmentally significant natural resource, habitat or feature. There is no environmentally sensitive area on locus. The Warehouse operation will not excrete contaminants into the air, ground, or wastewater systems.

- f. Number, height, bulk, location, and siting of buildings and structures 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.**

MP proposes to construct a new warehouse and parking area on what is now vacant land. Locus is in the Business zoning district surrounded mostly by other commercial and industrial uses and it abuts Route 495. The closest homes are several hundred feet away from the proposed building. Accordingly, abutting properties will not be deprived of light or fresh air circulation or be exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

1. No Deprivation of Light

The proposed building is not close enough to any other structures to deprive them of light.

2. No Deprivation of Fresh Air Circulation

The proposed building is not close enough to any other structures such that fumes, odors, or airborne particulates generated on locus will not adversely impact the fresh air circulation of abutting properties.

3. Flood Exposure

All improvements to locus will be subject to Site Plan Approval such that all drainage will be newly constructed and forced to comply with up-to-date stormwater management requirements. In addition, given the distance that the improvements will be from other properties, no flooding risk will be created for any abutting properties.

4. Excessive Noise, Odor, Light, Vibrations, or Airborne Particulates

The proposed Warehouse will utilize state of the art lighting to reduce impacts on abutting properties, and while it will generate some noise, odor, and vibrations, they will be minor compared to what is generated on a daily basis a few feet away on Route 495. Plus the distance between the proposed Warehouse and other building in the neighborhood is so great that they will be exposed to very little additional 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.**

The Warehouse will be connected to the municipal water system and will utilize a private septic system. Typically a Warehouse use generates comparatively small demand for town water, and the private septic system means that there will be no impact on the town's sewer capacity.