



September 30, 2021

Mr. Anthony Padula, Chairman  
355 East Central Street  
Franklin, MA 02038

**Re: 120 Constitution Blvd  
Site Plan Peer Review**

Dear Mr. Padula:

BETA Group, Inc. has reviewed revised documents for the project located at 120 Constitution Blvd. in Franklin, Massachusetts. This letter is provided to outline findings, comments, and recommendations.

## **BASIS OF REVIEW**

The following documents were received by BETA and will form the basis of the review:

- Plans (9 sheets) entitled: **Site Plan for Parking Lot Expansion** dated August 20, 2021, prepared by Howard Stein Hudson of Chelmsford, MA.
- Drainage Maps (Pre- and Post-) dated September 13, 2021, prepared by Howard Stein Hudson.
- Supplemental Data Report entitled: **Proposed Parking Lot Expansion** dated September 2021, prepared by Howard Stein Hudson.
- Site Plan Approval Submittal, including:
  - Form P
  - Form R
  - Certificate of Ownership
  - Certified Abutters List

Review by BETA will include the above items along with the following, as applicable:

- Site Visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through July 2021
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to October 7, 2020
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through March 8, 2021
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016

## **INTRODUCTION**

The project site includes a 3.25± acre parcel (#319-016) located at 120 Constitution Blvd in the Town of Franklin (the "Site"). The Site and surrounding lots are located within the Industrial zoning district.

The existing Site is the location of a 30,000 +/- sq. ft., one-story industrial building. Associated parking areas and driveways are located along the western side of the building. Access is provided via Constitution Blvd at the southwest corner of the Site. Additional existing site features include landscaping, lighting,

**BETA GROUP, INC.**

315 Norwood Park South, 2nd Floor, Norwood, MA 02062  
P: 781.255.1982 | F: 781.255.1974 | W: www.BETA-Inc.com

signage, walkways, and utilities (water, sewer, gas, electric). Stormwater management for the existing parking area is provided via an on-site closed drainage system consisting of catch basins, which discharge to a 12" RCP pipe to the southwest. An additional closed drainage system is located around the north, east, and south sides of the building, which primarily carries roof and pervious area drainage to an unknown location.

Topography at the Site is generally directed to the west. The eastern side of the Site is sloped with a height of 15' +/- . No wetland resource areas are known to be located in the vicinity of the Site. The Site is not located within a FEMA mapped 100-year floodplain, a wellhead protection area, an NHESP-mapped estimated habitat of rare or endangered species, or any other critical area. NRCS soil maps indicate the presence of Woodbridge Fine Sandy Loam with a Hydrologic Soil Group (HSG) rating of C/D (very low infiltration potential).

The project proposes to construct an additional parking area on the southern side of the Site with 50 new spaces. The parking is proposed to be partially constructed of pervious pavement and will connect to the existing parking lot to the west. Portions of the existing lot will be restriped. The area southeast of the expanded parking lot will be re-graded to provide room for the proposed features. Stormwater management is proposed via porous pavement, a new leaching catch basin, and a water quality unit. Additional site modifications include a retaining wall with toe drain, a grassed swale, tree clearing, tree plantings, and landscaping.

## **FINDINGS, COMMENTS, AND RECOMMENDATIONS**

### **GENERAL**

- G1. Confirm that the construction of parking spaces and retaining wall will not conflict with the legal rights of the existing drainage easement.
- G2. Revise wall detail(s) to depict proposed guardrail. A railing or fence is also anticipated to be required for fall protection where the wall heights exceed 30" below the parking area.
- G3. Confirm the proposed arborvitaes will receive adequate sunlight between the proposed retaining wall and existing building.

### **ZONING**

The Site is located within the Industrial (I) Zoning District. The proposed Site will retain the existing use as a Factory building.

### **SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)**

The Site meets the requirements for lot area, depth, frontage, width; front, side, and rear yards; impervious coverage and building height. No modifications are proposed to the building.

- SCH1. Provide the Zoning Summary table located in the Supplemental Data Report on the plans.

### **PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)**

Access to the Site is proposed via a 24' +/- wide driveway connected to Constitution Blvd. The driveway connects to an existing parking lot with 22 spaces. North of the parking lot is a paved area which is unstriped except for 2 loading dock spaces.

The proposed Site design includes a new parking area located south of the building which will connect to the existing driveway. This parking area will include 50 new parking spaces and will be partially constructed of pervious pavement. The project will also include restriping the existing parking area and adjusting curbing to provide access to the new parking area. Three existing parking spaces will be lost as part of the redevelopment and the total post-development number of parking spaces is 69.

Parking requirements for the Industrial Zoning District are defined by the Zoning Bylaw. For industrial buildings, 1 space is required per 400 sq. ft. of gross floor area; therefore, the total required parking is 75 spaces. The proposed 69 parking spaces will not satisfy this requirement and the applicant has requested a waiver to allow the reduced number of spaces under the justification that the amount is adequate for the facility's needs.

Proposed parking spaces are 9' wide and 19' long, with 24' min. access aisles. Restriping of the western lot will provide 3 accessible parking spaces, 1 of which will be van accessible, meeting the required number of accessible spaces.

- P1. Clarify if there are any proposed changes in use or tenants for the building. If so, the proponent should provide information to support that the proposed parking is adequate for the existing and future needs of the facility.
- P2. Indicate that accessible ramps will be provided at all accessible parking aisles. The provided wheelchair ramp detail should be revised to clearly indicate the proposed width of the sidewalk, including the landing in Section A-A.
- P3. The addition of 50 new parking spaces requires 5 trees to be planted within 5 feet of the parking area (§185-21.C.(5)), where only 3 are proposed. Evaluate if 2 additional trees can be planted within the proposed planter beds or other areas to satisfy this requirement.

### **INDUSTRIAL DISTRICT PERFORMANCE CONTROLS (§185-22)**

The project is located in the Industrial District and must conform to this section. The proposed scope of work is not anticipated to create any disturbances (sound, noise, vibration, odor, or flashing) that are not present in the existing Site.

### **SIDEWALKS (§185-28)**

An existing 5' wide sidewalk is present along Constitution Blvd. No connection is provided to this sidewalk and no new sidewalks or walkways are proposed under this project.

- SI1. Provide detail for the reconstructed sidewalk adjacent to parking spaces and designate proposed curb type, if applicable.

### **CURBING (§185-29)**

The project proposes vertical granite curbing along the perimeter of the proposed parking area. Existing curbing is asphalt berm, with vertical granite curb at the driveway entrance.

### **SITE PLAN AND DESIGN REVIEW (§185-31)**

The project has been submitted for Site Plan Review and is required to conform to the requirements of this section.

- SP1. Indicate abutting land uses and zoning data on the locus or vicinity map (§185-31.1.C(3)(d)).

SP2. Indicate proposed snow storage areas (§185-31.1.C(3)(i)).

## **SCREENING (§185-35)**

The project proposes outdoor parking for 10 or more cars which must be screened in accordance with this section; however, no residential uses or districts are located nearby from which the Site would need to be screened.

## **UTILITIES**

The project proposes to retain existing utilities. No water, sanitary sewer, gas, or electric services are proposed.

## **STORMWATER MANAGEMENT**

Stormwater management for the expanded parking lot will be accomplished via porous pavement, a new leaching catch basin, and the existing closed drainage system. Runoff directed to the existing system, consisting of catch basin to manhole connections, will be treated by a new water quality unit and conveyed to a 36" RCP pipe to the southwest. Footing drains are proposed along proposed retaining walls.

## **GENERAL**

- SW1. The project proposes the use of pervious pavement, which to date has not been permitted by the Planning Board except in very limited situations, such as geogrid for fire lanes. Revise stormwater system to use traditional capture and treatment methods unless an exception is granted by the Board. Based upon the discussion at the initial public hearing, BETA will provide additional comments on the pervious pavement and modeling, if necessary.
- SW2. Provide stamped MassDEP Stormwater Checklist.
- SW3. Provide calculations to demonstrate that the project complies with the Town's recently revised Stormwater Bylaw (i.e. retaining one inch of runoff from new development areas), which has been attached for reference.

## **MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:**

The proposed development will disturb less than one acre, however, it is part of a larger common plan of development that has/will ultimately disturb greater than one acre of land; therefore, the project is subject to Chapter 153: Stormwater Management of the Town of Franklin Bylaws. Compliance with the MassDEP Stormwater Management Standards is outlined in the following sections.

**No untreated stormwater (Standard Number 1):** *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project does not propose any new untreated stormwater discharges to wetlands – **complies with standard.**

**Post-development peak discharge rates (Standard Number 2):** *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.*

The project proposes an increase in overall impervious area via an expanded parking lot. Runoff from this area is directed to pervious pavement for infiltration. The provided calculations indicate a decrease

in post-development peak discharge rates and total runoff volumes compared to pre-development conditions.

SW4. Revise time of concentration used for watershed SC4 to 6 minutes.

SW5. Provide HydroCAD calculations for the 2- and 10-year storm events, as required by the MA Stormwater Handbook.

SW6. Review impervious area used for post development watersheds SC5 and SC6. The retaining wall must also be modelled as impervious.

SW7. Clarify pipe routing of northern drain network. It is unclear from the base plan if this network will be conveyed to or bypass DMH-1.

**Recharge to groundwater (Standard Number 3):** *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

NRCS soil maps indicate the presence of Woodbridge Fine Sandy Loam with a Hydrologic Soil Group (HSG) rating of C/D (very low infiltration potential). Pervious pavement is proposed to provide recharge for the proposed expanded parking area. Calculations have been provided showing that BMPs will drain within 72 hours.

SW8. Provide 2' minimum of separation between the seasonal high groundwater and the leaching basin sump.

SW9. Drawdown calculations are provided only for the reservoir beneath the pervious pavement. Revise calculations to use the total runoff volume directed to the reservoir, since there is no overflow.

**80% TSS Removal (Standard Number 4):** *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.*

The project proposes two treatment trains for the expanded parking area. Treatment train 1 will direct runoff through pervious pavement. Treatment train 2 will direct runoff through catch basins and a water quality unit. These treatment trains are anticipated to provide the required TSS removal and water quality volume.

SW10. Provide long term pollution prevention plan, addressing the items identified on Volume 1, Chapter 1, Page 9 of the MA Stormwater Handbook.

SW11. Provide third-party testing information to support the 80% TSS removal provided by the water quality unit.

**Higher Potential Pollutant Loads (Standard Number 5):** *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project is not a Land Use with Higher Potential Pollutant Load (LUHPPL).

**Critical Areas (Standard Number 6):** *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project does not propose discharges to critical areas.

**Redevelopment (Standard Number 7):** *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

Mr. Anthony Padula, Chairman

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SW12. Revise project narrative to indicate that the project is a mix of new development and redevelopment. BETA notes the proposed expanded parking area must fully comply with all standards.

**Construction Period Erosion and Sediment Controls (Standard Number 8):** *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project will disturb less than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are not required. The project proposes the use of erosion control barrier (straw wattle), catch basin inlet protection, and stabilized construction entrance.

SW13. Revise erosion control narrative (Appendix B) bullet #9: hay bales and filter fabric are not permitted for use in the Town of Franklin.

**Operations/maintenance plan (Standard Number 9):** *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

A Long-Term Operation and Maintenance (O&M) Plan has been provided.

SW14. Per the MA Stormwater Handbook, provide the following:

- a. Party or parties responsible for maintenance.
- b. Estimated operations and maintenance budget.

SW15. Clarify how snow maintenance personnel will be able to distinguish pervious and non-pervious pavement areas for differing treatment practices.

SW16. Provide inspection and maintenance procedures for deep-sump catch basins and the proposed leaching basin.

**Illicit Discharges (Standard Number 10):** *All illicit discharges to the stormwater management systems are prohibited.*

No Illicit Discharge Compliance Statement has included in the Stormwater Management Report.

SW17. Provide signed illicit discharge compliance statement.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,  
BETA Group, Inc.



Matthew J. Crowley, PE  
Senior Project Manager



Stephen Borgatti, PE  
Engineer

cc: Amy Love, Planner



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

September 24, 2021

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

**RE: Site Plan – 120 Constitution Blvd, Parking Lot Expansion**

Dear Mr. Chairman and Members:

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

1. The new parking area is proposed to be constructed with pervious asphalt pavement. The Board has allowed pervious pavers in certain circumstances in the past. While DPW is not opposed to the use of pervious pavement on private sites, long term maintenance and performance is a concern.
2. The detail for the pervious pavement includes a PVC inspection port. This port should have a cast iron cover set over it for protection.
3. The pervious pavement detail also includes a sacrificial layer of 4" gravel and filter fabric to protect the underlying drainage reservoir during construction. The detail shows the filter fabric on top of the sacrificial layer, however the designer should clarify if the filter fabric is intended to be on top of the sacrificial layer or under it.
4. The plan notes that two of the existing catch basins are full of water. These structures should be cleaned and repaired as necessary as part of this work.
5. High points/grade breaks should be identified on the grading plan for the proposed pavement area.
6. The drainage recharge calculations are based on existing "D" soils, however we note that the site is mapped with "C" soils and the designer is using an infiltration rate for "B" soils. These inconsistencies should be addressed.
7. The Stormwater Report addresses how the design complies with the Massachusetts Stormwater Standards, but the applicant should indicate whether the design meets Franklin's criteria for new projects (the new parking lot would be considered new development):

- 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.

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

Sincerely,



Michael Maglio, P.E.  
Town Engineer





## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
FAX: 508-520-4906

### **MEMORANDUM**

**DATE:** September 29, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 120 Constitution Blvd  
Site Plan Modification

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The DPCD has reviewed the above referenced Site Plan application for the Monday, October 4, 2021 Planning Board meeting and offers the following commentary:

#### **General:**

1. The site is located at 120 Constitution Blvd in the Industrial Zoning District (Assessors Map 319 Lot 016).
2. The applicant is proposing to increase the parking area from 23 spaces to 69 spaces.
3. The Applicant has request a parking waiver, as 75 parking spaces are required.
4. The Applicant is not required to file with the Conservation Commission.
5. Letters have been received from DPW, Fire, Conservation and BETA is currently reviewing the plans.

#### **Comments:**

1. Applicant has provided a landscape plan.
2. If there is any additional lighting added, it should be shown on the plan.
3. Applicant should show where the snow storage will be located.
4. Applicant may want to add cross walks for pedestrian traffic through the parking area.
5. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues.



# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 15 SEPTEMBER 2021

RE : SITE PLAN – 120 CONSTITUTION BLVD.

Thank you for the opportunity to review the above referenced plan.

We have no comments at this time. Please contact me should you have any question or require any additional information.

cc: file



Amy Love <alove@franklinma.gov>

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**Re: 120 Constitution Blvd**

1 message

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**Jennifer Delmore** <jdelmore@franklinma.gov>

Wed, Sep 15, 2021 at 12:59 PM

To: Amy Love <alove@franklinma.gov>

Cc: Michael Maglio <mmaglio@franklinma.gov>, Gus Brown <gbrown@franklinma.gov>

Amy,

It appears there are no conservation jurisdictional areas associated with this project.

Thank you,  
Jen

On Tue, Sep 14, 2021 at 1:25 PM Amy Love <alove@franklinma.gov> wrote:

Please find attached the

 [Site Plan for Submittal 9-14-21.pdf](#)

application for [120 Constitution Blvd](#).

The first hearing will be on October 4.

Thank you

[Amy Love, Town Planner II](#)

[Town of Franklin](#)

[355 East Central](#)

[Franklin, MA 02038](#)

[508-520-4907](#)

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Jennifer Delmore  
Conservation Agent  
[355 East Central Street](#)  
[Franklin, MA 02038](#)  
Phone: 508-520-4929  
Email: [jdelmore@franklinma.gov](mailto:jdelmore@franklinma.gov)

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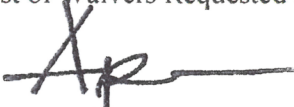
**FORM P**

**APPLICATION FOR APPROVAL OF A SITE PLAN**

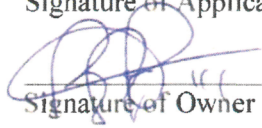
To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled  
“ Site Plan for 120 Constitution Blvd, Franklin, MA ” for approval under the provisions of the Zoning By-  
Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Alan Popkin, AHP Architect, Inc  
Address of Applicant: 116 John St, Suite 115, Lowell, MA 01852  
Phone No.: 978-244-1100 Email apopkin@ahparchitects.com
  
2. Name of Owner (if not the Applicant): LRF2 BOS Constitution Blvd LLC  
Address of Owner: 50 Tice Blvd - Suite A28, Woodcliff Lake, NJ 07677  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
  
3. Name of Engineer: Katie Enright, Howard Stein Hudson  
Address of Engineer: 114 Turnpike Rd, Suite 2C, Chelmsford, MA  
Phone No.: 617-348-3308 Email: kenright@hshassoc.com
  
4. Deed of Property recorded with Norfolk Registry of Deeds in  
Book 39387, Page 517, (or Certificate of Title No. \_\_\_\_\_)
  
5. Location and Description of Property:  
120 Constitution Blvd, Industrial building with associated parking lot  
\_\_\_\_\_  
  
Square Footage of Building(s) 29,886 SF  
Assessor's Map 319 Lot 16
  
6. Purpose of Site Plan: Proposed additional parking area  
\_\_\_\_\_
  
7. List of Waivers Requested (if any): Attach Form R for each waiver

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

Alan Popkin  
\_\_\_\_\_  
Print Name of Applicant

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

Robert A. Provost III  
\_\_\_\_\_  
Print Name of Owner

**Form R:  
Franklin Planning Board  
Subdivision Waiver Request**

**Prepared by:** Katie Enright, Howard Stein Hudson      **Signed:**

**Subdivision:** Site Plan - 120 Constitution Blvd, Franklin, MA

**Date:** August 20, 2021

**Nature of Waiver:** Waiver for number of parking spaces

**Subdivision Rules and Regulation Reference:**

Article V Special Regulations, Subsection 185-21(B) Parking, loading and driveway requirements

**Reason the waiver is requested:**

Required parking = 75 spaces. The existing parking space count is 23 spaces, we are proposing to increase to 69 spaces. The increase is due to the facilities needs, and they believe 69 spaces is sufficient to handle their current/future needs.

**Alternatives to granting the waiver:**

No parking is added and the existing non-conforming 23 spaces remain.

**Impact of waiver denial on the project:**

The additional spaces would not be added and the parking would remain at 23 spaces. Due to the topography of the site 75 spaces would create a large amount of disturbance/earth work on the site and remove much of the green space on site.

**Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:**

The proposed increase of parking is due to the facilities needs. The pre-existing non-conforming parking count for the facility has been sufficient up to this point in time, and they are looking to increase parking to accommodate their current and future needs.

CERTIFICATE OF OWNERSHIP

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

SECTION A:

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

Definitive Subdivision.;     Site Plan;     Special Permit

Title of Plan: Site Plan for 120 Constitution Blvd, Franklin, MA

Date of Plan: August 23 2021     Assessor's Information: Map 319, Lot 16 Prepared

by: Howard Stein Hudson

Applicant Name & Address: Alan Popkin, AHP Architects, Inc  
116 John St, Suite 115, Lowell, MA 01852

SECTION B:

Name of Record Owner(s): LRF2 BOS Constitution Blvd LLC

Address of Record Owner(s): 50 Tice Blvd - Suite A28

Woodcliff Lake, NJ 07677

**\*\*Attach Property Deed matching the owner name's listed above.**

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

Executed as a sealed instrument this 24<sup>th</sup> day of August 2021

[Signature]

Signature of Applicant

Alan Popkin, AIA

Print name of Applicant

[Signature]

Signature of Owner

Robert A. Provost III

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Bristol County ss.

2021

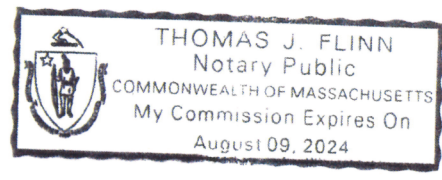
On this 24<sup>th</sup> day of August 2021 before me, the undersigned notary public, personally appeared Robert Provost III (name of owner), proved to me through satisfactory evidence of identification, which were Drivers license to be the person whose name is signed on the preceding document in my presence.

[Signature]

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 8/9/2024







EXECUTED as of the <sup>N O T</sup>12<sup>th</sup> day of May, 2021.

O F F I C I A L  
C O P Y

N O T  
A N

O F F I C I A L

<sup>C O P Y</sup>  
The Ravan Realty Trust,  
u/d/t dated February 13, 1988

By: [Signature]  
Michael L. Knight,  
as Trustee and not individually

By: [Signature]  
Rona B. Knight,  
as Trustee and not individually

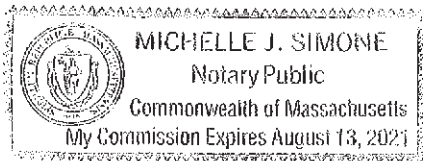
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 7<sup>th</sup> day of May, 2021, before me, the undersigned notary public, personally appeared **Michael L. Knight and Rona B. Knight**, proved to me through satisfactory evidence of identification, which was MA Diver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, each as a Trustee of The Ravan Realty Trust, u/d/t dated February 13, 1988, a Massachusetts realty trust.

[Signature]  
NOTARY PUBLIC

[Affix Notarial Seal]



Printed Name: Michelle J. Simone  
My Commission Expires: 8/13/2021

KNICKERBOCKER PROPERTIES  
C/O MARVIN F POER & COMPA  
3520 PIEDMONT RD NE SUITE 410  
ATLANTA, GA 30305

MARDINI FRANKLIN LLC  
125 CONSTITUTION BLVD  
FRANKLIN, MA 02038

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

LRF2 BOS CONSTITUTION BLV  
C/O LONGPOINT PROPERTY GR  
50 TICE BOULEVARD - SUITE A28  
WOODCLIFF LAKE, NJ 07677

AERIE REALTY LLC  
10 DISCOVERY WAY  
FRANKLIN, MA 02038

RIBAKOFF CHARLES II TR  
E J R REAL ESTATE TRUST  
401 ELM ST  
MARLBORO, MA 01752

AM CONSTITUTION LLC  
6201 W HOWARD STREET - SUITE 2  
NILES, IL 60714

# Town of Franklin



## Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, September 20, 2021 and again on September 27, 2021

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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, October 4, 2021 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan application at 120 Constitution Boulevard in Franklin, MA prepared by Katie Enright, Howard Stein Hudson, and submitted to the Department of Planning & Community Development, by Alan Popkin, AHP Architect, Inc.

The property is located in the Franklin Industrial Park (Assessors Map 319 Lot 16) on Constitution Boulevard. The applicant is proposing to add an additional parking area to the south side of the building increasing the total number of parking spaces to 69.

**Please note: This will be your only written notice of this public hearing. All future Public Hearings on this matter, 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 on the Planning Board website at <https://www.franklinma.gov/planning-board>

Anthony Padula, Chairman