



July 1, 2022

Gregory Rondeau, Chairman  
Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

Re: Application for Site Plan Review  
Plansee LLC – Building Addition and Site Improvements  
115 Constitution Boulevard

Dear Mr. Rondeau:

On behalf of our client, Plansee LLC (Applicant), Highpoint Engineering, Inc. hereby submits the enclosed Application for Site Plan Review for approval to construct an 8,920 gsf building addition with related site and parking improvements at the above reference property (the Project). Whereas the Project results in greater than 5,000 sf of site alteration, Site Plan Review approval from the Planning Board is required prior to submission for building permit.

In addition to seeking Site Plan Review approval, the Applicant seeks two waivers from the Franklin Zoning By-law Section 185-21 | Parking, Loading, and Driveway Requirements. Specifically, these waivers relate to a requested reduction in required surface parking from 189 spaces to 151 spaces and allow reconstruction of existing parking stalls at 9'x18' dimension, which presently do not meet the standard 9'x19' stall dimension.

Enclosed please find the following Application materials:

1. Seven (7) copies of Site Plan Review Application booklet including materials necessary to meet submission requirements and describe the Project.
2. One (1) original and one copy Form P – Application for Approval of Site Plan.
3. One (1) original and one copy Certificate of Ownership.
4. One (1) Certified List of Abutters within 300' of Project site.
5. Five (5) 11"x17" and two (2) 24"x36" Definitive Site Development Plan sets.

We look forward to presenting this project to the Board at your next available public hearing. If you have any questions, please contact me at 781-770-0977 or email at [dhartnett@highpointeng.com](mailto:dhartnett@highpointeng.com).

Best regards,

**HIGHPOINT ENGINEERING**



Douglas J. Hartnett, P.E.  
President

Cc: Mike LePage; Plansee LLC  
Chris McCarthy; Highpoint

Enclosures:



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

July 21, 2022

Mr. Greg Rondeau, Chairman  
Members of the Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

**RE: Site Plan – 115 Constitution Blvd, Building Entrance Modifications**

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and offer the following comments:

1. The proposed site work for the project is limited to sidewalk and parking modifications at the entrance to the building. Whereas the limits of work are less than an acre of disturbance the Town's storm water bylaw is not applicable to these improvements. However the applicant is providing a net reduction in impervious area and is calling out to have hoods installed on the existing catch basins on the site which will provide some additional water quality treatment.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.  
Town Engineer

# 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:** July 18, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 115 Constitution Blvd  
Site Plan

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The DPCD has reviewed the above referenced Site Plan application for the Monday, July 25, 2022 Planning Board meeting and offers the following commentary:

### **General:**

1. The site is located at 115 Constitution Blvd in the Industrial Zoning District (Assessors Map 330 Lot 030).
2. The applicant is proposing to re-construct the front of the building and adjust parking spaces.
3. The Applicant is not required to file with the Conservation Commission.
4. Review letters have been received from DPW and Fire. BETA was not asked to review the plans as there is no change in Stormwater.

### **Comments:**

1. The current parking spaces are 9x18 and the Applicant is proposing to replace existing parking spaces and keep the same size at 9x18.
2. The Applicant will be reducing the parking spaces from 189 to 151.
3. A temporary trailer will be set up in the rear of the building during construction.
4. The applicant will need to file with the Design Review Commission.

FORM P

TOWN OF FRANKLIN  
TOWN CLERK

APPLICATION FOR APPROVAL OF A SITE PLAN 2022 JUL -1 A 10:45

RECEIVED

To the Franklin Planning Board:

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

- Name of Applicant: Plansee USA LLC  
Address of Applicant: 115 Constitution Boulevard, Franklin, MA  
Phone No.: 508-553-3800 Email: mike.lepage@plansee.com
- Name of Owner (if not the Applicant): Schwarzkopf Technologies LLC C/O Plansee LLC  
Address of Owner: 115 Constitution Boulevard, Franklin, MA 02038  
Phone No.: 508-553-3800 Email: mike.lepage@plansee.com
- Name of Engineer: Highpoint Engineering Inc  
Address of Engineer: 980 Washington Street, Suite 216 Dedham, MA  
Phone No.: 781-770-0970 Email: dhartnett@highpointeng.com
- Deed of Property recorded with Norfolk Registry of Deeds in Book 21685, Page 291, (or Certificate of Title No. \_\_\_\_\_)
- Location and Description of Property:  
115 Constitution Blvd. - Industrial Property  
\_\_\_\_\_  
\_\_\_\_\_  
Square Footage of Building(s) 60,000+/- +8,950 sf Addition  
Assessor's Map 330 Lot 030
- Purpose of Site Plan: Building Expansion- Site Improvements  
\_\_\_\_\_
- List of Waivers Requested (if any): Attach Form R for each waiver

  
Signature of Applicant  
  
Signature of Owner

Jonathan Pires 6/27/22  
Print Name of Applicant  
PETER ALDRIAN  
Print Name of Owner

6/27/2022

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: Proposed Site Improvements

Date of Plan: July 6, 2022 Assessor's Information: Map 330 Lot 030

Prepared by: Highpoint Engineering, Inc.

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

SECTION B:

Name of Record Owner(s): Schwarzkopf Technologies LLC c/o Plansee LLC

Address of Record Owner(s): 115 Constitution Blvd. 115 Constitution  
Franklin, MA 02038

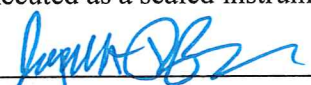
\*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):  
\_\_\_\_\_

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

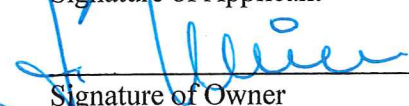
\*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: \_\_\_\_\_

Executed as a sealed instrument this

day of 6/27/ 20 22

  
Signature of Applicant

Jonathan Pires  
Print name of Applicant

  
Signature of Owner

PETER ALDRIN  
Print name of Owner



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

2022

On this 27 day of June 2022, before me, the undersigned notary public, personally appeared Plansee USA LLC (name of Applicant), proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding document in my presence.

Magdalena C. Boyd  
(Official signature and seal of notary)  
Notary Public:  
My Commission Expires: 10/5/2026



# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, July 11, 2022 and again on July 18, 2022

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### FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, July 25, 2022 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan application titled "Proposed Site Improvements" Franklin, MA prepared by Highpoint Engineering Inc., Dedham, MA., and submitted to the Department of Planning & Community Development on July 1, 2022, by Plansee USA LLC, Franklin, MA.

The property is located in the Industrial Zoning District (Assessors Map 330 Lot 030) at 115 Constitution Boulevard. The Applicant is proposing to construct an 8,920 square-foot building improvement with related site and parking adjustments.

**Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board's website under Agendas.**

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman

Town of Franklin – Board of Assessors  
355 East Central Street  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

RECEIVED  
TOWN OF FRANKLIN  
JUN 15 2022  
BOARD OF ASSESSORS

### Abutters List Request Form

**Please Note:** A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)

Date of Request 6/14/2022 **030**  
Assessors Parcel ID # (12 digits) 330 - ~~030~~ - 000 - 000  
Property Street Address 115 Constitution Blvd  
Distance Required From Parcel # listed above (Circle One): : 500 **(300)** 100  
(Note: if a distance is not circled, we cannot process your request)  
Property Owner Schwarzkopf Tech  
Property Owner's Mailing Address 115 Constitution Blvd  
Town/City Franklin State MA Zip Code 02038  
Property Owner's Telephone # 508 - 553 - 3800  
Requestor's Name (if different from Owner) Highpoint Eng Chris McCannoy  
Requestor's Address 980 Washington st - Dedham  
Requestor's Telephone # 781 - 460 - 3708  
781 -

Office Use Only: Date Fee Paid 6/15/22 Paid in Cash \$25.00  
Paid by Check \$ \_\_\_\_\_ Check # \_\_\_\_\_ Town Receipt # 30015

**Please Circle One:**

Administration      Conservation      **Planning**      Zoning Board of Appeals





# 115 CONSTITUTION BLVD - 300' ABUTTERS

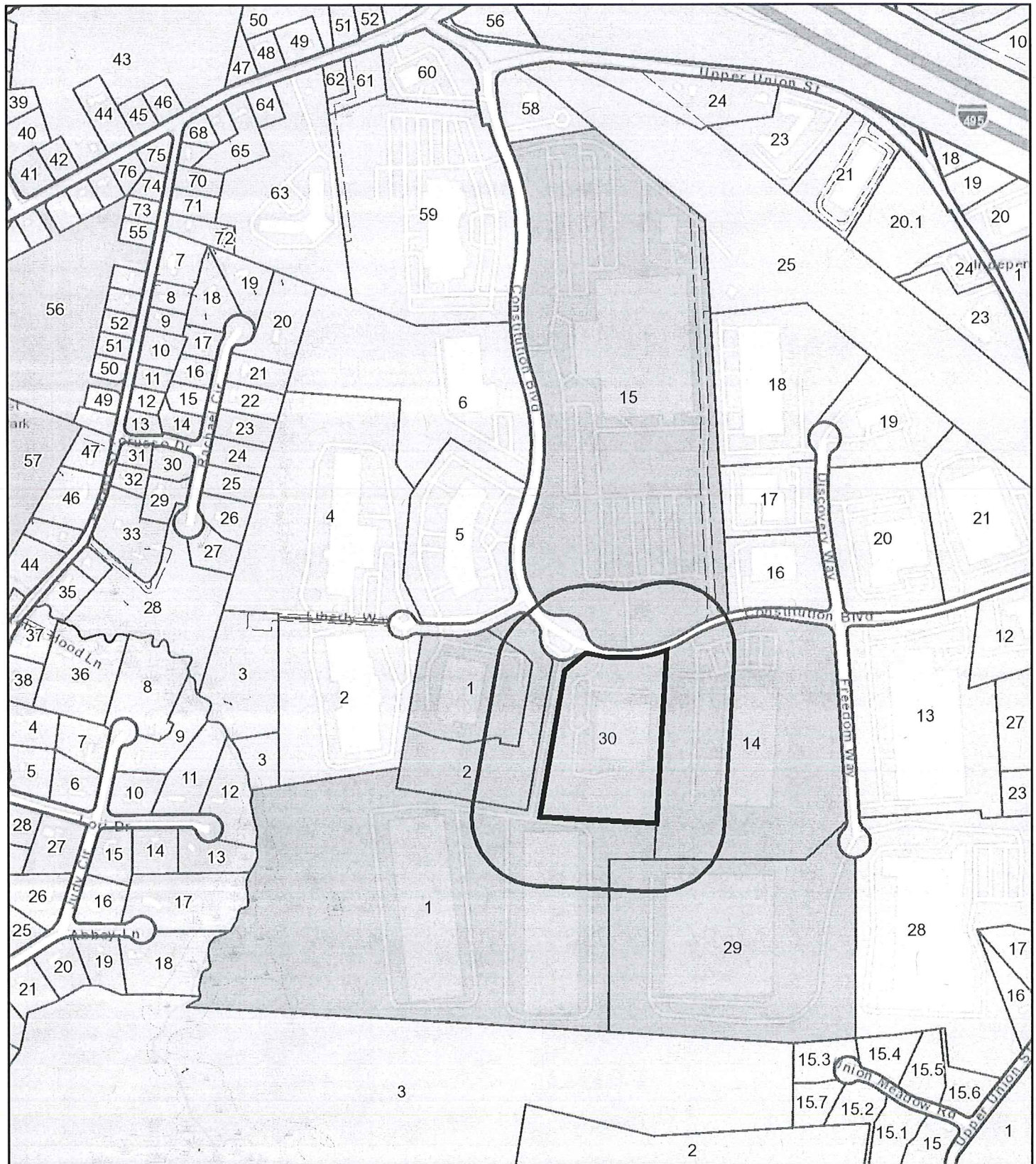
Franklin, MA



1 inch = 600 Feet

June 16, 2022

www.cai-tech.com



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





# 300 foot Abutters List Report

Franklin, MA

June 16, 2022

## Subject Property:

Parcel Number: 330-030-000  
CAMA Number: 330-030-000-000  
Property Address: 115 CONSTITUTION BLVD

Mailing Address: SCHWARZKOPF TECHNOLOGIES LLC  
C/O PLANSEE  
115 CONSTITUTION BLVD  
FRANKLIN, MA 02038

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## Abutters:

Parcel Number: 319-014-000  
CAMA Number: 319-014-000-000  
Property Address: 125 CONSTITUTION BLVD

Mailing Address: MARDINI FRANKLIN LLC  
125 CONSTITUTION BLVD  
FRANKLIN, MA 02038

Parcel Number: 319-015-000  
CAMA Number: 319-015-000-000  
Property Address: 50 CONSTITUTION BLVD

Mailing Address: EMC CORPORATION C/O EMC CORP -  
REAL ESTATE DEP  
171 SOUTH ST  
HOPKINTON, MA 01748

Parcel Number: 320-001-000  
CAMA Number: 320-001-000-000  
Property Address: 10 LIBERTY WAY

Mailing Address: LRF2 BOS LIBERTY WAY LLC C/O  
LONGPOINT REALTY PARTNERS  
116 HUNTINGTON AVE - SUITE 1001  
BOSTON, MA 02116

Parcel Number: 329-001-000  
CAMA Number: 329-001-000-000  
Property Address: 109 CONSTITUTION BLVD

Mailing Address: TEACHERS INSURANCE ANNUITY C/O  
NEVEEN  
PO BOX 30428  
CHARLOTTE, NC 28230

Parcel Number: 329-002-000  
CAMA Number: 329-002-000-000  
Property Address: 105 CONSTITUTION BLVD

Mailing Address: JC FRANKLIN LLC C/O LIPPES MATHIAS  
WEXLER FRIE  
50 FOUNTAIN PLAZA - SUITE 1700  
BUFFALO, NY 14202

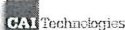
Parcel Number: 330-029-000  
CAMA Number: 330-029-000-000  
Property Address: 15 FREEDOM WAY

Mailing Address: REEP-IND FRANKLIN MA LLC C/O  
NYLIFE REAL ESTATE HOLDING  
51 MADISON AVENUE  
NEW YORK, NY 10010

Parcel Number: 330-030-000  
CAMA Number: 330-030-000-000  
Property Address: 115 CONSTITUTION BLVD

Mailing Address: SCHWARZKOPF TECHNOLOGIES LLC  
C/O PLANSEE  
115 CONSTITUTION BLVD  
FRANKLIN, MA 02038

*Kevin M. Doyle, 6-16-22*



www.cai-tech.com

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

EMC CORPORATION  
C/O EMC CORP - REAL ESTAT  
171 SOUTH ST  
HOPKINTON, MA 01748

JC FRANKLIN LLC  
C/O LIPPES MATHIAS WEXLER  
50 FOUNTAIN PLAZA - SUITE 1700  
BUFFALO, NY 14202

LRF2 BOS LIBERTY WAY LLC  
C/O LONGPOINT REALTY PART  
116 HUNTINGTON AVE - SUITE 1001  
BOSTON, MA 02116

MARDINI FRANKLIN LLC  
125 CONSTITUTION BLVD  
FRANKLIN, MA 02038

REEP-IND FRANKLIN MA LLC  
C/O NYLIFE REAL ESTATE HO  
51 MADISON AVENUE  
NEW YORK, NY 10010

SCHWARZKOPF TECHNOLOGIES  
C/O PLANSEE  
115 CONSTITUTION BLVD  
FRANKLIN, MA 02038

TEACHERS INSURANCE ANNUIT  
C/O NEVEEN  
PO BOX 30428  
CHARLOTTE, NC 28230