

## FORM P

### APPLICATION FOR APPROVAL OF A SITE PLAN

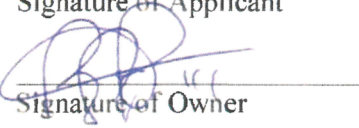
To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled  
“Site Plan for 120 Constitution Blvd, Franklin, MA” for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Alan Popkin, AHP Architect, Inc  
Address of Applicant: 116 John St, Suite 115, Lowell, MA 01852  
Phone No.: 978-244-1100 Email apopkin@ahparchitects.com
2. Name of Owner (if not the Applicant): LRF2 BOS Constitution Blvd LLC  
Address of Owner: 50 Tice Blvd - Suite A28, Woodcliff Lake, NJ 07677  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
3. Name of Engineer: Katie Enright, Howard Stein Hudson  
Address of Engineer: 114 Turnpike Rd, Suite 2C, Chelmsford, MA  
Phone No.: 617-348-3308 Email: kenright@hshassoc.com
4. Deed of Property recorded with Norfolk Registry of Deeds in  
Book 39387, Page 517, (or Certificate of Title No. \_\_\_\_\_)
5. Location and Description of Property:  
120 Constitution Blvd, Industrial building with associated parking lot  
\_\_\_\_\_  
\_\_\_\_\_  
Square Footage of Building(s) 29,886 SF  
Assessor's Map 319 Lot 16
6. Purpose of Site Plan: Proposed additional parking area  
\_\_\_\_\_
7. List of Waivers Requested (if any): Attach Form R for each waiver

  
Signature of Applicant

Alan Popkin  
Print Name of Applicant

  
Signature of Owner

Robert A. Provost III  
Print Name of Owner

**Form R:  
Franklin Planning Board  
Subdivision Waiver Request**

**Prepared by:** Katie Enright, Howard Stein Hudson

**Signed:**

**Subdivision:** Site Plan - 120 Constitution Blvd, Franklin, MA

**Date:** August 20, 2021

**Nature of Waiver:** Waiver for number of parking spaces

**Subdivision Rules and Regulation Reference:**

Article V Special Regulations, Subsection 185-21(B) Parking, loading and driveway requirements

**Reason the waiver is requested:**

Required parking = 75 spaces. The existing parking space count is 23 spaces, we are proposing to increase to 69 spaces. The increase is due to the facilities needs, and they believe 69 spaces is sufficient to handle their current/future needs.

**Alternatives to granting the waiver:**

No parking is added and the existing non-conforming 23 spaces remain.

**Impact of waiver denial on the project:**

The additional spaces would not be added and the parking would remain at 23 spaces. Due to the topography of the site 75 spaces would create a large amount of disturbance/earth work on the site and remove much of the green space on site.

**Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:**

The proposed increase of parking is due to the facilities needs. The pre-existing non-conforming parking count for the facility has been sufficient up to this point in time, and they are looking to increase parking to accommodate their current and future needs.

## 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: Site Plan for 120 Constitution Blvd, Franklin, MA

Date of Plan: August 23 2021     Assessor's Information: Map 319, Lot 16 Prepared

by: Howard Stein Hudson

Applicant Name & Address: Alan Popkin, AHP Architects, Inc  
116 John St, Suite 115, Lowell, MA 01852

### SECTION B:

Name of Record Owner(s): LRF2 BOS Constitution Blvd LLC

Address of Record Owner(s): 50 Tice Blvd - Suite A28

Woodcliff Lake, NJ 07677

**\*\*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 24<sup>th</sup> day of August 2021

[Signature]  
Signature of Applicant

Alan Popkin, AIA  
Print name of Applicant

[Signature]  
Signature of Owner

Robert A. Provost III  
Print name of Owner

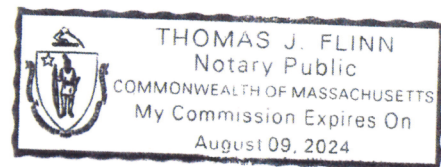
COMMONWEALTH OF MASSACHUSETTS

Bristol County ss.

2021

On this 24<sup>th</sup> day of August 2021, before me, the undersigned notary public, personally appeared Robert Provost III (name of owner), proved to me through satisfactory evidence of identification, which were Driver's License to be the person whose name is signed on the preceding document in my presence.

[Signature]  
(Official signature and seal of notary)  
Notary Public:  
My Commission Expires: 8/9/2024



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C O P Y

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C O P Y

### QUITCLAIM DEED

**Michael L. Knight and Rona B. Knight**, as Trustees of The Ravan Realty Trust, u/d/t dated February 13, 1988, recorded with the Norfolk County Registry of Deeds (the “**Registry**”) in Book 7890, Page 658, as amended by instrument recorded with the Registry in Book 8247, Page 28, and as further amended by instrument recorded with the Registry in Book 32383, Page 558, having an address of 120 Constitution Boulevard, Franklin, MA 02038 (the “**Grantor**”),

for consideration of THREE MILLION SEVEN HUNDRED THOUSAND AND 00/100 DOLLARS (\$3,700,000.00) paid,

grant to LRF2 Bos Constitution Blvd LLC, a Delaware limited liability company, with an address c/o Longpoint Realty Partners, 116 Huntington Avenue, Suite 601, Boston, MA 02116 (the “**Grantee**”),

with QUITCLAIM COVENANTS,

A certain lot of land in Franklin, Norfolk County, Massachusetts, shown as Lot A-1 (the “**Premises**”) on a certain plan dated July 14, 1987, revised through August 25, 1987, entitled “Definitive Plan of Road ‘D’, Franklin Industrial Park, Franklin, MA (Sheet 3 of 13)” by Civil Designs Inc., Boston, MA and recorded with the Registry as Plan No. 1498 of 1987 in Plan Book 362. Said parcel contains three and 25/100 (3.25) acres, more or less, according to said plan. Said Premises are also shown as Lot A-1 (Revised) on a certain plan dated May 4, 2021 entitled “Plan of Land in Franklin MA” by Hancock Associates and recorded with the Registry in Plan Book 702, Page 68.

This conveyance is made subject to and/or with the benefit of, as the case may be, all easements, covenants, restrictions, reservations, rights, agreements, takings, leases and other matters of record, if any, insofar as the same are currently in force and applicable and further subject to real estate taxes assessed for the current fiscal year, but not yet due and payable, which the Grantee, by acceptance hereof, hereby assumes and agrees to pay.

For Grantor’s title, see Deed from Michael H. Harrity and Paula S. LaRosa, Trustees of Copley-Franklin Industrial Park Trust, which Deed is dated February 22, 1988 and recorded with the Registry in Book 7890, Page 652.

[Page Ends Here – Signature on Next Page]

120 Constitution Boulevard, Franklin, Norfolk County, MA 02038

EXECUTED as of the 12<sup>th</sup> day of May, 2021.O F F I C I A L  
C O P YN O T  
A N

O F F I C I A L

The Ravan Realty Trust,  
u/d/t dated February 13, 1988

By:

Michael L. Knight  
as Trustee and not individually

By:

Rona B. Knight  
as Trustee and not individually

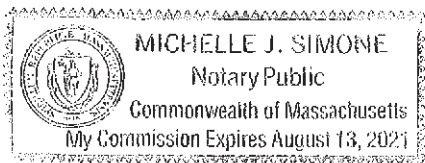
## COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 7<sup>th</sup> day of May, 2021, before me, the undersigned notary public, personally appeared **Michael L. Knight and Rona B. Knight**, proved to me through satisfactory evidence of identification, which was MA Driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, each as a Trustee of The Ravan Realty Trust, u/d/t dated February 13, 1988, a Massachusetts realty trust.

Michelle J. Simone  
NOTARY PUBLIC

[Affix Notarial Seal]



Printed Name: Michelle J. Simone  
My Commission Expires: 8/13/2021