



August 2, 2023

Town of Franklin Planning Board
Mr. Gregory Rondeau, Chairman
C/O Amy Love, Planner
355 East Central Street
Franklin, MA 02038

**Re: Factory Square Property Redevelopment
1, 3, 5, & 7 Fisher Street
Site Plan Modification
LDG Proj. No.: 1899.00**

Dear Mr. Rondeau and Members of the Board:

Level Design Group, LLC (LDG) on behalf of KCRES, LLC does hereby submit a Modification of the approved plans for the referenced property. With a changing business landscape, the property owner is proposing to maintain the existing entirety of the building at 3 Fisher, with minor adjustments between building 3 and Building 5. This building will be renovated and rehabilitated for tenant use, with the addition of a sunken loading dock at the rear and a renovation of the main entrance in this area.

At the Rear of 3 Fisher today the ground is elevated to allow a loading dock to come in high along Fisher Street. As proposed the loading dock will be 3-5 ft below grade at Fisher, which will, in conjunction with extensive landscaping provide screening which doesn't exist today.

The remainder of the site has been reconfigured slightly from the approved plans, following the same proposed drainage pathways and limited impervious areas from the original approval. The rear parking lot will not be constructed at this time as the tenants have changed from the proposed uses previously approved.

We look forward to working with the Board on this project to allow this property to maintain its historic character in the redevelopment as proposed.

Enclosed please find:

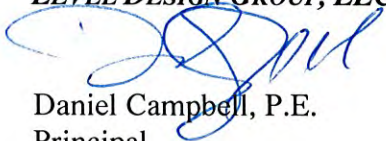
- 2 Full Size sets of plans
- 6 reduced (11x17) size sets of plans
- 7 copies of associated documentation

I look forward to meeting with the Board at the next meeting. If there are any questions prior to the hearing please do not hesitate to ask.

Town of Franklin Planning Board
August 2, 2023
Page 2 of 2



Truly yours,
LEVEL DESIGN GROUP, LLC



Daniel Campbell, P.E.
Principal

Attachments

Cc: KGRES
JtA
File

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

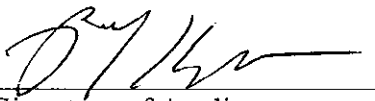
To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled "Factory Square" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

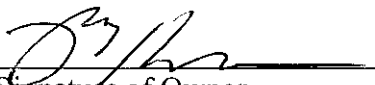
1. Name of Applicant: K Fisher Street, LLC
Address of Applicant: 1 Fisher Street, Franklin, MA 02038
Phone No.: 508.541.1350 Email: rick@kres.com
2. Name of Owner (if not the Applicant): Same
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: Daniel Campbell, P.E., Level Design Group, LLC
Address of Engineer: 249 South Street, Unit 1, Plainville, MA 02762
Phone No.: 508.695.2221 Email: dcampbell@leveldg.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 37538, Page 366, (or Certificate of Title No. _____)
5. Location and Description of Property:
1, 3, 5, & 7 Fisher Street, 29 Hayward

Square Footage of Building(s) 167,036
Assessor's Map 278 Lot 16
6. Purpose of Site Plan: The proposed building uses have changed and the plans modified to retain all of 3 fisher street

7. List of Waivers Requested (if any): Attach Form R for each waiver


Signature of Applicant

Frederick Kaplan, manager
Print Name of Applicant


Signature of Owner

Frederick Kaplan, manager
Print Name of Owner

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: Factory Square

Date of Plan: 7/7/2023 Assessor's Information: 278 / 16

Prepared by: Level Design Group, LLC

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

SECTION B:

Name of Record Owner(s): K Fisher Street LLC

Address of Record Owner(s): 1 Fisher Street, Franklin, MA 02038

*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: _____

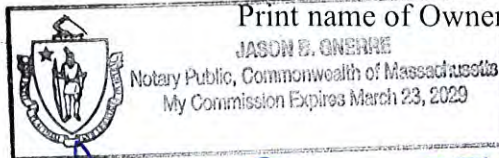
Executed as a sealed instrument this 13 day of July 20 23

[Signature]
Signature of Applicant

Frederick Kaplan, manager
Print name of Applicant

[Signature]
Signature of Owner

Frederick Kaplan, manager
Print name of Owner



Jason O'Neill 13 Jul 23

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20 23

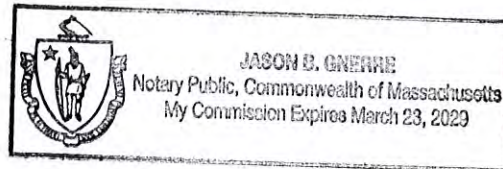
On this 13 day of July, 20 23, before me, the undersigned notary public, personally appeared Frederick Kaplan (name of Applicant), proved to me through satisfactory evidence of identification, which were MA drivers license to be the person whose name is signed on the preceding document in my presence.

07/13/23

[Signature]
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 23 MAR 29



K FISHER STREET LLC
1 FISHER ST
FRANKLIN, MA 02038

04-22

1034

53-7173/2113
23273

8/1/23

Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of Town of Franklin

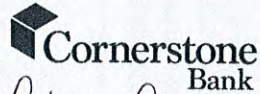
\$ 500.00

Five Hundred + 00/100

Dollars



Photo
Safe
Deposit®
Details on back



For Filing Fee

Audrey Gilbert MP

⑆211371735⑆ 476 252796 4001034

Harland Clarke

INTOUCH® CUSTOM CREATIONS®

K FISHER STREET LLC
1 FISHER ST
FRANKLIN, MA 02038

04-22

1033

53-7173/2113
23273

8/1/23

Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of Town of Franklin Fire Dept

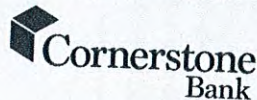
\$ 50.00

Fifty + 00/100

Dollars



Photo
Safe
Deposit®
Details on back



For

Audrey Gilbert MP

⑆211371735⑆ 476 252796 4001033

Harland Clarke

INTOUCH® CUSTOM CREATIONS®

National Flood Hazard Layer FIRMMette



71°24'44"W 42°5'14"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/21/2021 at 8:31 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020