

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

TOWN OF FRANKLIN  
TOWN CLERK

2024 MAR 15 A 11:44

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To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled  
“\_\_\_\_\_” and Special  
Permit(s) for CAR WASH & DETAILING 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: ELIA NASSIOS  
Address of Applicant: 1 RIDGE RD. SMITHFIELD, RI 02917  
Phone No.: 401-545-3400 Email: ELIANASSIOS289@gmail.com
2. Name of Owner (if not the Applicant): BAUCE STIVALETTA  
Address of Owner: 118 TIMOTHY BOURNE CANTWAY  
Phone No.: 508-509-9667 Email: \_\_\_\_\_
3. Name of Engineer: GUERRIERE & HALLON, INC.  
Address of Engineer: 38 POND ST. STE 206 FRANKLIN, MA.  
Phone No.: 508-528-3121 Email: \_\_\_\_\_ 02038
1. Deed of Property recorded with Norfolk Registry of Deeds in  
Book 25211 Page 091, (or Certificate of Title No. \_\_\_\_\_)
2. Location and Description of Property:  
33 Forge Hill RD, Franklin, 02038 6000# Industrial Bld  
\_\_\_\_\_  
Zoning District: IND  
Assessor's Map: 289 Lot: 007  
Square Footage of Building(s): 6000  
Impervious Coverage of Existing Upland: \_\_\_\_\_
3. Purpose of Site Plan:  
HAND CAR WASH & DETAILING  
\_\_\_\_\_
4. Special Permit(s) Requested:  
135 ATTACHMENT 3 2.7.C  
\_\_\_\_\_

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

(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: NO
- 
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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

ELIA NASSIOS

Print Name of Applicant



Signature of Owner

Bruce Stivala Ha

Print Name of Owner

**§185-45 E(3)**

Findings. Special permits shall be granted by the Board of Appeals 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 sitting 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.



## 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: \_\_\_\_\_

Date of Plan: 8-9-2007     Assessor's Information: 289-007

Prepared by: GUERRIERE & HALLON, INC.

Applicant Name & Address: ELIA NASSIOS  
1 RIDGE RD.  
SMITHFIELD, RI-02917

### SECTION B:

Name of Record Owner(s): The 33 Forge Hill Realty trust

Address of Record Owner(s): 118 Timothy Bourne Carway  
EAST FALMOUTH, MA 02038

**\*\*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):

Bruce Stivala     118 Timothy Bourne Carway     EAST FALMOUTH, MA  
02536

\*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 5 day of March 2024,

[Signature]  
Signature of Applicant

ELIA NASSIOS  
Print name of Applicant

[Signature]  
Signature of Owner

Bruce Stivaletta  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2024

On this 5 day of March 2024, before me, the undersigned notary public, personally appeared Bruce Stivaletta (name of owner), proved to me through satisfactory evidence of identification, which were MADL to be the person whose name is signed on the preceding document in my presence.



BRANDON AARON CARRICO  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 4, 2027

[Signature]  
(Official signature and seal of notary)  
Notary Public: Brandon Carrico  
My Commission Expires: 03/04/2027