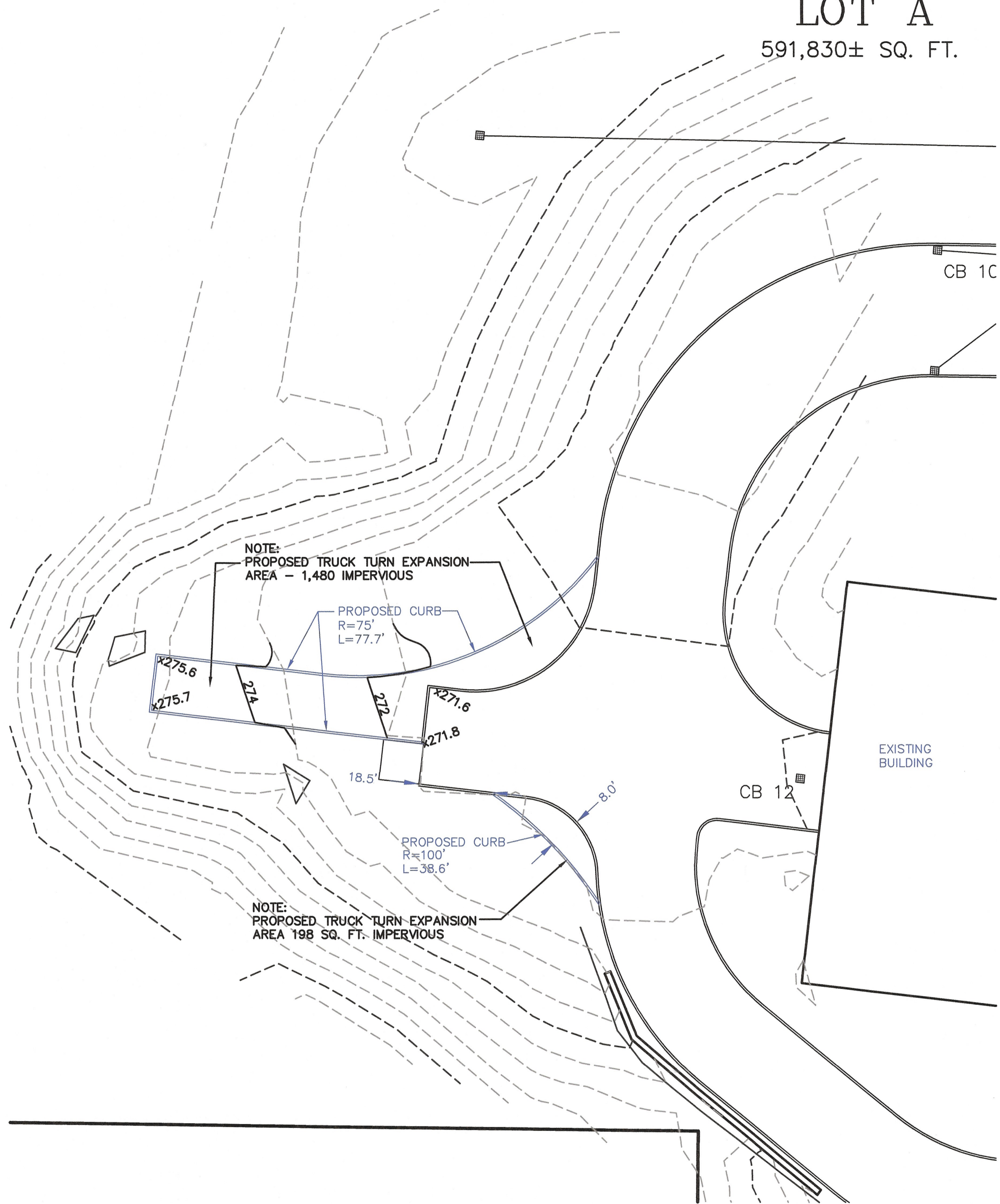
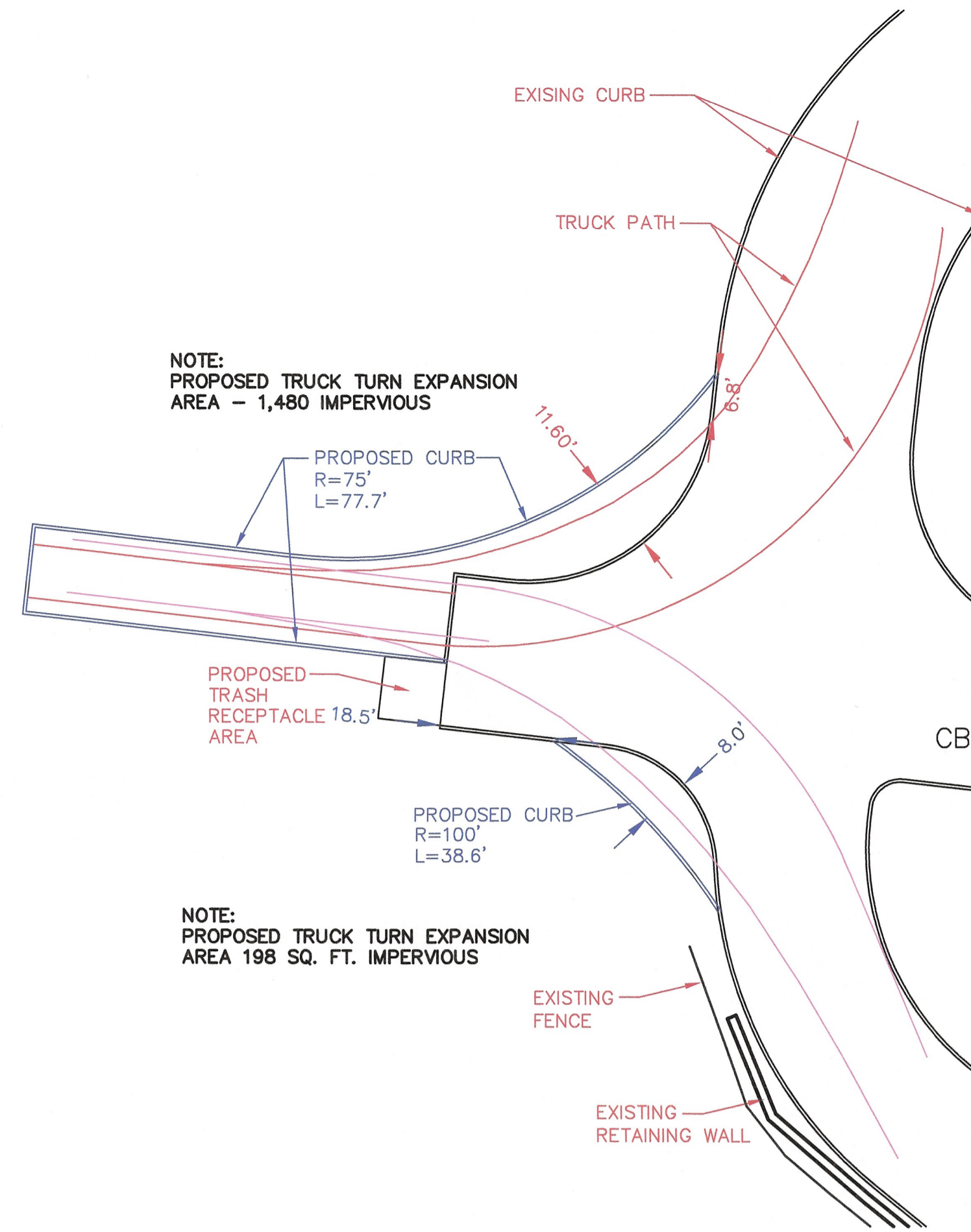


**LOT A**  
591,830± SQ. FT.



LAYOUT AND GRADING PLAN  
TRUCK TURN EXPANSION AREA

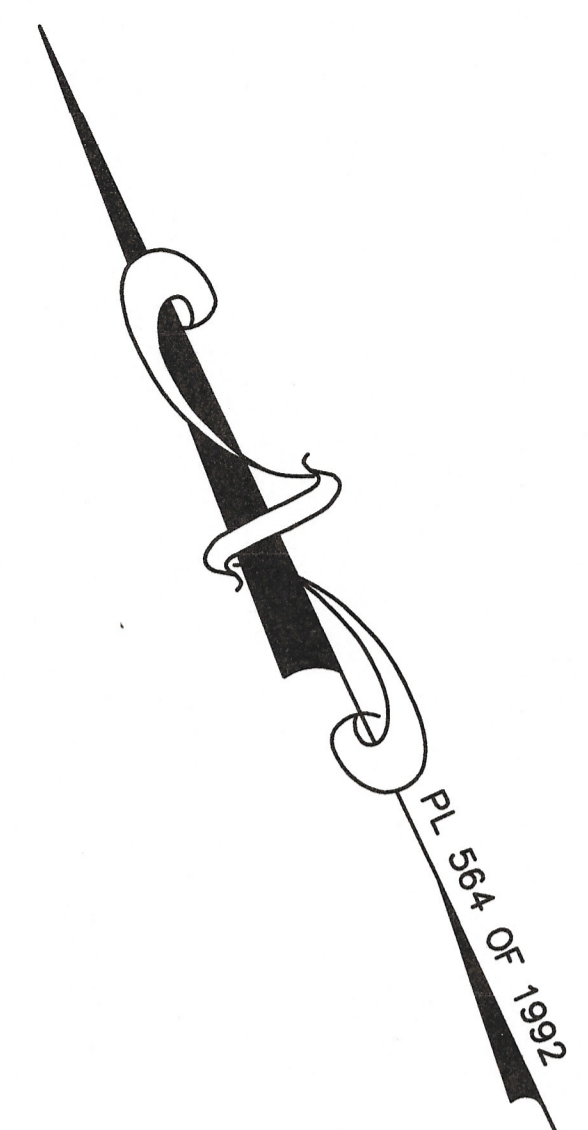


TRUCK ROUTE DETAIL

STORMWATER NOTES:  
1. PROPOSED TRUCK TURN EXPANSION AREAS - 1,480 SQ. FT. + 198 SQ. FT. = 1,678 SQ. FT. INCREASED IMPERVIOUS.  
2. 1,480 SQ. FT. IMPERVIOUS TO CB 10  
3. 198 SQ. FT. IMPERVIOUS TO CB 12

100 YEAR STORM EVENT	RATE	VOLUME
PRE-DEVELOPMENT RUNOFF	8.06 CFS	1.269 AF
POST-DEVELOPMENT RUNOFF	1.14 CFS	0.085 AF - WITH REDUCED BOTTOM AREA
POST DEVELOPMENT RUNOFF	1.21 CFS	0.090 AF - WITH ADDITION OF TRUCK TURN AREA

POND 1 PEAK ELEVATION INCREASES FROM 251.05 TO 251.07  
THE 2 YEAR AND 10 YEAR STORM EVENTS DO NOT ACTIVATE THE PIPE OUTLETS.



OWNERS:  
MAP 270 PARCEL 38  
PANTHER WAY 2019 LLC  
7 MYRTLE STREET  
NORFOLK, MASSACHUSETTS  
BOOK 37290 PAGE 474  
BOOK 40183 PAGE 292

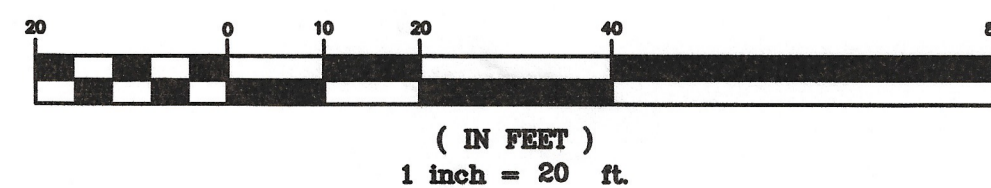
APPLICANT:  
CAMFORD PROPERTY GROUP, INC  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

LIMITED SITE PLAN MODIFICATION  
PANTHER WAY  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
CAMFORD PROPERTY GROUP, INC.  
37 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
MAY 30, 2023  
SCALE: 1" = 20'

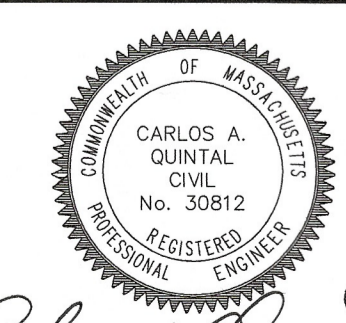
LIMITED SITE PLAN MODIFICATION  
REQUIRED  
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY



DATE	FIELD BY:	INT.
5/23	BL	BL
BK#	FIELD BOOK	PG#
5/23	RRG	RRG
5/23	DESIGNED BY:	RRG
5/23	COMP	COMP
5/23	CHECKED BY:	CAQ

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-6560 FAX 508-384-6566

DATE	MAY 30, 2023
SCALE	1" = 20'
PROJECT	UC1378
SHEET	1 OF 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:** June 16, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Panther Way  
Limited Site Plan Modification

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The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, June 26, 2023 Planning Board meeting and offers the following commentary:

### **General:**

1. The site is located at 100-200 Panther Way in the Commercial II Zoning District (Assessors Map 270 Lot 034).
2. The proposed project includes the construction of a truck turn expansion, adding an additional 1,678 sq/ft of impervious surface.
3. The Applicant is not required to file with the Conservation Commission.
4. BETA was not asked to review the plan.

### **Comments:**

1. DPCD defers to the Town Engineer for comment on the additional impervious area.

FORM P

APPLICATION FOR APPROVAL OF A LIMITED SITE PLAN

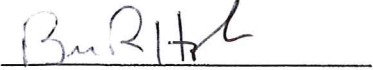
To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan entitled "Limited Site Plan Modification" 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 Inc.  
Address of Applicant: 37 East Central St.  
Phone No.: 508-331-6161 Email: Bschaffee@Chaffeepower.com
2. Name of Owner (if not the Applicant): Panther Way 2019 LLC.  
Address of Owner: 7 Myrtle St. Norfolk MA.  
Phone No.: 508-889-5789 Email: \_\_\_\_\_
3. Name of Engineer: United Consultants Inc.  
Address of Owner: 850 Franklin St. Wrentham MA.  
Phone No.: 508-384-6560 Email: Bick@UCI850.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 37290, Page 474, (or Certificate of Title No. \_\_\_\_\_)
5. Location and Description of Property:  
100-102 Panther Way  
\_\_\_\_\_  
Square Footage of Building(s) \_\_\_\_\_  
Assessor's Map 270 Lot 38
6. Purpose of Site Plan: Proposed Truck turn  
Expansion
7. List of Waivers Requested (if any): Attach Form R for each waiver

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

Brad Chaffee  
\_\_\_\_\_  
Print Name of Applicant

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

Brian R. Holmes  
\_\_\_\_\_  
Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: Limited Site Plan Modification

Date of Plan: May 30, 23 Assessor's Information: M 270 Lot 38

Prepared by: United Consultants Inc.

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

SECTION B:

Name of Record Owner(s): \_\_\_\_\_

Address of Record Owner(s): \_\_\_\_\_  
\_\_\_\_\_

\*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):  
\_\_\_\_\_

\*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: \_\_\_\_\_

\*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: \_\_\_\_\_  
\_\_\_\_\_

Executed as a sealed instrument this 8<sup>th</sup> day of June 2023

[Signature]  
Signature of Applicant

Brad Chaffee  
Print name of Applicant

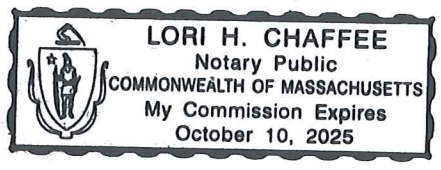
[Signature]  
Signature of Owner

Brian R Holmes  
Print name of Owner

Norfolk ss.

2023

On this 8<sup>th</sup> day of June 2023, before me, the undersigned notary public, personally appeared Bradford Chaffee (name of Applicant), proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the person whose name is signed on the preceding document in my presence.



Lori H. Chaffee  
(Official signature and seal of notary)  
Notary Public: Lori H. Chaffee  
My Commission Expires: 10/10/25