

FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

January 20, 2021

Meeting will be held at the **Municipal Building**
2nd floor, Council Chambers
355 East Central Street
7:00 PM

The public will **NOT** be permitted to enter the building or participate in person. Only pre-approved participants on the meeting agenda will be allowed to enter the Building and participate in person. **Residents can attend and participate via the “ZOOM” Platform.**

A NOTE TO RESIDENTS: *Due to the continued concerns regarding the COVID-19 virus and Governor Baker’s declared State of Emergency, we will be conducting a remote/virtual Town Council Meeting for all public access and participation. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by clicking on the attached [link](#) (Phone, Computer, or Tablet required). The attached link and phone number will be active for the duration of the meeting for citizens to ask questions/voice concerns. If residents are just interested in watching the meeting it will also be [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29.*

- **Link to access meeting:** January 20, 2021 Town Council Meeting Link [HERE](#) -- Then click “Open Zoom”
 - Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/85186444799>
 - **Call-In Phone Number:** Call **1-929-205-6099** and enter Meeting ID # **851 8644 4799** --Then press #

1. ANNOUNCEMENTS FROM THE CHAIR

- a. *This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon Channel 29. This meeting may be recorded by others.*

2. CITIZEN COMMENTS

- a. *Citizens are welcome to express their views for up to five minutes on a matter that is not on the agenda. The Council will not engage in a dialogue or comment on a matter raised during Citizen Comments. The Town Council will give remarks appropriate consideration and may ask the Town Administrator to review the matter.*

3. APPROVAL OF MINUTES

- a. December 2, 2020

4. PROCLAMATIONS/RECOGNITIONS

- a. Bill Murphy

5. APPOINTMENTS - *None Scheduled*

6. HEARINGS - 7:10pm

- a. PH Franklin d/b/a Public House - New All Alcoholic Beverages Restaurant License, 480 Franklin Village Drive, Franklin MA 02038
- b. Street Acceptances - Crystal Drive, Woodhaven Drive, Dena Drive, Skyline Drive, Charles Drive, Baron Road, Cobblestone Drive, and Woodstock Circle

7. LICENSE TRANSACTIONS

- a. PH Franklin d/b/a Public House - 480 Franklin Village Drive, Franklin MA 02038, New All Alcoholic Beverages Restaurant License

8. PRESENTATIONS/DISCUSSIONS - *None Scheduled*

9. SUBCOMMITTEE REPORTS

- a. Capital Budget Subcommittee
- b. Budget Subcommittee
- c. Economic Development Subcommittee
- d. Town Administrator Evaluation Ad Hoc Subcommittee Report
- e. Stormwater Ad Hoc Committee Report

10. LEGISLATION FOR ACTION

- a. Resolution 21-06: Order of Acceptance of Skyline Drive and Charles Drive as Public Ways and Related Drainage and Utility Easements (**Motion to Approve Resolution 21-06 - Majority Vote**)
- b. Resolution 21-07: Order of Acceptance of Baron Road, Cobblestone Drive and Woodstock Circle as Public Ways and Related Drainage Easements (**Motion to Approve Resolution 21-07 - Majority Vote**)
- c. Resolution 21-08: Order of Acceptance of Crystal Drive, Woodhaven Drive, and Dena Drive as Public Ways, and Lot 21, Detention Area Lot (**Motion to Approve Resolution 21-08 - Majority Vote**)
- d. Bylaw Amendment 21-865: Chapter 153, Stormwater Management Article I, General Provisions - First Reading (**Motion to Move Bylaw Amendment 21-865 to a second reading - Majority Roll Call Vote**)
- e. Bylaw Amendment 21-866: Chapter 153, Stormwater Management Article II, Soil Erosion and Sediment Control - First Reading (**Motion to Move Bylaw Amendment 21-866 to a second reading - Majority Roll Call Vote**)
- f. Bylaw Amendment 21-867: Chapter 153, Stormwater Management Article III, Post Construction Stormwater Management - First Reading (**Motion to Move Bylaw Amendment 21-867 to a second reading - Majority Roll Call Vote**)
- g. Bylaw Amendment 21-868: Chapter 185, Zoning Article V, Special Regulations - Referral to the Planning Board (**Motion to Refer Bylaw Amendment 21-868 to the Planning Board - Majority Roll Call Vote**)

11. TOWN ADMINISTRATOR'S REPORT

- a. COVID-19 Update

12. FUTURE AGENDA ITEMS

13. COUNCIL COMMENTS

14. EXECUTIVE SESSION - *None Scheduled*

15. ADJOURN

Note:

Two-Thirds Vote: requires 6 votes

Majority Vote: requires majority of members present and voting

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
December 2, 2020**

A meeting of the Town Council was held on Wednesday, December 2, 2020, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA; residents could attend and participate via the Zoom platform. Councilors present: Andrew Bissanti, Brian Chandler, Robert Dellorco, Melanie Hamblen, Glenn Jones, Matthew Kelly, Thomas Mercer, Deborah Pellegrini. Councilors absent: None. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney (via Zoom); Chrissy Whelton, Assistant to the Town Administrator.

CALL TO ORDER: ► Chair Mercer called the meeting to order at 7:00 PM. He called for a moment of silence and all recited the Pledge of Allegiance.

ANNOUNCEMENTS: ► Chair Mercer stated, as posted on the agenda, due to the continued concerns regarding the COVID-19 virus and Governor Baker's declared State of Emergency, we will be conducting a remote/virtual Town Council meeting for all public access and participation. The public will not be permitted to enter the building or participate in person. Only pre-approved participants on the meeting agenda will be allowed to enter the building and participate in person. Residents can attend and participate via the Zoom platform. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by clicking on the link provided on the agenda. The provided link and phone number will be active for the duration of the meeting for citizens to ask questions/voice concerns. If residents are just interested in watching the meeting, it will also be live-streamed by Franklin TV and shown on Comcast Channel 11 and Verizon Channel 29. This meeting is being recorded by Franklin TV and may also be recorded by others. He stated the Temporary Town Clerk would like to speak. ► Temporary Town Clerk Nancy Danello gave condolences to the family of Mr. Charlie Repeta, election worker. She reminded everyone of the election on Saturday, December 5, 2020, 7 AM to 8 PM, at the high school. She wished everyone a happy holiday season. ► Ms. Pellegrini asked how election day was moved to a Saturday and the voting hours were changed as only the Town Council can make those changes, and the Town Council did not. ► Ms. Danello stated the date was changed to a Saturday because it was a special election; the time was changed for the state election, as well. ► Town Attorney Mark Cerel stated he was not in the loop when the decisions were made.

CITIZEN COMMENTS: ► Mr. Alan Earls, 23 Marvin Avenue, spoke about his experience at the last election on November 3, 2020. He stated that he was speaking with people in the parking lot as they were going to vote regarding his running in the upcoming special election in December. He was approached by a member of the Town Clerk's office who stated he was bothering people and had to stop. He looked up the law and it states a person is allowed to do almost anything outside of the 150 ft. exclusion zone. He returned to the parking lot and continued to speak to people as it is not illegal. He recounted his experience regarding the candidate's night Zoom call. An individual from the Committee told him he repeatedly violated the campaign laws and the 20-30 rules agreed to by the Town that he had never heard about. He also learned he was not the only person told to stop speaking with people during the November 3rd election. He contacted the Department of Elections and Franklin's deputy police chief. They agreed he was exercising his normal rights as a citizen. He stated that given that there is a rumored set of rules around that no one seems to know about, it would be good if the Town Council could clarify that there is only one law, the State's law, unless there is some other law that is not known about. He stated that no one operating within the law should be harassed; he stated that this is another sad step in the Town's impingement of free speech.

APPROVAL OF MINUTES: None.

PROCLAMATIONS/RECOGNITIONS: None.

APPOINTMENTS: None.**HEARINGS: 7:10 PM**

► **Franklin Tax Classification Hearing** - Legislation for Action Items: 10a., 10b., 10c., 10d. ► Chair Mercer declared the hearing open. ► Mr. Hellen explained this is the annual Tax Rate Hearing. The hearing is required by Massachusetts law for the Town Council to set the FY21 tax rate for July 1, 2020 to June 30, 2021. Information from the Assessor's Office on the tax rate hearing is provided in the Town Council's meeting packet. He noted that the average median house value has increased in Franklin by 2.8 percent, and the proposed tax rate is \$14.65. The related four resolutions listed under Legislation for Action need to be voted on annually per state law. He thanked the Assessor's Office for all their hard work especially during COVID. ► Mr. Kevin Doyle, Director, Assessor's Office, thanked various Town departments for their support. He stated this hearing is to determine if the Town will continue with a single tax rate or look at the option of a dual tax rate. He stated that historically, the Town has always had a single tax rate. The Town is 81 percent residential and 19 percent commercial/industrial. He stated there are four items to be voted on by the Town Council. The first resolution is relative to the tax rate. The second resolution relates to a specific classification of property which has not been elected by the board of assessors. The third resolution regards the residential exemption mostly involving communities having a large non-resident ownership of property. The fourth resolution regards the small commercial exemption. As shown on his slideshow presentation, Mr. Doyle addressed six property classes and their associated new growth valuations. He discussed the levy limit for fiscal year 2021. He reviewed historically from 1988 the assessed value for the average residential single-family and the certified tax rate for each year. ► Town Council members asked questions. ► Mr. Christopher Feeley, Board of Assessors member, explained the calculation to determine the tax rate. ► Mr. Hellen noted that each community makes the decision to have a single or dual rate based on their own community make up. Most communities around Franklin have a single rate. ► Mr. Doyle reviewed the highest valued commercial properties in Franklin. ► Mr. Dellorco stated he was in favor of keeping a single tax rate. He indicated concern for commercial properties during these times. ► Mr. Kelly stated that commercial buildings employ residents and do not use many of the Town's resources. He would not be in favor of a dual tax rate. He stated that we need to encourage more businesses to come to Franklin. ► Mr. Hellen stated that under State law, the tax levy raises 2.5 percent each year. If it was lowered, services and/or employees would be cut. The local guidance is regulated by the State; there is not a lot of flexibility. ► **MOTION to Close** the public hearing for Franklin Tax Classification Hearing by **Kelly. SECOND** by **Jones. No discussion.** ► **VOTE: Yes-8, No-0, Absent-0.**

LEGISLATION FOR ACTION:

Note: Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- a. **Resolution 20-68: Tax Classification Residential Factor (Motion to Approve Resolution 20-68 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-68: Tax Classification Residential Factor will be set at [1.000000] by **Dellorco. SECOND** by **Kelly. No Discussion.** ► **VOTE: Yes-8, No-0, Absent-0.**
- b. **Resolution 20-69: Tax Classification - Open Space Exemption (Motion to Approve Resolution 20-69 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-69: Tax Classification - Open Space Exemption, that there not be an exemption for open space, by **Dellorco. SECOND** by **Hamblen. No Discussion.** ► **VOTE: Yes-8, No-0, Absent-0.**
- c. **Resolution 20-70: Tax Classification Small Business Exemption (Motion to Approve Resolution 20-70 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-70: Tax Classification Small Business Exemption, that there not be an exemption for small businesses, by **Dellorco. SECOND** by **Hamblen. No Discussion.** ► **VOTE: Yes-8, No-0, Absent-0.**

- d. Resolution 20-71: Tax Classification Residential Property Exemption (Motion to Approve Resolution 20-71 - Majority Vote).* ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-71: Tax Classification Residential Property Exemption, that there not be an exemption for residential property, by **Dellorco. SECOND** by **Hamblen. No Discussion.** ► **VOTE: Yes-8, No-0, Absent-0.**

HEARINGS (continued): 7:10 PM

► **Comcast of Massachusetts II, Inc. Cable Television Renewal License 12/2/2020 - 12/1/2030 -** Legislation for Action Item: 10e. ► Chair Mercer declared the hearing open. ► Mr. Hellen reviewed that this is the public hearing for the Comcast cable license. He requested the Town Council’s consideration of the Cable License Renewal Agreement between the Town of Franklin and Comcast of Massachusetts II, Inc. provided in the Town Council’s meeting packet. He stated the Town Administration worked with Attorney William Solomon and Franklin Cable Access to obtain the best contract with Comcast Cable for the Franklin Community. The renewal term for this agreement will be from December 2, 2020 to December 1, 2030. The agreement is commensurate with other providers in Town and with the current market for cable service. He noted that there are almost 5,000 Comcast cable subscribers in Franklin. He reviewed that Comcast offers a basic service to all; however, they are pleased to provide a discount for qualified senior citizens in Franklin. Comcast will offer \$2.00 off its monthly “Extra” service level or Digital Level of service. This discount will be provided to those subscribers aged sixty-five (65) or older, who are Heads of Households and are income eligible. He noted that cable companies are regulated by the federal government. ► Town Council members asked questions. ► Mr. Hellen stated a 10-year contract is required. ► Mr. Cerel stated that it is in the Town’s best interest to get the longest contract as it supports PEG access. ► Attorney Solomon concurred with Mr. Cerel and outlined the benefits of a 10-year license. ► Mr. Hellen stated that if someone was unhappy with Comcast, they could switch to Verizon. ► Mr. Solomon reviewed the license provisions that Comcast must comply with. ► Mr. Chandler asked about the provision regarding if a resident loses cable for 24 hours or more. ► Ms. Cathy Maloney, Comcast representative, stated that a subscriber must call if they have lost service in order to get a prorated bill for the period of non-service. She reviewed the tree trimming procedures for the lines. She explained that they work with customers all the time on billing concerns and provide all options as they do not want to lose a customer. ► Ms. Pellegrini stated the \$2.00 reduction for seniors is an injustice as the bills keep going up. She stated this has to be looked into. ► Mr. Kelly stated that having contracts with both Verizon and Comcast creates competition and possibly price decreases. ► Mr. Rod Crochiere, 1 Summit Road, stated he noticed a trend that people are going with streaming services. Most people only need internet access as even children need internet access for school. Most often, the companies make subscribers buy bundled services in order to get internet service. He asked if Comcast is going to start increasing billing for content downloads. ► Ms. Maloney stated no. ► Mr. Shaun Kennedy, 99 Miller Street, stated he heard Comcast is going to impose data usage caps. ► Ms. Maloney stated it is not a cap. However, Comcast just introduced that if a customer goes over a data usage amount there would be increased costs; more information will be provided in the future. ► **MOTION to Close** the public hearing for Comcast of Massachusetts II, Inc. Cable Television Renewal License 12/2/2020 - 12/1/2030 by **Dellorco. SECOND** by **Hamblen. No discussion.** ► **VOTE: Yes-7, No-1, Absent-0.**

LEGISLATION FOR ACTION (continued):

- e. Resolution 20-72: Comcast of Massachusetts II, Inc. Cable License Renewal (Motion to approve Resolution 20-72 - Majority Vote).* ► Mr. Jones read the resolution. ► **MOTION to Approve** Resolution 20-72: Comcast of Massachusetts II, Inc. Cable License Renewal by **Dellorco. SECOND** by **Hamblen. No Discussion.** ► **VOTE: Yes-7, No-1, Absent-0.**
- f. Bylaw Amendment 20-863: Chapter 82, Municipal Service Fees - Temporary Reduction in Municipal Service Fees for Common Victualer All Alcohol and Wine & Malt Licenses for the 2021 License Renewal Season - Second Reading (Motion to Adopt Bylaw Amendment 20-863 - Majority Roll Call Vote).* ► **MOTION to Adopt** Bylaw Amendment 20-863: Chapter 82, Municipal Service Fees - Temporary Reduction in Municipal Service Fees for Common Victualer All Alcohol and Wine & Malt

Licenses for the 2021 License Renewal Season by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen stated this is the second reading of a proposed temporary bylaw that is also being done in other towns. This is a 25 percent reduction in the licensing fee for the restaurants in Franklin. He noted it will be a difficult winter for restaurants due to COVID. ► Mr. Cerel stated a public hearing is required before the second reading of this bylaw amendment. Therefore, he recommended opening the public hearing and taking public input before proceeding with this Legislation for Action item.

HEARINGS (continued): 7:10 PM

► **Bylaw Amendment 20-863: Chapter 82, Municipal Service Fees - Temporary reduction in Municipal Service Fees for Common Victualer All Alcohol and Wine & Malt Licenses for the 2021 License Renewal Season** - Legislation for Action Item: 10f. ► Chair Mercer declared the hearing open. ► Town Council members asked questions. ► Ms. Hamblen stated this could help local restaurants. ► **MOTION to Close** the public hearing for Bylaw Amendment 20-863: Chapter 82, Municipal Service Fees - Temporary reduction in Municipal Service Fees for Common Victualer All Alcohol and Wine & Malt Licenses for the 2021 License Renewal Season by **Jones. SECOND** by **Hamblen. No discussion.** ► **VOTE: Yes-8, No-0, Absent-0.**

► Chair Mercer confirmed there is an active Motion and Second on the floor for Bylaw Amendment 20-863: Chapter 82, Municipal Service Fees - Temporary Reduction in Municipal Service Fees for Common Victualer All Alcohol and Wine & Malt Licenses for the 2021 License Renewal Season - Second Reading. **No Discussion. ROLL CALL VOTE: Bissanti-YES; Chandler-YES; Dellorco-YES; Hamblen-YES; Jones-YES; Kelly-YES; Mercer-YES; Pellegrini-YES.** ► **VOTE: Yes-8, No-0, Absent-0.**

LICENSE TRANSACTIONS: None.

PRESENTATIONS/DISCUSSIONS: ► *Cyber Fraud Spear Phishing Incident: Town Administrator Jamie Hellen and IT Director Tim Rapoza.* ► Mr. Hellen stated the Town was a victim of a spear phishing attack in September. Tonight's presentation is designed to tell the story of what happened and what was done about it. He stated it will be a long presentation with a lot of material. He narrated a slideshow presentation. He reviewed the goals of the presentation and noted it remains a fluid situation. He stated that some personnel matters cannot be disclosed or discussed per various state laws. There is still an active police investigation. This is an update on the situation, not a conclusion. He noted that individual liability could apply. ► Mr. Rapoza discussed the definition of cybersecurity. He reviewed the definition of computer system which includes the user. He reviewed computer areas of security. He discussed the methodologies in place today including internet security, LAN security, client (device) security, physical security, WIFI security, and end user security. He stated no anti-malware software will ever be 100 percent effective. He discussed the human element and explained that technology cannot protect against fraud and clicking done by the human element. He reviewed the definitions and discussed phishing, spear phishing, and ransomware. Ninety-one percent of cyberattacks and the resulting data breach begin with a spear phishing email. Research shows that users are the weak link in IT security. He explained that he wanted to dispel the notation that the Town had a cyberattack or hack. He stated that the Town's systems were not breached and no malware was on the Town's systems. He reviewed phishing and malware statistics. He reviewed that user training and diligence is an integral part, if not the most important part, of protecting ourselves from attackers. ► Mr. Hellen continued the presentation and stated the Town of Franklin has been the victim of a sophisticated cyber fraud spear-phishing attack; this is confirmed by Police Chief Thomas Lynch, Director Rapoza, Attorney Cerel, and Special Counsel Kerwin. The Town Treasurer-Collector was targeted via a spear phishing campaign based on a false profile. The Town Treasurer did not verify the request which resulted in an initial loss to the Water Enterprise Fund of \$522,696.65. No other Town or School financial accounts have been affected; it is solely the loan payment on that one project. He explained that the Town of Franklin Water Department is currently building a new \$13 million water treatment plant and rebuilding two wells (3 and 6) near Grove Street through a stable, low interest loan from the State Revolving Fund. The project is currently under budget by \$420,000. He discussed the initial response strategy and priorities regarding the incident.

The Town has done their due diligence to get as many facts as possible and address several themes. He discussed the findings to date which include, but are not limited to, that the initial loss of \$522,696.65 occurred in August. It was not discovered until September when the contractor informed Franklin they had not been paid. The wiring bank was notified in an attempt to recall the wire and Franklin Police were notified. He reviewed the process used by the fraudster to contact the Treasurer and change the form of payment from check to wire transfer. There were 23 exchanges between the Treasurer and the fraudster which resulted in the Treasurer authorizing the wire transfer of funds to an account which was not the account of the real vendor. The funds were misdirected to a bank in California. On September 28, 2020, the Town Administrator was notified by the Town's Finance Director of the misdirected payment. The Town Administrator contacted the Town's insurance agent, MIIA, the Chief of Police, Technology Director, and the Town Attorney. He said that the incident was the result of human error. He noted that the Town began using wire transfers around 2010. He stated the Town is working with their financial auditors to develop a new wire transfer policy. The Town of Franklin has sound financial practices and this will highlight some areas of improvements. He stated that an internal audit of electronic systems has been conducted. He stated that he has no evidence, to date, from the forensics analysis that there was intentional, malicious, willful, or suspicious conduct by the Treasurer-Collector. He reviewed the financial recovery. The initial loss for the Water Enterprise Fund ratepayers is \$522,696.65. Through the Town's insurance carrier, MIIA, \$200,000 will be restored to the loss/project. Through employee discipline issued, \$22,696.65 of losses will be restored. The financial impact to the average property owner who pays into the Water Enterprise Fund is approximately \$30.00. He discussed litigation options and third-party lawsuits. He explained that at the recommendation of the Town Administrator, Town Attorney, and Special Counsel, the Town Council formally voted last week to not pursue litigation against any third-party involved at the current time. He discussed the Treasurer-Collector and Assistant Treasurer-Collector bonds. He explained bonds are not insurance; they are largely surety in the event of embezzlement, collusion, or other federal or state crimes. He explained that at the recommendation of the Town Administrator, Town Attorney, and Special Counsel, the Town Council formally voted last week to not pursue the bond. ► Police Chief Lynch discussed the Franklin Police investigation. He stated that detectives from the Franklin Police Department formally opened an investigation on September 29, 2020, to the criminal act against the Town. He noted the Treasurer-Collector has been cooperative and forthright in all interviews as part of the investigation. The investigation will likely take some time. ► Mr. Hellen provided details of the performance improvement plan and explained the wire transfer policy and revisions to the standard contract use by the Town. He discussed cybersecurity training for Town staff. He stated there will be a complete financial audit from the Town's auditors. And, the Technology Department will be hiring a full-time employee to focus on cyber. He explained that the Treasurer-Collector Kerri Bertone has been served with the most severe discipline in Franklin over the last two decades. She will be suspended for a full month without pay and compensation will be reduced an additional sum for a total lost wage of \$22,696.65. He reviewed personnel accountability and stated Ms. Bertone has been honest, cooperative, and assisted all lawyers, police detectives, and staff. He stated that for all the factors he listed and reviewed, he is offering Ms. Bertone a second chance. He thanked all the citizens who called and spoke to him about the incident. He stated the material presented tonight is the information that he knows. He reiterated that the Town has gotten back approximately 40 percent of the loss so far. ► Ms. Bertone addressed the Town Council and gave her apologies for allowing the Town to become a victim of cyber fraud and provided her statement on the incident. ► Chair Mercer thanked Ms. Bertone for her apology.

Chair Mercer declared a three-minute recess.

► Chair Mercer stated there is deep interest in this incident. He stated the Town will get to the bottom of this; tonight was a big step forward in that goal. He thanked all the staff for their work including getting back 40 percent of the money so far. He noted that they cannot report what they do not factually know. He discussed accountability and stated that this incident is still being investigated. ► Town Council members expressed thanks for the presentation and appreciation for Ms. Bertone's apology, and asked questions which Mr. Hellen answered. ► Mr. Hellen stated the investigation is ongoing. He opined that at this time, it is likely that

they will not get the money back, but he is keeping the hope alive. He noted that tonight's presentation was an update on the situation, not a conclusion. He explained that the frequency of wire transfers before this incident was not even half of the payments made. He stated that tonight's presentation will be put on the Town Administrator's website; as additional information becomes available, it will be posted on the same website location as well as helpful links for citizens. He discussed where the money is coming from to pay the remainder of the vendor's bill. He mentioned that the likelihood of getting the money back is a little higher because it was sent to a bank in California. However, ultimately, the bill is going to have to be paid before April. The best method will be to use the Emergency Fund; the project has to get done. If the Town is lucky enough to get the money back, the fund will be replenished. ► Ms. Jane Callaway-Tripp, 607 Maple Street, thanked the Town Council for their clarification of the situation and asked about the financial impact on property owners using well-water and those who use Town water. ► Mr. Shaun Kennedy, 99 Miller Street, thanked the Town Council and others for the provided information. He discussed the need for cyber training. ► Chair Mercer thanked everyone involved for their hard work. He apologized to the residents for not being able to get this information out to them sooner; he is hopeful tonight's presentation explained why.

LEGISLATION FOR ACTION (continued):

- g. Resolution 20-73: Gift acceptance - Police Department, \$5,025 (Motion to Approve Resolution 20-73 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve Resolution 20-73: Gift acceptance - Police Department, \$5,025 by Dellorco. SECOND by Kelly. Discussion:** ► Mr. Hellen thanked the donors for their generous donations. ► **VOTE: Yes-8, No-0, Absent-0.**
- h. Resolution 20-74: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44, §53F3/4 (Motion to Approve Resolution 20-74 - Majority Vote).** ► Mr. Jones read the resolution. ► **MOTION to Approve Resolution 20-74: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44, §53F3/4 by Dellorco. SECOND by Hamblen. Discussion:** ► Mr. Hellen stated that the Department of Revenue requires this vote be taken every two months. ► Mr. Cerel explained the agreement and payment process is required by the state. ► **VOTE: Yes-8, No-0, Absent-0.**

SUBCOMMITTEE REPORTS:

- a. **Capital Budget Subcommittee.** ► None.
- b. **Budget Subcommittee.** ► None.
- c. **Economic Development Subcommittee.** ► None.

TOWN ADMINISTRATOR'S REPORT: None.

FUTURE AGENDA ITEMS: ► Mr. Bissanti stated he would like to explore an advisory committee or citizens committee as people in Town want to know more. ► Ms. Pellegrini stated she would like election responsibilities to be an agenda item.

COUNCIL COMMENTS: ► Mr. Chandler mentioned the last storm, the north side of Town, and National Grid; he questioned what can be done. ► Mr. Brutus Cantoreggi stated a lot of the trees that are coming down are on private property and not in the Town's purview. ► Ms. Hamblen thanked all the volunteers and DPW who decorated the triangle in downtown Franklin. She encouraged everyone to vote on Saturday and go to the Winter Farmers' Market. ► Ms. Pellegrini asked about the lights on the bridge. ► Mr. Cantoreggi stated he would look into it. ► Ms. Pellegrini asked about the 30 rules regarding elections that were mentioned during tonight's meeting. ► Mr. Hellen stated there are not 30 rules regarding elections. However, there is a statute in state law about voter intimidation and harassment. He suggested that maybe more people were feeling anxious about going to the polls this year. There were some people who came through the polls and complained. Being 150 ft. from the polls is required. ► Ms. Pellegrini noted the Museum Gift Store is open. ► Mr. Bissanti stated that he did not see any intimidation going on in the parking lot during the election. He noted that some people working at the polls were too strict. ► Mr. Dellorco stated that possibly people did

not want to be in close contact with anyone at the polls. He stated the Town Common decorations look great. ► Chair Mercer thanked Attorney Kerwin for his help in the spear phishing incident. He gave a shout out to Ms. Jenna Baglioni Perro, teacher at Oak Street Elementary School, who was awarded a \$5,000 Staples gift card for the Oak Street Elementary School. He thanked all who helped out with the Town Common lights. He would like to create a list of decorated houses so residents could drive around and looked at the festive decorations. He gave his condolences to the family of Charles Repeta.

EXECUTIVE SESSION: None.

ADJOURN: ► MOTION to Adjourn by Kelly. SECOND by Jones. No Discussion. ► VOTE: Yes-8, No-0, Absent-0. Meeting adjourned at 11:05 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary



License Transaction:

Applicant: PH Franklin d/b/a Public House

The applicant is seeking a new all alcoholic beverages restaurant license to be located at 480 Franklin village Drive. The License Manager will be Glenn J. Stowers.

The following departments have signed off on this application: Treasurer/Collector, Police Department, Town Clerk

The following departments have NOT signed off on this application: Fire Department, Building/Zoning Department and the Health Department

MOTION to approve the request by PH Franklin d/b/a Public House for a new all alcoholic beverages restaurant license and approve the Manager, Glenn J. Stowers.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

Nancy Danello
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
<input type="text" value="On-Premises-12"/>	<input type="text" value="§12 Restaurant"/>	<input type="text" value="All Alcoholic Beverages"/>	<input type="text" value="Annual"/>

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Applicant seeks a bar restaurant serving casual comfort food. The premises consists of 5,682 sq. ft. with bar and restaurant with an "American Pub" concept. There is also a 700 sq. ft. outdoor deck.

Is this license application pursuant to special legislation? Yes No Chapter Acts of

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name FEIN

DBA Manager of Record

Street Address

Phone Email

Alternative Phone Website

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

5,682 sq. ft. on one floor consisting of restaurant and bar. There are a total of seven (7) rooms: 3 bathrooms, dining room/bar, kitchen, office and storage closet. There is also an approximate 700 sq. ft. outdoor deck.

Total Square Footage: <input type="text" value="6,382"/>	Number of Entrances: <input type="text" value="1"/>	Seating Capacity: <input type="text" value="180"/>
Number of Floors: <input type="text" value="1"/>	Number of Exits: <input type="text" value="4"/>	Occupancy Number: <input type="text" value="200"/>

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name: Phone:

Title: Email:

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	<input type="text" value="Corporation"/>	Date of Incorporation	<input type="text" value="Sep 22, 2020"/>
State of incorporation	<input type="text" value="Massachusetts"/>	Is the Corporation publicly traded?	<input type="radio"/> Yes <input checked="" type="radio"/> No

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Glenn J. Stowers"/>	<input type="text" value="153 Washington St, E. Walpole, MA 02032"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text" value="President/Treasurer"/>	<input type="text" value="100"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input checked="" type="radio"/> Yes <input type="radio"/> No			
Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input type="radio"/> Yes <input type="radio"/> No			
Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input type="radio"/> Yes <input type="radio"/> No			
Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input type="radio"/> Yes <input type="radio"/> No			

Additional pages attached? Yes No

CRIMINAL HISTORY
 Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions. Yes No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

Yes No

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	\$36,861.00
B. Purchase Price for Business Assets	None
C. Other * (Please specify below)	\$250,000.00
D. Total Cost	\$286,861.00

*Other Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
PH Franklin, Inc.	\$36,861.00
Glenn J. Stowers	\$250,000.00
Total:	\$286,861.00

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

PH Franklin has paid the initial lease costs. Glenn J. Stowers will be providing any additional capital required from his personal assets either by way of loan to PH Franklin, Inc. or capital contribution.

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

Please indicate what you are seeking to pledge (check all that apply) License Stock Inventory

To whom is the pledge being made?

10. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name Date of Birth SSN

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen? Yes No *Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

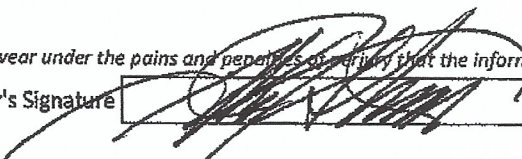
Start Date	End Date	Position	Employer	Supervisor Name
1991	present	owner	Mechanical Energy Co.	Glenn J. Stowers
1982	1991	manager	Cold Air Refrigeration	Robert Stowers

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate.

Manager's Signature  Date

11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

Yes No

If yes, please fill out section 11.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

11A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>

Name of Principal	Residential Address	SSN	DOB
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<div style="border: 1px solid black; height: 25px;"></div>	<div style="border: 1px solid black; height: 25px;"></div>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

Yes No

If yes, attach an affidavit providing the details of any and all convictions.

11B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 11A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

11F. TERMS OF AGREEMENT

- a. Does the agreement provide for termination by the licensee? Yes No
- b. Will the licensee retain control of the business finances? Yes No
- c. Does the management entity handle the payroll for the business? Yes No

d. Management Term Begin Date e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

- \$ per month/year (indicate amount)
- % of alcohol sales (indicate percentage)
- % of overall sales (indicate percentage)
- other (please explain)

ABCC Licensee Officer/LLC Manager

Management Agreement Entity Officer/LLC Manager

Signature:
 Title:
 Date:

Signature:
 Title:
 Date:

APPLICANT'S STATEMENT


I, Glenn J. Stowers the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of PH Franklin, Inc.
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: 
Title: President

Date: 10/5/20

CORPORATE VOTE

The Board of Directors or LLC Managers of Entity Name
duly voted to apply to the Licensing Authority of City/Town and the
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on Date of Meeting

For the following transactions (Check all that apply):

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/
Directors/LLC Managers
- Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other
- Change of DBA

"VOTED: To authorize Name of Person


to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

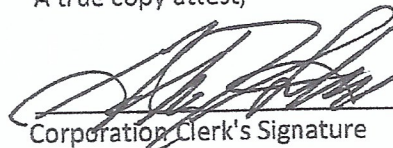
A true copy attest,


Corporate Officer / LLC Manager Signature


(Print Name)

For Corporations ONLY

A true copy attest,


Corporation Clerk's Signature


(Print Name)



JEAN M. LORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>	<input type="text"/>	LICENSEE NAME:	PH Franklin Inc	CITY/TOWN:	Franklin MA
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APPLICANT INFORMATION

LAST NAME:	Stowers	FIRST NAME:	Glenn	MIDDLE NAME:	Joseph
MAIDEN NAME OR ALIAS (IF APPLICABLE):	<input type="text"/>	PLACE OF BIRTH:	<input type="text"/>		
DATE OF BIRTH:	<input type="text"/>	SSN:	<input type="text"/>	ID THEFT INDEX PIN (IF APPLICABLE):	<input type="text"/>
MOTHER'S MAIDEN NAME:	<input type="text"/>	DRIVER'S LICENSE #:	<input type="text"/>	STATE LIC. ISSUED:	<input type="text"/>
GENDER:	MALE	HEIGHT:	<input type="text"/>	WEIGHT:	<input type="text"/>
			<input type="text"/>	EYE COLOR:	<input type="text"/>
CURRENT ADDRESS:	<input type="text"/>				
CITY/TOWN:	<input type="text"/>	STATE:	MA	ZIP:	<input type="text"/>
FORMER ADDRESS:	<input type="text"/>				
CITY/TOWN:	<input type="text"/>	STATE:	MA	ZIP:	<input type="text"/>

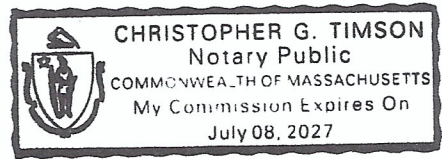
PRINT AND SIGN

PRINTED NAME:	Glenn J Stowers	APPLICANT/EMPLOYEE SIGNATURE:	
---------------	-----------------	-------------------------------	--

NOTARY INFORMATION

On this December 22, 2020 before me, the undersigned notary public, personally appeared Glenn J. Stowers
(name of document signer), proved to me through satisfactory evidence of identification, which were known to me
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY



DIVISION USE ONLY

REQUESTED BY:	<input type="text"/>
	<small>SIGNATURE OF CORI-AUTHORIZED EMPLOYEE</small>

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4614.

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email.



Transaction Processed Successfully.

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	PH Franklin Inc	\$200.00
		\$200.00

Total Convenience Fee: \$4.70

Date Paid: 10/7/2020 1:36:13 PM EDT

Total Amount Paid: \$204.70

Payment On Behalf Of
License Number or Business Name:
 PH Franklin Inc

Fee Type:
 FILING FEES-RETAIL

Billing Information

First Name:
 Glenn

Last Name:
 Stowers



**The Commonwealth of Massachusetts
William Francis Galvin**

Minimum Fee: \$250.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number:

ARTICLE I

The exact name of the corporation is:

PH FRANKLIN, INC.

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

TO CARRY ON A BUSINESS THAT OWNS, MANAGES, AND DEVELOPS RESTAURANTS INCLUDING FULL SERVICE RESTAURANTS AND BARS WHICH PURCHASE, PREPARE AND SELL FOOD, MALT, WINE AND LIQUOR AND TO THAT END TO DO ANY OTHER BUSINESS AND INCIDENTAL THERETO, CONNECTED THEREWITH; AND THE DOING AND PERFORMING OF ANY AND ALL ACTS OR THINGS NECESSARY, PROPER OR CONVENIENT FOR OR INCIDENTAL TO THE FURTHERANCE OF THE CARRYING OUT OF THE POWERS OR PURPOSES HEREIN MENTIONED. TO ENTER INTO AND PERFORM ALL MANNER AND KINDS OF CONTRACTS, AGREEMENTS, AND OBLIGATIONS FOR ANY LAWFUL PURPOSE BY OR WITH ANY PERSON, FIRM, ASSOCIATION, CORPORATION, FINANCIAL INSTITUTION, LENDER, OR GOVERNMENTAL DIVISION OR SUBDIVISION. TO BUY, ACQUIRE, LEASE, OR OTHERWISE ACQUIRE REAL PROPERTY AND ANY INTEREST OR RIGHT THEREIN; AND TO TREAT SUCH PROPERTY IN ANY MANNER NECESSARY, USEFUL OR ADVANTAGEOUS FOR THE PURPOSES OF THIS CORPORATION. IN GENERAL, TO HAVE AND EXERCISE ANY AND ALL POWERS THAT CORPORATIONS HAVE AND MAY EXERCISE UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS, AS THE SAME MAY BE AMENDED. TO DO ALL AND EVERYTHING NECESSARY, SUITABLE, OR PROPER FOR THE ACCOMPLISHMENT OF ANY OF THE PURPOSES, THE ATTAINMENT OF ANY OF THE OBJECTS, OR THE EXERCISE OF ANY OF THE POWERS HEREIN SET FORTH, EITHER ALONE OR IN CONJUNCTION WITH OTHER CORPORATIONS, FIRMS, OR INDIVIDUALS, AND EITHER AS PRINCIPAL OR AGENTS, AND TO DO EVERY OTHER ACT OR ACTS, THING OR THINGS, INCIDENTAL OR APPURTENANT TO OR GROWING OUT OF OR CONNECTED WITH THE ABOVE- MENTIONED OBJECTS, PURPOSE, OR POWER.

ARTICLE III

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments	Total Issued and Outstanding
----------------	--	---	---------------------------------

		<i>Num of Shares</i>	<i>Total Par Value</i>	<i>Num of Shares</i>
CNP	\$0.00000	200,000	\$0.00	101,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

"RESTRICTIONS ON TRANSFER OF SHARES OF STOCK" NO PRESENT OR FUTURE STOCKHOLDER OF THE CORPORATION OR HIS EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE SHALL ENCUMBER OR DISPOSE OF THE STOCK OF THE CORPORATION WHICH HE NOW OWNS OR MAY HEREAFTER ACQUIRE, EXCEPT AS FOLLOWS: (A) ANY STOCKHOLDER MAY TRANSFER ANY PART OR ALL OF SUCH STOCK BY TESTATE DIRECTION OR INTESTATE DISTRIBUTION AT THE TIME OF HIS DEATH TO OR FOR THE BENEFIT OF ANY PERSON OR PERSONS, OR BY GIFT TO, OR IN TRUST FOR THE BENEFIT OF HIMSELF, HIS SPOUSE, HIS PARENT OR PARENTS, OR ANY DESCENDANT OR DESCENDANTS OF HIS. IN CASE OF ANY SUCH TRANSFER, THE LEGATEES, HEIRS, NEXT OF KIN, DONEES, OR OTHER TRANSFEREES SHALL RECEIVE AND HOLD SUCH STOCK SUBJECT TO THE RESTRICTIONS ON ENCUMBRANCE AND DISPOSITIONS SET FORTH IN THIS ARTICLE FIFTH OF THE ARTICLES OF ORGANIZATION. (B) ANY STOCKHOLDER WHO DESIRES TO SELL ALL OR ANY PART OF SUCH STOCK SHALL FIRST OFFER IN WRITING SUCH STOCK FOR SALE TO THE CORPORATION AT THE SAME PRICE AND UPON THE SAME TERMS OFFERED TO SUCH STOCKHOLDER BY A BONA FIDE PROSPECTIVE PURCHASER OF SUCH SHARES. THE CORPORATION SHALL HAVE THE OPTION FOR TEN (10) DAYS AFTER ITS RECEIPT OF SUCH WRITTEN OFFER TO ACCEPT SUCH OFFER. IF, WITHIN SUCH TEN-DAY PERIOD, THE CORPORATION SHALL FAIL TO ACCEPT SUCH OFFER IN ITS ENTIRETY, ITS OPTION HEREUNDER AS TO SUCH OFFER SHALL TERMINATE. THEREUPON, THE STOCKHOLDERS SO DESIRING TO SELL ALL OR PART OF HIS STOCK SHALL MAKE THE SAME OFFER (BEING AN OFFER IN WRITING TO SELL SUCH STOCK AT THE SAME PRICE AND UPON THE SAME TERMS OFFERED TO SUCH STOCKHOLDER BY A BONA FIDE PROSPECTIVE PURCHASER OF SUCH SHARES) TO ALL OF THE OTHER THEN STOCKHOLDERS OF THE CORPORATION (AS A GROUP), AND SHALL GIVE WRITTEN NOTICE OF SUCH OFFER TO ALL OF THE OTHER THEN STOCKHOLDERS. SUCH OTHER STOCKHOLDERS SHALL HAVE THE OPTION FOR THIRTY (30) DAYS AFTER THEIR RECEIPT OF SUCH WRITTEN OFFER TO ACCEPT SUCH OFFER IN SUCH PROPORTIONS AMONG THEMSELVES AS THEY MAY AGREE, AND IF THEY DO NOT AGREE, THEN EACH SUCH STOCKHOLDER WHO DESIRES TO ACCEPT SUCH OFFER SHALL HAVE THE RIGHT TO PURCHASE SUCH A FRACTION OF SUCH SHARES OF STOCK AS IS COMPUTED AS FOLLOWS: (I) THE NUMERATOR OF THE FRACTION SHALL BE THE NUMBER CORRESPONDING TO THE NUMBER OF SHARES OF STOCK OF THE CORPORATION THEN OWNED BY SUCH STOCKHOLDER WHO DESIRES TO ACCEPT SUCH OFFER; (II) THE DENOMINATOR OF SUCH FRACTION SHALL BE THE NUMBER CORRESPONDING TO THE SUM OF ALL OF THE SHARES OF STOCK THEN OWNED BY ALL OF THE THEN STOCKHOLDERS WHO DESIRE TO ACCEPT SUCH OFFER; PROVIDED, HOWEVER, THAT NO STOCKHOLDER SHALL HAVE THE RIGHT TO PURCHASE ANY PART OF THE SHARES SO OFFERED FOR SALE UNLESS ALL OF SUCH SHARES SO OFFERED FOR SALE ARE PURCHASED, PURSUANT TO SUCH OFFER, BY ONE OR MORE OF SUCH OFFEREE STOCKHOLDERS. IF NO STOCKHOLDER OR STOCKHOLDERS EXERCISE SUCH OPTION WITHIN THE AFORESAID THIRTY-DAY PERIOD

D, THEN THE STOCKHOLDER SO DESIRING TO SELL PART OR ALL OF HIS STOCK SHALL HAVE THE RIGHT FOR A PERIOD ENDING ON THE SIXTIETH (60TH) DAY AFTER THE EXPIRATION OF THE AFORESAID THIRTY-DAY PERIOD, TO SELL SUCH STOCK TO, AND ONLY TO, THE AFORESAID BONA FIDE PROSPECTIVE PURCHASER IN THE SAME QUANTITY, AT THE SAME PRICE, AND UPON THE SAME TERMS AS WERE OFFERED TO THE OTHER STOCKHOLDERS AND/OR THE CORPORATION. UPON THE EXPIRATION OF SUCH 60-DAY PERIOD, IF SUCH STOCKHOLDER DOES NOT SELL SUCH STOCK, ALL OF THE RESTRICTIONS IMPOSED BY THIS ARTICLE FIFTH OF THE ARTICLES OF ORGANIZATION SHALL APPLY TO ALL OF THE STOCK OWNED BY SUCH STOCKHOLDER.

ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

CONTINUATION SHEET VI SPECIAL PROVISIONS ONE. ALL CORPORATE POWERS OF THE CORPORATION SHALL BE EXERCISED BY THE BOARD OF DIRECTORS EXCEPT AS OTHERWISE PROVIDED BY LAW. IN FURTHERANCE AND NOT IN LIMITATION OF THE POWERS CONFERRED BY STATUTE, THE BOARD OF DIRECTORS IS EXPRESSLY AUTHORIZED TO MAKE, AMEND OR REPEAL THE BY-LAWS OF THE CORPORATION IN WHOLE OR IN PART, EXCEPT WITH RESPECT TO ANY PROVISION THEREOF WHICH BY LAW OR THE BY-LAWS REQUIRES ACTION BY THE STOCKHOLDERS, AND SUBJECT TO THE POWER OF THE STOCKHOLDERS TO AMEND OR REPEAL ANY BY-LAW ADOPTED BY THE BOARD OF DIRECTORS. TWO. IN THE ABSENCE OF FRAUD, NO CONTRACT OR OTHER TRANSACTION OF THE CORPORATION SHALL BE AFFECTED OR INVALIDATED BY THE FACT THAT ANY OF THE DIRECTORS OF THE CORPORATION ARE IN ANY WAY INTERESTED IN OR CONNECTED WITH ANY OTHER PARTY SO SUCH CONTRACT OR TRANSACTION OR ARE THEMSELVES PARTIES TO SUCH CONTRACT OR TRANSACTION, PROVIDED THAT THE INTEREST IN ANY SUCH CONTRACT OR TRANSACTION OF ANY SUCH DIRECTOR SHALL AT THE TIME BE FULLY DISCLOSED OR OTHERWISE KNOWN TO THE BOARD OF DIRECTORS. ANY DIRECTOR OF THE CORPORATION MAY BE COUNTED IN DETERMINING THE EXISTENCE OF A QUORUM AT ANY MEETING OF THE BOARD OF DIRECTORS WHICH SHALL AUTHORIZE SUCH CONTRACT OR TRANSACTION AND MAY VOTE AND ACT UPON ANY MATTER, CONTRACT OR TRANSACTION BETWEEN THE CORPORATION AND ANY OTHER PERSON WITHOUT REGARD TO THE FACT THAT HE IS ALSO A STOCKHOLDER, DIRECTOR OR OFFICER OF, OR HAS ANY INTEREST IN, SUCH OTHER PERSON WITH THE SAME FORCE AND EFFECT AS IF HE WERE NOT SUCH A STOCKHOLDER, DIRECTOR OR OFFICER OR NOT SO INTERESTED. ANY CONTRACT OR OTHER TRANSACTION OF THE CORPORATION OR OF THE BOARD OF DIRECTORS OR OF ANY COMMITTEE THEREOF WHICH SHALL BE RATIFIED BY A MAJORITY OF THE HOLDERS OF THE ISSUED AND OUTSTANDING STOCK ENTITLED TO VOTE ANY ANNUAL MEETING OR ANY SPECIAL MEETING CALLED FOR THAT PURPOSE SHALL BE AS VALID AND AS BINDING AS THOUGH RATIFIED BY EVERY STOCKHOLDER OF THE CORPORATION, PROVIDED, HOWEVER, THAT ANY FAILURE OF THE STOCKHOLDERS TO APPROVE OR RATIFY SUCH CONTRACT OR OTHER TRANSACTION, WHEN AND IF SUBMITTED, SHALL NOT BE DEEMED IN ANY WAY TO RENDER THE SAME INVALID OR DEPRIVE THE DIRECTORS AND OFFICERS OF THEIR RIGHT TO PROCEED WITH SUCH CONTRACT OR OTHER TRANSACTION. THREE. MEETINGS OF THE STOCKHOLDERS OF THE CORPORATION MAY BE HELD ANYWHERE WITHIN THE UNITED STATES. FOUR. NO CURRENT OR FORMER DIRECTOR OF THE CORPORATION SHALL BE PERSONALLY LIABLE TO THE CORPORATION OR ITS STOCKHOLDERS FOR MONETARY DAMAGES FOR OR ARISING OUT OF A BREACH OF FIDUCIARY DUTY AS A DIRECTOR NOTWITHSTANDING ANY PROVISION OF LAW IMPOSING SUCH LIABILITY; PROVIDED, HOWEVER, THAT THE FOREGOING SHALL NOT ELIMINATE OR LIMIT THE LIABILITY OF A CURRENT OR FORMER DIRECTOR (I) FOR A BREACH OF THE DIRECTOR'S DUTY OF LOYALTY TO THE CORPORATION OR ITS STOCKHOLDERS, (II) FOR ACTS OR OMISSIONS NOT IN GOOD FAITH OR WHICH INVOLVE INTENTIONAL MISCONDUCT OR A KNOWING VIOLATION OF LAW, (III) UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 156D. OR (IV) FOR ANY TRANSACTION FROM WHICH THE DIRECT

OR DERIVED AN IMPROPER PERSONAL BENEFIT. THE FOREGOING PROVISION SHALL NOT ELIMINATE OR LIMIT THE LIABILITY OF A DIRECTOR FOR ANY ACT OR OMISSION OCCURRING PRIOR TO THE DATE UPON WHICH THE FOREGOING PROVISION BECAME EFFECTIVE. TO THE EXTENT PERMITTED BY LAW, NO AMENDMENT OR DELETION OF THE FOREGOING PROVISIONS OF THIS PARAGRAPH FOUR WHICH RESTRICTS OR LIMITS THE PROTECTION PROVIDED THEREUNDER TO CURRENT OR FORMER DIRECTORS SHALL BE EFFECTIVE WITH RESPECT TO ACTIONS AND OMISSIONS OF THE DIRECTORS OCCURRING PRIOR TO THE DATE SAID AMENDMENT OR DELETION BECAME EFFECTIVE.

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the 90th day after the articles are received for filing.

Later Effective Date: Time:

ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Name: CHRISTOPHER G. TIMSON
 No. and Street:
 City or Town:

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	GLENN J. STOWERS	
TREASURER	GLENN J. STOWERS	
SECRETARY	GLENN J. STOWERS	
DIRECTOR	GLENN J. STOWERS	

d. The fiscal year end (i.e., tax year) of the corporation:
 December

e. A brief description of the type of business in which the corporation intends to engage:
RESTAURANT AND BAR

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

No. and Street:

City or Town:

Country: USA

g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):

No. and Street:

City or Town:

Country: USA

which is

its principal office

an office of its transfer agent

an office of its secretary/assistant secretary

its registered office

Signed this 22 Day of September, 2020 at 2:58:05 PM by the incorporator(s). *(If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)*

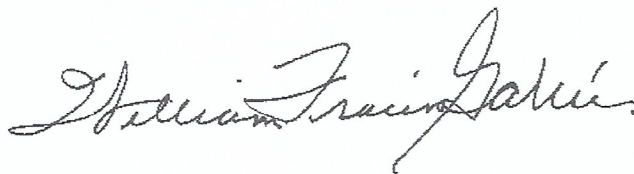
GLENN J. STOWERS, PRESIDENT

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

September 22, 2020 02:50 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

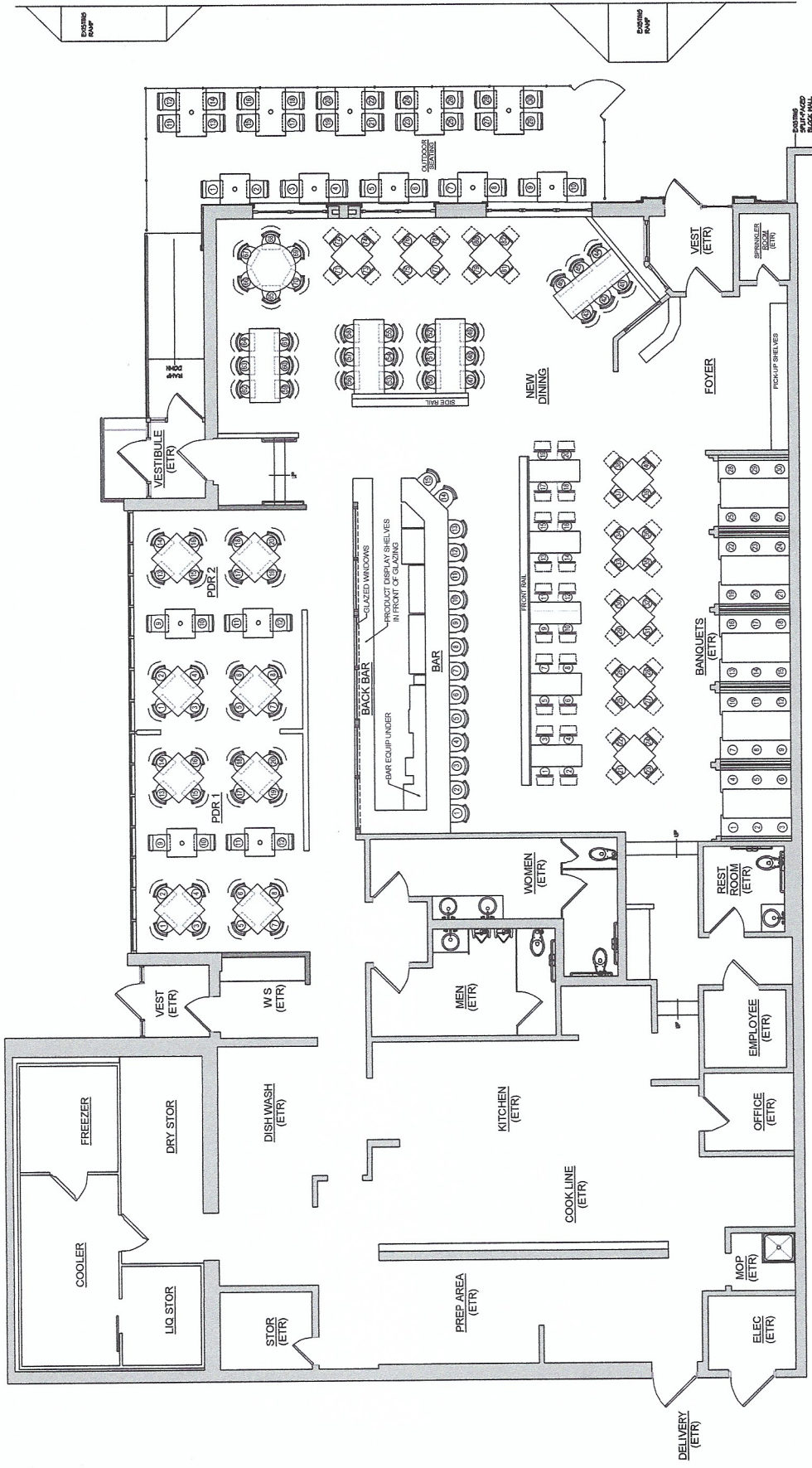
ISSUED	DATE

PERMITTING
SUBMITTAL FOR LIQUOR
LICENSE

DATE: 10/10/2020
SCALE: AS NOTED
DATE:

THE PUBLIC
HOUSE
FRANKLIN
280 FRANKLIN VILLAGE
DRIVE, FRANKLIN, MA
02038-4005

SEAT
COUNT



KEY

- EXISTING WALLS
- EXISTING HALLS TO REMAIN
- EXISTING TO REMAIN
- ETR = EXISTING
- TO REMAIN

1 LONG BAR SEAT COUNT (NO STANDING)
1/4" = 1'-0"

0 2 4 8 16 32

AREA	# OF SEATS	NOTES
PDR.1	25	25 MAX. 20 SHOWN
PDR.2	25	
BAR	15	
FREE-STANDING TABLE & CHAIRS	82	
BANQUETS (COZIES)	30	
SUB-TOTAL	177	
OUTDOORS	30	
	207	

Note: Seat Count is for the layout shown.
- It is not part of an egress calculation, and
- It does not include standing or waiting area

SHOPPING CENTER
LEASE AGREEMENT

Tenant: PH FRANKLIN, INC.

Landlord: CSC FRANKLIN VILLAGE LP

Center: FRANKLIN VILLAGE PLAZA SHOPPING CENTER

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6 (a)	Percentage Rent
6 (b)	Sales Reporting
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Exhibits:

- Exhibit A - Premises
- Exhibit B – Landlord’s Work
- Exhibit C – Exclusives and Prohibited Uses
- Exhibit D – Sign Criteria
- Exhibit D-1 – Pylon Sign
- Exhibit E – Rules and Regulations
- Exhibit F – Form of Tender of Delivery Notice

(including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing certification.

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease and exhibits thereto in duplicate, individually or through their authorized officers, agents, or attorneys-in-fact, as the case may be, causing their respective seals to be affixed hereto the day and year first above written.

WITNESS:

LANDLORD:

CSC FRANKLIN VILLAGE LP

DocuSigned by:
Karen Gerard
720C9B5A892T43B...

DocuSigned by:
Robin Zeigler
By: _____
Name: *Robin Zeigler*
Title: chief operating officer

WITNESS:

TENANT:

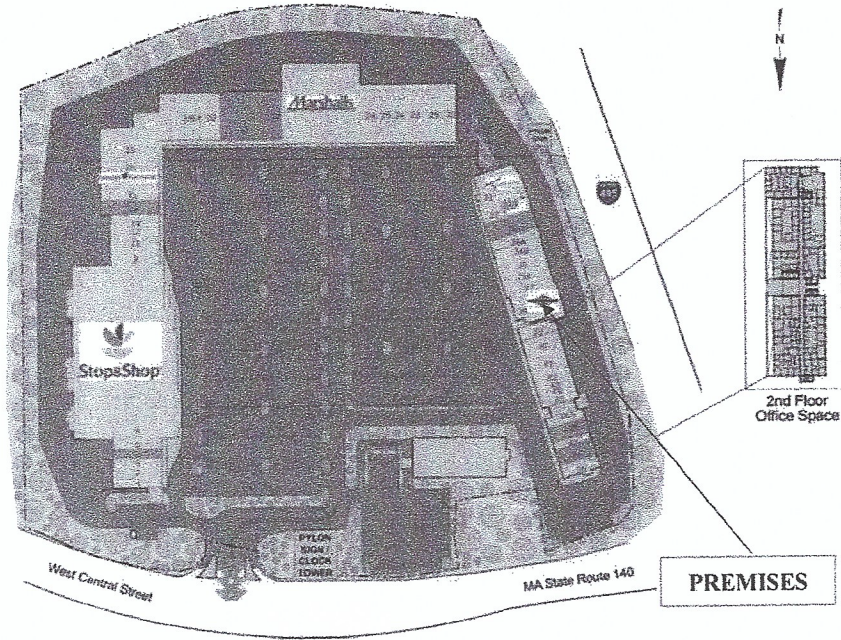
PH FRANKLIN, INC.

Carol F. Brown

By: _____
Name: *Carol F. Brown*
Title: *President.*

EXHIBIT A
PREMISES

Franklin Village Plaza - Site Plan



Note: All spaces depicted on this site plan are for general informational purposes only, and are not represented to be drawn to scale. No party shall rely upon this drawing with respect to the final location or size of spaces within the Shopping Center. Additionally, no representation is made with respect to the continuing occupancy of any tenant depicted on the site plan unless expressly contained in the body of the Lease.

EXECUTIVE SUMMARY

Glenn J Stowers

Accomplished executive with a vast and diverse history. Entrepreneurial spirit showcasing a quantified track record of results. Strengths are focused on identifying skills in others and nurturing them at all different levels of development. This has led to a career full of stability and eclectic ventures with a solid base concept. The items listed below are a representation of some events and time lines up to this point which have shaped the current approach to business.

Graduated from a Burr De Coe Vocational high school in East Brunswick NJ.
1977-1982

Only graduate to attend collage directly from the graduating class.

Completed 2 years Middlesex County college in NJ. No degree.

Completed field specific studies at North Eastern University. No degree.

Cool-It Refrigeration:

1978 through 1984

Technician

While in high school and immediately following I worked summers and breaks at the family owned refrigeration company in Cambridge MA learning mechanical skills and observing grass roots management styles.

Cold-Aire Refrigeration:

1984-1991

Technician

The family organization changed names as partners were augmented. I remained an employee and continued my root education in the mechanical disciplines. During this time I received my education on self-reliance and realized the results of work verses reward.

Building Environments Corporation:

1991-2000

Principal.

BEC (Building Environments Corp) was started as an attempt to stand out from the family organization and identify as an individual. The core concept was to lean on the things I had been taught and not hide in the wings but to gain the opportunity to implement all the things I felt were the correct directions. The largest learning curve of this initial experience was that nothing is as easy as it looks and the real path is a slow methodical, incremental approach.

I continued to focus and developed an affinity for larger clients, a comfort with this type of client was due to early teachings by my father who showed me through example that these larger groups need help just as the smaller do and that if you are interested in solving issues they will embrace the solution; resulting in a reward that is generally larger and ongoing.

EXECUTIVE SUMMARY

Glenn J Stowers

Americas Mortgage Group:

1993-1995

Partner.

As an equal principal Partner, this organization was conceived by me and two other individuals. One was an Accountant and the other was a Mortgage Broker. We devised an interesting view of the then mortgage landscape which included sourcing mortgage funding in one location and transferring it to a larger economic area thereby developing a lower income lending program for limited credit borrowers. The company grew quickly and serviced MA and NY clients. We developed two separate offices and introduced a telemarketing program which led to a robust account base. The conclusion of the organization was triggered by changing banking regulations which made the core profit center less appealing.

Clyde's Grill and Bar:

1995-2015

Manager.

A project that started with me and two other individuals, one of which had been involved in the Mortgage Group. We naively entered the restaurant business under the misconception that if you build it they will come. We quickly found that the landscape was less than inviting as we had a competitive audience that included large national and entrenched local establishments. The timing was not good but we developed a no-quit attitude and ultimately won over the clientele. One partner was dismissed after the initial 18 months which represented a difficult negotiation and has left a strong impression on my management style.

Ultimately the restaurant became one of the entrenched local establishments that still stands and services the community today. I am often approached by the original staff members and told that it was one of the more powerful and enriching times to their lives. I echo that comment.

Intercept Boat Company:

1993-2019

Crew/ Board member.

As a mechanical individual I surrounded myself with individuals who were interested in all things mechanical. Through one of these relationships a desire to develop a stronger faster sea going vehicle (Boat) was born. I was lucky to be invited to participate with a strong willed group of passionate people during this time. Due to this passion and after a lot of hard work we had conceived a workable strategy; this combined with the skill sets of each person involved created a stable and highly functioning prototype water vessel. We felt we had created an exciting and innovative approach to sea worthiness but lacked the testing education to verify our theories. Due to persistence and commitment to the cause we were granted an audience with the marine studies team at MIT. At the conclusion of testing it was established that what had been created was a craft with the lowest vertical acceleration rates in the world. This led to a variety of very interesting events which included getting involved with U.S. Naval Surface Warfare Center (NSWC) and being quantified as developing what would be deemed "The smoothest riding Boat in the world" along with many other classified result accolades. The Boat was intended for sea bound tactical insertion and extraction, Aerial deployment, and night mission delivery of assets. We worked with Navy Seal team 6 in Coronado CA and consulted with many branches of the US government including Navy, Coast Guard, Customs, and Law enforcement.

We were invited to and attended many tests and were one of the only private contractors to be granted use of the drag tanks and weather simulation annex in Carderock VA while working with NSWC. We

EXECUTIVE SUMMARY

Glenn J Stowers

were funded through Office of National Drug Control Policy (ONDCP), while demonstrating the vessel to military, law enforcement and riverine compliments throughout the country.

The vessel was/is used today in law enforcement protecting the harbors in NYC as well as Boston, as well as operating as deterrent vessels protecting American oil rigs in Nigeria, and is in development through a joint task force with Grumman and NASA to become an autonomous minesweeper.

Retail Environmental Technologies Corp:

2000-2010

Principal.

The name of the company was augmented to align better to my focus on retail store clientele. Retail Environmental Technologies Corp. ("RETEC") was focused entirely on national retail clients. The preferred profile of a client was small to mid-size box multi location national retail with 500 million in gross revenue and above. RETC provided national consulting, energy management with a strong physical presence providing self-performing service and maintenance to this same clientele.

Mechanical Energy Corporation:

2010-Present

Principal.

I refined the organization again into its current form under a new and more flexible name focused on general expansion to include local HVAC services as well as support for the robust clientele already enjoyed by the company. The new organization, Mechanical Energy Corporation superseded the Retail Environmental Technologies Corp but maintained the RETEC brand as a DBA. The RETEC team is lean and strong demonstrating the ability to maneuver quickly and use time proven methods to satisfy the most demanding of clients. We have secured such major clients as Apple, GAP, Old Navy, Victoria Secrets, H&M, Urban Outfitters, J. Jill, etc. We are recognized as a top vendor supplier by these organizations and are the top-rated vendor in our business sector year after year.

2017-Present

Gavel Public House

Consultant.

Participate in direction correction of overall business and advise managing members of strategic moves required to adhere to todays changing business environment. Assisted and advised regarding financials for day to day operations. Acted as general advisor on all process and procedures of the entity and participate in expansion plan to control seasonal sales deficiencies. All actions ultimately resulted in leveling sales lines and controlling spending, stabilizing the organization through best practice implementation.

Please feel free to contact me for any clarification or additional information as needed.

Public House

Franklin Village, Franklin, Ma

STARTERS

Bone-In or Boneless Wings

oven roasted wings or hand breaded tenders tossed in your choice of sauce, served with veggie sticks & bleu cheese dressing 12

Signature Sauces and Rubs

*buffalo *roasted garlic parmesan *sweet chili
*kung pao *honey bbq *teriyaki glaze *garlic
habañoero sriracha *salt n' vinegar *old bay spice
ragin cajun

note: additional charge for extra sauces

Poutine

golden fried tater tots topped with rich brown gravy, sharp Vermont cheddar cheese & chopped scallions 13

Buffalo Cauliflower

fresh cauliflower florets cooked till golden, tossed with our house-made buffalo sauce topped with cool buttermilk ranch, crumbled bleu cheese & chopped scallions 14

New Zealand Lamb Lollipops

grilled medium rare & served over our house-made mint chimichurri 15

Skillet Nachos

crispy tri colored tortilla chips topped with house-made queso, melted cheddar, sliced jalapeños, roasted corn salsa, guacamole, sour cream & chopped scallions 14
pork carnitas 4 buffalo chicken 4
roasted cauliflower 4 shrimp 5

Father Bill's Potstickers

Asian style pork dumplings, cooked till golden & served with sesame-ginger dipping sauce 12

Hummus Plate

fresh house made hummus, tabouli, cucumber-garlic tzatziki, & olive tapenade served with warm pita bread & veggie sticks 14

Steak and Cheese Rolls

grilled steak wrapped with a four cheese blend in a crispy wonton, fried till golden brown served with chipotle aioli & black beans salsa 14

Sweet Chili Calamari

lightly breaded, fried till crispy and served with cilantro cabbage, pineapple mango salsa & sweet chili sauce 15

Asian Lettuce Wraps

Thai peanut satay chicken served with fresh lettuce wraps, chilled Asian noodles, carrots, cucumbers, cabbage & trio of dipping sauces 14

Twin Crab Cakes

two pan seared house-made crab cakes served over roasted creamed corn, onions & peppers 15

Bacan Wrapped Scallops

fresh Chatham scallops wrapped in smoked bacon served with chipotle BBQ dipping sauce 14

SOUPS

New England Clam Chowder

thick, creamy Cape Cod style chowder loaded with fresh chopped clams, potatoes and fresh herbs
cup 5 bowl 7

Onion Soup Gratin

slow simmered sweet onions in rich beef stock with house baked croutons and melted Swiss cheese 7

Soup of The Day

ask your server 7

HAND CRAFTED SALADS

The House Salad

fresh mixed greens topped with chopped garden veggies, house baked croutons & your choice of dressing 12

Gavel Caesar

crisp romaine lettuce tossed with savory caesar dressing, Parmesan cheese & house baked croutons.
served in our one of a kind edible Parmesan cheese bowl 15

Roasted Beet & Goat Cheese

fresh mixed greens topped with oven roasted beets, crumbled goat cheese, crispy fried shallots & a balsamic drizzle 15

West Coast

crisp romaine lettuce topped with tomatoes, cucumbers, red onions, bacon & avocado served in a freshly fried tortilla bowl 14

Athenos Salad

crisp chopped romaine lettuce topped with cherry tomatoes, cucumbers, red onions, pepperoncinis, kalamata olives, feta cheese & creamy Greek dressing 14

Asian Noodle Salad

fresh mixed greens topped with Asian noodles, chopped garden veggies, crispy wonton strips & sesame ginger dressing 14

Harvest Salad

fresh baby spinach topped with cherry tomatoes, red onions, diced avocado, dried cranberries, walnuts, bleu cheese & apple-cider vinaigrette 14

Add to any salad

grilled chicken 4 buffalo chicken 4
roasted cauliflower 4 grilled steak tips 6
grilled shrimp 6 seared Cape Cod scallops 7

MEXICAN STREET TACOS

served on your choice of three warm tortillas or lettuce wraps with roasted corn salsa, cilantro slaw & zesty chipotle-lime aioli. red beans n' rice and grilled Mexican street corn on the side

Pork Carnitas

tender slow roasted pork marinated in garlic & jalapeños 18

I.P.A. Battered Haddock

fresh local haddock beer battered & cooked till golden 19

Carne Asada

tender skirt steak grilled with sea salt & lime juice 19

Santa Fe Shrimp

flash sauteed wild gulf shrimp with cajun spices 19

Short Rib

oven roasted short ribs 18

Cajun Salmon

grilled cajun salmon with mango salsa served with jasmine rice 18

ENTREES

Mac n' Cheese

tender cavatappi pasta tossed with our three cheese sauce, baked till bubbly with cheddar cheese & toasted bread crumbs 15

buffalo chicken 3 bbq pulled pork 3 ground beef & bacon 3

SoCal Rice Bowl

a huge bowl of our Spanish red beans n' rice topped with marinated cajun chicken, roasted corn salsa, grilled jalapeños, cheddar cheese, guacamole & chipotle aioli served with three warm tortillas 18

Chef Luis's Chipotle BBQ Ribs

slow oven roasted marinated pork ribs served with french fries and cole slaw 19

Chicken Florentine

baked with a creamy garlic sauce served over sauteed spinach, cherry tomatoes & served with your choice of two sides 18

Gavel Steak Tips

our house marinated black angus sirloin tips, grilled to your liking served with your choice of two sides 20

Seafood Mac N' Cheese

your choice of fresh Maine lobster meat or roasted garlic shrimp with tender cavatappi pasta, tossed in our creamy three cheese sauce with baby spinach, diced tomato & fresh mozzarella finished with a balsamic glaze drizzle 24

Cottage Pub Pie

lean ground sirloin, simmered in stout spiked gravy with celery, carrots, onions & corn. topped with golden mashed potato crust & cheddar cheese 24

Grilled Stir Fry

your choice of steak or chicken sauteed in a savory teriyaki sauce with peppers & onions served over jasmine rice with your choice of one side 20

Fish & Chips

I.P.A. battered local haddock cooked till golden served over a bed of fries with cole slaw & tartar sauce 18

Gavel Turkey Tips

bourbon marinated turkey tips grilled to perfection & served with your choice of two sides 18

Bourbon Roasted Scallops

fresh Chatham scallops oven roasted in a cast iron skillet with fire roasted peppers, onions & our signature bourbon sauce served with your choice of two sides 22

Little Neck Linguine

little neck clams sauteed in garlic butter, white wine, fresh scallions, crushed red pepper & Parmesan cheese served over linguine 20

Balsamic Roasted Salmon

balsamic & garlic marinated salmon filet oven roasted and topped with fresh heirloom tomato-basil salad, served with your choice of two sides 20

SANDWICHES & WRAPS

all sandwiches served with your choice of one side

Steak Tip Sandwich

shaved steak with peppers, onions & mushrooms topped with American cheese served on a toasted sub roll 14

Caprese Sandwich

grilled chicken served on Texas toast with fresh mozzarella, sliced tomato, herbed mayo & drizzled with a balsamic glaze 14

Pastrami Reuben

shaved angus pastrami grilled on thick marble rye with Swiss cheese, sauerkraut & thousand island sauce 14

Patty Melt

our prime steak burger on thick Texas toast with sharp Vermont cheddar & bacon-onion marmalade 14

Asian Noodle Wrap

teriyaki grilled chicken, chilled Asian noodles, cucumbers & mixed greens wrapped in a flour tortilla with sesame ginger sauce 14

Chicken Ceasar Wrap

your choice of grilled or crispy chicken wrapped in a flour tortilla with romaine lettuce, caesar dressing, Parmesan cheese & croutons 14

Turkey Club

slow roasted shaved turkey served on texas toast with herbed mayo, lettuce, tomato, & smoked bacon 14

Alert your server to any allergies or dietary needs.

BURGERS

8oz prime steak burgers grilled to your liking served on a toasted bun with your choice of a side. all can be substituted with turkey or veggie burger

The House Burger

Vermont sharp cheddar, applewood smoked bacon & our zesty chipotle campfire sauce 14

Backyard Burger

melted American cheese, lettuce, tomato, red onion & house made spicy pickle 14

Chimichurri Burger

white cheddar cheese, roasted onion, peppers, and mint chimichurri sauce 14

Fire and Ice Burger

bleu cheese, applewood smoked bacon & garlic habanero sriracha sauce 14

Crab Rangoon Burger

a blend of cream cheese & crab meat finished with a sweet chili sauce 15

GRILLED PUB PIZZA

Tre Formaggi

savory san marazano tomato sauce with three cheese blend 14
pepperoni 2 grilled chicken 4
steak tips 4

Chicken Bacon Ranch

grilled chicken, crumbled applewood smoked bacon, buttermilk ranch & chopped scallions 14

C.B.A

homemade alfredo sauce topped with cheese, oven roasted chicken & fresh broccoli 15

Crab Rangoon

savory blend of cream cheese, crab meat, chopped chives & cheddar-mozzarella cheese blend topped with sweet chili sauce 15

SIGNATURE SIDES

*tater tots

*french fries

*onion rings

*sweet potato fries

*steamed broccoli

*cole slaw

*red beans n' rice

*adobo roasted

cauliflower

*garden salad

*caesar salad

*veg of the day

*yukon whipped potatoes

*Jasmine rice



CERTIFICATE OF COMPLIANCE WITH STATE LAWS

Pursuant to M.G.L Chapter 62C, Sec 49A, and M.G.L. Ch. 151A, Section 19A, the undersigned acting on behalf on the License Holder, certifies under the penalty of perjury that, to the best of the undersign's knowledge and belief, the License Holder is in compliance with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support*.

PH Franklin Inc. [Signature]
** Signature of Individual or Corporate License Holder (Mandatory)

*** License Holder's Social Security Number/or Federal Identification Number

By: Clay Stowers Date: 10-8-20
Corporate Officer
(Mandatory, if applicable)

*The provision in the Attestation of relating to child support applies only when the License Holder is an individual.

**Approval of or a renewal of a license will not be granted unless this certification clause is signed by the applicant. For all corporations, a certified copy of the vote of the Board of Directors must be provided.

*** Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a license or other agreement issued, renewed or extended. This request is made under the authority of Massachusetts General Laws, Chapter 62C, section 49A.



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 1 Congress Street, Suite 100
 Boston, MA 02114-2017
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses.
 TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Business/Organization Name: PH Franklin Inc

Address: 153 Washington St

City/State/Zip: East Walpole Ma 02032

Phone #: _____

<p>Are you an employer? Check the appropriate box:</p> <p>1. <input checked="" type="checkbox"/> I am a employer with <u>1</u> employees (full and/ or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]</p> <p>3. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**</p> <p>4. <input type="checkbox"/> We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]</p>	<p>Business Type (required):</p> <p>5. <input type="checkbox"/> Retail</p> <p>6. <input checked="" type="checkbox"/> Restaurant/Bar/Eating Establishment</p> <p>7. <input type="checkbox"/> Office and/or Sales (incl. real estate, auto, etc.)</p> <p>8. <input type="checkbox"/> Non-profit</p> <p>9. <input type="checkbox"/> Entertainment</p> <p>10. <input type="checkbox"/> Manufacturing</p> <p>11. <input type="checkbox"/> Health Care</p> <p>12. <input type="checkbox"/> Other _____</p>
---	---

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: General Casualty Insurance company

Insurer's Address: 1 General Drive

City/State/Zip: _____

Policy # or Self-ins. Lic. # _____

Expiration Date: 12/07/2021

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____

Date: 12/9/20

Phone #: 617-908-4276

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office
 6. Other _____

Contact Person: _____ Phone #: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/09/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Northwood Ins. Agency, Inc. P.O. Box 187 Northborough, MA 01532	CONTACT NAME: Matt Paharik	
	PHONE (A/C, No, Ext):	
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: General Casualty Insurance Co.		
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER. <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO JECT <input type="checkbox"/> LOC OTHER:		BBP00017300 \$1 MILL/ \$2MILL	12/07/2020 12/07/2020	12/07/2021 12/07/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$		BUM0008679	12/07/2020	12/07/2021	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y N/A	BWC00017301	12/07/2020	12/07/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Liquor Liability Coverage: \$1,000,000 Common Cause - \$2,000,000 Aggregate
Premises: The Public House - 280 Franklin Village Drive, Franklin, MA 02038

CERTIFICATE HOLDER TOWNFR1 Town of Franklin 355 East Central Street Franklin, MA 02038	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--



**COMMUNITY
NEWSPAPER
COMPANY**

GateHouse Media New England

Community Newspaper Co. – Legal Advertising Proof
15 Pacella Park Drive, Randolph, MA 02368 1800-624-7355
phone | 781-961-3045 fax

Order Number: CN13934213

Salesperson: Jeanie Malone

Christopher Timson

Title:	Milford Daily News Legals	Class:	
Start date:	1/6/2021 1/6/2021	Stop date:	
Insertions:	1	#Lines:	61
ag			
Price:	\$100.04		

Payment Information

Receipt#
Pmt. Type:
CC. Number: CC. Exp.:
Invoice Total: \$100.04

FRANKLIN/ Public Hearing 1/20/21

**LEGAL NOTICE
NOTICE OF PUBLIC
HEARING
FRANKLIN, MA**

**New Section 12 All Alcoholic Beverages License - PH
Franklin d/b/a Public House**

The Franklin Town Council will hold a Public Hearing on an application by PH Franklin d/b/a Public House, located at 480 Franklin Village Drive, Franklin, MA for a New All Alcoholic Beverages Restaurant License. The hearing will be held on

Wednesday, January 20th, 2021 at 7:10 PM. This hearing will provide an open forum for the discussion. This meeting will be held remotely via the "ZOOM" platform. Residents can visit the Town Website (Franklinma.gov) and click on the Town Calendar for up to date information on how to access the meeting. If you have any questions, please call the Town Administrator's Office at (508) 520-4949.

Submitted by,
Chrissy Whelton
Licensing Administrator

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

January 15, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 21-06,07,08: Street Acceptances

I am asking the Council to determine if it is in the public interest to accept the following named roads as public ways.

- Crystal Drive, Woodhaven Drive and Dena Drive;
- Skyline Drive, from Station 0+00 to Station 16+88.81, as shown on street acceptance plan and Charles Drive, from Station 0+00 to Station 12+26.96, as shown on street acceptance plan
- Baron Road, from Station 0+00 to Station 28+05.14, as shown on street acceptance plan, Cobblestone Drive and Woodstock Circle

Abutters lists and the Planning Board recommendations have also been included in this packet.

If you have any additional questions please feel free to ask.

NOTICE OF PUBLIC HEARING FRANKLIN, MA

Pursuant to Chapter 163 of the Legislative Acts of 2011, the Franklin Town Council will hold a public hearing on Wednesday evening, January 20, 2021 at 7:10 p.m. in the Council Chambers located on the second floor of the Franklin Municipal Building, 355 East Central Street, Franklin, MA to determine if it is in the public interest to accept the following named roads as public ways:

Crystal Drive; Woodhaven Drive; Dena Drive; Skyline Drive, from Station 0+00 to Station 16+88.81, as shown on street acceptance plan; Charles Drive, from Station 0+00 to Station 12+26.96, as shown on street acceptance plan; Baron Road, from Station 0+00 to Station 28+05.14, as shown on street acceptance plan; Cobblestone Drive; Woodstock Circle

NOTE: Due to ongoing COVID-19 restrictions, the public will not be permitted to physically attend; hearings will be remote/virtual for all public access and participation. Please consult the Town website (Franklinma.gov) for information and instructions for access and participation.

Please contact the Town Administrator's Office at 508-520-4949 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for a person with language barriers.

Submitted by,

*Alecia Alleyne
Licensing Administrator*

Town of Franklin



Planning Board

February 24, 2020

To The Franklin Town Council:

Re: Certification, for the Purpose of Municipal Acceptance, of
Subdivision Street Layout and Construction

Dear Council Members,

In accordance with the provisions of Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City Known as the Town of Franklin", the Franklin Planning Board hereby certifies to the Franklin Town Council that the following named roads shown on the Planning Board approved definitive subdivision plan for Cole Farm Estates Subdivision have been laid out and constructed in accordance with the Board's rules and regulations in effect at the time of the definitive plan's approval and as shown on the approved definitive plan (only the portion of each roadway on the Cole Farm Estates definitive plan):

Skyline Drive
Charles Drive

Franklin Planning Board, by:

Anthony Padula, Chairman

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

January 5, 2021

Re: Notice of Town Council Public Hearing on Accepting Skyline Drive, from Station 0+00 to Station 16+88.81, as shown on street acceptance plan and Charles Drive, from Station 0+00 to Station 12+26.96 as shown on street acceptance plan as Public Ways

Dear Resident,

As provided in Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City known as the Town of Franklin", the Franklin Town Council will hold a public hearing on Wednesday, January 20, 2021 at 7:10 p.m. in the Council Chambers located on the second floor of the Franklin Municipal Building, 355 East Central Street to determine whether it is in the public interest to accept Skyline Drive, from Station 0+00 to Station 16+88.81, as shown on street acceptance plan and Charles Drive, from Station 0+00 to Station 12+26.96 as shown on street acceptance plan as public ways. The Town's acceptance of a street as a public way is a legal requirement for the Town to perform maintenance and repair work. As an abutter, you are hereby notified that you have a right to attend the public hearing and to speak either in favor or in opposition to the Town's acceptance of the named streets as public ways. Following the close of the public hearing, the Town Council will vote on an order of acceptance.

PLEASE NOTE: Due to ongoing COVID-19 restrictions, the public will not be permitted to physically attend; the Town Council meeting, including the public hearing, will be remote/virtual for all public access and participation. Please consult the Town website (Franklinma.gov) for information and instructions for access and participation.

If you have any questions, you may contact the Town Administrator's office at 508-520-4949.

Very truly yours,


Jamie Hellen
Franklin Town Administrator

JH:ce



**TOWN OF FRANKLIN
RESOLUTION 21-06**

**ORDER OF ACCEPTANCE OF
SKYLINE DRIVE AND CHARLES DRIVE AS PUBLIC WAYS
AND RELATED DRAINAGE AND UTILITY EASEMENTS**

WHEREAS, The General Court enacted Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City Known as the Town of Franklin", (hereinafter: Chapter 163), and

WHEREAS, Skyline Drive and Charles Drive are laid-out and constructed roads in a residential subdivision shown on a definitive subdivision plan known as Cole Farm Estates approved by the Town of Franklin Planning Board and recorded at Norfolk County Registry of Deeds in Plan Book 417 as Plan No. 706 of 1993,

WHEREAS, Town has fully complied with the requirements of Chapter 163 for the municipal acceptance of said roads as public ways; said compliance includes submittal of written certification and plans by the Town of Franklin Planning Board to the Franklin Town Council and the Franklin Town Council's holding of a public hearing this date, after having given prior written notice thereof to the owner of record of each property abutting the roads, as evidenced by the abutters list a true copy of which is attached hereto as "Exhibit A", and notice by newspaper publication,

NOW THEREFORE, BE IT ORDERED THAT:

1. The Town Council of the Town of Franklin determines that it is in the public interest to accept Skyline Drive and Charles Drive both shown on the above-referenced definitive subdivision plan and also shown on the street acceptance plan entitled "Street Layout and Acceptance Plan for Cole Farm Estates Skyline Drive & Charles Drive Prepared for Town of Franklin, Massachusetts" and prepared by GCG Associates, Inc., Wilmington, Massachusetts, and dated September 30, 2019 to be recorded herewith, as public ways.
2. In accordance with said determination, the Franklin Town Council hereby accepts the following roads shown on said street acceptance plan as public ways with the fee ownership thereof to vest in Town:

Skyline Drive from Station 0+00 to Station 16+88.81, as shown on above-referenced street acceptance plan

Charles Drive from Station 0+00 to Station 12+26.96, as shown on above-referenced street acceptance plan

Together with ownership of the following drainage and utility easement shown on above-referenced street acceptance plans:

Drainage Easements:

Across rear portions of Lots 19, 20, 21 and 22

Utility Easement:

Twenty-foot wide sewer easement between Lots 5 and 6

3. The Franklin Town Council directs that a true copy of this Order of Acceptance, together with the original above-referenced street acceptance plan, be recorded at Norfolk County Registry of Deeds within thirty (30) days, in accordance with the provisions of Chapter 163.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

Nancy Danello
Temporary Town Clerk

ABSENT: _____

Glenn Jones, Clerk
Franklin Town Council



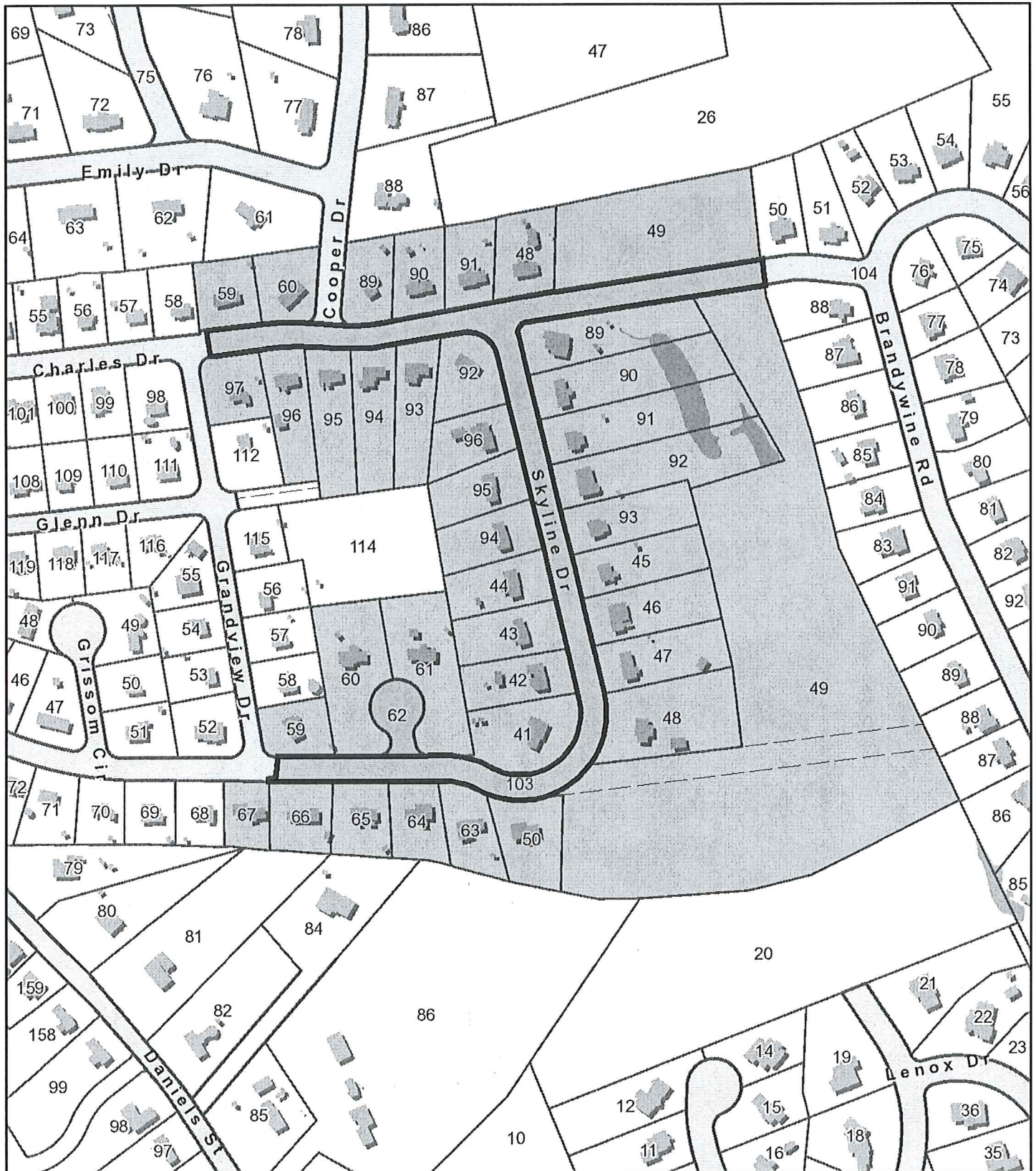
SKYLINE & CHARLES ABUTTERS TO 216-103-000-000

Franklin, MA

1 inch = 300 Feet



January 3, 2021



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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Subject Property:

Parcel Number: 216-103-000
CAMA Number: 216-103-000-000
Property Address: CHARLES DR

Mailing Address: COBBLESTONE BUILDERS INC
PO BOX 1990
N FALMOUTH, MA 02556

Abutters:

Parcel Number: 215-059-000
CAMA Number: 215-059-000-000
Property Address: 30 CHARLES DR

Mailing Address: SOLARI DAVID C KURJANOWICZ LAURA
30 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-060-000
CAMA Number: 215-060-000-000
Property Address: 34 CHARLES DR

Mailing Address: FORCINA CRAIG C FORCINA MICHELE L
34 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-089-000
CAMA Number: 215-089-000-000
Property Address: 38 CHARLES DR

Mailing Address: COUEY JEREMIAH S COUEY LAUREN A
38 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-090-000
CAMA Number: 215-090-000-000
Property Address: 42 CHARLES DR

Mailing Address: GARRELS MICHAEL GARRELS SUSAN
42 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-091-000
CAMA Number: 215-091-000-000
Property Address: 46 CHARLES DR

Mailing Address: RICHARDSON SUSAN L TR SUSAN L
RICHARDSON REV TRUST
46 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-092-000
CAMA Number: 215-092-000-000
Property Address: 47 CHARLES DR

Mailing Address: KILLIANY ROBERT P TOPPER LAURA E
47 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-093-000
CAMA Number: 215-093-000-000
Property Address: 43 CHARLES DR

Mailing Address: COOPER TODD M COOPER KERRI A
43 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-094-000
CAMA Number: 215-094-000-000
Property Address: 39 CHARLES DR

Mailing Address: ST. GERMAIN JEFFREY C
RAMCHARITAR BINA
39 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-095-000
CAMA Number: 215-095-000-000
Property Address: 35 CHARLES DR

Mailing Address: WEAVER WILLIAM E WEAVER ANN-
MARIE
35 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-096-000
CAMA Number: 215-096-000-000
Property Address: 31 CHARLES DR

Mailing Address: O'NEIL CHRISTOPHER B O'NEIL MOLLY
C
31 CHARLES DR
FRANKLIN, MA 02038



www.cai-tech.com

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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 215-097-000 CAMA Number: 215-097-000-000 Property Address: 13 GRANDVIEW DR	Mailing Address: COLLINS MONICA C COLLINS MARCUS A 13 GRANDVIEW DR FRANKLIN, MA 02038
Parcel Number: 216-048-000 CAMA Number: 216-048-000-000 Property Address: 50 CHARLES DR	Mailing Address: RIZZOLO MICHAEL S RIZZOLO CAROL LYNN 50 CHARLES DR FRANKLIN, MA 02038
Parcel Number: 216-049-000 CAMA Number: 216-049-000-000 Property Address: CHARLES DR	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 216-089-000 CAMA Number: 216-089-000-000 Property Address: 87 SKYLINE DR	Mailing Address: HALL JEFFREY A HALL LAURA R 87 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 216-090-000 CAMA Number: 216-090-000-000 Property Address: 83 SKYLINE DR	Mailing Address: O'NEIL COLLEEN R 83 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 216-091-000 CAMA Number: 216-091-000-000 Property Address: 79 SKYLINE DR	Mailing Address: THIBEAULT EDWARD V THIBEAULT KAREN A 79 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 216-092-000 CAMA Number: 216-092-000-000 Property Address: 75 SKYLINE DR	Mailing Address: CARLE ANDREW S CARLE SUSAN M 75 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 216-093-000 CAMA Number: 216-093-000-000 Property Address: 71 SKYLINE DR	Mailing Address: JONES HENRY N COLAHAN CAITLIN P 71 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 216-094-000 CAMA Number: 216-094-000-000 Property Address: 76 SKYLINE DR	Mailing Address: HISS JOHN HISS BARBARA 76 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 216-095-000 CAMA Number: 216-095-000-000 Property Address: 80 SKYLINE DR	Mailing Address: MACKECHNIE MATTHEW J MACKECHNIE ANDREA L 80 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 216-096-000 CAMA Number: 216-096-000-000 Property Address: 84 SKYLINE DR	Mailing Address: STINEHOUR AMY A TR MARK W STINEHOUR FAMILY TRUST 84 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 216-103-000 CAMA Number: 216-103-000-000 Property Address: CHARLES DR	Mailing Address: COBBLESTONE BUILDERS INC PO BOX 1990 N FALMOUTH, MA 02556



www.cai-tech.com

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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 218-041-000 CAMA Number: 218-041-000-000 Property Address: 48 SKYLINE DR	Mailing Address: GOLLER STEVEN D GOLLER PAMELA S 48 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 218-042-000 CAMA Number: 218-042-000-000 Property Address: 60 SKYLINE DR	Mailing Address: SEBELL JASON M SEBELL DEENA J 60 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 218-043-000 CAMA Number: 218-043-000-000 Property Address: 64 SKYLINE DR	Mailing Address: FOSTER SEAN GIBSON CAROLINE 64 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 218-044-000 CAMA Number: 218-044-000-000 Property Address: 72 SKYLINE DR	Mailing Address: FREILICH STEVEN P FREILICH SARA B 72 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 218-045-000 CAMA Number: 218-045-000-000 Property Address: 67 SKYLINE DR	Mailing Address: LABELLA MICHAEL LABELLA DIANE P 67 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 218-046-000 CAMA Number: 218-046-000-000 Property Address: 63 SKYLINE DR	Mailing Address: ALARIE JAMES R ALARIE PATRICIA G 63 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 218-047-000 CAMA Number: 218-047-000-000 Property Address: 59 SKYLINE DR	Mailing Address: SILVERMAN DAVID M 59 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 218-048-000 CAMA Number: 218-048-000-000 Property Address: 55 SKYLINE DR	Mailing Address: COVARRUBIAS LEONARDO TR COVARRUBIAS FAMILY REV TRUST G 55 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 218-049-000 CAMA Number: 218-049-000-000 Property Address: SKYLINE DR	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 218-050-000 CAMA Number: 218-050-000-000 Property Address: 49 SKYLINE DR	Mailing Address: BRAUNSTEIN JAMES L SHERIDAN MARY 49 SKYLINE DR FRANKLIN, MA 02038
Parcel Number: 219-059-000 CAMA Number: 219-059-000-000 Property Address: 1 GRANDVIEW DR	Mailing Address: STULA ANTHONY J 1 GRANDVIEW DR FRANKLIN, MA 02038
Parcel Number: 219-060-000 CAMA Number: 219-060-000-000 Property Address: 42 SKYLINE DR	Mailing Address: CLEMENTS BRYAN C CLEMENTS LORI A 42 SKYLINE DR FRANKLIN, MA 02038



www.cai-tech.com

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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 219-061-000
CAMA Number: 219-061-000-000
Property Address: 44 SKYLINE DR

Mailing Address: KINNEY HELEN G & ROBERT F TRS
HELEN G KINNEY REVOC TRUST
44 SKYLINE DR
FRANKLIN, MA 02038

Parcel Number: 219-062-000
CAMA Number: 219-062-000-000
Property Address: DOREENS WAY

Mailing Address: CLEMENTS BRYAN C & LORI A KINNEY
ROBERT F & HELEN G
42 SKYLINE DR
FRANKLIN, MA 02038

Parcel Number: 219-063-000
CAMA Number: 219-063-000-000
Property Address: 45 SKYLINE DR

Mailing Address: CAROSI CHRISTOPHER D CAROSI
KRISTI L
45 SKYLINE DR
FRANKLIN, MA 02038

Parcel Number: 219-064-000
CAMA Number: 219-064-000-000
Property Address: 43 SKYLINE DR

Mailing Address: SHAUGHNESSY WILLIAM R
SHAUGHNESSY LISA C
43 SKYLINE DRIVE
FRANKLIN, MA 02038

Parcel Number: 219-065-000
CAMA Number: 219-065-000-000
Property Address: 41 SKYLINE DR

Mailing Address: WALDRON ANITA WALDRON RAY
41 SKYLINE DR
FRANKLIN, MA 02038

Parcel Number: 219-066-000
CAMA Number: 219-066-000-000
Property Address: 39 SKYLINE DR

Mailing Address: DEVLIN JOHN R JR & SUZANNE H T THE
J & S DEVLIN FAMILY TRUST
39 SKYLINE DR
FRANKLIN, MA 02038

Parcel Number: 219-067-000
CAMA Number: 219-067-000-000
Property Address: 35 SKYLINE DR

Mailing Address: LAMARRE BRENDAN J LAMARRE EMILY
35 SKYLINE DR
FRANKLIN, MA 02038

Hermi M. Doyle, 1-3-21



www.cai-tech.com

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

Town of Franklin



Planning Board

February 24, 2020

To The Franklin Town Council:

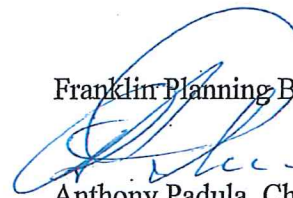
Re: Certification, for the Purpose of Municipal Acceptance, of
Subdivision Street Layout and Construction

Dear Council Members,

In accordance with the provisions of Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City Known as the Town of Franklin", the Franklin Planning Board hereby certifies to the Franklin Town Council that the following named roads shown on the Planning Board approved definitive subdivision plan for Cobblestone Woods Subdivision have been laid out and constructed in accordance with the Board's rules and regulations in effect at the time of the definitive plan's approval and as shown on the approved definitive plan:

Baron Road
Cobblestone Drive
Woodstock Circle

Franklin Planning Board, by:



Anthony Padula, Chairman

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

January 5, 2021

Re: Notice of Town Council Public Hearing on Accepting Baron Road, from Station 0+00 to Station 28+05.14, as shown on street acceptance plan, Cobblestone Drive and Woodstock Circle as Public Ways

Dear Resident,

As provided in Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City known as the Town of Franklin", the Franklin Town Council will hold a public hearing on Wednesday, January 20, 2021 at 7:10 p.m. in the Council Chambers located on the second floor of the Franklin Municipal Building, 355 East Central Street to determine whether it is in the public interest to accept Baron Road, from Station 0+00 to Station 28+05.14, as shown on street acceptance plan, Cobblestone Drive and Woodstock Circle as public ways. The Town's acceptance of a street as a public way is a legal requirement for the Town to perform maintenance and repair work. As an abutter, you are hereby notified that you have a right to attend the public hearing and to speak either in favor or in opposition to the Town's acceptance of the named streets as public ways. Following the close of the public hearing, the Town Council will vote on an order of acceptance.

PLEASE NOTE: Due to ongoing COVID-19 restrictions, the public will not be permitted to physically attend; the Town Council meeting, including the public hearing, will be remote/virtual for all public access and participation. Please consult the Town website (Franklinma.gov) for information and instructions for access and participation.

If you have any questions, you may contact the Town Administrator's office at 508-520-4949.

Very truly yours,


Jamie Hellen
Franklin Town Administrator

JH:ce



**TOWN OF FRANKLIN
RESOLUTION 21-07**

**ORDER OF ACCEPTANCE OF:
BARON ROAD, COBBLESTONE DRIVE & WOODSTOCK CIRCLE
AS PUBLIC WAYS AND RELATED DRAINAGE EASEMENTS**

- WHEREAS,** The General Court enacted Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City Known as the Town of Franklin", (hereinafter: Chapter 163), and
- WHEREAS,** Baron Road, Cobblestone Drive and Woodstock Circle are laid-out and constructed roads in a residential subdivision shown on a definitive subdivision plan known as Cobblestone Woods approved by the Town of Franklin Planning Board and recorded at Norfolk County Registry of Deeds in Plan Book 343 as Plan No. 1389 of 1986,
- WHEREAS,** Town has fully complied with the requirements of Chapter 163 for the municipal acceptance of said roads as public ways; said compliance includes submittal of written certification and plans by the Town of Franklin Planning Board to the Franklin Town Council and the Franklin Town Council's holding of a public hearing this date, after having given prior written notice thereof to the owner of record of each property abutting the roads, as evidenced by the abutters list a true copy of which is attached hereto as "Exhibit A", and notice by newspaper publication,

NOW THEREFORE, BE IT ORDERED THAT:

1. The Town Council of the Town of Franklin determines that it is in the public interest to accept Baron Road, Cobblestone Drive and Woodstock Circle all shown on the above-referenced definitive subdivision plan and also shown on the street acceptance plan entitled "Street Layout and Acceptance Plan for Cobblestone Woods Baron Rd./Cobblestone Dr./Woodstock Circle prepared for Town of Franklin, Massachusetts" prepared by GCG Associates, Inc., Wilmington, Massachusetts, and dated September 30, 2019 to be recorded herewith, as public ways.
2. In accordance with said determination, the Franklin Town Council hereby accepts the following roads shown on said street acceptance plan as public ways with the fee ownership thereof to vest in Town:

Baron Road, from Station 0+00 to Station 28+05.14, as shown on said street acceptance plan

Cobblestone Drive, for its entire length

Woodstock Circle, for its entire length

Together with ownership of the following drainage

easements shown on above-referenced street acceptance plan:

Drainage Easements

Twenty-foot wide drainage easements between Lots 19 and 20 and Lots 23 and 24 and across rear portions of Lots 19, 20 and 21

Thirty-foot wide drainage easements between Lots 28 and 29 and Lots 39 and 40 and across easterly portion of Lot 36 side and rear portions of Lot 36 side and rear portions of Lots 37 and 38, and rear portion of Lot 39

- 3. The Franklin Town Council directs that a true copy of this Order of Acceptance, together with the original above-referenced street acceptance plan, be recorded at Norfolk County Registry of Deeds within thirty (30) days, in accordance with the provisions of Chapter 163.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

**Nancy Danello
Temporary Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



BARON, COBBLESTONE & WOODSTOCK ABUTTERS TO 235-042-000-000

Franklin, MA

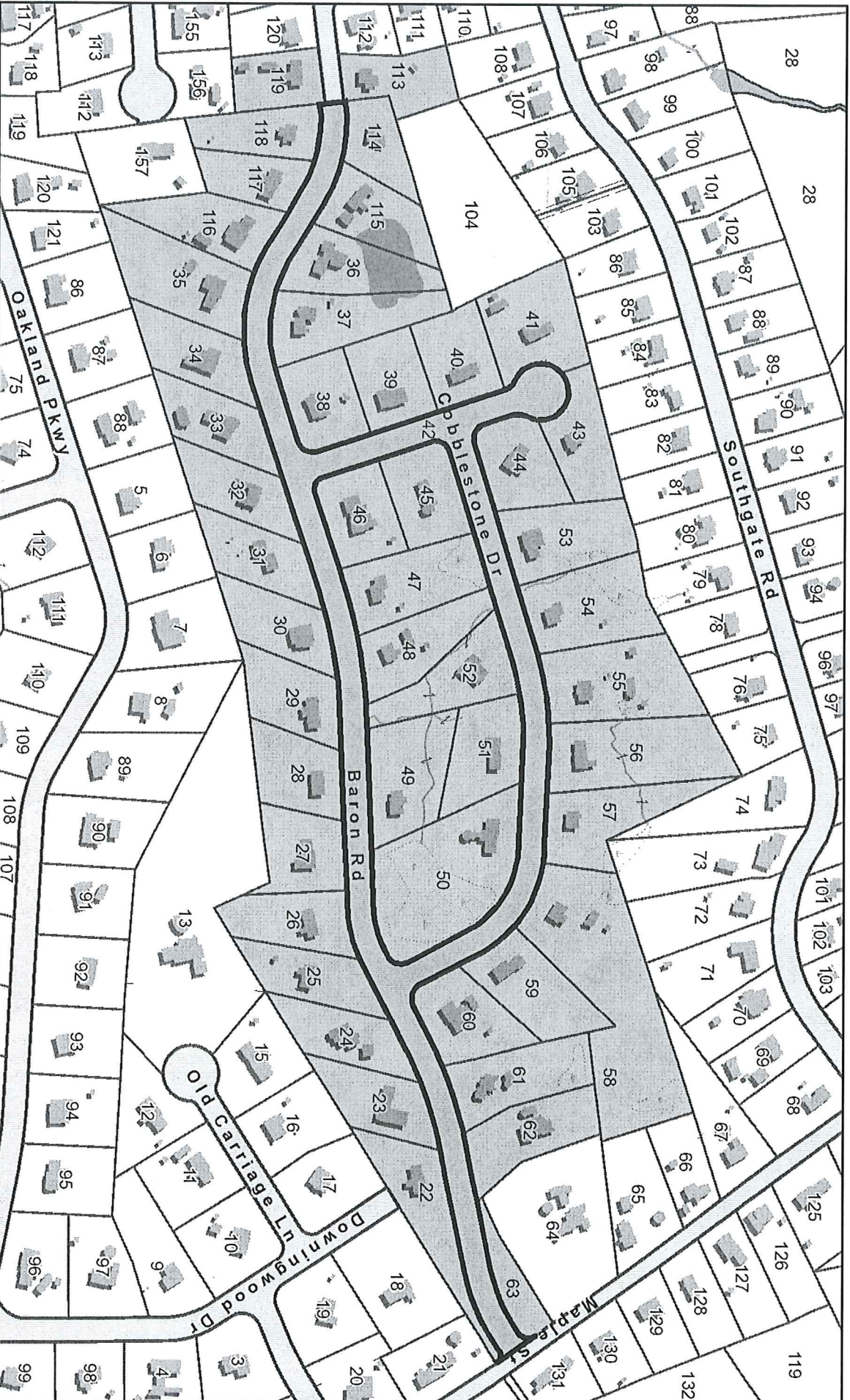
1 inch = 300 Feet



January 3, 2021



CAI Technologies
Premier Mapping & Geographic Solutions



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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Subject Property:

Parcel Number: 235-042-000
CAMA Number: 235-042-000-000
Property Address: BARON RD

Mailing Address: MARGUERITE BUILDING CORP
PO BOX 1990
N FALMOUTH, MA 02556

Abutters:

Parcel Number: 235-022-000
CAMA Number: 235-022-000-000
Property Address: 45 BARON RD

Mailing Address: CHANDLER THOMAS E CHANDLER KIM
45 BARON RD
FRANKLIN, MA 02038

Parcel Number: 235-023-000
CAMA Number: 235-023-000-000
Property Address: 43 BARON RD

Mailing Address: COHEN LONNIE COHEN CAROL A
43 BARON RD
FRANKLIN, MA 02038

Parcel Number: 235-024-000
CAMA Number: 235-024-000-000
Property Address: 41 BARON RD

Mailing Address: MARINI ROBERT C JR MARINI SANDRA
J
41 BARON RD
FRANKLIN, MA 02038

Parcel Number: 235-025-000
CAMA Number: 235-025-000-000
Property Address: 39 BARON RD

Mailing Address: TAMSETT THOMAS J TAMSETT
KATHERINE E
39 BARON RD
FRANKLIN, MA 02038

Parcel Number: 235-026-000
CAMA Number: 235-026-000-000
Property Address: 37 BARON RD

Mailing Address: YANG XIAOWEI ZHIYING LIU
37 BARON RD
FRANKLIN, MA 02038

Parcel Number: 235-027-000
CAMA Number: 235-027-000-000
Property Address: 35 BARON RD

Mailing Address: ANSELM I JOHN M ANSELM I LISA L
35 BARON RD
FRANKLIN, MA 02038

Parcel Number: 235-028-000
CAMA Number: 235-028-000-000
Property Address: 33 BARON RD

Mailing Address: RINGUETTE ROBERT E RINGUETTE
NORMA M
33 BARON RD
FRANKLIN, MA 02038

Parcel Number: 235-029-000
CAMA Number: 235-029-000-000
Property Address: 31 BARON RD

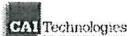
Mailing Address: GIAMPA JOSEPH L GIAMPA JOANNE E
31 BARON RD
FRANKLIN, MA 02038

Parcel Number: 235-030-000
CAMA Number: 235-030-000-000
Property Address: 29 BARON RD

Mailing Address: KANAVOS, ARTHUR W TR LEBLANC,
C/O I FRED DICENSO TRUST FRANK
65 INDUSTRIAL WAY
WILMINGTON, MA 01887

Parcel Number: 235-031-000
CAMA Number: 235-031-000-000
Property Address: 27 BARON RD

Mailing Address: NAMENSON MICHELLE PODOLSKI
WILLIAM J
27 BARON RD
FRANKLIN, MA 02038



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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 235-032-000 CAMA Number: 235-032-000-000 Property Address: 25 BARON RD	Mailing Address: FALLON DAVID J FALLON JULIE B 25 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-033-000 CAMA Number: 235-033-000-000 Property Address: 23 BARON RD	Mailing Address: LEAR KEVIN D LEAR NANCY M 23 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-034-000 CAMA Number: 235-034-000-000 Property Address: 21 BARON RD	Mailing Address: BUA JOSEPH M BUA JEAN A 21 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-035-000 CAMA Number: 235-035-000-000 Property Address: 19 BARON RD	Mailing Address: LATSHAW ROBERT F JR LATSHAW KATHLEEN H 19 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-036-000 CAMA Number: 235-036-000-000 Property Address: 18 BARON RD	Mailing Address: BENSON BRENDA L BENSON HAROLD P 18 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-037-000 CAMA Number: 235-037-000-000 Property Address: 20 BARON RD	Mailing Address: SODBINOW E S SODBINOW MARY BENNER 20 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-038-000 CAMA Number: 235-038-000-000 Property Address: 22 BARON RD	Mailing Address: LA PUMA PETER J HOULIHAN-LA PUMA KELLY A 22 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-039-000 CAMA Number: 235-039-000-000 Property Address: 4 WOODSTOCK CIR	Mailing Address: BAVAR AMIR A BAVAR JENNIFER E 4 WOODSTOCK CIR FRANKLIN, MA 02038
Parcel Number: 235-040-000 CAMA Number: 235-040-000-000 Property Address: 6 WOODSTOCK CIR	Mailing Address: DOYLE TIMOTHY J DOYLE JULIEANNE L 6 WOODSTOCK CIR FRANKLIN, MA 02038
Parcel Number: 235-041-000 CAMA Number: 235-041-000-000 Property Address: 8 WOODSTOCK CIR	Mailing Address: SWENSON THOMAS H SWENSON COLLEEN M 8 WOODSTOCK CIR FRANKLIN, MA 02038
Parcel Number: 235-042-000 CAMA Number: 235-042-000-000 Property Address: BARON RD	Mailing Address: MARGUERITE BUILDING CORP PO BOX 1990 N FALMOUTH, MA 02556
Parcel Number: 235-043-000 CAMA Number: 235-043-000-000 Property Address: 7 WOODSTOCK CIR	Mailing Address: RYAN MICHAEL A CEREGHINO LAURIE R 7 WOODSTOCK CIR FRANKLIN, MA 02038



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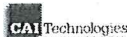
This information is believed to be correct but is subject to change and is not warranted.



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 235-044-000 CAMA Number: 235-044-000-000 Property Address: 5 WOODSTOCK CIR	Mailing Address: HADDAD JONATHAN L HADDAD PAULA J 5 WOODSTOCK CIR FRANKLIN, MA 02038
Parcel Number: 235-045-000 CAMA Number: 235-045-000-000 Property Address: 1 COBBLESTONE DR	Mailing Address: SULLIVAN CHRISTOPHER J SULLIVAN SARAH A 1 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-046-000 CAMA Number: 235-046-000-000 Property Address: 26 BARON RD	Mailing Address: CULLIE EUGENE C CULLIE THERESA A 26 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-047-000 CAMA Number: 235-047-000-000 Property Address: 28 BARON RD	Mailing Address: RICCIO ANTHONY R RICCIO ELIZABETH A 28 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-048-000 CAMA Number: 235-048-000-000 Property Address: 30 BARON RD	Mailing Address: DAVENPORT JOHN B DAVENPORT ELAINE M 30 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-049-000 CAMA Number: 235-049-000-000 Property Address: 34 BARON RD	Mailing Address: ECCHER MARK C O'DONNELL-ECCHER MYRA ELIZABET 34 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-050-000 CAMA Number: 235-050-000-000 Property Address: 15 COBBLESTONE DR	Mailing Address: PARRELLA JOHN L PARRELLA PATRICIA M 15 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-051-000 CAMA Number: 235-051-000-000 Property Address: 7 COBBLESTONE DR	Mailing Address: PACKARD NATHANIEL C PACKARD DEBRA E 7 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-052-000 CAMA Number: 235-052-000-000 Property Address: 5 COBBLESTONE DR	Mailing Address: MCNEILLIE JEFFREY C MCNEILLIE MARION T 5 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-053-000 CAMA Number: 235-053-000-000 Property Address: 4 COBBLESTONE DR	Mailing Address: FREEDMAN DAVID J FREEDMAN MARY LYNN S 4 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-054-000 CAMA Number: 235-054-000-000 Property Address: 6 COBBLESTONE DR	Mailing Address: DRAKE ROBERT W DRAKE LISA S 6 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-055-000 CAMA Number: 235-055-000-000 Property Address: 8 COBBLESTONE DR	Mailing Address: PURDON MICHAEL PURDON RACHEL 8 COBBLESTONE DR FRANKLIN, MA 02038



www.cai-tech.com

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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 235-056-000 CAMA Number: 235-056-000-000 Property Address: 10 COBBLESTONE DR	Mailing Address: DONOVAN MATTHEW W DONOVAN ANNE C 10 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-057-000 CAMA Number: 235-057-000-000 Property Address: 12 COBBLESTONE DR	Mailing Address: LIU JINSONG YANG HUA 12 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-058-000 CAMA Number: 235-058-000-000 Property Address: 14 COBBLESTONE DR	Mailing Address: GILMORE JOHN J GILMORE DEBRA A 14 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-059-000 CAMA Number: 235-059-000-000 Property Address: 16 COBBLESTONE DR	Mailing Address: HARASYMIAK ROMAN M HARASYMIAK ANDREA L 16 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-060-000 CAMA Number: 235-060-000-000 Property Address: 40 BARON RD	Mailing Address: GRIFFIN KENNETH C GRIFFIN MARILYN G 40 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-061-000 CAMA Number: 235-061-000-000 Property Address: 42 BARON RD	Mailing Address: DU TRI DU LAURA 42 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-062-000 CAMA Number: 235-062-000-000 Property Address: 44 BARON RD	Mailing Address: KERNS BYRON W KERNS KAREN Z 44 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-063-000 CAMA Number: 235-063-000-000 Property Address: BARON RD	Mailing Address: MARGUERITE BUILDING CORP PO BOX 1990 N FALMOUTH, MA 02556
Parcel Number: 236-113-000 CAMA Number: 236-113-000-000 Property Address: 10 BARON RD	Mailing Address: GASPAR TIMOTHY R GASPAR JENNIFER 10 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-114-000 CAMA Number: 236-114-000-000 Property Address: 14 BARON RD	Mailing Address: WOOD CHARLES R WOOD NANCY E 14 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-115-000 CAMA Number: 236-115-000-000 Property Address: 16 BARON RD	Mailing Address: HURLEY THOMAS R HURLEY MERYL H 16 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-116-000 CAMA Number: 236-116-000-000 Property Address: 17 BARON RD	Mailing Address: KANE JOHN V III KANE MICHELE L 17 BARON RD FRANKLIN, MA 02038



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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 236-117-000
CAMA Number: 236-117-000-000
Property Address: 15 BARON RD

Mailing Address: WHITMORE SCOTT WHITMORE
KRYSTAL
15 BARON RD
FRANKLIN, MA 02038

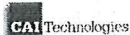
Parcel Number: 236-118-000
CAMA Number: 236-118-000-000
Property Address: 13 BARON RD

Mailing Address: BENHAM THOMAS J BENHAM CAROL
13 BARON RD
FRANKLIN, MA 02038

Parcel Number: 236-119-000
CAMA Number: 236-119-000-000
Property Address: 9 BARON RD

Mailing Address: STANDLEY DANA J STANDLEY CAMILLE
M
9 BARON RD
FRANKLIN, MA 02038

Kevin M. Doyle, 1-3-21



www.cai-tech.com

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

Town of Franklin



Planning Board

February 24, 2020

To The Franklin Town Council:

Re: Certification, for the Purpose of Municipal Acceptance, of
Subdivision Street Layout and Construction

Dear Council Members,

In accordance with the provisions of Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City Known as the Town of Franklin", the Franklin Planning Board hereby certifies to the Franklin Town Council that the following named roads shown on the Planning Board approved definitive subdivision plan for Elm Knoll Estates Subdivision have been laid out and constructed in accordance with the Board's rules and regulations in effect at the time of the definitive plan's approval and as shown on the approved definitive plan:

Crystal Drive
Woodhaven Drive
Dena Drive

Franklin Planning Board, by:


Anthony Padula, Chairman

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

January 5, 2021

Re: Notice of Town Council Public Hearing on Accepting Crystal Drive, Woodhaven Drive and Dena Drive as Public Ways

Dear Resident,

As provided in Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City known as the Town of Franklin", the Franklin Town Council will hold a public hearing on Wednesday, January 20, 2021 at 7:10 p.m. in the Council Chambers located on the second floor of the Franklin Municipal Building, 355 East Central Street to determine whether it is in the public interest to accept Crystal Drive, Woodhaven Drive and Dena Drive as public ways. The Town's acceptance of a street as a public way is a legal requirement for the Town to perform maintenance and repair work. As an abutter, you are hereby notified that you have a right to attend the public hearing and to speak either in favor or in opposition to the Town's acceptance of the named streets as public ways. Following the close of the public hearing, the Town Council will vote on an order of acceptance.

PLEASE NOTE: Due to ongoing COVID-19 restrictions, the public will not be permitted to physically attend; the Town Council meeting, including the public hearing, will be remote/virtual for all public access and participation. Please consult the Town website (Franklinma.gov) for information and instructions for access and participation.

If you have any questions, you may contact the Town Administrator's office at 508-520-4949.

Very truly yours,


Jamie Hellen
Franklin Town Administrator

JH:ce



**TOWN OF FRANKLIN
RESOLUTION 21-08**

**ORDER OF ACCEPTANCE OF:
CRYSTAL DRIVE, WOODHAVEN DRIVE AND DENA DRIVE
AS PUBLIC WAYS, AND LOT 21, DETENTION AREA LOT**

WHEREAS, The General Court enacted Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City Known as the Town of Franklin", (hereinafter: Chapter 163), and

WHEREAS, Crystal Drive, Woodhaven Drive and Dena Drive are laid-out and constructed roads in a residential subdivision shown on a definitive subdivision plan known as Elm Knoll Estates approved by the Town of Franklin Planning Board and recorded at Norfolk County Registry of Deeds as Plan No. 399 of 1987,

WHEREAS, Town has fully complied with the requirements of Chapter 163 for the municipal acceptance of said roads as public ways; said compliance includes submittal of written certification and plans by the Town of Franklin Planning Board to the Franklin Town Council and the Franklin Town Council's holding of a public hearing this date, after having given prior written notice thereof to the owner of record of each property abutting the roads, as evidenced by the abutters list a true copy of which is attached hereto as "Exhibit A", and notice by newspaper publication,

NOW THEREFORE, BE IT ORDERED THAT:

1. The Town Council of the Town of Franklin determines that it is in the public interest to accept Crystal Drive, Woodhaven Drive and Dena Drive all shown on the above-referenced definitive subdivision plan and also shown on the street acceptance plan entitled "Street Layout and Acceptance Plan for Elm Knoll Estates Crystal Dr./Woodhaven Dr./Dena Dr. prepared for Town of Franklin" prepared by GCG Associates, Inc., Wilmington, Massachusetts and dated September 30, 2019, to be recorded herewith, as public ways.
2. In accordance with said determination, the Franklin Town Council hereby accepts the following roads shown on said street acceptance plan as public ways with the fee ownership thereof to vest in Town:

Crystal Drive, for its entire length
Woodhaven Drive, for its entire length
Dena Drive, for its entire length
Together with the fee interest in related land shown on the
above-described plans: Lot 21 5.568 AC (Detention Area Lot)

3. The Franklin Town Council directs that a true copy of this Order of Acceptance, together with the original above-referenced street acceptance plan, be recorded at Norfolk County Registry of Deeds within thirty (30) days, in accordance with the provisions of Chapter 163.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

Nancy Danello
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council

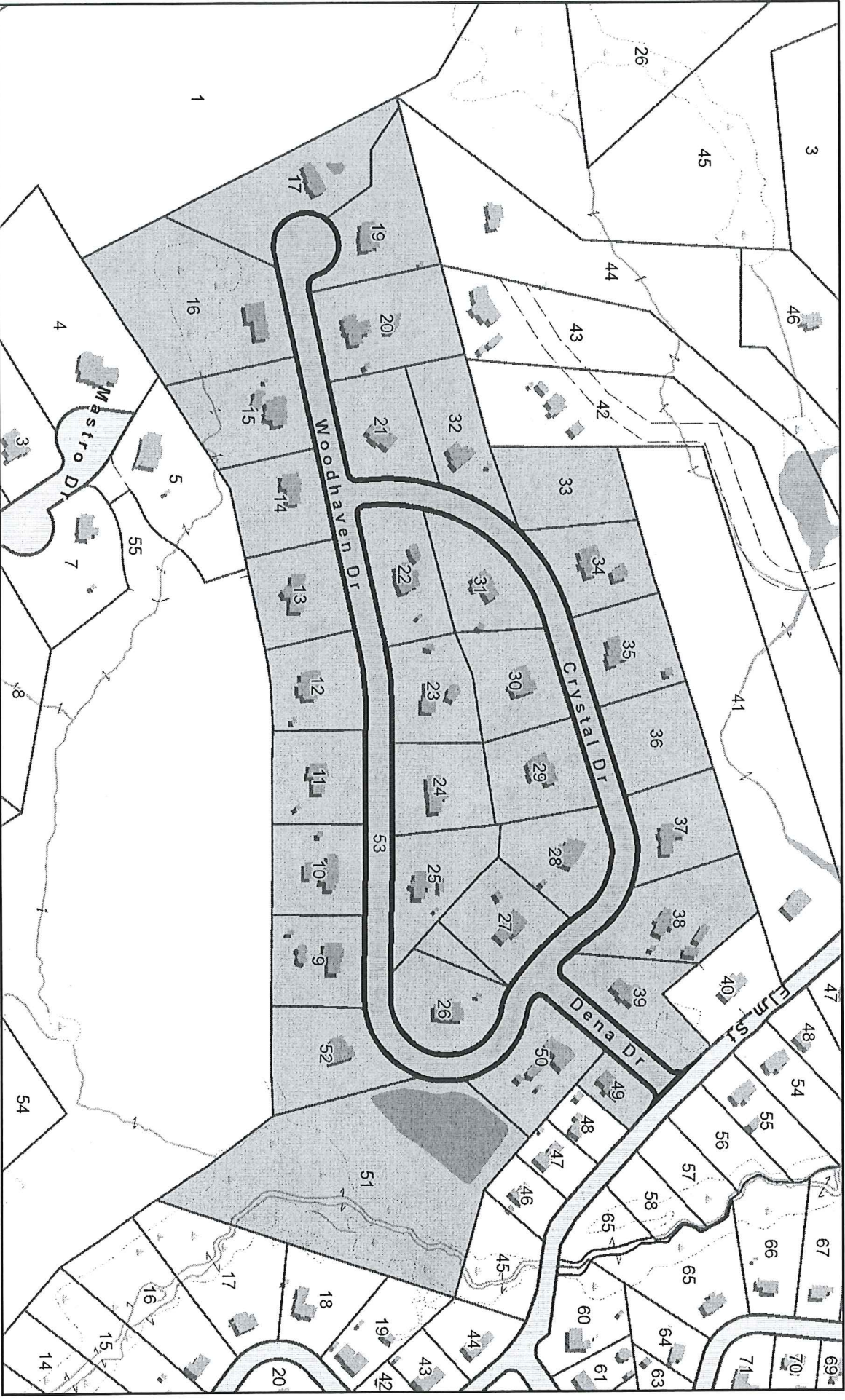


CRYSTAL, WOODHAVEN & DENA ABUTTERS TO 214-053-000-000

Franklin, MA



January 3, 2021



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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Subject Property:

Parcel Number: 214-053-000
CAMA Number: 214-053-000-000
Property Address: DENA DR

Mailing Address: C B S REALTY TRUST C/O SWEENEY III
JERPME V
1 DENA DR
FRANKLIN, MA 02038

Abutters:

Parcel Number: 213-009-000
CAMA Number: 213-009-000-000
Property Address: 8 WOODHAVEN DR

Mailing Address: MITCHELL ANNE MARIE
8 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 213-010-000
CAMA Number: 213-010-000-000
Property Address: 10 WOODHAVEN DR

Mailing Address: SWACKHAMER WESLEY D GERDONEY
MICHELLE R
10 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 213-011-000
CAMA Number: 213-011-000-000
Property Address: 12 WOODHAVEN DR

Mailing Address: PLOTKIN ARLEN NADOLNEY CORTNEY
12 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 213-012-000
CAMA Number: 213-012-000-000
Property Address: 14 WOODHAVEN DR

Mailing Address: COLLINS CAROLINE M COLLINS KEVIN
J
14 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 213-013-000
CAMA Number: 213-013-000-000
Property Address: 16 WOODHAVEN DR

Mailing Address: VOELLMICKE JOHN C
16 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 213-014-000
CAMA Number: 213-014-000-000
Property Address: 18 WOODHAVEN DR

Mailing Address: ALTOBELLI DAVID J ALTOBELLI EILEEN
M
18 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 213-015-000
CAMA Number: 213-015-000-000
Property Address: 20 WOODHAVEN DR

Mailing Address: DRINKWATER CRAIG DRINKWATER
NANCY
20 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 213-016-000
CAMA Number: 213-016-000-000
Property Address: 22 WOODHAVEN DR

Mailing Address: ZOGBY JOHN T ZOGBY MARIANNE M
22 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 213-017-000
CAMA Number: 213-017-000-000
Property Address: 24 WOODHAVEN DR

Mailing Address: OOMMEN BINU THOMAS SHEBA
24 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 213-019-000
CAMA Number: 213-019-000-000
Property Address: 23 WOODHAVEN DR

Mailing Address: MURPHY WALTER D MURPHY
ELIZABETH A
23 WOODHAVEN DR
FRANKLIN, MA 02038



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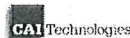
This information is believed to be correct but is subject to change and is not warranted.



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 213-020-000 CAMA Number: 213-020-000-000 Property Address: 21 WOODHAVEN DR	Mailing Address: JOHNSON JEFFREY P & YVONNE D T YVONNE D JOHNSON REV TRUST 21 WOODHAVEN DR FRANKLIN, MA 02038
Parcel Number: 213-021-000 CAMA Number: 213-021-000-000 Property Address: 19 WOODHAVEN DR	Mailing Address: BLACKEY MARK BENNETT MARLENE 19 WOODHAVEN DR FRANKLIN, MA 02038
Parcel Number: 213-022-000 CAMA Number: 213-022-000-000 Property Address: 17 WOODHAVEN DR	Mailing Address: HOEY LOUIS HOEY MEGHAN 17 WOODHAVEN DR FRANKLIN, MA 02038
Parcel Number: 213-023-000 CAMA Number: 213-023-000-000 Property Address: 15 WOODHAVEN DR	Mailing Address: COURNOYER KENNETH R COURNOYER LINDA J 15 WOODHAVEN DR FRANKLIN, MA 02038
Parcel Number: 213-024-000 CAMA Number: 213-024-000-000 Property Address: 13 WOODHAVEN DR	Mailing Address: HAGEN JAMES HAGEN MEGHANN 13 WOODHAVEN DR FRANKLIN, MA 02038
Parcel Number: 213-025-000 CAMA Number: 213-025-000-000 Property Address: 11 WOODHAVEN DR	Mailing Address: GALLAGHER JOSEPH F GALLAGHER DOROTHY J 11 WOODHAVEN DR FRANKLIN, MA 02038
Parcel Number: 213-026-000 CAMA Number: 213-026-000-000 Property Address: 3 WOODHAVEN DR	Mailing Address: DOUCETTE SETH DOUCETTE HAYLEY 3 WOODHAVEN DR FRANKLIN, MA 02038
Parcel Number: 213-026-001 CAMA Number: 213-026-001-000 Property Address: WOODHAVEN DR	Mailing Address: WINIKER JEFFREY & HEIDI C TRS MAPLE STREET REALTY TRUST 2 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-027-000 CAMA Number: 213-027-000-000 Property Address: 2 CRYSTAL DR	Mailing Address: WINIKER JEFFREY J & HEIDI C TR MAPLE LEAF REALTY TRUST 2 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-028-000 CAMA Number: 213-028-000-000 Property Address: 4 CRYSTAL DR	Mailing Address: GURNEY DOUGLAS GURNEY GEMMA 4 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-029-000 CAMA Number: 213-029-000-000 Property Address: 6 CRYSTAL DR	Mailing Address: BALAGULA ROMAN BALAGULA NATASHA 6 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-030-000 CAMA Number: 213-030-000-000 Property Address: 8 CRYSTAL DR	Mailing Address: WALSH KEVIN J WALSH SUSAN M 8 CRYSTAL DR FRANKLIN, MA 02038



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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 213-031-000 CAMA Number: 213-031-000-000 Property Address: 10 CRYSTAL DR	Mailing Address: CRISILEO JENNIFER F 10 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-032-000 CAMA Number: 213-032-000-000 Property Address: 13 CRYSTAL DR	Mailing Address: GALSTER MURRAY B GALSTER JENNA W 13 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-033-000 CAMA Number: 213-033-000-000 Property Address: CRYSTAL DR	Mailing Address: OWNER UNKNOWN FRANKLIN, MA 02038
Parcel Number: 213-034-000 CAMA Number: 213-034-000-000 Property Address: 11 CRYSTAL DR	Mailing Address: WHITE CHRIS & KATHLEEN TRS CHRIS WHITE REVOC FAMILY TRUST 11 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-035-000 CAMA Number: 213-035-000-000 Property Address: 9 CRYSTAL DR	Mailing Address: JOHNSON TOBY B JOHNSON DANIELLE C 9 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-036-000 CAMA Number: 213-036-000-000 Property Address: 7 CRYSTAL DR	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 213-037-000 CAMA Number: 213-037-000-000 Property Address: 5 CRYSTAL DR	Mailing Address: QUINN THOMAS F III QUINN CATHERINE A 5 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-038-000 CAMA Number: 213-038-000-000 Property Address: 3 CRYSTAL DR	Mailing Address: TWOMEY EDWIN TWOMEY LISA 3 CRYSTAL DR FRANKLIN, MA 02038
Parcel Number: 213-039-000 CAMA Number: 213-039-000-000 Property Address: 1 DENA DR	Mailing Address: SWEENEY III JEROME V SWEENEY MARGARET H 1 DENA DR FRANKLIN, MA 02038
Parcel Number: 214-049-000 CAMA Number: 214-049-000-000 Property Address: 2 DENA DR	Mailing Address: RAJAGOPAL RAJASEKARAN GURUSAMY PADMAPRIYA 2 DENA DR FRANKLIN, MA 02038
Parcel Number: 214-050-000 CAMA Number: 214-050-000-000 Property Address: 2 WOODHAVEN DR	Mailing Address: REAGAN PHILIP J REAGAN SARA L 2 WOODHAVEN DR FRANKLIN, MA 02038
Parcel Number: 214-051-000 CAMA Number: 214-051-000-000 Property Address: 4 WOODHAVEN DR	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038



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



1 foot Abutters List Report

Franklin, MA
January 03, 2021

Parcel Number: 214-052-000
CAMA Number: 214-052-000-000
Property Address: 6 WOODHAVEN DR

Mailing Address: ELLIOTT BERNARD E ELLIOTT
BARBARA M
6 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 214-053-000
CAMA Number: 214-053-000-000
Property Address: DENA DR

Mailing Address: C B S REALTY TRUST C/O SWEENEY III
JERPME V
1 DENA DR
FRANKLIN, MA 02038

Kevin M. Doyle, 1-3-21



www.cai-tech.com

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

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

January 15, 2021

To: Town Council
From: Jamie Hellen, Town Administrator

RE: Stormwater memo

This evening the Stormwater Ad Hoc Subcommittee of the Town Council will present its overview report of their work in 2020 on the finances of the stormwater utility implementation. Legislation for Action on the utility fee is NOT on this evening's agenda.

Attached is a memo from the DPW Director summarizing the findings of the Ad Hoc subcommittee with their recommendations, which was a unanimous vote of the subcommittee members (Councilor Hamblen, Chair; Councilor Dellorco and Councilor Jones. Councilor Earls was also a member until his resignation in the Fall.)

There is legislation for action this evening on a series of non-financial changes to the Town's Stormwater Bylaw that are now required under the permit. The DPW Director and respective staff involved in implementing the stormwater bylaws will be present to answer questions. The changes to the Town's bylaw are required and are general house cleaning and updating items. As all of you know, the Town of Franklin's stormwater bylaw was one of the first in Massachusetts, which originally focused on groundwater recharge for drinking water. Ultimately, it ended up becoming a model in the state. The efforts of the Town bylaw actually get the Town significant credits on our MS4 permit now, which will help reduce the requirements the EPA is forcing on towns due to the visionary nature of the bylaw back 15+ years ago.

If you have any additional questions please feel free to ask and we look forward to the discussion next week.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

April 8, 2020

To: Jamie Hellen, Town Administrator

Re: Stormwater Bylaw Updates

Dear Jamie,

We are requesting that the Town Council amend the Stormwater Management Bylaw Chapter 153 and the Zoning Bylaw Chapter 185 to reflect the following changes which are a requirement under the Town's MS4 Stormwater Permit issued by the EPA. We have worked with our consultant on identifying these changes to ensure the Town is in compliance with the requirements of our permit. These changes are required to be in place by July 1, 2020.

The three proposed changes under Stormwater Management Chapter 153 and one proposed change under Zoning - Chapter 185 are summarized as follows:

Section 153-7: This change adds a two-year time limit for submission of final as-built plans. Currently there is no time limit.

Section 153-12: This section requires the control of soil erosion and sediment on construction sites. Under sub-section L, language has been added to also control and prohibit discharge of other wastes such as demolition debris, discarded construction materials, and litter.

Section 153-16: This section describes the design standards which stormwater control must meet. Language has been added to include the requirements of the Town's MS4 Permit. Subsection B has also been added which spells out the specific requirements under our permit.

Section 185-31: Language has been added to the Site Plan and Design Review section which encourages the use of Low Impact Development and Green Infrastructure practices and requires they be incorporated into the site plan to the maximum extent feasible.

Again these changes are required in order for the Town to comply with our current MS4 permit. Additional similar changes are also being proposed to Subdivision of Land Bylaw Chapter 300 and the Town's Best Development Guidebook. These additional changes will be presented to the Planning Board for approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Maglio', with a long horizontal stroke extending to the right.

Michael Maglio, PE
Town Engineer

Cc: Robert Cantoreggi, Director of Public Works
Mark Cerel, Town Attorney
Bryan Taberner, Director of Planning and Community Development
Amy Love, Town Planner
Jennifer Delmore, Conservation Agent



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

257 Fisher Street
Franklin, MA 02038

January 13, 2021

Mr. Jamie Hellen, Town Administrator
Town of Franklin
355 East Central Street
Franklin, MA 02038

Re: Stormwater Utility Recommendations

Dear Jamie,

Based on discussions, thoughts, and conversations of data presented over three meetings to the Town Council Stormwater Ad-hoc Committee a vote was taken on September 9th, 2020, of said committee, to present to the full Franklin Town Council the following findings and recommendations. These findings and recommendations are needed to implement a stormwater fee and program as previously established in the Town Charter and as required by federal law under the MS4 Permit.

Set the stormwater user fee at \$18.66 per billing unit, per year: This would mean the fee for an “average single family household” (with 3 billing units) would be \$56.00 per year, and billed at \$14.00 per quarter. The fee would begin on January 1st, 2022. The public may go to this website and review their personal property, how many billing units for their land and estimate the fee impact. [Stormwater & Impervious Area Map](#).

Billing Units: The available billing units were updated and recalculated using natural rounding (after the first 1000 square feet (SF)). Some additional points:

- Properties with less than 200 SF are considered undeveloped and will not be billed a fee (as defined in the Stormwater Utility By-law, Section 153-21).
- For properties with impervious area of 200 SF to 1,499 SF, they will be assigned one billing unit.
- Since the Stormwater Utility By-law defines an individual billing unit equal to one thousand (1,000) square feet of impervious surface, each increase of 1,000 SF will increase the number of billing units by 1.

Here is an example table showing the rate structure and how billing units will be assigned:



Amount of Impervious Area (IA) on a Billable Parcel	Number of Billing Units
200 SF to 1,499 SF	1
1,500 SF to 2,499 SF	2
2,500 SF to 3,499 SF	3
3,500 SF to 4,499 SF Each additional 1000 SF range will be rounded as above.	4 - Adding one billing unit for each additional 1000 SF range.

Based on this approach, the number of available stormwater billable units would be approximately **75,000** in the entire Town.

Projected Stormwater Utility Revenue: With the billing of approximately 75,000 billing units (household, commercial and industrial), this stormwater utility fee will generate about \$1,344,497.00 annually. The cost of operating the utility includes billing, impacts of delinquencies, and a credit program, and is estimated at \$140,000 a year. Including funding of an emergency reserve of \$100,000 per year.

What this means: Not all of the Town's existing stormwater costs could be transferred from the existing Public Works operating budget (general fund) to the Stormwater Utility. But the critical expenses and expenditures would be in FY22 (attached sample budget). I feel the following services are critical to maintaining the current level of service and meeting the existing MS4 federally-mandated regulatory requirements. These expenses are recommended to be paid annually from the stormwater utility revenues (like water, sewer and trash).

Please note, if this program begins in FY22, establishing a stormwater utility will also free up operating budget capacity in FY22 and FY23 and beyond as the program transitions from the operating budget to the utility. A sample budget summary:

1. Operations and Maintenance: \$432,000

1. Catch Basin Cleaning
2. Street Sweeping
3. Storm Sewer and Culvert Maintenance & Repairs
4. BMP Maintenance
5. General Stormwater Service Expenses (gas, uniforms, safety equipment)
6. Training

2. MS4 and Other Regulatory Compliance and Enforcement: \$170,000

1. MS4 Compliance (IDDE Program, Outfall Inspections, SW Pollution Control Plans, Tracking)
2. Annual Stormwater Management Plan and Updated Permit Filings
3. Development Oversight: Stormwater Plans

4. Engineering and Planning
3. **Capital Improvements and Equipment: \$294,000**
 1. BMP Retrofits/Capital Construction
 2. Capitalized Stormwater Equipment
4. **Salaries: \$348,497**
5. **Establishment of Reserve Fund: \$100,000.** All enterprise funds have a reserve emergency fund.

Total Program Expenses to be funded from Utility Fee: \$ 1,344,497 Please see Attachment for a more comprehensive breakdown of salaries and expenses.

Credits: Establish a credit program that all property owners can apply for to reduce their utility fee up to 50%. Credits would be given to properties that have already installed recharge systems and for future projects that are installed to reduce run off and improve recharge. Rain barrels would have a simple reduction of ½ billing unit for each rain barrel with a limit of four rain barrels per property or no more than a 2 billing unit credit.

Community Assistance Program (CAP): The stormwater utility fees will be waived in full for anyone who qualifies for the CAP. In [Chapter 82 of the Town Code](#), residents would be eligible based on income levels and other governmental assistance. The eligibility will be consistent with other DPW fees, Fire Department and Recreation Department.

Program Implementation: Start the collection of funds for the stormwater utility on January 1st, 2022. This would allow funds to be available for work Fiscal Year 2023.

Public Education and Outreach: The Stormwater Division website (linked below) has been updated and maintained and will continue to be a source of educational resources. The website includes links to informational flyers, brochures, past presentations, quick facts on our MS4, a rain garden tour brochure, the Franklin Rain Barrel Program, all Franklin's stormwater management documents and a link to the Stormwater and Impervious Area story map (linked below).

This story map includes a section "My Property" in which residents can look up their individual property to assess their impervious area and will be updated frequently to ensure accuracy.

<https://storymaps.arcgis.com/stories/e45452a3047e4c83b27170a8f4f79aa5>

<https://www.franklinma.gov/stormwater-division>

Thank you,

Robert Cantoreggi
Director of Public Works

DPW STORMWATER BUDGET FY22 - DRAFT

STORMWATER SALARIES

Object	Description	Details	FY 2022 Proposed			
			Operating	Water	Sewer	Total
511010	Department Head	Wages for Department Head	43,538	\$ 10,917	\$ 9,704	\$ 64,159
511020	Stormwater Superintendent	Wages for Stormwater Superintendent	39,165			\$ 39,165
511520	Administrative Personnel	Wages for Admin. Managers	36,279	\$ 40,398	\$ 3,954	\$ 80,631
511620	Admin Assistants	Wages for Admin Assistants	22,695	\$ 36,513	\$ (12,888)	\$ 46,320
511620	Permanent Personnel	Wages for Laborers	118,222			\$ 118,222
Stormwater Salaries:			\$ 259,899	\$ 87,828	\$ 770	\$ 348,497

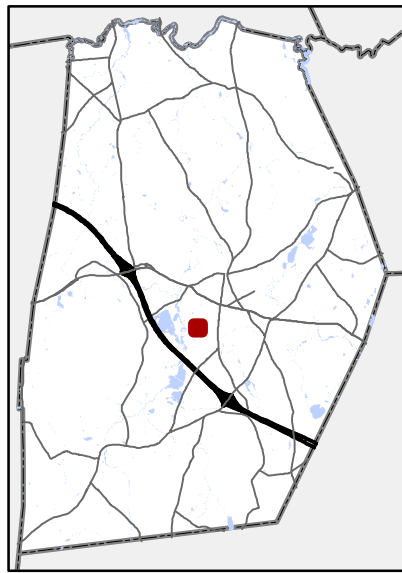
notes:

When new stormwater fund is created, salaries for staff will be reallocated to correctly charge the adjusted work load in each dept. These changes will affect the DPW Operating, Water and Sewer budgets.

Stormwater Proposed Allocations: Director 10%, Town Engineer & GIS Mgr 25%, H&G Super. & Asst Super 10%, Stormwater Super 45%, Budget Mgr 10%, Asst Town Eng, Engineering Assistant and Inspector 33%, Admin Assts 10%, 2 laborers 100%

STORMWATER EXPENSE

Object	Description	Details	FY 2022 Proposed			
			Operating	Water	Sewer	Total
524090	other contractual services	Street/parking lot sweeping	130,000			\$ 130,000
		Catch basin cleaning	150,000			\$ 150,000
		BMP maintenance and inspections	50,000			\$ 50,000
530900	Other Professional	Materials Disposal	60,000			\$ 60,000
530950	General Maintenance	Construction inspection - sediment / erosion control	30,000			\$ 30,000
530700	Architects and Engineers	Stormwater Design, troubleshooting, inspections	50,000			\$ 50,000
530950	Consulting Services	IDDE plan implementaiton	80,000			\$ 80,000
		Stormwater utility support	20,000			\$ 20,000
		Phosphorous control plan funding	5,000			\$ 5,000
		Year 3 Stormwater Management Plan	5,000			\$ 5,000
		MS4 compliance	10,000			\$ 10,000
534030	Advertising - General	Public Advertising / Educational materials,	2,000			\$ 2,000
553900	Other Equipment	Equipment Maintenance and Repair Supplies	8,000			\$ 8,000
571100	Meetings & Conferences	Training and safety classes, seminars, etc.	2,000			\$ 2,000
Stormwater Expense:			602,000			\$ 602,000
Stormwater Salary & Expense Subtotal:			\$ 861,899	\$ 87,828	\$ 770	\$ 950,497
Reserve:			\$ 100,000			\$ 100,000
	FY22 Capital Items	bmp retrofits, capital improvements, storm drain & culvert repairs and maint, equipment	\$ 294,000			\$ 294,000
Stormwater Total:			\$ 1,255,899	\$ 87,828	\$ 770	\$ 1,344,497



Location: Department of Public Works Admin Building
257 Fisher Street

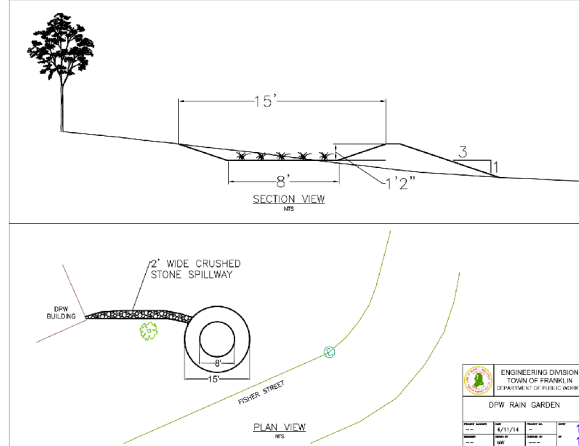


Water Source: Roof runoff captured by two down spouts.
Approxiamtely 1,600 sq ft of roof area drains to rain garden.

Rain Garden Size:
125 cu ft

Designed to hold and treat the first 1" of rainfall.

Plants:
Inkberry & Low Bush Blueberry (shrubs)
Coneflower, Iris & Asters (perennials)



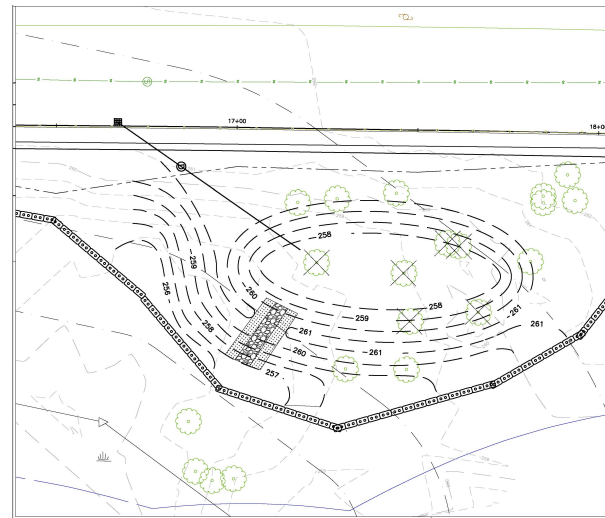
rain garden SITE #1

rain garden SITE #5



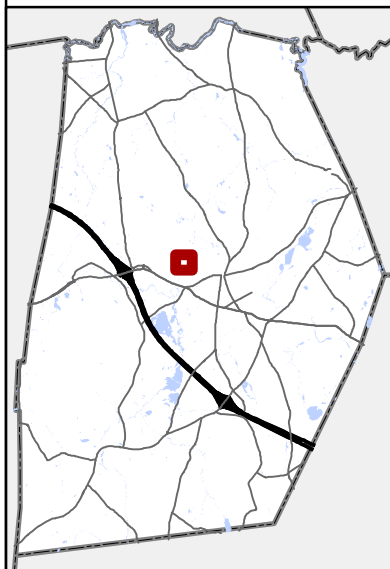
Location: Panther Way North of the Franklin Police Station

Water Source: Impervious surface (16,200 sq ft of roadway)
Stormwater flows along roadway into catchbasin and is then piped into the rain garden.

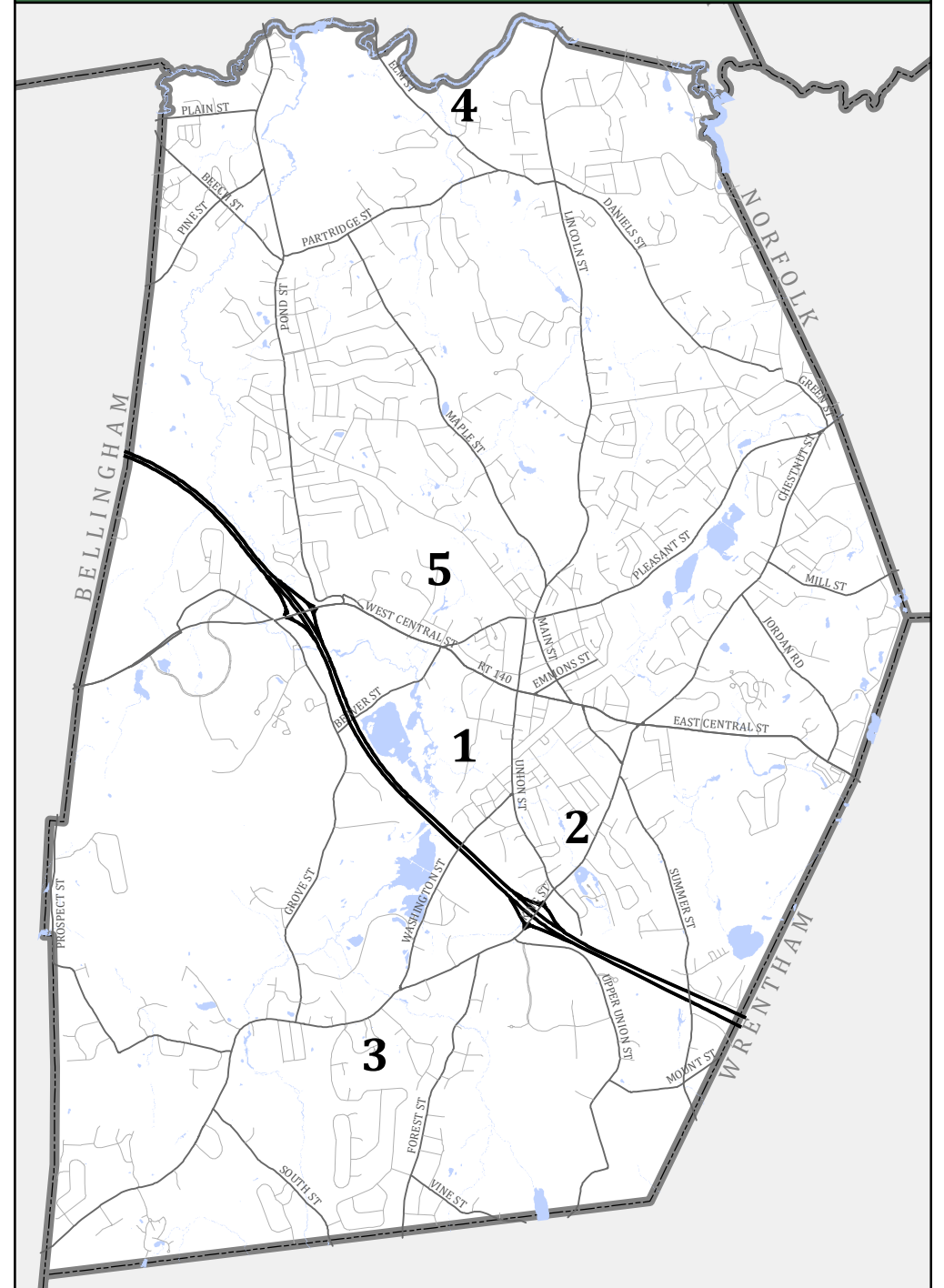


Rain Garden Size:
40,900 cu ft
Designed to hold water from a 100 year storm.

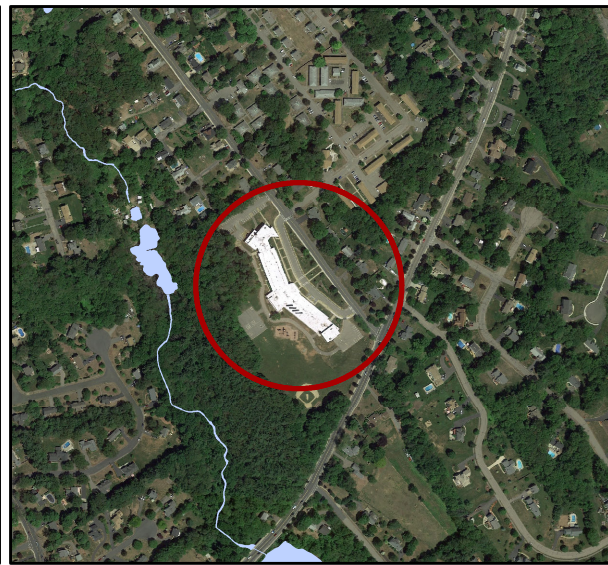
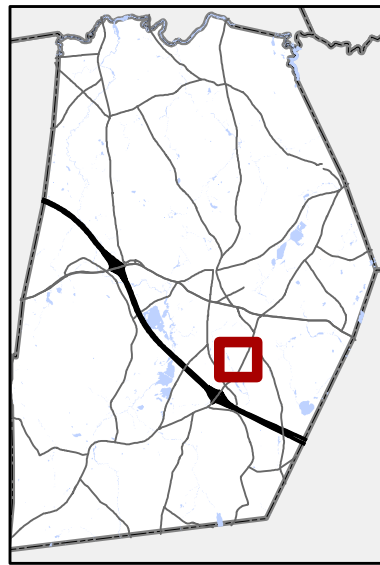
Plants:
Inkberry, Red Twig Dogwood & Bayberry (shrubs)



town of FRANKLIN



Rain Garden Tour



Location: Parmenter School
235 Wachusett Street



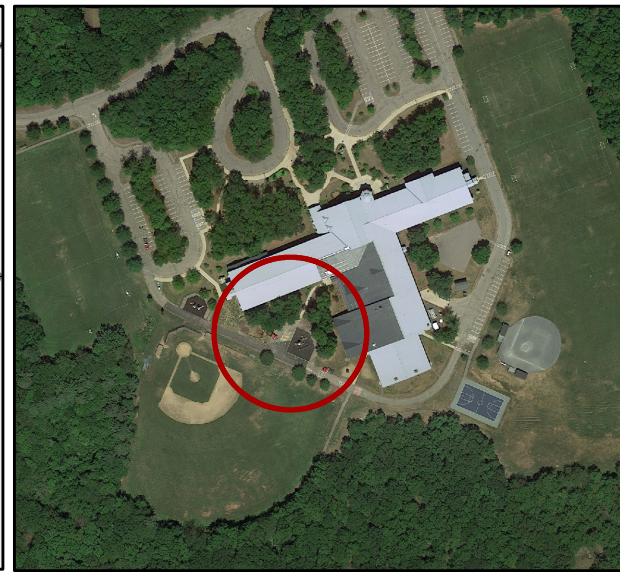
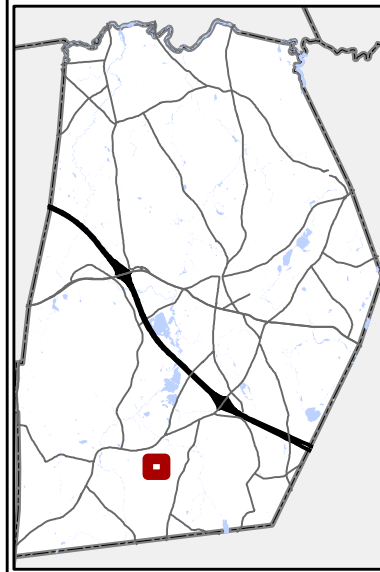
Water Source: Several rain gardens combine to treat parking lot runoff. The total drainage area is 91,190 sq ft, of which 49,700 sq ft is impervious area (54.5%).

Plants:
Inkberry, Dogwood (shrubs), Switchgrass, Daylily & Coneflower (perennials)



rain garden **SITE #2**

rain garden **SITE #3**



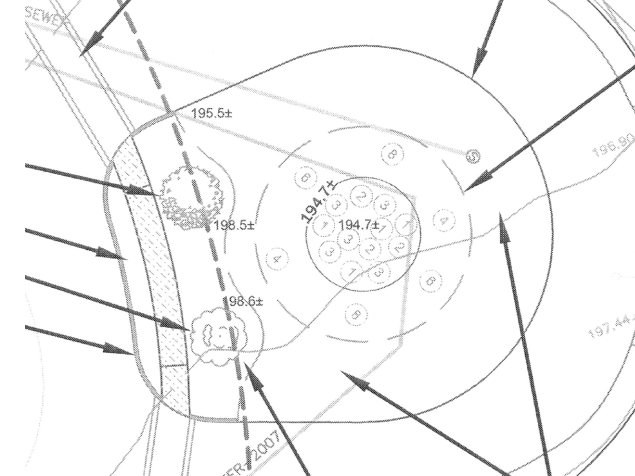
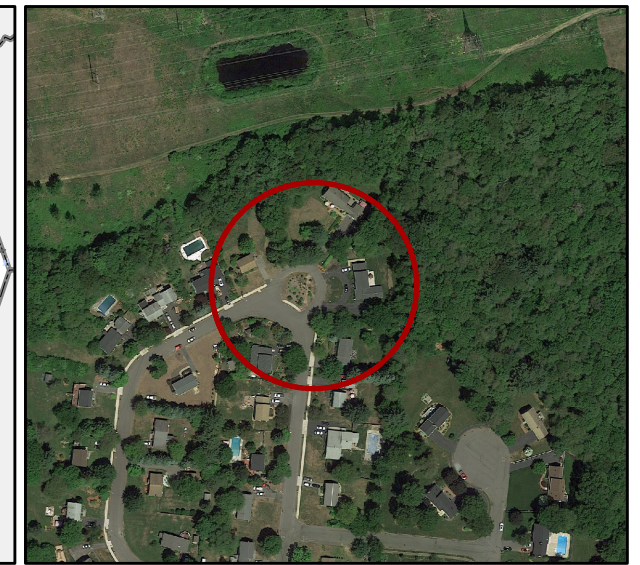
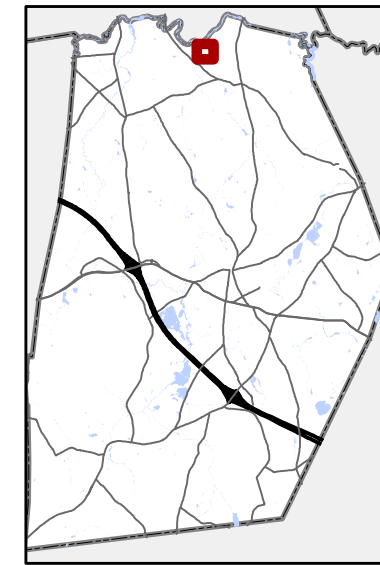
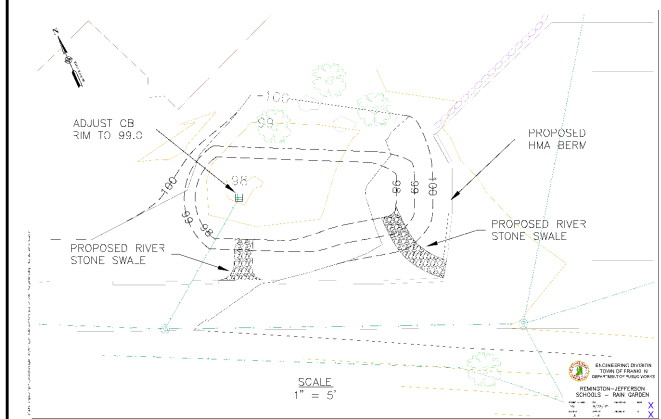
Location: Remington Jefferson School
628 Washington Street



Water Source: Runoff from surrounding impervious area; playground and paved walkway (9,343 sq ft)

Rain Garden Size:
1,100 cu ft
Designed to hold and treat the first 1" of rainfall.

Plants:
Inkberry, Red Twig Dogwood (shrubs) Coneflower, Iris, Asters & Bee Balm (perennials)



Location: Anchorage Road



Water Source: Rain garden collects runoff from the surrounding impervious area

Rain Garden Size:
2,700 cu ft
Designed to hold and treat the first 1" of rainfall.



Plants:
Bayberry, boxwoods (shrubs), Switchgrass (perennial)

River rock and boulder accents

rain garden **SITE #4**



**TOWN OF FRANKLIN
BYLAW AMENDMENT 21-865
CHAPTER 153, STORMWATER MANAGEMENT
ARTICLE I. GENERAL PROVISIONS**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 153,
STORMWATER MANAGEMENT.**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Code of the Town of Franklin Chapter 153 Stormwater Management, Article 1 General Provisions, Section 153-7, Inspections; Submission of Final Plans, be amended by revising paragraph D as follows:

§ 153-7 Inspections; submission of final plans.

- A. The Director, or designated agent, shall make inspections as hereinafter required and either shall approve that portion of the work completed or shall notify the owner or person responsible for the implementation of the plan wherein the work fails to comply with the soil erosion and sediment control plan, as described in Article II, § 153-12, or stormwater management plan, as described in Article III, § 153-15, as approved. Plans for grading, stripping, excavating, and filling work bearing the stamp of approval of the Department of Public Works shall be maintained at the site during the progress of the work. To obtain inspections, the permittee shall notify the Department of Public Works at least two working days before each of the following:
- (1) Installation of sediment and erosion control measures.
 - (2) Start of construction.
 - (3) Completion of site clearing.
 - (4) Completion of rough grading.
 - (5) Installation of stormwater controls.
 - (6) Close of the construction season.
 - (7) Completion of final landscaping.
- B. The person responsible for the implementation of the plan shall make regular inspections of all control measures in accordance with the inspection schedule outlined on the approved soil erosion and sediment control plan(s). The purpose of such inspections will be to determine the overall effectiveness of the control plan and the need for additional control measures. All inspections shall be documented in written form and submitted to the Department of Public Works at the time interval specified in the approved permit.
- C. The Director, or designated agent, shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the validity of the reports filed as noted above.

D. The applicant shall submit an "as-built" plan for the stormwater controls, both structural and non-structural, within two (2) years after the final construction is completed. The plan must show the final design and specifications of all stormwater management systems and must be prepared by a professional engineer.

The foregoing By-law amendment shall take effect in accordance with the Franklin Home Rule Charter.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

**Nancy Danello
Temporary Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN OF FRANKLIN
BYLAW AMENDMENT 21-866**

**CHAPTER 153, STORMWATER MANAGEMENT
ARTICLE II. SOIL EROSION AND SEDIMENT CONTROL**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 153,
STORMWATER MANAGEMENT.**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Code of the Town of Franklin Chapter 153, Stormwater Management, Article II Soil Erosion and Sediment Control, Section 153-12, Soil Erosion and Sediment Control Plan paragraph L, be amended as follows:

§ 153-12 Soil erosion and sediment control plan.

A soil erosion and sediment control plan at the same scale as the site plan, which meets the design requirements of this bylaw, shall be prepared and submitted to the Department of Public Works. The plan shall include, but not be limited to, the items listed below and, at a minimum, be designed to provide sufficient information to evaluate the effectiveness and acceptability of measures proposed for soil erosion and sediment control during construction to protect the environment, public welfare/health, and municipal facilities and utilities. The following information shall be detailed on the plan:

- A. Name, address and telephone number of owner, civil engineer and person responsible for implementation of the plan.
- B. Property lines.
- C. Location of all existing and proposed building and impervious surfaces.
- D. Location of all existing and proposed stormwater utilities, including structures, pipes, swales and detention basins.
- E. Soil erosion and sediment control provisions including explanation of technical basis used to select the practices chosen to minimize on-site erosion and prevent off-site sediment transport, including provisions to preserve topsoil and limit disturbance.
- F. Design details for both temporary and permanent erosion control structures.
- G. The Director may require any additional information or data deemed appropriate and/or may impose such conditions thereto as may be deemed necessary to ensure compliance with the provisions of this bylaw and regulations for the preservation of public health and safety.
- H. An attached vicinity map showing the location of the site in relationship to the surrounding area's watercourses, water bodies and other significant geographic features, and roads and other significant structures.
- I. Suitable contours for the existing and proposed topography.

- J. A clear and definite delineation of any areas of vegetation or tree disturbance. Note all vegetation that is to be removed and all vegetation that is to be saved.
- K. A clear and definite delineation of any wetlands, natural or artificial water storage detention areas, and existing drainage ditches on the site.
- L. A description of construction and stockpile and/or excess materials removed from the site expected to be stored on-site. The plan shall include a description of controls to reduce pollutants from these materials and other waste such as demolition debris, litter and sanitary wastes. The plan shall include including storage practices to minimize exposure of the materials to stormwater. Discharging of refuse or other wastes to the MS4, including, but not limited to, discarded building materials, concrete truck wash out, chemicals, litter and sanitary wastes is strictly prohibited.
- M. A sequence of construction for the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, and establishment of permanent vegetation.

The foregoing By-law amendment shall take effect in accordance with the Franklin Home Rule Charter.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

**Nancy Danello
Temporary Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



**TOWN OF FRANKLIN
BYLAW AMENDMENT 21-867
CHAPTER 153, STORMWATER MANAGEMENT
ARTICLE III. POST CONSTRUCTION STORMWATER MANAGEMENT**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 153,
STORMWATER MANAGEMENT.**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Code of the Town of Franklin Chapter 153 Stormwater Management, Article III Post Construction Stormwater Management, Section 153-16 Standards, be amended by revising existing paragraph and adding a new paragraph B as follows:

§ 153-16 Standards.

A. Control of stormwater runoff shall meet all federal and state requirements, including the Massachusetts Stormwater ~~Management Standards Handbook (as amended)~~, the requirements of the Town of Franklin's Subdivision of Land Stormwater Management Regulations, § 300-11, the most recent Town of Franklin MS4 Stormwater Permit, and the Town of Franklin's Best Development Practices Guidebook. All assumptions, methodologies and procedures used to design stormwater treatment practices and stormwater management practices shall accompany the design. All activities, project design, stormwater treatment practices and stormwater management practices should aim to minimize stormwater runoff, maximize infiltration and recharge where appropriate, and minimize pollutants in stormwater runoff.

B. In addition to meeting the requirements of the Massachusetts Stormwater Standards, as required under the Town of Franklin MS4 Stormwater Permit all stormwater management systems shall meet the following criteria:

- 1) For new development sites all stormwater management systems shall be designed to:
 - a) 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
 - b) 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. Pollutant removal shall be calculated consistent with EPA Region 1's BMP Performance Extrapolation Tool or other BMP performance evaluation tool provided by EPA Region 1, where available. If EPA Region 1 tools do not address the planned or installed BMP performance any federally or State approved BMP design guidance or performance standards (e.g. State stormwater handbooks and design guidance manuals) may be used to calculate BMP performance.
- 2) For redevelopment sites stormwater management systems shall also improve existing conditions by be designed to the following criteria:
 - 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. Pollutant removal shall be calculated consistent with EPA Region 1's BMP Performance Extrapolation Tool or other BMP performance evaluation tool provided by EPA Region 1 where available. If EPA Region 1 tools do not address the planned or installed BMP performance any federally or State approved BMP design guidance or performance standards (e.g. State stormwater handbooks and design guidance manuals) may be used to calculate BMP performance.

The foregoing By-law amendment shall take effect in accordance with the Franklin Home Rule Charter.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

Nancy Danello
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council



**TOWN OF FRANKLIN
BYLAW AMENDMENT 21-868
CHAPTER 185, ZONING ARTICLE V. SPECIAL REGULATIONS**

A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 185, ZONING.

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Code of the Town of Franklin Chapter 185, Zoning, Article V Special Regulations, Section 185-31, Site Plan and Design Review, C. Site plan approval 4. Review Criteria be amended by adding a new subparagraph g as follows:

§ 185-31 Site plan and design review.

1. Site plan review.
- C. Site plan approval.
- (4) Review criteria. The Planning Board shall approve a site plan only upon its determination of the following:
 - (a) Internal circulation, queuing, entrance and egress are such that traffic safety is protected and access via secondary streets servicing residential neighborhoods is minimized.
 - (b) Reasonable use is made of building location, grading and vegetation to reduce visibility of structures, parking area, outside storage or other outdoor service areas (e.g., waste removal) from public views.
 - (c) Adequate access to each structure for fire and service equipment is provided.
 - (d) Utilities, drainage and fire-protection provisions serving the site provide functional service to each structure and paved area in the same manner as required for lots within a subdivision.
 - (e) No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded and the light is directed downward.
 - (f) Proposed limit of work is reasonable and protects sensitive environmental and/or cultural resources. The site plan as designed will not cause substantial or irrevocable damage to the environment, which damage could be avoided or mitigated through an alternative development plan.
 - (g) In accordance with the most recent Town of Franklin MS4 Permit, the use of Low Impact Development and Green Infrastructure practices are encouraged and shall be incorporated into the site plan to the maximum extent feasible.
- (hg) All other requirements of the Zoning Bylaw are satisfied.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

Nancy Danello
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council