

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: January 19, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 1256 West Central St
Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, January 24, 2022 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 1256 West Central St in the Industrial Zoning District and Marijuana Overlay District.
2. The site is currently a Retail Marijuana use under the Planning Board Special Permit.
3. The Applicant is requesting to modify their Special Permit to allow walk-in customers.

Comments:

1. The Special Permit Condition reads:
 - The clients are to arrive by appointment only. At any time in the future, the applicant may file a modification for non-appointment clients.
2. DPCD has not requested any engineering review, as the Applicant is requesting a change in conditions, no site changes are proposed.
3. The Planning Board is required to take a roll call vote.
4. The Applicant is requesting that the Application fee of \$750 be waived.

ROLE CALL VOTE:

This determination shall be in addition to the following specific findings:

If you vote NO on any of the following, please state reason why you are voting NO:

(1) Special Permits: To amend the Special Permit and allow the following:

a. Walk-in customers

(a) Proposed project addresses or is consistent with neighborhood or Town need.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

(b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

(c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

(d) Neighborhood character and social structure will not be negatively impacted.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

(e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

LEWIS & SULLIVAN, P.C.

Attorneys and Counselors at Law

89 North Main Street

Attleboro, MA 02703

(508) 222-7544

Fax: (508) 226-6759

James M. Lewis, Esquire
email: jim@lewisandsullivan.com

Patrick K. Sullivan, Esquire
email: patrick@lewisandsullivan.com

December 8, 2021

Via Hand Delivery and Email

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

Amy Love, Town Planner
Town of Franklin
335 East Central Street
Franklin, MA, 02038

RE: 1256 West Central Street – Retail Marijuana
Modification of Special Permit/Site Plan

Dear Chairman and Town Planner,

Kindly let this letter serve as a request to modify that Special Permit/Site Plan as voted by the Franklin Planning Board by a 4-1 vote on September 23, 2019 regarding the above referenced site and enclosed herein. This request is specifically that the Planning Board waive Special Condition of Approval Number Two (2) which required that customers are to arrive by appointment only, but which condition anticipated and allowed that the applicant could come back before the Planning Board to modify said request. At this time we are now making such request to waive this condition.

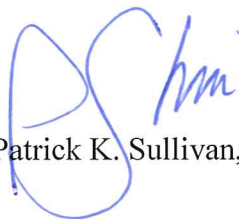
As part of this request please see the following documents enclosed:

- (1) Application for Modification (one original and one copy)
- (2) Written Finding in Support of Special Permit Modification (two copies)
- (3) Copy of Original Decision (two copies)
- (4) Abutters List with Mailing Stickers (copy of abutters list and two original mailing stickers)

At the direction of the Board we are requesting that the fee be waived for this modification filing. Pursuant to the instructions of the Planning Department we are also submitting this package in

digital form. If you have any questions or concerns in regards to this request, please do not hesitate to contact me at the above number. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'PSullivan', is written over the printed name.

Patrick K. Sullivan, Esq.

Enclosure

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled " N/A** (no changes to Site Plan) " for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: GTE Franklin, LLC
Address of Applicant: 120 Bergeron Way, Stoughton, MA 02072
Phone No.: 508-846-5941 Email: chirag@boterama.com

2. Name of Owner (if not the Applicant): GTE Franklin Realty, LLC
Address of Owner: 120 Bergeron Way, Stoughton, MA 02072
Phone No.: 508-846-5941 Email: chirag@boterama.com

3. Name of Engineer: United Consultants
Address of Engineer: 850 Franklin Street #11D, Wrentham, MA 02093
Phone No.: 508-384-6560 Email: Rick@uci850.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 37263, Page 393, (or Certificate of Title No. 1432400)

5. Location and Description of Property:
1256 West Central Street, Franklin, MA Currently existing 18,000 square foot office / warehouse space on approximately 11 acre site.
Square Footage of Building(s) 18,000 square feet.
Assessor's Map 274 Lot 1

6. Purpose of Site Plan: Currently Existing Retail Marijuana Establishment previously approved by Franklin Planning Board. Original recorded copy of Decision is included herein.

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

By this request the Applicant is hereby requesting

Signature of Applicant

Chirag Patel
Print Name of Applicant

Signature of Owner

Chirag Patel
Print Name of Owner

RECEIVED
2021 DEC - 8 P 2:58
TOWN OF FRANKLIN
TOWN CLERK

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: Site Plan 1256 West Central Street

Date of Plan: March 27, 2019 Assessor's Information: Plat 274, Lot 1

Prepared by: United Consultants

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

SECTION B:

Name of Record Owner(s): GTE Franklin Realty, LLC

Address of Record Owner(s): 120 Bergeron Way, Stoughton, MA 02072

*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):
See Attached

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

*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: _____
MA 3/14/2019


Executed as a sealed instrument this 2nd day of November 2021



Signature of Applicant

Chirag Patel

Print name of Applicant



Signature of Owner

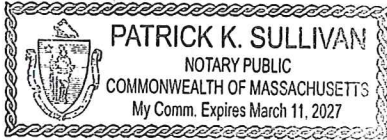
Chirag Patel

Print name of Owner

Bristol ss.

2021

On this 2nd day of December, 2021, before me, the undersigned notary public, personally appeared Chirag Patel (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.



[Handwritten Signature]
(Official signature and seal of notary)
Notary Public:
My Commission Expires: _____

GTE REALTY LLC
(Owner of GTE Franklin Realty LLC)

<u>Name</u>	<u>Percentage Owned</u>
Chirag Patel	38.34%
Hardik Patel	21.99%
Jack Patel	13.67%
Mahendra Patel	8.32%
Indravadan Patel	6.24%
Ruchir Patel	3.12%
Dipak Patel	1.19%
Sureshbhai Patel	1.19%
Chiragkumar Patel	1.19%
Jemin Patel Stoughton	1.04%
Mayankbhai Patel	1.04%
Chinubhai B Patel	1.04%
Dawank Patel	1.04%
Rakesh Patel	<u>0.59%</u>
Total	100.00%

Written Findings in Support of Special Permit Modification

Use Regulations Schedule 185 Attachment 3 Section 2.23 Non-Medical Marijuana Facility

The applicant submits the following written responses to the Special Permit criteria under the Town of Franklin's Zoning By-Law. The answers herein are specifically given with the context of the applicant's modification request and are only intended to address the waiver request's impact on said requirements:

- (1) *Proposed project addresses or is consistent with neighborhood or Town need.*

The project was approved by the Planning Board in September of 2019. Since said time the Applicant has completed their build out of the premises, hosted a soft opening, and is now operational. The applicant submits that a change to allow walk-in customers will not change this requirement. We believe that operating as any standard retail establishment without an appointment requirement will be most beneficial to the Town to ensure the business is able to properly function and succeed without causing any detrimental impact as noted below.

- (A) *Vehicular traffic flow, access and parking and pedestrian safety are properly address.*

The applicant was approved for a retail marijuana establishment pursuant to the applicable Zoning ByLaws and regulations of the Town of Franklin. It is located on a main road and the opening of the business has not caused any traffic issues. Rather, on an hourly basis the applicant currently has over 60% of appointment slots available. In fact, requiring appointments could potentially cause greater traffic issues in that potential customers may visit once and rather than being served, the applicant will need to turn them away only to return a second time after making an appointment, when there would be plenty opportunity to serve them on their first visit.

- (B) *Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.*

A change to walk-in customers will have no impact on this requirement.

- (C) *Neighborhood character and social structure will not be negatively impacted.*

A change to walk-in customers will have no impact on this requirement.

- (D) *Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.*

A change to walk-in customers will have no impact on this requirement.

(E) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flood or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

A change to walk-in customers will have no impact on this requirement.

(F) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

A change to walk-in customers will have no impact on this requirement.

Town of Franklin

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY



TOWN OF FRANKLIN TOWN CLERK

2019 SEP 26 A 11:23

RECEIVED

Planning Board

September 25, 2019

Teresa M. Burr, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE
SPECIAL PERMIT/SITE PLAN
1256 West Central Street

Applicant: GTE Franklin, LLC
120 Bergeron Way
Stoughton, MA 02072

Owner: Michael Fabiano and Richard Beaulieu, Trustees
842 Upper Union Street, Suite 8
Franklin, MA 02038

Prepared By;
Surveyor/Engineer: United Consultants, 850 Franklin Street #11D, Wrentham, MA 02093
Plan Date: March 27, 2019
Property Location: 1256 West Central Street
Map 288 Lot 034

Dear Mrs. Burr:

Please be advised that at its meeting on Monday, September 23, 2019 the Planning Board upon motion duly made and seconded, voted (4-1) to **APPROVE**, with **standard and special conditions (1)** one Special Permit and Site Plan for 1256 West Central Street for Use Regulation Schedule §185 Attachment 3 Section 2.23, Non-Medical Marijuana Facility. A brief description of the proceeding, the outcome of a roll call vote, and the Standard and Special Conditions of Approval are presented on pages 2-7 attached hereto.

Sincerely,

Anthony Padula, Chairman
Franklin Planning Board

cc: Owners/Applicant/Applicant's Engineer/Applicant's Attorney
Building Commissioner/DPW/Engineering/BETA Group, Inc.

PROJECT DESCRIPTION
SPECIAL PERMIT/SITE PLAN

NOT 1256 West Central Street T

The existing site consists of a single parcel of developed land totaling approximately 11 acres, bordering West Central Street on its northern boundary, State owned land on its southern boundary, a Medical Center and Residential Apartments on its western boundary and an existing Industrial building on its eastern boundary. The applicant proposed to open a retail marijuana facility in 4,000 sq/ft of the existing 16,000 sq/ft building. Additional parking spaces and drainage are proposed for the site.

PUBLIC HEARING
SPECIAL PERMIT/SITE PLAN

1256 West Central Street

A proper and complete notice of the June 17, 2019 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board continued to hold public hearings on July 22, 2019, August 5, 2019, September 9, 2019 and September 23, 2019.

Incorporated as part of the record are the following:

The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/ Engineering and Franklin Fire Department. The Planning Board also reviewed engineering reports and traffic study from their peer review Consultant.

The Planning Board upon motion duly made and seconded, voted (5-0-0) to close the public hearing on September 23, 2019 for the Site Plan and Special Permit for (1) Use Regulation Schedule §185 Attachment 3 Section 2.23, Non-Medical Marijuana Facility

PRESENTATION
SPECIAL PERMIT/SITE PLAN

1256 West Central Street

Mr. Patrick Sullivan, Attorney with offices in Attleboro, MA; Mr. Chirad Patel, Principal of GTE Franklin; and Mr. Rick Goodreau, Engineer of United Consultants, Inc., addressed the Planning Board.

Attorney Sullivan, on behalf of the applicant, reviewed each of the criteria for the Special Permit and explained they believe they have complied with each criterion. He stated he believes the application is consistent with the bylaws. Mr. Sullivan commented that Franklin voted in the majority for legalizing recreational marijuana and Franklin has created a Marijuana Overlay District. Mr. Sullivan also noted there are five other tenants at the site; they will be replacing one of the tenants. Mr. Goodreau provided an overview of the site and reviewed the square footage for each tenant and the required parking spaces.

Mr. Goodreau stated the applicant is proposing hours of operation from 8:00 AM to 10:00 PM. They are proposing to operate by appointment only with 40 maximum appointments per hour until they get a feel for how the appointments are running. If they are not fully occupied, they may change that.

Mr. Patel explained the typical browsing session for a new customer is about 10 to 15 minutes with a repeat customer using 5 to 10 minutes. He explained the use for the carbon filter for the open jars of product that may have a smell. It would be for odors in the store. There is no on-site consumption. Mr. Patel stated they met with Police Chief Lynch to review the security measures and protocols which he reviewed with the Planning Board

FINDINGS OF FACTS
SPECIAL PERMIT/SITE PLAN
1256 West Central Street

N O T
A N A N

The applicant submitted their proposed findings with the original application on May 24, 2019 and are on record.

C O P Y C O P Y

DECISION
SPECIAL PERMIT/SITE PLAN
1256 West Central Street

(1) Special Permit: (1) §185 Attachment 3, Section 2.23 – Non-Medical Marijuana Facility.

(a) Proposed project addresses or is consistent with neighborhood or Town need.

Anthony Padula	NO	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

(b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

Anthony Padula	NO	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

(c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

(d) Neighborhood character and social structure will not be negatively impacted.

Anthony Padula	NO	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

(e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

	N O T	N O T
Anthony Padula	YES	Gregory Rondeau
	A N	A N
Joseph Halligan Jr.	YES	John Carroll
	O F F I C I A L	O F F I C I A L
William David	YES	
	C O P Y	C O P Y

Based upon the information submitted during the public hearings, Planning Board's specific findings, the Planning Board specifically determines that allowing Site Plan and Special Permit (1) §185 Attachment 3, Part II, 2.1 –Hotel Use within the Commercial II zoning district, (1) §185 Attachment 3, Section 2.23 – Non-Medical Marijuana Facility at 1256 West Central Street will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Accordingly, at the Planning Board meeting on September 23, 2019 the Planning Board, upon motion duly made and seconded, voted (4-1) to *approve* the applicant's request to allow the Site Plan and Special Permit at 1256 West Central Street.

The following members of the Planning Board were present at the hearing and voted as follows:

Anthony Padula	NO	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

STANDARD CONDITIONS OF APPROVAL1256 West Central Street

N O T

N O T

1. This Special Permit shall not be construed to run with the land and shall run with the Site Plan as endorsed by the Planning Board. A new Special Permit shall be required from the Planning Board if any major change of use or major change to the site plan is proposed.
2. This Special Permit shall lapse if a substantial use or construction has not begun, except for good cause, within twenty four (24) months of approval, unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the Special Permit have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements and received approval by the Planning Board. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #4.
3. Construction or operations under this Special Permit shall conform to any subsequent amendment of the Town of Franklin Zoning Bylaw (§185) unless the use or construction is commenced within a period of six (6) months after the issuance of this Special Permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
4. **The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction.** The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
5. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #4.
6. No alteration of the Special Permit and the plans associated with it shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
7. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
8. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall make a notation on the site plan that references the Special Permit and the conditions and dates of this Certificate of Vote.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
 - The owner/applicant shall submit a minimum of six copies of the approved version of the plan.
9. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any

public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.

- 10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
- 11. Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.
- 12. Any signage requires the Applicant to file with the Design Review Commission.
- 13. Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.

SPECIAL CONDITIONS OF APPROVAL
SPECIAL PERMIT/SITE PLAN
1256 West Central Street

- 1. The Special Permit is for GTE Franklin, LLC. And non-transferrable.
- 2. The clients are to arrive by appointment only. At any time in the future, the applicant may file a modification for non-appointment clients.
- 3. Applicant will work closely with the Police Department for security and any detail needed.
- 4. Construction shall commence as soon as practicable and be completed, with an Occupancy permit within 2 years of approval of the Special Permit.
- 5. All newly installed curbing will be upright granite or reinforced concrete.

WAIVERS GRANTED
SPECIAL PERMIT/SITE PLAN
1256 West Central Street

- 1. To allow less than 42" of cover over the RCP drain pipe proposed class V RCP.
- 2. To allow the use of HPDE pipe for drainage pond 1 including the connection of DMH 1 and a portion of the drain line connection of X-CB10 to the infiltration pond and drainage pond 2 outlet.
- 3. To allow the existing site lighting to extend past the property line.



Anthony Padula, Chairman
Franklin Planning Board

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 on
Monday, January 10, 2022 and Monday January 17, 2022

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, January 24, 2022 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for modification of a special permit/site plan for 1256 West Central Street in Franklin, MA prepared by United Consultants, Inc. and submitted to the Department of Planning & Community Development by GTE Franklin, LLC, 120 Bergeron Way, Stoughton, MA 02072.

The site is located at 1256 West Street in the Industrial Zoning District (Assessors Map 274, Lot 001). The applicant is requesting to waive the second special condition of approval from the Special Permit/Site Plan approved on September 23, 2019 so as to allow walk-in customers at the establishment.

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.

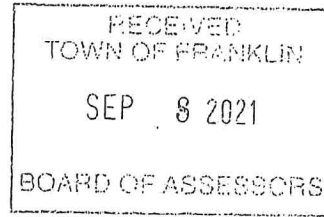
Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed on the Planning Board website at <https://www.franklinma.gov/planning-board>

Gregory Rondeau, Chairman



Town of Franklin, MA



09/06/2021

111273

Abutter's List Request Form

Status: Complete

Date Created: Sep 1, 2021

Applicant

Patrick Sullivan
patrick@lewisandsullivan.com
89 North Main Street
Attleboro, MA 02703
7742192563

Location

1256 WEST CENTRAL ST
FRANKLIN, MA 02038

Owner:

GTE FRANKLIN REALTY LLC
PO BOX 2844 BROCKTON, MA 02305

Abutter's List Request Form

Which Board/Commission is requiring this list?

Planning Board

What is the purpose for the request?

Special Permit Modification

How would you like to receive this abutters list?

USPS Mail

What address should we mail the abutters list to?

89 North Main Street, Attleboro, MA 02703

General Parcel Information

Assessor's Parcel ID

274-001-000-000

Property Street Address

1256 West Central Street

Property Owner Information

Property Owner

GTE Franklin Realty LLC

Property Owner's Mailing Address

PO Box 2844

Town/City

Brockton

Zip/Postal Code

02305

State

MA

Property Owner Telephone Number

508-222-7544

Requestor's Information

Requestor/Applicant same as Property Owner Information?

Yes

Requestor's Name

Patrick K. Sullivan, Attorney for Owner/Applicant

Requestor's Telephone Number

508-222-7544

Requestor's Address

89 North Main Street, Attleboro, MA 02703




Attachments

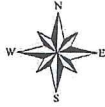
No attachments

History

Date	Activity
Sep 1, 2021 at 10:18 am	Patrick Sullivan started a draft of Record 111273
Sep 1, 2021 at 10:31 am	Patrick Sullivan submitted Record 111273
Sep 1, 2021 at 10:33 am	completed payment step Abutters List Fee on Record 111273
Sep 1, 2021 at 10:33 am	approval step Assessors Department Review was assigned to Kevin Doyle on Record 111273
Sep 6, 2021 at 1:15 pm	Kevin Doyle approved approval step Assessors Department Review on Record 111273
Sep 6, 2021 at 1:15 pm	completed document step Abutters List- USPS Mail on Record 111273
Sep 6, 2021 at 1:15 pm	Kevin Doyle completed Record 111273

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Abutters List Fee	Paid	Sep 1, 2021 at 10:31 am	Sep 1, 2021 at 10:33 am	-	-
 Assessors Department Review	Complete	Sep 1, 2021 at 10:33 am	Sep 6, 2021 at 1:15 pm	Kevin Doyle	-
 Abutters List- USPS Mail	Issued	Sep 6, 2021 at 1:15 pm	Sep 6, 2021 at 1:15 pm	-	-



1256 WEST CENTRAL ST 300' ABUTTERS

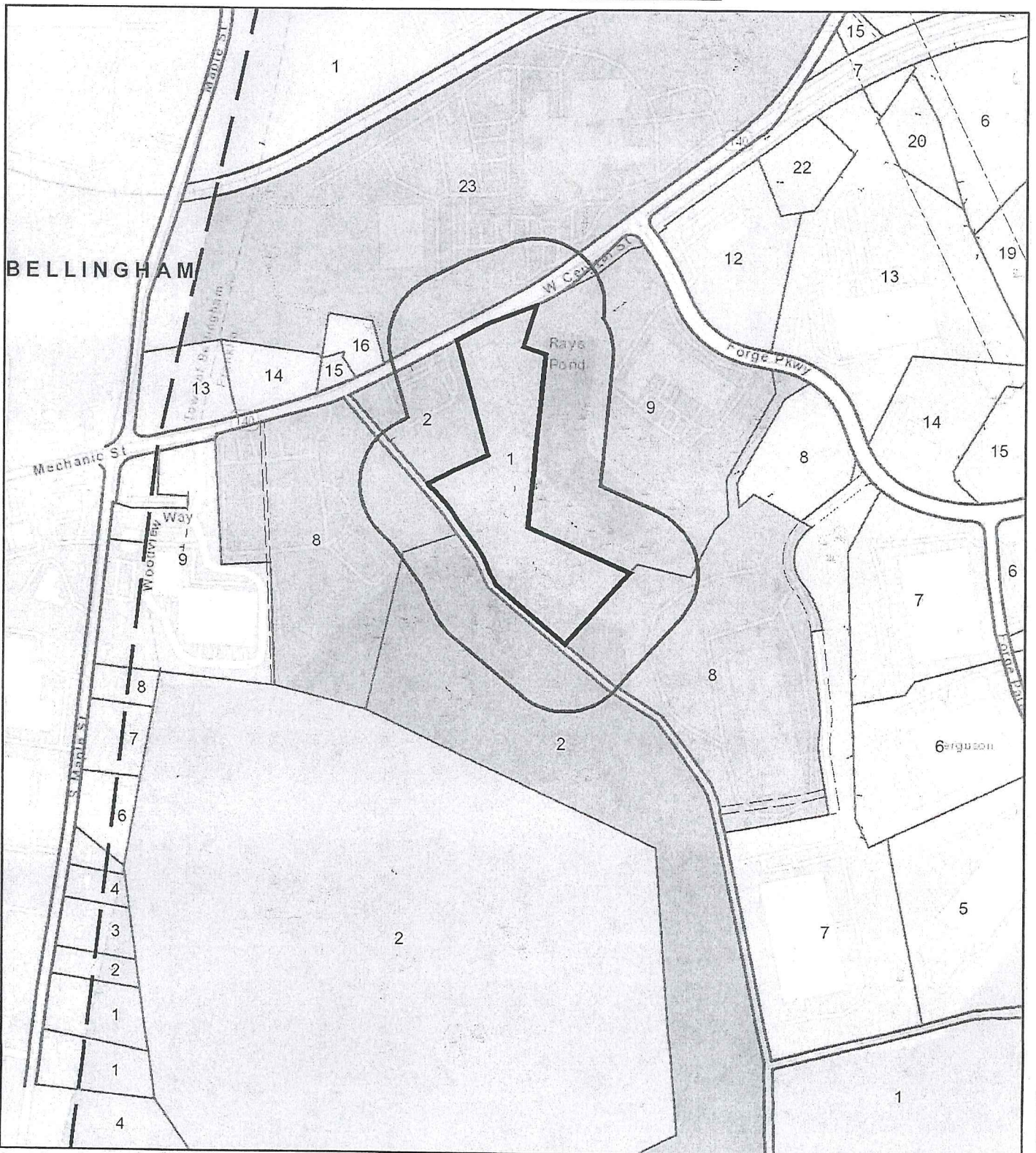
Franklin, MA



September 12, 2021

1 inch = 600 Feet

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

September 12, 2021

Subject Property:

Parcel Number: 274-001-000
CAMA Number: 274-001-000-000
Property Address: 1256 WEST CENTRAL ST

Mailing Address: GTE FRANKLIN REALTY LLC
PO BOX 2844
BROCKTON, MA 02305

Abutters:

Parcel Number: 274-001-000
CAMA Number: 274-001-000-000
Property Address: 1256 WEST CENTRAL ST

Mailing Address: GTE FRANKLIN REALTY LLC
PO BOX 2844
BROCKTON, MA 02305

Parcel Number: 274-002-000
CAMA Number: 274-002-000-000
Property Address: 1280 WEST CENTRAL ST

Mailing Address: KAD HOLDINGS CORP
1 CHARLESVIEW RD
HOPE DALE, MA 01747

Parcel Number: 274-008-000
CAMA Number: 274-008-000-000
Property Address: 100 WOODVIEW WAY

Mailing Address: BR WESTERLY DST C/O BLUEROCK
REAL ESTATE
27777 FRANKLIN ROAD - SUITE 900
SOUTHFIELD, MI 48034

Parcel Number: 275-009-000
CAMA Number: 275-009-000-000
Property Address: 38 FORGE PKWY

Mailing Address: NV FORGE OWNER LLC ATTENTION
PETER CARBONE III
265 FRANKLIN ST STE 1001
BOSTON, MA 02110

Parcel Number: 275-010-000
CAMA Number: 275-010-000-000
Property Address: WEST CENTRAL ST

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS HIGHWAY
DEPARTMENT
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 275-023-000
CAMA Number: 275-023-000-000
Property Address: 1199 WEST CENTRAL ST

Mailing Address: BERNON LAND TRUST LLC
PO BOX 70
EAST GREENWICH, RI 02818

Parcel Number: 290-008-000
CAMA Number: 290-008-000-000
Property Address: 32 FORGE PKWY

Mailing Address: KNICKERBOCKER PROPERTIES INC
C/O MARVIN F POER & COMPANY
3520 PIEDMONT RD NE SUITE 410
ATLANTA, GA 30305

Parcel Number: 293-002-000
CAMA Number: 293-002-000-000
Property Address: SPRING ST

Mailing Address: COMMONWEALTH OF MASS
DEPARTMENT OF CONSERVATION
251 CAUSEWAY STREET
BOSTON, MA 02114

Kevin M. Doyle, 9-12-21



www.cai-tech.com

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9/12/2021

Page 1 of 1

BERNON LAND TRUST LLC
PO BOX 70
EAST GREENWICH, RI 02818

BR WESTERLY DST
C/O BLUEROCK REAL ESTATE
27777 FRANKLIN ROAD - SUITE 900
SOUTHFIELD, MI 48034

COMMONWEALTH OF MASS
DEPARTMENT OF CONSERVATIO
251 CAUSEWAY STREET
BOSTON, MA 02114

COMMONWEALTH OF MASSACHUS
HIGHWAY DEPARTMENT
10 PARK PLAZA
BOSTON, MA 02116

GTE FRANKLIN REALTY LLC
PO BOX 2844
BROCKTON, MA 02305

KAD HOLDINGS CORP
1 CHARLESVIEW RD
HOPEDALE, MA 01747

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

NV FORGE OWNER LLC
ATTENTION PETER CARBONE I
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BOSTON, MA 02110

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P. O. Box 2844
Brockton, MA 02035

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Hopedale, MA 01747

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c/o Bluerock Real Estate
27777 Franklin Road, Suite 900
Southfield, MI 48034

NV Forge Owner LLC
Attn: Peter Carbone III
265 Franklin St. Suite 1001
Boston, MA 02110

Commonwealth of Massachusetts
Highway Department
10 Park Plaza
Boston, MA 02116

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P. O. Box 70
East Greenwich, RI 02818

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3520 Piedmont Road, NE Suite 410
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