

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

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Site Plan Panther Way" and Special Permit(s) for Use as provided in Zoning Bylaw Section 2.6 (a) Motor Vehicle Leasing with repair, Zoning Bylaw and Zoning Bylaw Section 2.7.c Motor Vehicle service, repair – other. 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: Camford Property Group, Inc.  
Address of Applicant: 37 East Central Street Franklin, MA  
Phone No.: 508440-5873 Email: brad@camfordpg.com
2. Name of Owner (if not the Applicant): Panther Way 2019 LLC and Holmes Land Trust  
Address of Owner: 7 and 12 Myrtle Street Norfolk, MA  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
3. Name of Engineer: United Consultants, Inc.  
Address of Engineer: 850 Franklin Street Suite 11D Wrentham, MA  
Phone No.: 508-384-6560 Email: rick@uci850.com
1. Deed of Property recorded with Norfolk Registry of Deeds in  
Book 37290 and 11341, Page 474 and 545, (or Certificate of Title No. \_\_\_\_\_)
2. Location and Description of Property: The property contains 13.58 acres of land which a portion of which is used as a bus parking area.  
Zoning District: Commercial II  
Assessor's Map: 270 Lot: 38 and 39  
Square Footage of Building(s): 40,000  
Impervious Coverage of Existing Upland: 0
3. Purpose of Site Plan: The proposed project will include a 20,000 sq. ft building footprint with two levels, a site driveway and paved parking areas for the building and the buses. Municipal utility connections will be made and a storm-water system for the site will be constructed.

4. Special Permit(s) Requested: Use as provided in Zoning Bylaw Section 2.6 Motor Vehicle Leasing with repair, and Zoning Bylaw Section 2.7.c Motor Vehicle service, repair – other.
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.  
The proposed project will include one proposed building and the relocation of the existing bus parking area.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.  
The additional traffic generated from the proposed buildings will be directed to Panther Way and will travel southerly to Route 140. The Panther Way and Route 140 intersection is under traffic light control. The design includes one access driveway curb cut on Panther Way to service the building and the bus parking area.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.  
The site will connect to the town water and sewer utilities which are currently located along the property frontage. Proposed utility services are included in the site plan.
- (d) Neighborhood character and social structure will not be negatively impacted.  
The property is located within the Commercial II zoning district. The property is bordered to the east by a car dealership to the south by retail stores and restaurants. The site is also bordered by residential condominiums which are separated from the developed portion of the site by retained wooded areas.
- (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.  
The site is not located within a mapped Natural Heritage and Endangered Species Area. There are not any mapped vernal pools located on the site.
- (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.

The siting of the building as well as the height of the building will not impact the light of air circulation of the abutting properties. The site storm-water system has been designed to meet the Town storm-water standards for rate and volume of discharge. No noise, odor, vibrations or airborne particulates are anticipated. The proposed building tenants have not been determined. It is anticipated that any potential impacts to the above items would be reviewed by the Planning Board in the future when the tenants are applying for permits.

- (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 proposed tenants have not been determined. It is anticipated that the proposed water and sewer uses will not be excessive and will reviewed by the Planning Board in the future when the tenants are applying for permits.

6. Other issues requiring Planning Board Consideration: \_\_\_\_\_  
\_\_\_\_\_
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.

B. R. H. L.  
Signature of Applicant

[Signature]  
Signature of Owner

Brian H. L. M. C.  
Print Name of Applicant

Bradford T. Chaffee  
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:

Type of Plan (circle one)      ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan, Special Permit

Title of Plan: Site Plan Panther Way

Date of Plan: February 19, 2020      Assessor's Information: Map 270 Parcel 39

Prepared by: United Consultants, Inc.

Applicant Name & Address: Camford Property Group, Inc. – Franklin, MA

### SECTION B:

Name of Record Owner(s): Holmes Land Trust

Address of Record Owner(s): 12 Myrtle Street

Norfolk, MA

**\*\*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

day of 20

[Signature]  
Signature of Applicant

Bradford T. Chaffee  
Print name of Applicant

Richard T. Holmes  
Signature of Owner

Richard T. Holmes  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_. ss.

2020

On this 9 day of March 2020 before me, the undersigned notary public, personally appeared Richard T. Holmes (name of owner), proved to me through satisfactory evidence of identification, which were License to be the person whose name is signed on the preceding document in my presence.

Tatiana Brumitt  
(Official signature and seal of notary)

Notary Public:

My Commission Expires 07/10/2025

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Prepared by: United Consultants, Inc.

Applicant Name & Address: Camford Property Group, Inc. – Franklin, MA

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Address of Record Owner(s): 7 Myrtle Street

Norfolk, MA

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Executed as a sealed instrument this

day of 20

Signature of Applicant

Bradford T. Chaffee  
Print name of Applicant

Signature of Owner

Brian R Halmes  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

SS.

2020

On this 9 day of March 2020, before me, the undersigned notary public, personally appeared Brian R Halmes (name of owner), proved to me through satisfactory evidence of identification, which were License to be the person whose name is signed on the preceding document in my presence.

Tatiana Brumby  
(Official signature and seal of notary)

Notary Public:

My Commission Expires Oct 10, 2025