
October 12, 2022

Gregory Rondeau, Chairman
Town of Franklin
Planning Board
355 E Central St
Franklin, MA 02038

RE: Limited Site Plan: 100 Panther Way, Franklin, MA

Dear Mr. Rondeau,

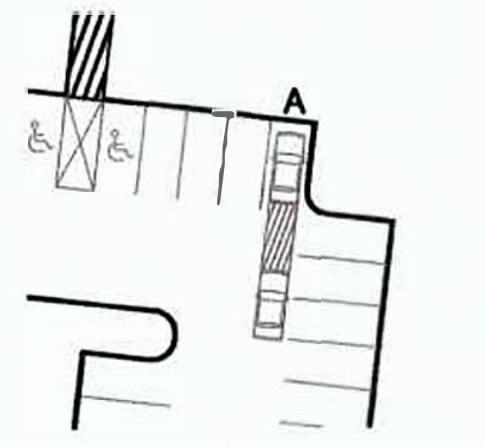
Per the Certificate of vote / special permit / site plan for 100 Panther Way, dated July 6th 2020, we are required to provide a limited site plan when a tenant other than the bus owners will occupy the building. Attached is a limited site plan for the future tenant Hamilton Storage Company. Their use of the space will be for a wholesale office/salesroom with storage, which is permitted as of right under section 185 Attachment #4. We've updated the parking chart on the limited site plan to reflect the reduction in proposed office space from 5,252 SQ FT to 3,900 SQ FT on the 2nd & 3rd levels. We've also reduced the warehouse space on the 2nd floor from 15,000 SQ FT to 12,800 SQ FT. This reduction in space has brought the overall required parking spaces down by 8 spaces.

Best Regards,

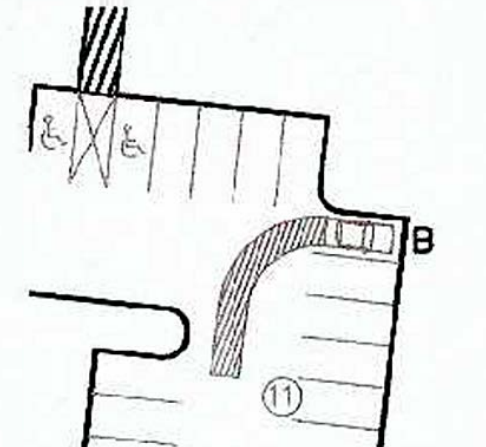


Brad Chaffee

Camford Property Group

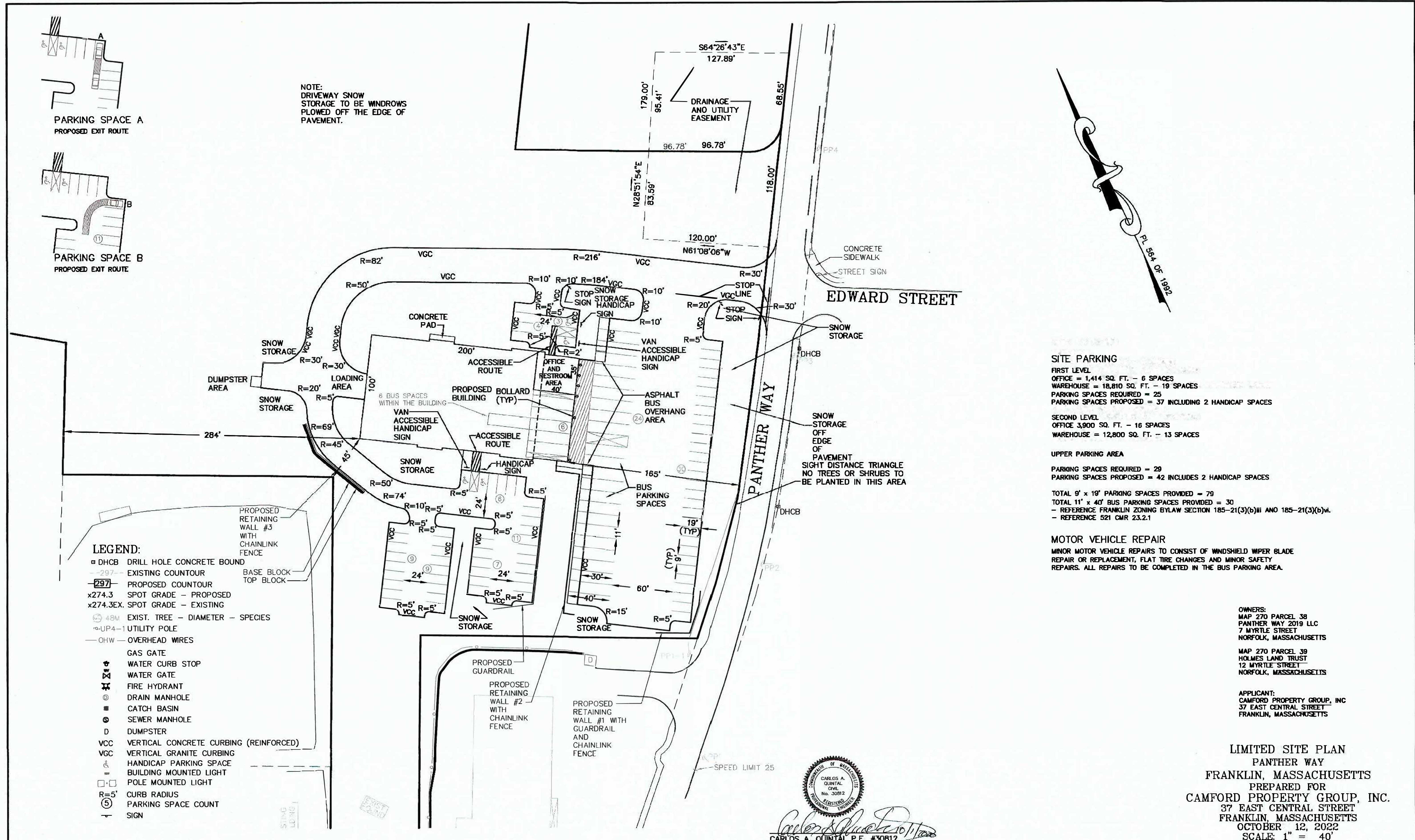
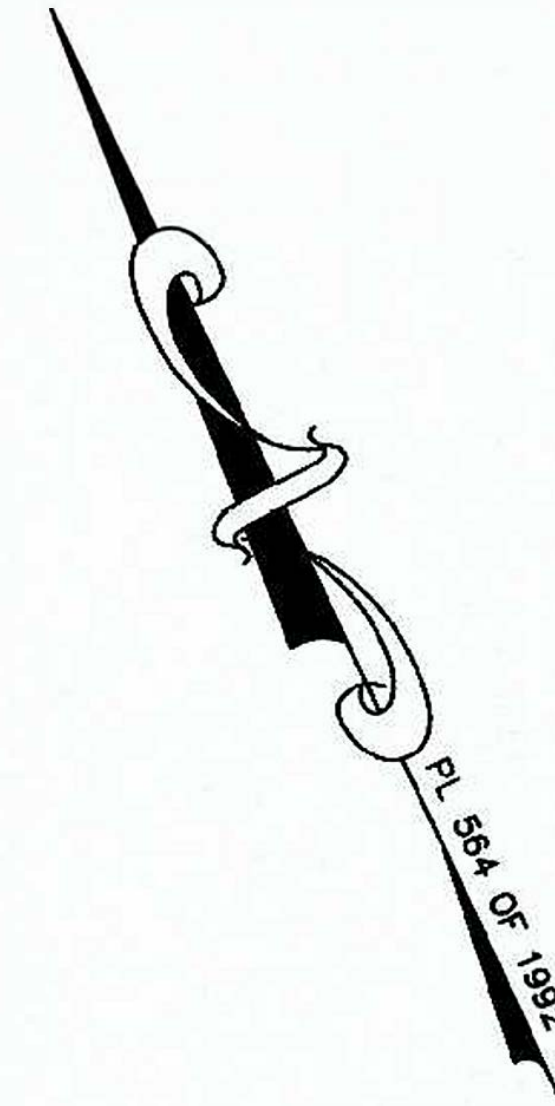


PARKING SPACE A
PROPOSED EXIT ROUTE



PARKING SPACE B
PROPOSED EXIT ROUTE

NOTE:
DRIVEWAY SNOW
STORAGE TO BE WINDROWS
PLOWED OFF THE EDGE OF
PAVEMENT.



- LEGEND:**
- DHCB DRILL HOLE CONCRETE BOUND
 - 297- EXISTING COUNTOUR
 - 297- PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
 - ⊙ UP4-1 UTILITY POLE
 - OHW- OVERHEAD WIRES
 - ⊕ GAS GATE
 - ⊕ WATER CURB STOP
 - ⊕ WATER GATE
 - ⊕ FIRE HYDRANT
 - ⊕ DRAIN MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING (REINFORCED)
 - VGC VERTICAL GRANITE CURBING
 - ⊕ HANDICAP PARKING SPACE
 - ⊕ BUILDING MOUNTED LIGHT
 - ⊕ POLE MOUNTED LIGHT
 - R=5' CURB RADIUS
 - ⊕ PARKING SPACE COUNT
 - ⊕ SIGN

SITE PARKING

FIRST LEVEL
 OFFICE = 1,414 SQ. FT. - 6 SPACES
 WAREHOUSE = 18,810 SQ. FT. - 19 SPACES
 PARKING SPACES REQUIRED = 25
 PARKING SPACES PROPOSED = 37 INCLUDING 2 HANDICAP SPACES

SECOND LEVEL
 OFFICE 3,900 SQ. FT. - 16 SPACES
 WAREHOUSE = 12,800 SQ. FT. - 13 SPACES

UPPER PARKING AREA
 PARKING SPACES REQUIRED = 29
 PARKING SPACES PROPOSED = 42 INCLUDES 2 HANDICAP SPACES

TOTAL 9' x 19' PARKING SPACES PROVIDED = 79
 TOTAL 11' x 40' BUS PARKING SPACES PROVIDED = 30
 - REFERENCE FRANKLIN ZONING BYLAW SECTION 185-21(3)(b)ii AND 185-21(3)(b)iv.
 - REFERENCE 521 CMR 23.2.1

MOTOR VEHICLE REPAIR
 MINOR MOTOR VEHICLE REPAIRS TO CONSIST OF WINDSHIELD WIPER BLADE REPAIR OR REPLACEMENT, FLAT TIRE CHANGES AND MINOR SAFETY REPAIRS. ALL REPAIRS TO BE COMPLETED IN THE BUS PARKING AREA.

OWNERS:
 MAP 270 PARCEL 38
 PANTHER WAY 2019 LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

MAP 270 PARCEL 39
 HOLMES LAND TRUST
 12 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

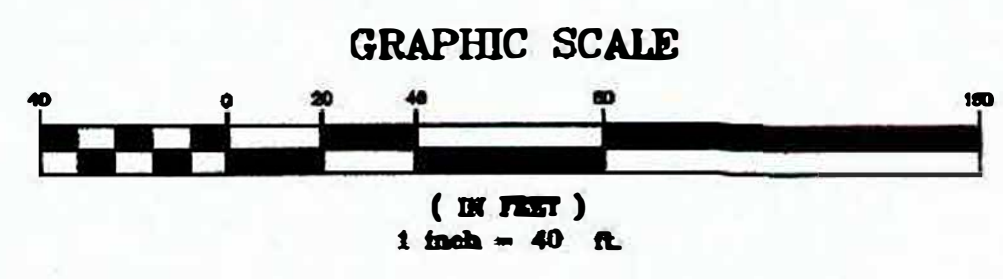
APPLICANT:
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

LIMITED SITE PLAN
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 OCTOBER 12, 2022
 SCALE: 1" = 40'

CARLOS A. QUINTAL P.E. #30812

LIMITED SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY
2	9/28/20	ADDED CERTIFICATE OF VOTE	RRG
1	6/9/20	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
12/18	BL	BL
BK#	FIELD BOOK	PG#
2/20	RRG	RRG
2/20	RRG	RRG
2/20	COMP	COMP
2/20	CAQ	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 608-384-8680 FAX 608-384-8688

DATE
OCT. 12, 2022
SCALE
1" = 40'
PROJECT
UC1378
SHEET
LSP-1

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: October 13, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 100 Panther Way
Limited Site Plan

The DPCD has reviewed the above referenced Limited Site Plan application for the Monday, October 17, 2022 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 100 Panther Way in the Commercial II Zoning District (Assessors Map 275 Lot 005).
2. The applicant is providing information an additional tenant for the building.

Comments

1. Per the Special Permit and Site Plan Certificate of Vote, dated July 6, 2020, Special Condition #1 reads:
 - a. A Limited Site Plan is to be filed when a tenant, other than the Bus owners, occupies the building.
2. Applicant is providing information the tenant and parking available at the site.
3. DPCD recommends waiving the Limited Site Plan fee of \$500.
4. BETA and DPW was not asked to review since there is no changes to the Stormwater management.

DPCD refers the Planning Board for a decision.

FORM P

APPLICATION FOR APPROVAL OF A LIMITED SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan entitled "____ Limited Site Plan - Panther Way _____" for approval under the provisions of the Zoning By-Laws of the Town of Franklin Section §185-31.1.D covering Limited Site Plans.

1. Name of Applicant: Camford Property Group
Address of Applicant: 37 East Central St, Franklin, MA
Phone No.: 508-507-9020 Email: Brad@camfordpg.com

2. Name of Owner (if not the Applicant): Panther Way 2019 LLC
Address of Owner: 12 Myrtle St, Norfolk, MA Phone No.: _____ Email: _____

3. Name of Engineer: United Consultants, INC
Address of Owner: 850 Franklin St, Suite 11D, Wrentham, MA
Phone No.: 508-384-6560 Email: Rick@uci850.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 37290 & 11341 Page 474 & 545, (or Certificate of Title No. _____)

5. Location and Description of Property: 100 Panther Way

Square Footage of Building(s) 40,0000
Assessor's Map 270 Lot 38 & 39

6. Purpose of Site Plan: For future tenant

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



Signature of Applicant

Brad Chaffee

Print Name of Applicant

BRHC

Signature of Owner

Brian Ndmer

Print Name of Owner