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**Project Address:** 100 & 200 Financial Park  
Franklin, MA 02038

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**Date Prepared:** May 11, 2023

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**Project Number:** 22051

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**Prepared for:** Berkeley Partners  
1111 Broadway, Suite 1670  
Oakland, CA 94607

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**Prepared by:** **Highpoint Engineering Inc.**  
Dedham Executive Center  
980 Washington Street, Suite 216  
Dedham, MA 02026  
[www.highpointeng.com](http://www.highpointeng.com)

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- Certified Abutters List
- Franklin Best Development Guidebook – Checklist for Designers

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- 2018 Easement Plan
- 2020 Approval Not Required Plan
- 2021 Site Plan Review Modification Decision & 2021 Mylar Parking Plan

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**ATTACHMENTS**

- Site Development Plans (under separate cover) entitled:

Warehouse/Industrial Development | 100/200 Financial Park

Date: May 11, 2023

Prepared for: Berkeley Partners

Prepared by: Highpoint Engineering, Inc.

- Drainage Analysis (under separate cover) entitled:

Stormwater Management Analysis

Date: May 11, 2023

Prepared for: Berkeley Partners

Prepared by: Highpoint Engineering, Inc.

- Traffic Impact and Access Study entitled:

100/200 Financial Park Expansion | Proposed Warehouse Facilities

Date: May 11, 2023

Prepared for: Berkeley Partners

Prepared by: MDM Transportation Consultants, Inc.

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May 11, 2023

Mr. Gregory Rondeau, Chairman  
Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

Re: Application for Site Plan Review  
100 & 200 Financial Park – Warehouse/Industrial Development  
Franklin, Massachusetts

Dear Mr. Chairman:

On behalf of our Client, Berkeley Partners (Applicant), Highpoint Engineering Inc. (Highpoint, Agent) is submitting the enclosed Site Plan Review Application for the project located at 100 & 200 Financial Park in Franklin, MA (the Site), identified on the Assessors' Map as Parcel #312-020-000-000 and #312-020-001-000.

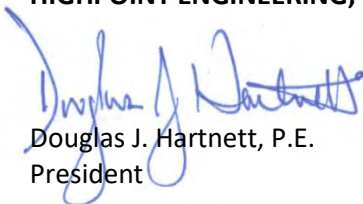
The Applicant requests review by the Town of Franklin Planning Board of the Site Plan Review Application for the proposed redevelopment of 100 Financial Park as indicated in the attached project Site Development Plans prepared by Highpoint Engineering Inc. dated May 11, 2023.

The submission includes the following documentation:

- Two (2) hard copies of full-size Site Development Plans, dated May 11, 2023
- Five (5) hard copies of half-size (11x17) Site Development Plans, dated May 11, 2023
- One (1) Site Plan Review Package with originals
- One (1) hard copy Site Plan Review Package
- Four (4) checks (filing fee, Independent Review, and Fire Department Review)
- One (1) hard copy full-size Site Development Plans and Site Plan Review Package for DPW

We respectfully request that this project be placed on the next available Planning Board agenda. If in the meantime, you should have any questions please contact my office at 781-770-0977.

Sincerely,  
**HIGHPOINT ENGINEERING, INC.**



Douglas J. Hartnett, P.E.  
President

cc: Commonwealth of Massachusetts, DEP, Central Regional Office, Worcester, MA  
Andy Ramirez, Berkeley Partners  
File

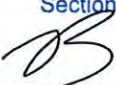
## FORM P

### APPLICATION FOR APPROVAL OF A SITE PLAN


To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Warehouse/Industrial Development" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Brendan Pellerin, Asset Management Director, Berkeley Partners  
Address of Applicant: 1 Washington Mall, Suite 701, Boston, MA 02108  
Phone No.: (802) 353-2523 Email: bpellerin@berkeleypartners.com
2. Name of Owner (if not the Applicant): ICBP IV Holdings 34, LLC c/o Berkeley Partners  
Address of Owner: 1111 Broadway, Suite 1670, Oakland, CA 94607  
Phone No.: (415) 450-1762 Email: mnovak@berkeleypartners.com
3. Name of Engineer: Douglas Hartnett, P.E., President, Highpoint Engineering  
Address of Engineer: 980 Washington Street, Suite 216, Dedham, MA 02026  
Phone No.: (781) 770-0977 Email: dhartnett@highpointeng.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 36923, Page 217, (or Certificate of Title No. \_\_\_\_\_)
5. Location and Description of Property:  
100/200 Financial Park - existing Marsh & McLennan Companies and Champagne Logistics  
Office/Warehouse Development  
  
Square Footage of Building(s) 285,000 GSF ±  
Assessor's Map 312 Lot 020-000 & 020-001
6. Purpose of Site Plan: Design approval of a 220,000-GSF flex-warehouse building and a 65,000-GSF flex-warehouse building with related site improvements.
7. List of Waivers Requested (if any): Attach Form R for each waiver  
Section: Site Plan Review 185-21: Parking, Loading, Driveway Requirements: Reduce required parking.

  
Signature of Applicant

Brendan Pellerin  
Print Name of Applicant (for Berkeley Partners)

  
Signature of Owner

Matthew Novak  
Print Name of Owner (for ICBP IV Holdings 34, LLC)

## 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:

Title of Plan: Warehouse/Industrial Development

Date of Plan: May 12, 2023 Assessor's Information: \_\_\_\_\_

Prepared by: Highpoint Engineering, Inc. 980 Washington Street, Suite 216, Dedham, MA 02026

Type of Plan: 81-P; Prelim.; Def.; **Site Plan**

### SECTION B:

Name of Record Owner(s): ICBP IV Holdings 34, LLC

Address of Record Owner(s): c/o Berkeley Partners

1111 Broadway, Suite 1670, Oakland, CA 94607  
(formerly: 1 Sansome Street, Suite 1500, San Francisco, CA 94104)

\*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 of \_\_\_\_\_ 20\_\_\_\_

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

Brendan Pellerin  
Print name of Applicant (for Berkeley Partners)

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

Matthew Novak  
Print name of Owner (for ICBP IV Holdings 34, LLC)

COMMONWEALTH OF MASSACHUSETTS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

On April 27, 2023, before me, Yesenia Ruiz, Notary Public, personally appeared Matthew Novak, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


WITNESS my hand and official seal.

Signature  (Seal)



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

**Prepared by:** Highpoint Engineering, Inc.

**Signed:**  Douglas Hartnett  
Date: 2023.05.10 10:42:24 AM EDT  
Douglas Hartnett, P.E.

**Subdivision:** 100/200 Financial Park - Warehouse/Industrial Development

**Date:** May 11, 2023

**Nature of Waiver:**

Request reduction of required parking from 350 spaces to 262 spaces.

**Subdivision Rules and Regulation Reference:**

Franklin Zoning By-Law Section 185-21(A)(4)

**Reason the waiver is requested:**

Waiver is requested as existing building tenant use and proposed warehouse parking demand is significantly lower than what off-street parking regulations require.

**Alternatives to granting the waiver:**

Construct additional parking that has no actual demand based upon existing and proposed tenant uses.

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

Construction of additional impervious area with associated stormwater improvements displaces existing landscape and natural wooded areas when it is not necessary to support the project.

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

Granting of waiver reduces impervious area and related stormwater improvements within the Water Resource District retaining existing landscape and naturally wooded open space.

## Filing Fee Calculation

Pre-development impervious area: 706,894 sf

Post-development impervious area: 926,081 sf

Increase in impervious area: 220,000± sf

For 50,000 sf+ impervious coverage:

\$4,000 + \$100 per each 10,000 sf impervious coverage

= \$4,000 + \$100 X 220,000 sf / 10,000 sf

= \$6,200

DATE:04/24/2023 CK#:128 TOTAL:\$6,000.00\*\*\* BANK:ICBP IV Holdings 34, LLC(b100fp)  
 PAYEE:Town of Franklin(v0001034) MEMO: Franklin Redevelopment Entitlement - des-16

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
des-16(b100fp)	01200000(1504-006)	b100fp600000-04/19/23	Franklin Redevelopment Entitlement -	6,000.00
				6,000.00

DATE:04/24/2023 CK#:128 TOTAL:\$6,000.00\*\*\* BANK:ICBP IV Holdings 34, LLC(b100fp)  
 PAYEE:Town of Franklin(v0001034) MEMO: Franklin Redevelopment Entitlement - des-16

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
des-16(b100fp)	01200000(1504-006)	b100fp600000-04/19/23	Franklin Redevelopment Entitlement -	6,000.00
				6,000.00

ICBP IV Holdings 34, LLC  
 1111 Broadway Suite 1670  
 Oakland, CA 94607  
 b100fp

JPMorgan Chase  
 New York, NY 10017

Date 04/24/2023 Check No. 128 Check Amount \$6,000.00\*\*\*

\*\*\*\* SIX THOUSAND AND 00/100 DOLLARS

VOID IF NOT PAID WITHIN 90 DAYS

TO THE ORDER OF Town of Franklin  
 P.O. Box 986  
 Medford, MA 02155-0010

*Bahar Sidhu*

MEMO: Franklin Redevelopment Entitlement - des-16

0000128

322271627

819265932

HIGHPOINT ENGINEERING INC.

Town of Franklin  
Project Related Expenses-COGS

5/11/2023

4054

200.00

Eastern Bank-Main Ck Site Plan Approval

200.00

		<b>HIGHPOINT ENGINEERING INC.</b> <b>DEDHAM EXECUTIVE CENTER</b> 980 WASHINGTON ST, STE 216 DEDHAM, MA 02026 (781) 770-0970	 Boston, MA 02110 easternbank.com 1-800-EASTERN		4054
PAY TO THE ORDER OF		Town of Franklin	53-179/113	5/11/2023	
				\$ **200.00	
Two Hundred and 00/100		*****			DOLLARS
MEMO		Town of Franklin Conservation Commission 355 East Central Street Franklin, MA 02038			
Site Plan Approval		  AUTHORIZED SIGNATURE			

1100405411 10113017981 060161410211

DATE:04/24/2023 CK#:126 TOTAL:\$15,000.00\*\* BANK:ICBP IV Holdings 34, LLC(b100fp)  
 PAYEE:Town of Franklin(v0001034) MEMO: Franklin Redevelopment Entitlement - des-16

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
des-16(b100fp)	01200000(1504-006)	b100fp1500000-04/19/23	Franklin Redevelopment Entitlement -	15,000.00
				15,000.00

DATE:04/24/2023 CK#:126 TOTAL:\$15,000.00\*\* BANK:ICBP IV Holdings 34, LLC(b100fp)  
 PAYEE:Town of Franklin(v0001034) MEMO: Franklin Redevelopment Entitlement - des-16

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
des-16(b100fp)	01200000(1504-006)	b100fp1500000-04/19/23	Franklin Redevelopment Entitlement -	15,000.00
				15,000.00

ICBP IV Holdings 34, LLC  
 1111 Broadway Suite 1670  
 Oakland, CA 94607  
 b100fp

JPMorgan Chase  
 New York, NY 10017

Date 04/24/2023 Check No. 126 Check Amount \$15,000.00\*\*

\*\*\*\* FIFTEEN THOUSAND AND 00/100 DOLLARS

VOID IF NOT PAID WITHIN 90 DAYS

TO THE ORDER OF Town of Franklin  
 P.O. Box 986  
 Medford, MA 02155-0010

*Bahar Sidhu*

MEMO: Franklin Redevelopment Entitlement - des-16

000126

322271627

819265932

DATE:04/24/2023 CK#:127 TOTAL:\$25.00\*\*\*\*\* BANK:ICBP IV Holdings 34, LLC(b100fp)  
 PAYEE:Town of Franklin(v0001034) MEMO: Franklin Redevelopment Entitlement - des-16

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
des-16(b100fp)	01200000(1504-006)	b100fp2500-04/19/2023	Franklin Redevelopment Entitlement -	25.00
				25.00

DATE:04/24/2023 CK#:127 TOTAL:\$25.00\*\*\*\*\* BANK:ICBP IV Holdings 34, LLC(b100fp)  
 PAYEE:Town of Franklin(v0001034) MEMO: Franklin Redevelopment Entitlement - des-16

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
des-16(b100fp)	01200000(1504-006)	b100fp2500-04/19/2023	Franklin Redevelopment Entitlement -	25.00
				25.00

ICBP IV Holdings 34, LLC  
 1111 Broadway Suite 1670  
 Oakland, CA 94607  
 b100fp

JPMorgan Chase  
 New York, NY 10017

Date 04/24/2023 Check No. 127 Check Amount \$25.00\*\*\*\*\*

\*\*\*\* TWENTY FIVE AND 00/100 DOLLARS

VOID IF NOT PAID WITHIN 90 DAYS

TO THE ORDER OF Town of Franklin  
 P.O. Box 986  
 Medford, MA 02155-0010

*Bahar Sidhu*

MEMO: Franklin Redevelopment Entitlement - des-16

0000127

322271627

819265932

## INTRODUCTION

This narrative summarizes the proposed development of a 220,000± sf flex-warehouse building and 65,000± sf flex-warehouse building expansion at 100 and 200 Financial Park, Franklin, Massachusetts, respectively (the Project). The properties subject to this Site Plan Review Application consists of two lots, Lot 5A and Lot 5GB, owned by ICBP IV Holdings 34, LLC with a total combined area of approximately 51.05 acres. Lot 5A currently supports a 180,500± sf office building that is leased by Marsh & McLennan Companies for a telecommunication data center. Lot 5B currently supports a 65,000± sf warehouse that is leased by Champagne Logistics. Primary site access is off Washington Street with a bituminous driveway that extends through the site providing secondary access to Grove Street. Surface parking lots and utility infrastructure support the buildings and site use.

Assuming all municipal permits and approvals can be obtained for the Project, ICBP IV Holdings 34, LLC will apply for reconfiguration of the lot lines under an 81P - Approval Not Required submission after obtaining the municipal approvals. The lot lines will be reconfigured such that each of the proposed buildings will be on separate lots. The proposed buildings and new lots will be compliant with zoning dimensional requirements after the reconfiguration of the lot lines.

With the exception of a waiver request to reduce the required surface parking, the warehouse development project has been designed in accordance with the Franklin Zoning By-laws (as amended). Given the existing developed nature of the property, topographic limitations, and environmental constraints the Project seeks to meet the design guidance set forth in the Franklin Best Development Practices Guidebook to the extent practicable.

## HISTORY

The property was originally developed in 1980 by Digital Equipment Corporation who constructed the current 180,500± sf office building and 56,000± sf attached warehouse building. A graded building pad for future 60,000± sf warehouse expansion was constructed, as well as surface parking lots and central stormwater management facility that provides both detention and supplemental water source for fire protection. An access driveway bisects the site connecting Washington Street with Grove Street. The work as proposed is shown on plans prepared by The Maguire Group. The property was subsequently sold to Putnam Investments (Putnam).

In 1994 Putnam (currently Marsh & McLennan) obtained Site Plan Approval and an Order of Conditions for construction of a 1,317 space parking lot expansion south of the office building. A Special Permit was also issued for installation of above-ground fuel storage tanks. The record plans and reports prepared by Sasaki Associates indicate that the parking lot expansion and related stormwater management improvements were designed to operate independently from the existing site drainage at that time, and the stormwater management system was designed in accordance with applicable state and local regulations in effect. Approximately 540 (42%) of the approved 1,317 parking spaces were constructed.

In 1995 Putnam obtained Definitive Subdivision Plan Approval from the Planning Board for the creation of Lots 1, 2, and a cul-de-sac.

In 1999 the Conservation Commission issued a Certificate of Compliance to close out the Order of Conditions regulating the parking lot construction and drainage improvements.

In 2015 Franklin Property Owner, LLC purchased the property from the California Teachers Retirement Association.

In 2016 the Conservation Commission issued an Order of Resource Area Delineation approving the locations of the bank of a perennial stream, bordering and isolated vegetated wetlands, and their respective buffer zones.

In 2017 Franklin Property Owner, LLC and Benjamin Franklin Education Foundation, Inc. recorded an Approval Not Required Plan for the subdivision of the property and adjacent vacant lots.

In 2018 Champagne Logistics, the tenant of the 56,000± sf warehouse building, added a 9,000± sf mezzanine inside the building, increasing its gross floor area to 65,000± sf. The breezeway connection between the 180,500± sf office building and warehouse building was also demolished in 2018.

In 2020 ICBP IV REIT Acquisitions, LLC recorded an Approval Not Required Plan for the subdivision of the property into Lots 5A and 5B.

Presently the existing office building is leased and operated as a telecommunications data center. The warehouse building is leased and operated as a logistics warehouse.

## SITE CONDITIONS

The Project site lies within the Industrial (I) zoning district, the Biotechnology Use Overlay District, and the Water Resource Overlay District. The property includes the existing 180,500± sf office building and 65,000± sf warehouse building with associated surface parking, trailer storage, landscape, stormwater improvements, utilities, and natural wooded open space.

Environmental resource areas include Mine Brook, which flows west to east along the north lot line. Dix Brook, located to the west of the property, flows south to north and discharges at its confluence with Mine Brook. Environmental resource areas located along the periphery of the Project site include perennial stream, bordering/isolated vegetated wetlands, riverfront area, inland bank, and 100-year flood zone associated with Mine Brook. No work is proposed within these environmental resource areas. The Project site also lies within a Zone II public water supply wellhead protection area.

Topography ranges from gently sloping within the previously developed area, to moderate/severe slopes in some of the natural wooded areas.

Soils are generally classified as HSG-A throughout the upland portions of the property based upon the USDA – Soil Conservation Service Soils Atlas for Norfolk County. On-site soil testing conducted via excavated test pits confirmed the presence of A-soils throughout both the higher and lower elevation areas. A groundwater gradient beneath the property has been established through extensive monitoring well readings and reporting associated with the Special Permit monitoring program. The groundwater gradient has been adopted from the exhibit entitled “Groundwater Contour Map, Spring 2010”, prepared by Environmental Health and Engineering, Inc. as provided by the building maintenance manager. Additionally, groundwater levels measured in monitoring wells shown on the exhibit by McArdle Gannon Associates on March 26, 2023 generally correlated with those shown on the exhibit.

## PROPOSED DEVELOPMENT

The Project includes the demolition of the existing 180,500± sf office building and the construction of a 220,000± sf one-story flex-warehouse building ("Building 1") and a 65,000± sf one-story flex-warehouse building ("Building 2") with a shared loading dock/truck court area. The existing 65,000± sf warehouse building ("Building 3") and associated loading dock will be maintained.

The proposed warehouses are located within developed areas of the property. The footprint falls within portions of the existing northwest parking/trailer storage lots to minimize construction and grading impacts to bordering vegetated wetland and Riverfront buffer zones, as well as reducing grading impacts to steep slopes that face these resource areas. The south parking lot will be maintained and will continue to be used by tenants of the adjacent warehouse building at 300 Financial Park. The remaining portion of the northwest parking/trailer storage lot will be reconfigured and supplemented with new parking lots to the east of proposed Buildings 1 and 2, and to the west of existing Building 3. An additional trailer storage lot is proposed to the south of existing Building 3. The parking areas and access drive alignments have been configured to maximize parking near each of the existing and proposed building entrances while providing a layout that integrates the overall development.

The proposed warehouse buildings are at the same elevation as the existing 180,500± sf office building, requiring significant re-grading along the eastern edge of proposed Building 1 and the shared truck court and at both proposed entrances of Building 1. Re-grading will also be required on the west and south sides of existing Building 3 to accommodate the proposed parking and trailer storage lots. These areas are provided with a minimum 5' shoulder and maximum 3:1 slope grading. No finished grades are proposed below the estimated seasonal high water table as identified in the referenced Groundwater Contour Map.

### Stormwater/Utility Infrastructure:

The stormwater management system within the northwest parking/trailer storage lot and around the existing office and warehouse buildings will be modified and expanded to accommodate the proposed development and reconfigured parking areas. The existing drainage system consists of a traditional catch basin/drain manhole collection system with discharge to the onsite detention pond located to the North of the property. The reconfigured drainage collection system will connect to existing on-site drainage requiring the use of the same catch basin/drain manhole methodology. Rain gardens and Contech hydrodynamic separators will be installed upstream of the on-site drainage connection points to enhance water quality and improve discharges above what is provided today.

Peak flow attenuation is accomplished by stormwater infiltration and controlled outflow via outlet control structure prior to discharge to the existing drainage collection system. Subsurface detention/infiltration basins with outlet control structures will be constructed beneath the shared loading dock/truck court area and the northwest, west, and east parking lots. Building, loading dock, and adjacent parking runoff will be treated, controlled, and discharged to the existing site drainage collection system that flows to an existing detention basin on the northern portion of the site. This basin will provide additional treatment downstream of the proposed stormwater BMP's. See the Stormwater Management Report for detailed analysis of the drainage collection system.

The sewer collection system will be modified and expanded to accommodate the proposed buildings and replace the existing sewers within the proposed development footprint, which currently remove sewage from Building 3, Benjamin Franklin Classical Charter Public School (BFCCPS), and 300 Financial. The proposed system consists of traditional gravity sewer serving the buildings with discharge to the existing site sewer collector located off the northeast corner of the existing office building. The existing sewer

force main from BFCCPS and the existing gravity sewer from the warehouse building at 300 Financial Park will be modified to discharge into a new manhole to the south of proposed Building 2 and then into a replacement gravity sewer collector which will convey the combined flow from BFCCPS and 300 Financial to the gravity sewer system serving the proposed development. The gravity sewer system will collect sewage from existing Building 3 and proposed Building 2, convey the combined sewage northwards, and then collect sewage from proposed Building 1. This area eventually flows to the Washington Street Sewer Pump station. A sewer capacity study will be coordinated with the Franklin DPW. The recommendations of the study will be shared with the Planning Board when the study is completed.

The water distribution system will consist of two new 10" CLDI water mains serving Building 1 and Building 2, respectively, each with connections to the existing 16" CLDI water main that extends from Washington Street through the site and into the warehouse building at 300 Financial. A 10" CLDI fire water line and a 4" domestic water line will extend from the new 10" water mains into each of the three proposed offices. Fire hydrants and fire protection services will extend off a proposed 8" CLDI water/fire protection loop around Building 1 and a proposed 6" CLDI water/hydrant water line around Building 2. Additionally, a fire hydrant connected directly to the water main will be provided near each of the three proposed utility rooms. Details of the water distribution system will be coordinated with the Franklin DPW.

## PROJECT ATTRIBUTES AND MITIGATION

In addition to the scope of work noted in the Proposed Development section of this narrative, the following project attributes and mitigation are summarized for the Planning Board's consideration:

- **Structures:** After re-configuration of the lot lines, the proposed 220,000± sf warehouse and the proposed 65,000± sf warehouse will reside on Lot 5A and the existing 65,000± sf warehouse will reside on Lot 5B. All existing and new structures will meet applicable dimensional requirements under the Zoning By-laws, after the proposed lot line re-configuration. The Applicant may choose to subdivide the warehouse development project further pending final tenant leasing agreement.
- **Streets:** The existing site driveways on Washington Street and Grove Street will provide access to the project site identical to what occurs under existing conditions. The site driveway will serve as the principal access throughout the site with additional driveways located for vehicular and loading access in the core development area. New public or private rights-of-way are not proposed by the Project.
- **Access:** Access to the site from town streets will be provided as currently exists, with reconfiguration of driveways in the core development area. Access around the site is intended to support tractor trailer, fire/emergency apparatus, and passenger vehicle turning and maneuvering requirements.
- **Parking:** Parking is intended to be shared by tenants of the three warehouse buildings. The limited use of the existing warehouse facility under its current lease, and the projected parking demand for traditional warehouse operations for facilities of the type proposed, result in a parking demand that is much lower than what is required under the Zoning By-law. A waiver to reduce the required number of off-street parking spaces is requested from 350 to 262. New parking configurations meet dimensional requirements for stall size and drive aisle widths.
- **Loading Facilities:** The existing Building 3 loading facilities are unaffected by the project. New shared loading facilities for the 220,000± sf warehouse and 65,000± sf warehouse are designed to accommodate access and maneuvering for WB-67 tractor trailer design vehicles.
- **Trailer Storage:** The existing trailer storage area will be reconfigured and supplemented with an additional trailer storage lot to the south of existing Building 3. A small portion of the proposed shared loading facilities will also be dedicated to trailer storage. The ratio of trailer storage spaces to loading dock spaces in the shared loading area will be determined by tenant requirements.
- **Solid Waste Management:** The existing Building 3 warehouse solid waste management is unaffected by the proposed development. Solid waste management for proposed flex-warehouses (Buildings 1 and 2) in the form of refuse storage areas, containers, compactors, and other materials handling will be dictated by tenant requirements and located within the designated loading dock areas. Final locations of these facilities will be included on site plans submitted for building permit in conformance with the Zoning By-laws. Hazardous materials storage and handling is not anticipated at this time.
- **Landscape and Screening:** Landscape islands and tree quantities proposed within the parking fields are provided in accordance with the zoning by-laws. Landscape materials selection has been made with reference to the Franklin Best Development Guidebook. The existing and developed areas are located within the middle core of the campus with significant distance from adjacent industrial and residential areas. The development has been designed to maintain to the extent

practicable existing hills and natural vegetation to provide screening as viewed from Washington Street.

- Signage: Identity and wayfinding signage will be designed in accordance with the Signage Regulations of the Zoning By-laws.
- Traffic: See attached Traffic Impact and Access Study for analysis and conclusions.



122814

Abutter's List Request Form

**Status:** Active

**Date Created:** Mar 20, 2023

**Applicant**

Connie Lu  
clu@highpointeng.com  
980 WASHINGTON ST, 216  
216  
DEDHAM, MA 02026  
9787602414

**Primary Location**

100 FINANCIAL PARK  
FRANKLIN, MA 02038

**Owner:**

ICBP IV HOLDINGS 34 LLC C/O BERKELEY PARTNERS  
1 SANSONE STREET - SUITE 1500 SAN FRANCISCO, CA  
94104-4448

**Abutter's List Request Form**

**Which Board/Commission is requiring this list?**

Planning Board & Conservation Commission

**What is the purpose for the request?**

Site Plan Review & Notice of Intent

**How would you like to receive this abutters list?**

Emailed

**What email address should we use to send you the abutters list?**

clu@highpointeng.com

**General Parcel Information**

Assessor's Parcel ID	Property Street Address
312-020-000-000	100 Financial Park
Assessor's Parcel ID	Property Street Address
312-020-001-000	200 Financial Park

**Property Owner Information**

Property Owner	Property Owner's Mailing Address
ICBP IV HOLDINGS 34 LLC C/O BERKELEY PARTNERS	1 SANSONE STREET, SUITE 1500
Town/City	Zip/Postal Code
SAN FRANCISCO	94101-4448



100 & 200 FINANCIAL PK [312-020-000-000 & 312-020-001-000] - 300' ABUTTERS

Franklin, MA

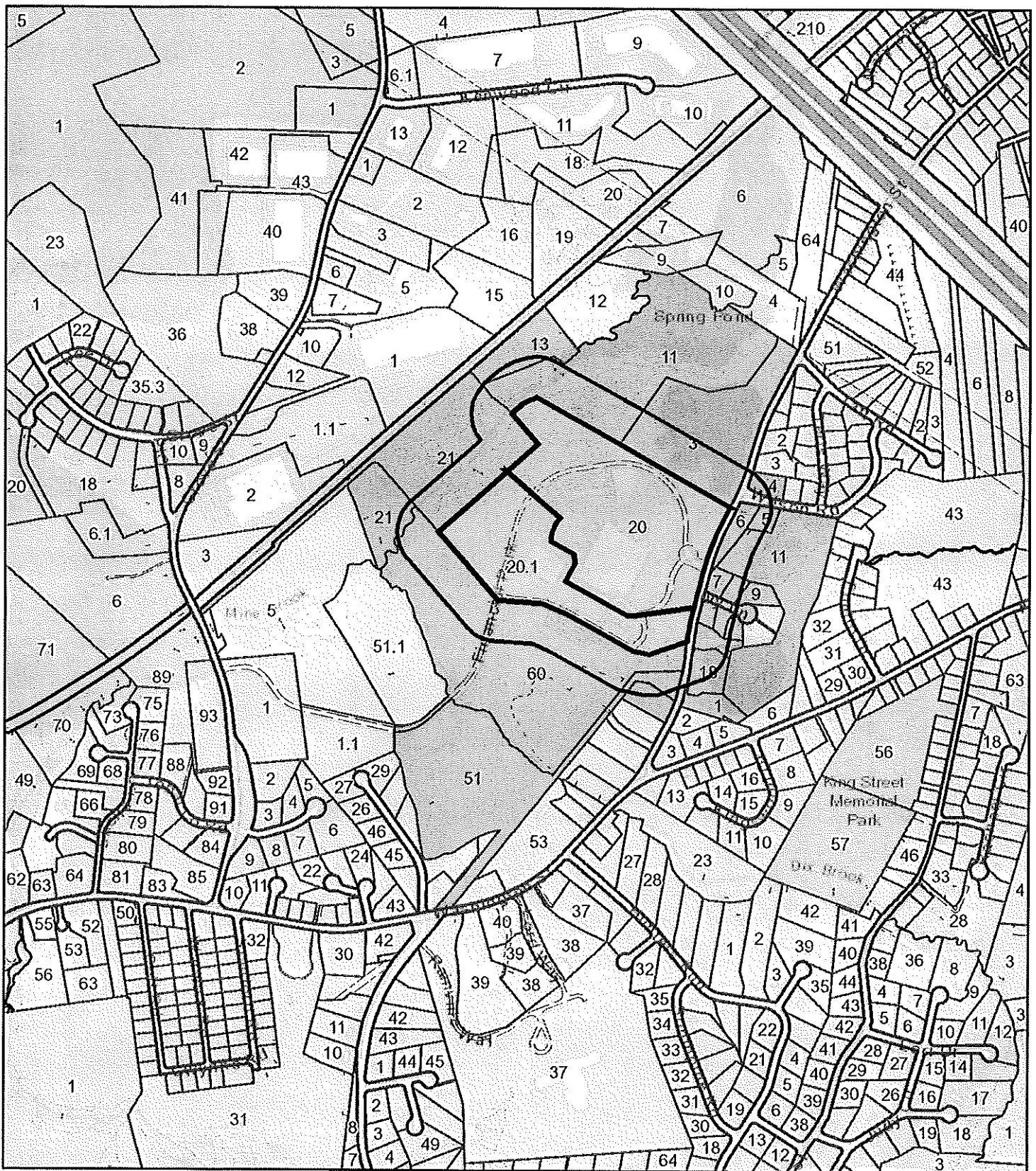


1 inch = 1000 Feet

March 20, 2023



www.cai-tech.com



This information is believed to be correct but is subject to change and is not warranted.



# 300 foot Abutters List Report

Franklin, MA  
March 20, 2023

## Subject Properties:

Parcel Number: 312-020-000  
CAMA Number: 312-020-000-000  
Property Address: 100 FINANCIAL PARK

Mailing Address: ICBP IV HOLDINGS 34 LLC C/O  
BERKELEY PARTNERS  
1 SANSONE STREET - SUITE 1500  
SAN FRANCISCO, CA 94104-4448

Parcel Number: 312-020-001  
CAMA Number: 312-020-001-000  
Property Address: 200 FINANCIAL PARK

Mailing Address: ICBP IV HOLDINGS 34 LLC C/O  
BERKELEY PARTNERS  
1 SANSONE STREET - SUITE 1500  
SAN FRANCISCO, CA 94104-4448

## Abutters:

Parcel Number: 305-003-000  
CAMA Number: 305-003-000-000  
Property Address: 291 WASHINGTON ST

Mailing Address: CHENT REALTY INC  
291 WASHINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 305-011-000  
CAMA Number: 305-011-000-000  
Property Address: WASHINGTON ST

Mailing Address: UNITED STATES OF AMERICA  
696 VIRGINIA ROAD  
CONCORD, MA 01742

Parcel Number: 305-013-000  
CAMA Number: 305-013-000-000  
Property Address: MINE BROOK

Mailing Address: MCP III 176 GROVE LLC C/O MARCUS  
PARTNERS, INC.  
260 FRANKLIN ST  
BOSTON, MA 02110

Parcel Number: 311-021-000  
CAMA Number: 311-021-000-000  
Property Address: GROVE ST

Mailing Address: MCP III 210 GROVE LLC C/O MARCUS  
PROPERTIES INC  
260 FRANKLIN ST - SUITE 620  
BOSTON, MA 02110

Parcel Number: 312-004-000  
CAMA Number: 312-004-000-000  
Property Address: 372 WASHINGTON ST

Mailing Address: DANIELLO ALBERT AJR DANIELLO  
THERESA M  
372 WASHINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 312-005-000  
CAMA Number: 312-005-000-000  
Property Address: 1 WILSON RD

Mailing Address: VERNEY LAWRENCE J VERNEY RITA E  
1 WILSON RD  
FRANKLIN, MA 02038

Parcel Number: 312-006-000  
CAMA Number: 312-006-000-000  
Property Address: 394 WASHINGTON ST

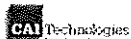
Mailing Address: WETZELL HALLIE PAONE NICHOLAS  
394 WASHINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 312-007-000  
CAMA Number: 312-007-000-000  
Property Address: 2 IVY LN

Mailing Address: CARUSO MICHAEL CARUSO VANESSA  
2 IVY LN  
FRANKLIN, MA 02038

Parcel Number: 312-008-000  
CAMA Number: 312-008-000-000  
Property Address: 4 IVY LN

Mailing Address: RIPLEY JAMES F RIPLEY LAUREL E  
4 IVY LN  
FRANKLIN, MA 02038



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

3/20/2023

Page 1 of 3



# 300 foot Abutters List Report

Franklin, MA  
March 20, 2023

Parcel Number: 312-009-000  
CAMA Number: 312-009-000-000  
Property Address: 6 IVY LN

Mailing Address: TRAN DUC THUY DANG  
6 IVY LN  
FRANKLIN, MA 02038

Parcel Number: 312-011-000  
CAMA Number: 312-011-000-000  
Property Address: WASHINGTON ST

Mailing Address: FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

Parcel Number: 312-013-000  
CAMA Number: 312-013-000-000  
Property Address: IVY LN

Mailing Address: KANE JOHN  
1 IVY LN  
FRANKLIN, MA 02038

Parcel Number: 312-014-000  
CAMA Number: 312-014-000-000  
Property Address: 5 IVY LN

Mailing Address: HAMMANN MICHELLE L HAMMANN  
JOHN  
5 IVY LN  
FRANKLIN, MA 02038

Parcel Number: 312-015-000  
CAMA Number: 312-015-000-000  
Property Address: 3 IVY LN

Mailing Address: MOORE ROBERT E KIRK KRISTEN  
3 IVY LN  
FRANKLIN, MA 02038

Parcel Number: 312-016-000  
CAMA Number: 312-016-000-000  
Property Address: 1 IVY LN

Mailing Address: BOYCE KEVIN BOYCE KATIE  
1 IVY LN  
FRANKLIN, MA 02038

Parcel Number: 312-017-000  
CAMA Number: 312-017-000-000  
Property Address: 460 WASHINGTON ST

Mailing Address: SARKAR SUZANNA & AMBAR SARKAR  
JOANNE HEBERT  
460 WASHINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 312-018-000  
CAMA Number: 312-018-000-000  
Property Address: 456 WASHINGTON ST

Mailing Address: GILMAN SCOTT J GILMAN AMY  
456 WASHINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 312-020-000  
CAMA Number: 312-020-000-000  
Property Address: 100 FINANCIAL PARK

Mailing Address: ICBP IV HOLDINGS 34 LLC C/O  
BERKELEY PARTNERS  
1 SANSONE STREET - SUITE 1500  
SAN FRANCISCO, CA 94104-4448

Parcel Number: 312-020-001  
CAMA Number: 312-020-001-000  
Property Address: 200 FINANCIAL PARK

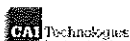
Mailing Address: ICBP IV HOLDINGS 34 LLC C/O  
BERKELEY PARTNERS  
1 SANSONE STREET - SUITE 1500  
SAN FRANCISCO, CA 94104-4448

Parcel Number: 312-021-000  
CAMA Number: 312-021-000-000  
Property Address: 340 GROVE ST

Mailing Address: FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

Parcel Number: 321-001-000  
CAMA Number: 321-001-000-000  
Property Address: 462 WASHINGTON ST

Mailing Address: BIANCO ROSE M  
462 WASHINGTON ST  
FRANKLIN, MA 02038



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warrantied.

3/20/2023

Page 2 of 3



# 300 foot Abutters List Report

Franklin, MA  
March 20, 2023

Parcel Number: 321-051-000  
CAMA Number: 321-051-000-000  
Property Address: 500 FINANCIAL PARK

Mailing Address: BENJAMIN FRANKLIN CLASSICAL  
CHARTER PUBLIC SCHOOL  
500 FINANCIAL PARK  
FRANKLIN, MA 02038

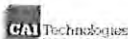
Parcel Number: 321-060-000  
CAMA Number: 321-060-000-000  
Property Address: 300 FINANCIAL PARK

Mailing Address: 300 FINANCIAL PARK OWNER LLC  
1270 SOLDIERS FIELD RD  
BOSTON, MA 01284

Parcel Number: 321-062-000  
CAMA Number: 321-062-000-000  
Property Address: WASHINGTON ST

Mailing Address: WASHINGTON LOT 1C LLC  
133 PEARL ST SUITE 400  
BOSTON, MA 02110

*Kevin M. Doyle, 3-20-23*



[www.cai-tech.com](http://www.cai-tech.com)

This information is believed to be correct but is subject to change and is not warranted.

3/20/2023

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300 FINANCIAL PARK OWNER  
1270 SOLDIERS FIELD RD  
BOSTON, MA 01284

ICBP IV HOLDINGS 34 LLC  
C/O BERKELEY PARTNERS  
1 SANSONE STREET - SUITE 1500  
SAN FRANCISCO, CA 94104-4448

WASHINGTON LOT 1C LLC  
133 PEARL ST SUITE 400  
BOSTON, MA 02110

BENJAMIN FRANKLIN CLASSIC  
500 FINANCIAL PARK  
FRANKLIN, MA 02038

KANE JOHN  
1 IVY LN  
FRANKLIN, MA 02038

WETZELL HALLIE  
PAONE NICHOLAS  
394 WASHINGTON ST  
FRANKLIN, MA 02038

BIANCO ROSE M  
462 WASHINGTON ST  
FRANKLIN, MA 02038

MCP III 176 GROVE LLC  
C/O MARCUS PARTNERS, INC.  
260 FRANKLIN ST  
BOSTON, MA 02110

BOYCE KEVIN  
BOYCE KATIE  
1 IVY LN  
FRANKLIN, MA 02038

MCP III 210 GROVE LLC  
C/O MARCUS PROPERTIES INC  
260 FRANKLIN ST - SUITE 620  
BOSTON, MA 02110

CARUSO MICHAEL  
CARUSO VANESSA  
2 IVY LN  
FRANKLIN, MA 02038

MOORE ROBERT E  
KIRK KRISTEN  
3 IVY LN  
FRANKLIN, MA 02038

CHENT REALTY INC  
291 WASHINGTON ST  
FRANKLIN, MA 02038

RIPLEY JAMES F  
RIPLEY LAUREL E  
4 IVY LN  
FRANKLIN, MA 02038

DANIELLO ALBERT AJR  
DANIELLO THERESA M  
372 WASHINGTON ST  
FRANKLIN, MA 02038

SARKAR SUZANNA & AMBAR  
SARKAR JOANNE HEBERT  
460 WASHINGTON ST  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

TRAN DUC  
THUY DANG  
6 IVY LN  
FRANKLIN, MA 02038

GILMAN SCOTT J  
GILMAN AMY  
456 WASHINGTON ST  
FRANKLIN, MA 02038

UNITED STATES OF AMERICA  
696 VIRGINIA ROAD  
CONCORD, MA 01742

HAMMANN MICHELLE L  
HAMMANN JOHN  
5 IVY LN  
FRANKLIN, MA 02038

VERNEY LAWRENCE J  
VERNEY RITA E  
1 WILSON RD  
FRANKLIN, MA 02038









## **CHECKLIST FOR DESIGNERS**

## GOALS and NEEDS Addressed:

1. Create a visually appealing community
2. Stabilize and increase property values
3. Encourage low impact development
4. Preserve the Town's historic and cultural heritage
5. Protect Franklin's natural environment, including habitat, water resources, and ecosystem services

### FRANKLIN POLICY:

Subdivision plans and site plans for all forms of development shall adhere to the principles of environmental and aesthetic compatibility and energy-efficient design.

<b>BEST DEVELOPMENT PRACTICES</b> The site plan should be designed to address the following to the maximum extent practicable	Incorporated into Project?
<b>Unique natural features have been preserved</b> <i>(the development program should either avoid altering or showcase significant natural features)</i>	 To extent practicable
<b>Native vegetation planted in disturbed areas as needed to enhance or restore habitat</b>	
<b>Historic and cultural resources have been preserved</b> <i>(the development program should either avoid altering or showcase significant historic and cultural features)</i>	
<b>Clearing, grading, and building placement consider view sheds</b>	
<b>Cut and fill have been minimized</b>	
<b>Buildings blend into the natural topography</b>	 To extent practicable
<b>Buildings are oriented to the sun and wind for maximum energy efficiency</b> <i>Vegetated protection from northwest (winter) winds is provided</i> <i>Deciduous species planted or retained close to the East, South and West building edges</i>	 To extent practicable
<b>Conforms to §185-31 of the Town of Franklin Zoning Code and/or Chapter 300 of the Town of Franklin Subdivision Regulations</b>	

## GOALS and NEEDS addressed:

1. Protect local and regional wetlands and water bodies;
2. Maximize groundwater recharge to retain a viable local groundwater supply; and
3. Minimize pollutants in stormwater runoff.

**FRANKLIN POLICY:** In addition to MassDEP's Stormwater Management Standards, all new development projects in Franklin must meet the following performance measures. All redevelopment projects shall meet the standards and if they fail to meet the standards, shall retrofit or expand existing stormwater management systems to improve existing conditions.

1. Post-development peak discharge rates and volumes from the site shall not exceed pre-development peak discharge rates and volumes from the site.
2. All drainage facilities proposed shall utilize best management practices as outlined in the Massachusetts Stormwater Management Standards.
3. All sites will have an Operation and Maintenance plan to insure future compliance.

Additionally, new development projects must:

1. Retain the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the site AND/OR
2. Remove 90% of the average annual load of Total Suspended Solids (TSS) generated from the total post-construction impervious area on the site AND 60% of the average annual load of Total Phosphorus (TP) generated from the total post-construction impervious surface area on the site.

And redevelopment projects must:

1. Retain the volume of runoff equivalent to, or greater than, 0.80 inch multiplied by the total post-construction impervious surface area on the site AND/OR
2. Remove 80% of the average annual post-construction load of Total Suspended Solids (TSS) generated from the total post-construction impervious area on the site AND 50% of the average annual load of Total Phosphorus (TP) generated from the total post-construction impervious surface area on the site.

<b>BEST DEVELOPMENT PRACTICES</b> The site plan should be designed to address the following to the maximum extent practicable		Incorporated into Project?
<b>Vegetated swales</b> <i>(recommended to convey runoff from roadways &amp; parking lots)</i>		
<b>Vegetated filter strips</b> <i>(recommended to filter and infiltrate runoff from roadways, parking lots, and driveways; use along roadsides and parking lots)</i>		✓
<b>Constructed wetlands</b> <i>(preferred method for stormwater retention &amp; pollutant removal)</i>		
<b>Bioretention cells (rain gardens)</b> <i>(recommended on residential lots and parking lot islands)</i>		✓
<b>Pervious paving surfaces</b> <i>(recommended in overflow parking and low-traffic areas)</i>		✓ permeable pavers at entry points and amenity spaces
<b>Sediment Forebays</b> <i>(use in combination with other BDP)</i>		
<b>Roof gardens</b> <i>(encouraged on flat or gently sloped commercial and industrial rooftops)</i>		
<b>Retention/Detention basins</b> <i>(may be used in series with other practices to provide pre-treatment)</i>		✓ Using existing detention basin
<b>Recharge Systems</b> <i>(suitable for all areas of development)</i>		✓
<b>Drain pipe/catch basin systems</b> <i>(as required to collect runoff when other systems are not practical)</i>		✓
<b>If utilizing drain pipe and/or catch basin systems, have you documented that other systems are infeasible?</b>		✓
		See stormwater management summary

## GOALS and NEEDS addressed:

1. Minimize clearing and regrading
2. Prevent erosion and sedimentation

## FRANKLIN POLICIES:

- a) Any proposed project on a previously undeveloped site shall accommodate the development program in a way that minimizes clearing and re-grading, especially in areas of steep slopes, erosion-prone soils, or sensitive vegetation. For redevelopment projects, the site plan shall concentrate development in previously-disturbed areas to the extent possible.
- b) As a condition of approval, every proposed project shall submit and adhere to an erosion control plan that addresses soil stabilization, sediment retention, perimeter protection, construction scheduling, and traffic area stabilization and dust control.
- c) If the proposed project is in an area under conservation jurisdiction, the project will require permitting deemed appropriate by the Conservation Commission.

BEST DEVELOPMENT PRACTICES	Incorporated into Project?
The site plan should be designed to address the following to the maximum extent practicable.	
Clearing and re-grading have been minimized	✓
Plan identifies sensitive areas to be protected and areas that are suitable for development	✓
Conservation Permits have been obtained (when applicable)	NOI permit submitted May 11
The erosion and sedimentation control plan addresses: <ul style="list-style-type: none"> <li>• Soil stabilization               <ul style="list-style-type: none"> <li>○ (cover or stabilize erodible surfaces not in immediate use)</li> </ul> </li> <li>• Sediment retention               <ul style="list-style-type: none"> <li>○ (runoff interceptors and sediment traps/ponds)</li> </ul> </li> <li>• Perimeter protection               <ul style="list-style-type: none"> <li>○ (vegetated buffers, compost socks or straw wattles at limit of work)</li> </ul> </li> <li>• Construction scheduling               <ul style="list-style-type: none"> <li>○ (minimize disturbed area at any given time)</li> </ul> </li> <li>• Traffic area stabilization               <ul style="list-style-type: none"> <li>○ (crushed rock or similar at construction vehicle entrance and parking areas)</li> </ul> </li> <li>• Dust control               <ul style="list-style-type: none"> <li>○ (plan for stabilizing dry, dust-prone surfaces when necessary)</li> </ul> </li> <li>• Vegetation               <ul style="list-style-type: none"> <li>○ (preserve existing vegetation and/or identify areas to be revegetated including proposed planting species, quantity and planting specifications)</li> </ul> </li> </ul>	✓ ✓ ✓ ✓ ✓ ✓ ✓

## GOALS and NEEDS addressed:

1. Stabilize water use at a sustainable level;
2. Create landscapes that minimize habitat destruction and maximize habitat value;
3. Encourage the development of landscapes that provide environmental quality and visual relief through the planting of native or naturalized species

## FRANKLIN POLICIES:

- a) Site plans and landscape plans for all proposed projects shall take appropriate steps, as outlined in the Guidebook, to minimize water use for irrigation and to allow for natural recharge of groundwater. Landscape plans shall follow the guidelines in the Guidebook for selecting species that are most appropriate to the site conditions.
- b) Native and habitat-creating species shall be used in all landscape plans to the maximum extent possible while still meeting the site's landscaping needs. Invasive species may not be planted in Franklin under any condition. Refer to the Massachusetts Prohibited Plant list for more information.
- c) Actively promote the Town of Franklin's Water Conservation Measures.

## BEST DEVELOPMENT PRACTICES

## Incorporated into Project?

The site plan must address all of the following principles.

**Retain and Recharge water on site** (*install bio-retention cells, vegetated filter strips and minimize lawn areas where feasible*)



**Preserve natural vegetation to the maximum extent practicable**



**Irrigation system is water efficient** (*if an in-ground irrigation system is proposed, it is a water efficient system with timers and automatic sensors to prevent overwatering*)

**Preserve soil permeability** (*minimize disturbing existing landscapes. Prepare new planting beds in accordance to the Planting Bed Guidelines on p. 13, and install 1-2" of shredded pine bark mulch on new planting areas*)



**Minimize the use of turf grass** (*when applicable, reduce the size of the lawn area; instead, plant a bio-retention cell, use alternative, drought tolerant groundcover*)



meadows have been planned where possible to reduce irrigation and maintenance demands

**Specify variety of native and naturalized species** (*species from the plant list have been incorporated into the landscape design, and no invasive species are used. Refer to the Plant Species Section and the Massachusetts Prohibited Plant List*)



the town's plant list was the primary resource for planting species shown on the plan.

**Species are appropriate to the soil, site, and microclimate conditions** (*select appropriate species from the plant list in this guidebook*)



all species proposed are native to the region and microclimate where this project is located.

**Norfolk Registry of Deeds**  
**Dorham, Mass.**  
**Received December 10, 2018**  
**With**  
**Filed as Page**  
**PLB 6**  
**Attest: [Signature] 12-10-18**  
**Register**

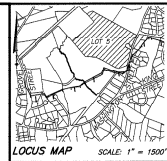
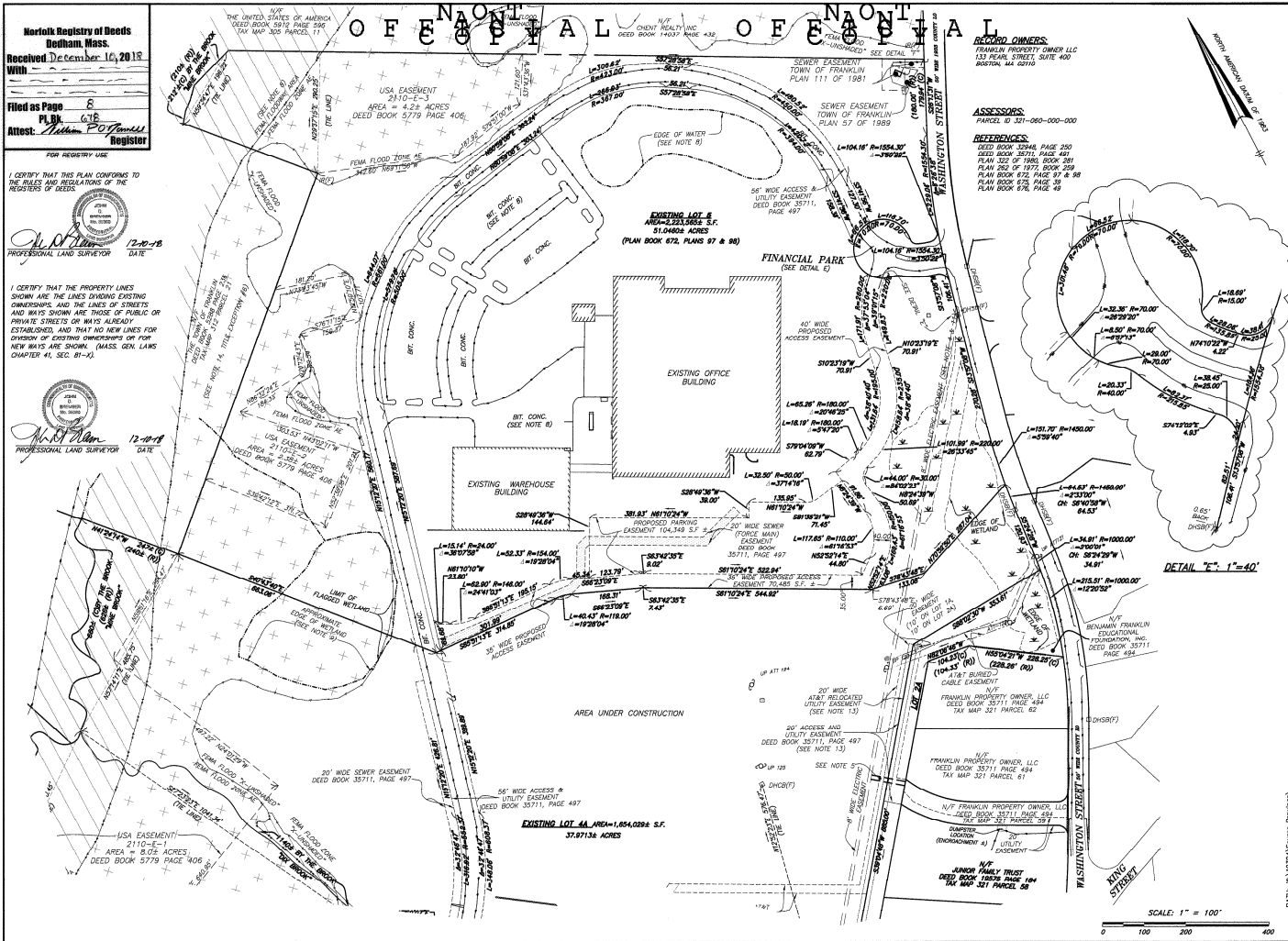
FOR REGISTRY USE  
 I CERTIFY THAT THIS PLAN CONFORMS TO  
 THE RULES AND REGULATIONS OF THE  
 REGISTRY OF DEEDS.

**[Signature]** 12-10-18  
 PROFESSIONAL LAND SURVEYOR  
 DATE

I CERTIFY THAT THE PROPERTY LINES  
 SHOWN ARE THE LINES DIVIDING EXISTING  
 OWNERSHIPS, AND THE LINES OF STREETS  
 AND WAYS SHOWN ARE THOSE OF PUBLIC OR  
 PRIVATE STREETS OR WAYS ALREADY  
 ESTABLISHED, AND THAT NO NEW LINES FOR  
 DIVISION OF EXISTING OWNERSHIPS OR FOR  
 NEW WAYS ARE SHOWN. (MASS. GEN. LAWS  
 CHAPTER 41, SEC. 81-A)

**[Signature]** 12-10-18  
 PROFESSIONAL LAND SURVEYOR  
 DATE

# OFFICIAL OF NOTARY



**#100**  
**FINANCIAL**  
**PARK**  
 Franklin, Massachusetts

PREPARED FOR  
**FRANKLIN PROPERTY OWNER, LLC**

**HANCOCK ASSOCIATES**  
 Civil Engineers  
 Land Surveyors  
 Environmental Consultants

315 Elm Street, Marlborough, MA 01752  
 Voice (508) 460-1111, Fax (508) 460-1121  
 www.hancockassociates.com

NO.	BY	DATE	REVISION DESCRIPTION
1	AB	12-10-18	NOTES, AREA

DATE: 8/20/18 DRAWN BY: [Signature]  
 SCALE: 1" = 100' CHECK BY: [Signature]

**PLAN OF LAND**  
**IN**  
**FRANKLIN, MA**  
 PLOT DATE: Dec 10, 2018 2:09 pm  
 DWS: 18275-B1X-1  
 LAYOUT: B1X-1  
 SHEET: 1 OF 2  
 PROJECT NO.: 19675

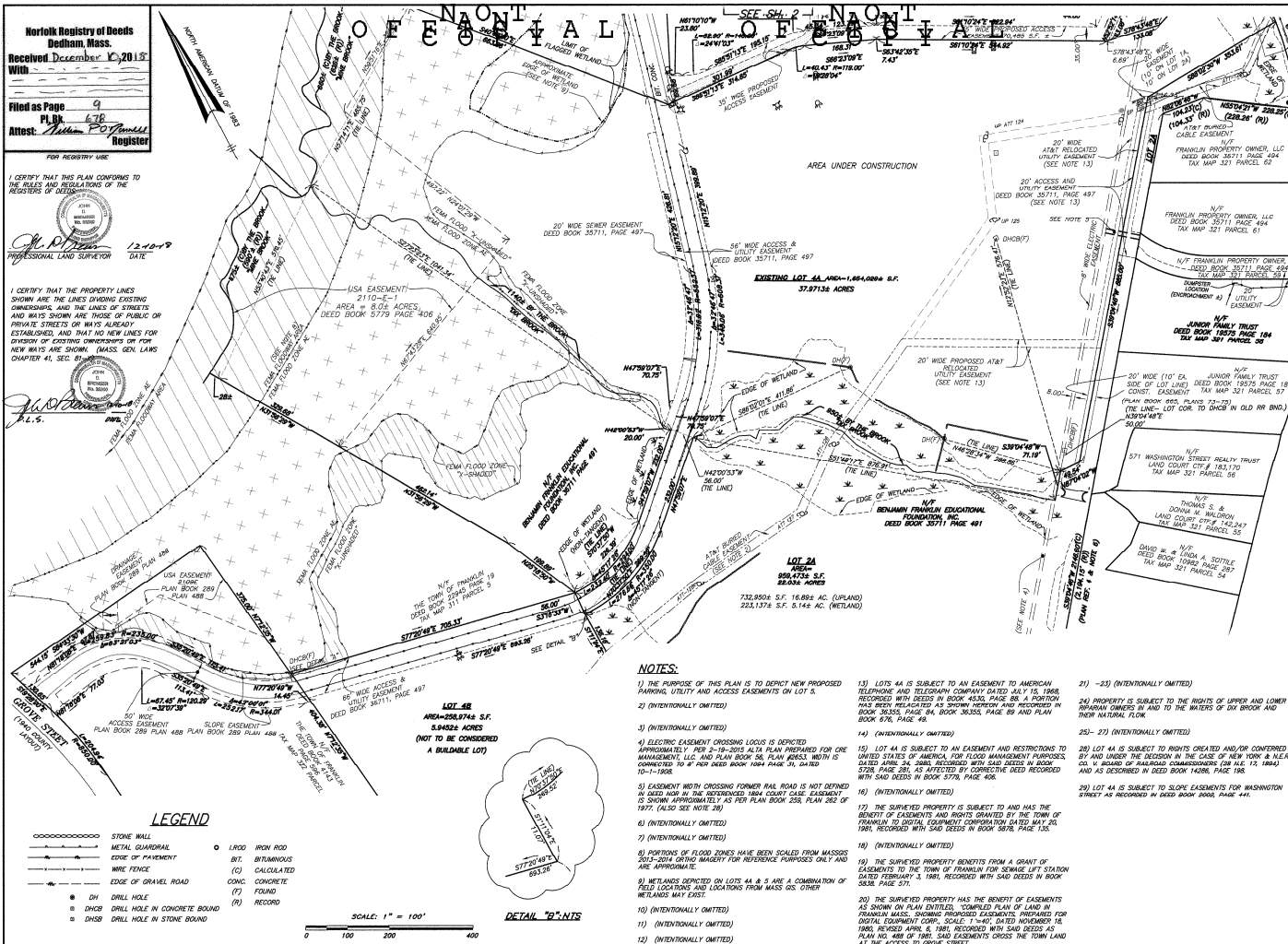
Norfolk Registry of Deeds  
Dedham, Mass.  
Received December 12, 2018  
With  
Filed as Page 9  
PLK 678  
Attest: *John P. O'Connell*  
Register

FOR REGISTRY USE  
I CERTIFY THAT THIS PLAN CONFORMS TO  
THE RULES AND REGULATIONS OF THE  
REGISTRY OF DEEDS.

*John P. O'Connell*  
PROFESSIONAL LAND SURVEYOR  
12-10-18  
DATE

I CERTIFY THAT THE PROPERTY LINES  
SHOWN ARE THE LINES DIVIDING EXISTING  
OWNERSHIP, AND THE LINES OF STREETS  
AND WAYS SHOWN ARE THOSE OF PUBLIC OR  
PRIVATE STREETS OR WAYS ALREADY  
ESTABLISHED, AND THAT NO NEW LINES FOR  
DIVISION OF EXISTING OWNERSHIP OR FOR  
NEW WAYS ARE SHOWN. (MASS. GEN. LAWS  
CHAPTER 41, SEC. 81.)

*John P. O'Connell*  
P.L.S.



# LEGEND

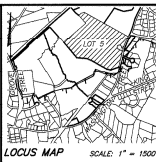
- STONE WALL
- METAL GUARDRAIL
- EDGE OF PAVEMENT
- WIRE FENCE
- EDGE OF GRAVEL ROAD
- DIH DRILL HOLE
- DHCB DRILL HOLE IN CONCRETE BOUND
- DHSD DRILL HOLE IN STONE BOUND
- IRON ROD
- STAINLESS STEEL
- CALCULATED
- CONC. CONCRETE
- FOUND
- RECORD

SCALE: 1" = 100'

## DETAIL "B" PLATS

## NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT NEW PROPOSED SHARING, UTILITY AND ACCESS EASEMENTS ON LOT 5.
- 2) (INTENTIONALLY OMITTED)
- 3) (INTENTIONALLY OMITTED)
- 4) ELECTRIC EASEMENT CROSSING LOCUS IS DEPICTED APPROXIMATELY FOR 20-10-2015 ALD PLAN PREPARED FOR ONE MANAGEMENT, LLC AND PLAN BOOK 56, PLAN 4851, WHICH IS CONNECTED TO 40' WIDE ROAD BOOK 104 PAGE 24, 44-20, 10-1-1908.
- 5) EASEMENT WITH CROSSING FORMER RAIL ROAD IS NOT DEFINED AS USED NOW IN THE OBSERVED 1981 COURT CASE. EASEMENT IS SHOWN APPROXIMATELY AS PER PLAN BOOK 255, PLAN 282 OF 1977. (ALSO SEE NOTE 10)
- 6) (INTENTIONALLY OMITTED)
- 7) (INTENTIONALLY OMITTED)
- 8) PORTIONS OF FLOOD ZONES HAVE BEEN SCALED FROM MASSGIS 2010-2015 FLOOD MAPS FOR REFERENCE PURPOSES ONLY AND ARE APPROXIMATE.
- 9) WETLANDS DEPICTED ON LOTS 44 & 5 ARE A COMBINATION OF FIELD LOCATIONS AND LOCATIONS FROM MASS GIS. OTHER WETLANDS MAY EXIST.
- 10) (INTENTIONALLY OMITTED)
- 11) (INTENTIONALLY OMITTED)
- 12) (INTENTIONALLY OMITTED)
- 13) LOTS 44 IS SUBJECT TO AN EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY DATED JULY 15, 1968, RECORDED WITH DEEDS IN BOOK 4330, PAGE 88. A PORTION HAS BEEN RELOCATED AS SHOWN HEREIN AND RECORDED IN BOOK 36355, PAGE 88, BOOK 36355, PAGE 89 AND PLAN BOOK 678, PAGE 237.
- 14) (INTENTIONALLY OMITTED)
- 15) LOT 44 IS SUBJECT TO AN EASEMENT AND RESTRICTIONS TO UNITED STATES OF AMERICA, FOR FLOOD MANAGEMENT PURPOSES, DATED JUNE 24, 2009, RECORDED WITH SAID DEEDS IN BOOK 5728, PAGE 24, 57-28, 10-1-1908.
- 16) (INTENTIONALLY OMITTED)
- 17) THE SURVEYED PROPERTY IS SUBJECT TO AND HAS THE BENEFIT OF EASEMENTS AND RIGHTS GRANTED BY THE TOWN OF FRANKLIN TO DIGITAL EQUIPMENT CORPORATION DATED MAY 20, 1981, RECORDED WITH SAID DEEDS IN BOOK 5081, PAGE 155.
- 18) (INTENTIONALLY OMITTED)
- 19) THE SURVEYED PROPERTY BENEFITS FROM A GRANT OF EASEMENTS TO THE TOWN OF FRANKLIN FOR SERVICE LIFT STATION DATED FEBRUARY 3, 1981, RECORDED WITH SAID DEEDS IN BOOK 5081, PAGE 237.
- 20) THE SURVEYED PROPERTY HAS THE BENEFIT OF EASEMENTS AS SHOWN ON PLAN ENTITLED, "COMPILED PLAN OF LAND IN FRANKLIN MASS., SHOWING PROPOSED EASEMENTS, PREPARED FOR DIGITAL EQUIPMENT CORP., SCALE: 1"=40', DATED NOVEMBER 18, 1981, RECORDED WITH SAID DEEDS IN BOOK 5081, PAGE 155. AS SHOWN ON PLAN ENTITLED, "COMPILED PLAN OF LAND IN FRANKLIN MASS., SHOWING PROPOSED EASEMENTS, PREPARED FOR DIGITAL EQUIPMENT CORP., SCALE: 1"=40', DATED NOVEMBER 18, 1981, RECORDED WITH SAID DEEDS IN BOOK 5081, PAGE 155. AS SHOWN ON PLAN ENTITLED, "COMPILED PLAN OF LAND IN FRANKLIN MASS., SHOWING PROPOSED EASEMENTS, PREPARED FOR DIGITAL EQUIPMENT CORP., SCALE: 1"=40', DATED NOVEMBER 18, 1981, RECORDED WITH SAID DEEDS IN BOOK 5081, PAGE 155. AS SHOWN ON PLAN ENTITLED, "COMPILED PLAN OF LAND IN FRANKLIN MASS., SHOWING PROPOSED EASEMENTS, PREPARED FOR DIGITAL EQUIPMENT CORP., SCALE: 1"=40', DATED NOVEMBER 18, 1981, RECORDED WITH SAID DEEDS IN BOOK 5081, PAGE 155.
- 21) -23) (INTENTIONALLY OMITTED)
- 24) PROPERTY IS SUBJECT TO THE RIGHTS OF UPPER AND LOWER PLANE OWNERS IN AND TO THE WATERS OF FOX BROOK AND THEIR NATURAL FLOW.
- 25) -27) (INTENTIONALLY OMITTED)
- 28) LOT 44 IS SUBJECT TO RIGHTS CREATED AND/OR CONFERRED BY AND UNDER THE DECISION IN THE CASE OF NEW YORK & N.E.R. CO. v. BOARD OF BOARD COMMISSIONERS (28 N.Y. 2d 108) AND AS DESCRIBED IN DEED BOOK 14386, PAGE 185.
- 29) LOT 44 IS SUBJECT TO SLOPE EASEMENTS FOR WASHINGTON STREET AS DESCRIBED IN DEED BOOK 1008, PAGE 441.



#100  
FINANCIAL  
PARK  
Franklin, Massachusetts

PREPARED FOR  
FRANKLIN PROPERTY  
OWNER, LLC

HANCOCK  
ASSOCIATES

Civil Engineers  
Land Surveyors  
Environmental  
Consultants

315 Elm Street, Marlborough, MA 01752  
Voice (508) 480-1111, Fax (508) 480-1121  
www.hancockusa.com

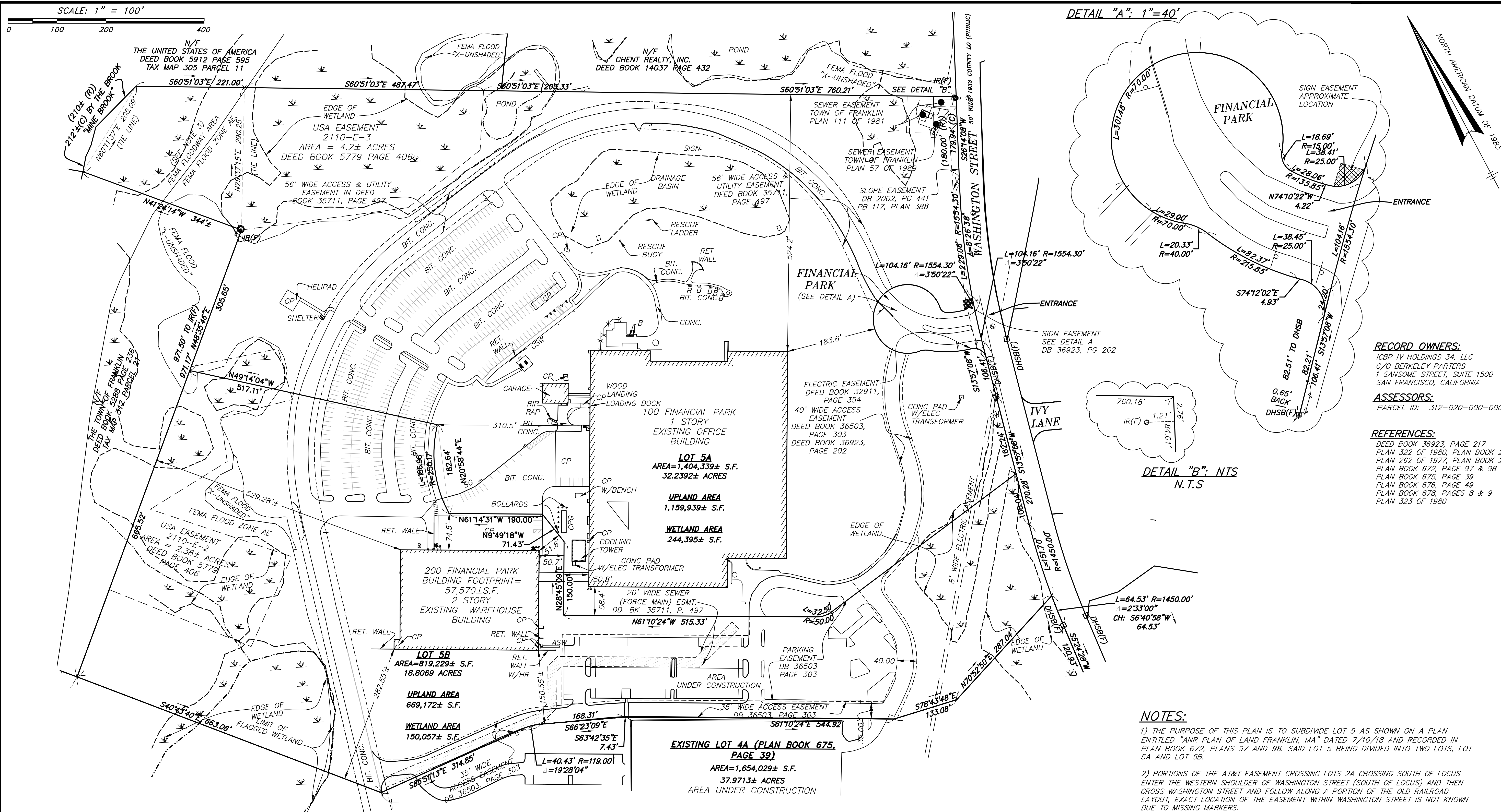
DATE: 10/17/18  
SCALE: 1" = 100'  
SHEET: 2 OF 2

DATE	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1. 08. 48. 10-10-18	NOTES, AREAS			

81-X  
PLAN OF LAND  
IN  
FRANKLIN, MA

PLOT DATE: Dec 10, 2018 2:07 pm  
DWG: 181X-2  
LAYOUT: 81X-2  
SHEET: 2 OF 2  
PROJECT NO.: 19675

678-9-2018



LOCUS MAP SCALE: 1" = 1500'

SITE ADDRESS

#100 & #200  
FINANCIAL PARK  
(F/K/A 431 WASHINGTON ST.)

Franklin, Massachusetts

PREPARED FOR

ICBP IV REIT  
ACQUISITIONS, LLC

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Environmental Consultants

315 Elm Street, Marlborough, MA 01752  
Voice (508) 460-1111, Fax (508) 460-1121  
www.hancockassociates.com

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
1	CMC	JDB	8/31/20	REVISED	BOUNDARY

DATE: 7/30/20 DRAWN BY: CMC/VK  
SCALE: 1" = 100' CHECK BY: BBB/JDB

ANR  
PLAN OF  
LAND IN  
FRANKLIN, MA

PLOT DATE: Oct 13, 2020 4:49 pm

DWG: 22387-ANR Lot 5-A-B\_1.dwg

LAYOUT: ANR-1

SHEET: 1 OF 3

PROJECT NO.: 22387

# Town of Franklin



## Planning Board

February 23, 2021

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

**CERTIFICATE OF VOTE**  
**LIMITED SITE PLAN MODIFICATION**  
**100 & 200 FINANCIAL WAY**

**Site Plan:** 100 & 200 Financial Park Parking Allotment Plan

**Applicant:** ICBP IV Holdings 34, LLC  
1 Sansome Street  
San Francisco, CA 94104

**Owner:** Same as Owner

Prepared By:

**Surveyor/ Engineer:** Highpoint Engineering, Canton, MA

**Dated:** October 9, 2020

**Property Location:** Financial Way  
Assessors Map 321, Lot 020

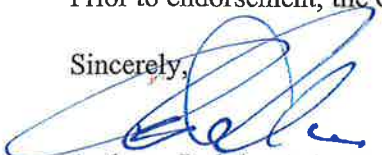
Dear Mrs. Danello:

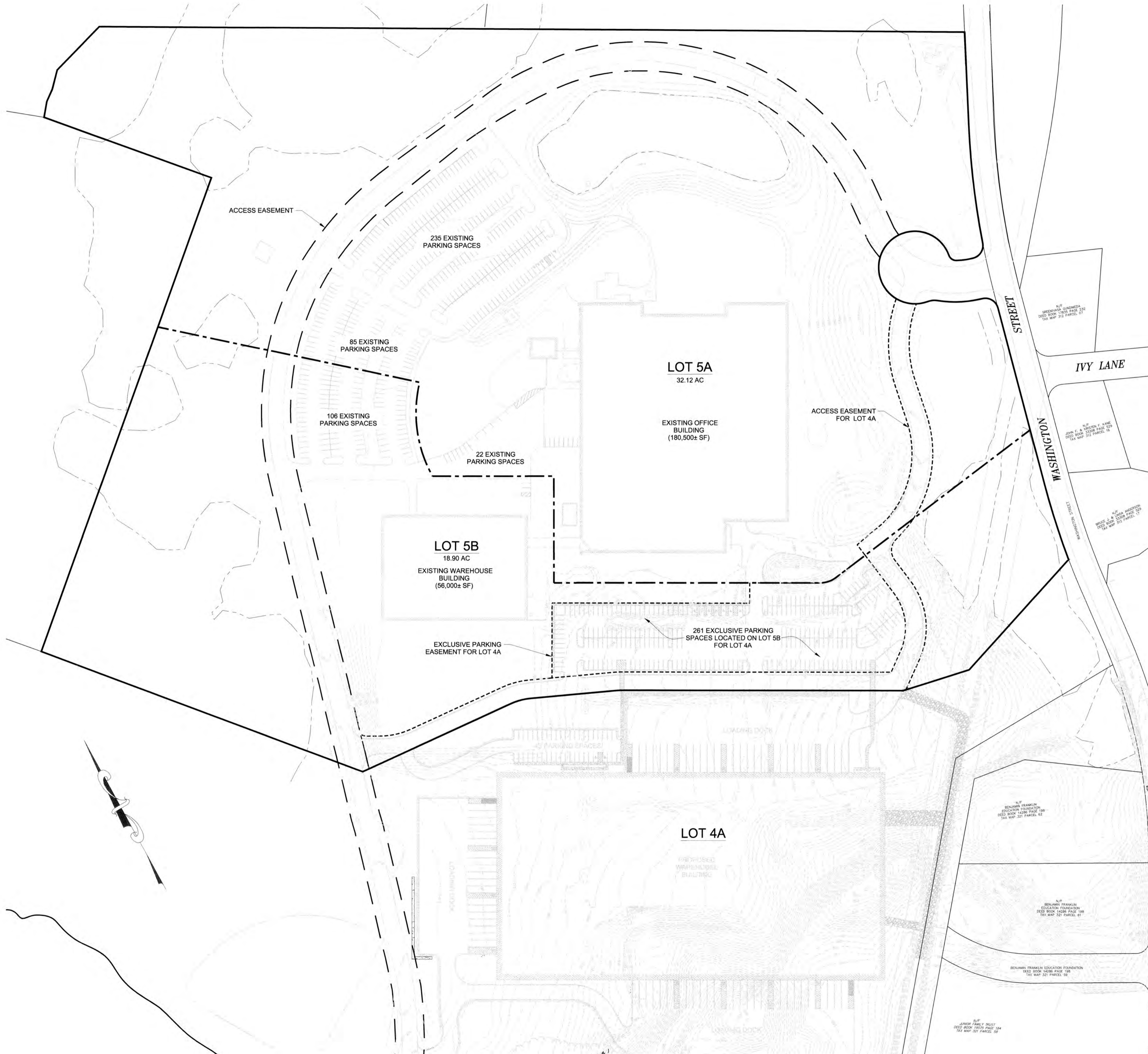
Please be advised that at its meeting on Monday, February 22, 2021 upon motion duly made and seconded, the Planning Board voted (5-0) to **APPROVE**, the Limited Site Plan, as provided, with the following waivers:

1. Allow for reduced required parking on Lot 5A from 722 spaces to 342 spaces.
2. Allow existing parking spaces to be located greater than 300' of building entrances on Lots 5A & 5B as previously approved.

Prior to endorsement, the Certificate of Vote shall be added to the Site Plan.

Sincerely,

  
Anthony Padula Chairman



SYMBOL LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED FUTURE PROPERTY LINE
	ACCESS EASEMENT
	PARKING EASEMENT

VEHICULAR PARKING REQUIREMENTS	
DESCRIPTION	CALCULATION
OFFICE SPACE	1 PARKING SPACE PER 250 GFA
WAREHOUSE	1 PARKING SPACE PER 1,000 GFA

PARKING SUMMARY			
	GROSS FLOOR AREA	REQUIRED	PROVIDED
EXISTING CONDITIONS			
EXISTING OFFICE	180,500± GSF	722 SPACES	
EXISTING WAREHOUSE	56,000± GSF	56 SPACES	
TOTAL PARKING SPACES		778 SPACES	448 SPACES
PROPOSED CONDITIONS			
LOT 5A			
EXISTING OFFICE	180,000± GSF	722 SPACES	342 SPACES
LOT 5B			
EXISTING WAREHOUSE	56,000± S.F.	56 SPACES	106 SPACES

- NOTES:
- A WAIVER TO REDUCE REQUIRED PARKING ON LOT 5A FROM 722 SPACES TO 342 SPACES IS REQUIRED FROM FRANKLIN PLANNING BOARD.
  - AS OF THE DATE OF THIS PLAN, THE ESTIMATED NUMBER OF EMPLOYEES WORKING AT THE OFFICE BUILDING AND WAREHOUSE ON LOT 5A IS 25, BASED UPON AN INQUIRY OF THE CURRENT TENANTS.
  - AN EXISTING WAIVER ALLOWS THE EXCLUSIVE USE OF 261 PARKING SPACES ON LOT 5B FOR LOT 4A REFER TO "PARKING PLAN - 100 FINANCIAL WAY" DATED 11.20.2018.
  - AN EXISTING WAIVER ALLOWS PARKING GREATER THAN 300' FROM BUILDING ENTRANCE FOR LOT 5A REFER TO "PARKING PLAN - 100 FINANCIAL WAY" DATED 11.20.2018.

CERTIFICATE OF VOTE - LIMITED SITE PLAN MODIFICATION  
100 & 200 FINANCIAL WAY

SITE PLAN: "100 & 200 FINANCIAL PARK  
PARKING ALLOTMENT PLAN"

APPLICANT: ICBP IV HOLDINGS 34, LLC  
1 SANSOME STREET  
SAN FRANCISCO, CA 94104

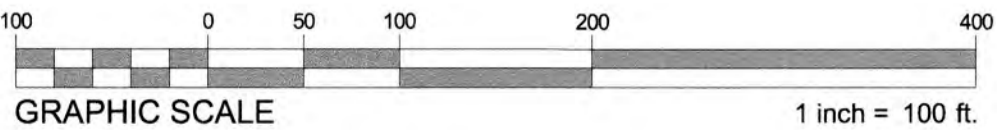
OWNER: ICBP IV HOLDINGS 34, LLC  
1 SANSOME STREET  
SAN FRANCISCO, CA 94104

PREPARED BY: HIGHPOINT ENGINEERING, INC.  
SURVEYOR/ ENGINEER: OCTOBER 9, 2020

PROPERTY LOCATION: FINANCIAL WAY  
ASSESSORS MAP 321, LOT 020

TOWN OF FRANKLIN PLANNING BOARD  
DECISION DATE:  
APPROVAL SIGNATURES:

- PLEASE BE ADVISED THAT AT ITS MEETING ON MONDAY, FEBRUARY 22, 2021 UPON MOTION DULY MADE AND SECONDED, THE PLANNING BOARD VOTED (5-0) TO APPROVE, THE LIMITED SITE PLAN, AS PROVIDED, WITH THE FOLLOWING WAIVERS:
- ALLOW FOR REDUCED REQUIRED PARKING ON LOT 5A FROM 722 SPACES TO 342 SPACES.
  - ALLOW EXISTING PARKING SPACES TO BE LOCATED GREATER THAN 300' OF BUILDING ENTRANCES ON LOTS 5A & 5B AS PREVIOUSLY APPROVED.



CLIENT:  
  
BERKELEY PARTNERS  
2121 N PEARL ST | SUITE 4J  
DALLAS, TX 75201

CONSULTANT:

SEAL



100 & 200 FINANCIAL PARK  
PARKING ALLOTMENT PLAN  
FINANCIAL PARK  
FRANKLIN, MA  
OWNER/APPLICANT: BERKELEY PARTNERS

REV DATE DESCRIPTION  
  
ISSUE TYPE:  
RECORD  
ISSUE DATE:  
10.09.2020  
PROJECT NUMBER:  
19032

DRAWN BY: MKM  
CHECKED BY: DJH  
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SHEET TITLE:

PARKING  
PLAN

SHEET NUMBER:

PK01