

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

November 25, 2020

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

Re: Franklin Food Pantry - 138 East Central Street

Mr. Chairman and Board Members,

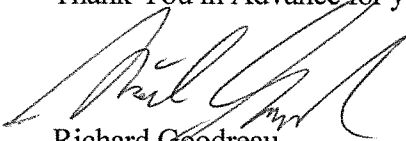
On behalf of the applicant Franklin Food Pantry, Incorporated, we have filed a site plan with the Franklin Planning Board seeking approval to allow the Food Pantry to operate at their 138 East Central Street property.

The Franklin Food Pantry purchased the property in April 2020 and has working with KuthRanieri Architects to complete a design for the existing building including interior construction and exterior updates and additions. United Consultants, Inc. has been working with the Franklin Food Pantry and the project team to develop a site plan for the property. The site plan provides for a revised parking and access layout, pedestrian walkways, curbing installation, dumpster area and fence enclosure, roof stormwater storage areas, plantings, exterior lighting and fence installation to provide abutter screening. The architectural plan will provide the Planning Board and other Town Boards with a depiction of the finished building's appearance. Additional site features include a cart return area, donation bin, bike parking area, and a bench which have been provide by the project Architect and depicted on the site plans.

The site plans include four waiver requests as part of the site development.

An additional waiver request is being made on behalf of the Franklin Food Pantry which is a tax-exempt 501(c) (3) organization. They are requesting the Franklin Planning Board consider their request to waive the filing fees for site plan approval.

Thank You in Advance for your consideration in this matter,



Richard Goodreau
Project Manger

Executed as a sealed instrument this

day of 20

[Handwritten Signature]
Signature of Applicant

Lynn M. Calling
Print name of Applicant

[Handwritten Signature]
Signature of Owner

Lynn M. Calling
Print name of Owner

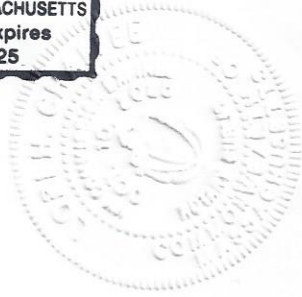
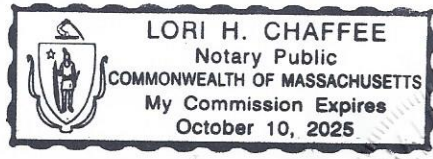
COMMONWEALTH OF MASSACHUSETTS

_____ ss.

20 20

On this 23rd day of November 2020, before me, the undersigned notary public, personally appeared Lynn Calling (name of owner), proved to me through satisfactory evidence of identification, which were MA license 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: 10/10/25



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
138 East Central Street ” for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Franklin Food Pantry, Incorporated.
Address of Applicant: 138 East Central Street Franklin, MA
Phone No.: 508-528-3115 Email: skilcoyne@franklinfoodpantry.org

 2. Name of Owner (if not the Applicant): Same as Applicant
Address of Owner: _____
Phone No.: _____ Email: _____

 3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin Street 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 37781, Page 200, (or Certificate of Title No. _____)

 5. Location and Description of Property: The property is located at 138 East Central Street and contains a vacant building. A majority of the site is covered with asphalt and concrete.
Zoning District: Commercial I
Assessor's Map: 286 Lot: 27
Square Footage of Building(s): 5,496
Impervious Coverage of Existing Upland: 98

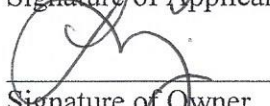
 6. Purpose of Site Plan: The proposed project will include the renovation of the existing building into the home of the Franklin Food Pantry. The existing site conditions will be modified to provide for access, parking, pedestrian travel, bicycle storage, and impervious coverage removal. Site landscaping improvements will also be installed.
-

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



Signature of Applicant

Lynn M. Calling
Print Name of Applicant



Signature of Owner

Lynn M. Calling
Print Name of Owner

**APPENDIX A
LIST OF SERVICE FEE RATES**

DEPARTMENT	FEE	CURRENT RATE RATE	SERVICE CATEGORY
ANR (81-P)			
PLANNING	Approval Not Required (81-P)	\$150.00	FULL COST
PLANNING	Approval Not Required (81 P) - With New Buildable Lots Proposed	\$350.00	FULL COST
SUBDIVISION			
PLANNING	Preliminary Plan	\$700 1-5 lots plus \$100 each additional lot	FULL COST
PLANNING	Definitive Plan	\$2.00 per linear foot of roadway - \$800 minimum	FULL COST
PLANNING	Bond Release (Estimate)	\$500.00	FULL COST
PLANNING	Bond Release (Release)	\$500.00	FULL COST
PLANNING	Subdivision Modification	\$750.00	FULL COST
SPECIAL PERMIT			
PLANNING	Planning Board Special Permit	\$750.00	FULL COST
SITE PLAN			
PLANNING	Site Plan	Up to 9,999 sf impervious coverage \$1,500; 10,000-24,999 sf impervious coverage \$2,500; 25,000-50,000 sf impervious coverage \$4,000; \$4,000 plus \$100 per each 10,000 sf impervious coverage > 50,000 sf	FULL COST
PLANNING	Limited Site Plan	\$500.00	FULL COST
REVIEW FEES			
PLANNING	Independent Consultant Review Fees	Determined by Inspection Consultant	Due before issuance of decision by Planning Board
PLANNING	Construction Inspection Fees (Subdivision)	Determined by Inspection Consultant	Due before or at time of pre-construction meeting
PLANNING	Construction Inspection Fee (Site Plan)	Determined by Inspection Consultant	Due before or at time of pre-construction meeting



December 17, 2020

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

**Re: Franklin Food Pantry
138 East Central Street
Site Plan Peer Review**

Dear Mr. Padula:

BETA Group, Inc. has reviewed documents for the proposed Site Plan Application, "Site Plan 138 East Central Street," in Franklin, Massachusetts. This letter is provided to outline findings, comments, and recommendations.

BASIS OF REVIEW

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

- Site Plans (5 Sheets) entitled **Site Plan 138 East Central Street**, dated November 10, 2020, prepared by United Consultants, Inc. of Wrentham, MA.
- Site Plan Application, including the following:
 - Application for Approval of a Site Plan (Form P)
 - Certificate of Ownership

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

- Site Visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through October 2019
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to April 30, 2019
- **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 January 1, 2016
- **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 consists of 138 East Central Street, encompassing one lot with a total area of 0.38± acres located in the Town of Franklin (the "Site"). The Town of Franklin Assessor's office identifies the parcel as Map 286 Lot 27. The Site is located within the Commercial I (CI) zoning district. Surrounding parcels to the north, northwest, and east are also within the Commercial I District, while parcels to the southwest and south are within the Single Family IV district.

There are no mapped wetlands on the Site and the Site is located just outside of a Zone II Wellhead Protection Area. The Site is not located in proximity to an estimated habitat of rare or endangered species or within a FEMA-Mapped 100-year flood zone. NRCS soil maps primarily indicate the presence of Urban Land, with no associated Hydrologic Soil Group (HSG), and a small portion of Charlton-Hollis-Rock outcrop complex with a HSG rating of A (high infiltration potential). MassDEP Waste Site and Reportable Releases Information indicates the adjacent site (140 East Central Street, RTN 2-4013076 and 2-4018349) has an Activity Use Limitation (AUL) and its limits are depicted on the plans. MassDEP also lists the subject Site as having an AUL, which encompasses 13,520 sq. ft. of the lot area.

Plans indicate the existing site is currently developed with a one-story building (5,496± sq. ft.) with a commercial use. Associated site developments include a paved driveway around the building with few defined parking spaces. Topography at the Site primarily generally slopes to the east with a small portion of the Site sloped to the west. Access is provided to the Site from both East Central Street to the north and Cross Street to the south.

The project proposes to renovate the existing building as a Food Pantry, retaining the existing building footprint. The existing paved area will be revised into a driveway around the building Site and two parking areas: one on the northern side of the Site and one on the southwestern side of the Site. A portion of the southern paved area will be converted to a pedestrian walkway with landscaping areas. Stormwater management is proposed via two subsurface infiltration systems.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

GENERAL

- G1. Indicate disposition of existing monitoring wells.
- G2. Clarify if Note 1 (removal of bollards) on the Grading and Utility Plan applies to the bollards in front of the garage door on the south side of the building. Providing vehicular access to the building may require the installation of floor drains and a gas trap to meet plumbing code.

ZONING

The Site is located within the Commercial I (CI) zoning district and is located just outside the Water Resources District. The proposed use as a Food Pantry is listed as Other Retail Sales, Services (§185 Attachment 3 section 2.15a), which is permitted by right in the CI zoning district, provided that use does not result in an increase in water consumption of more than 15,000 gallons per day. BETA notes the use may also be permitted by right in the CI zoning district as a Charitable Institution (§185 Attachment 5 section 4.3).

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

As proposed, the lot complies with minimum lot area, frontage, depth, width, structure height, front yard (East Central Street), and impervious coverage of structures. The lot does not comply with side yard, (20' min. from abutting residential districts), front yard (Cross Street), and impervious coverage of structures plus pavement; however, these are existing non-conformities and no changes are proposed to the building footprint to alter the side/rear yard non-conformities. A slight reduction in impervious coverage is proposed compared to existing conditions.

- SC1. Provide architectural plans or clarify if any alterations are proposed to the building structure that would require additional documentation to be provided in accordance with §185-10.

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

Access to the Site is provided through an existing curb cut along the northern property line that connects to East Central Street. Access also provided along the Site's frontage with Cross Street. Paved driveways and parking areas are located around the entire perimeter of the building.

§185-21.B.(2)(b) describes the number of parking spaces required for a non-residential use in the Commercial I district. For a gross floor area of 6,499 sq. ft., as noted in the parking calculations, 13 parking spaces are required and are proposed. One space is designed to be van accessible in accordance with the Americans with Disabilities Act (ADA). Proposed parking areas include both 90° and angled parking with stalls that vary between 14.7' and 20' long and aisles that vary between 14' (one-way) and 24' (two-way) wide. All parking stalls are 9' wide.

- P1. The parking schedule indicates a building floor area of 6,499 sq. ft., while the site plans show a building footprint of 5,496 sq. ft. Clarify if there is additional floor area beyond the footprint area depicted on the plans.
- P2. The designer has provided the number of parking spaces required based upon the gross floor area of the building; however, given that the parking layout is less than ideal in consideration of site limitations, clarify if a lesser number of spaces would be adequate for the proposed use in accordance with (§185-21.A.(4)).
- P3. The applicant has requested a waiver from the dimensional requirements of parking stalls and aisles (§185-21.C.(8) & (9)(a)). For consideration of this waiver, provide a summary of parking angles, stall lengths, and aisle widths as it relates to standard design guidance, such as the Institute for Transportation Engineers, to demonstrate that the proposed layout is adequate. The designer may also consider depicting standard vehicles within stalls and providing turning movements for passenger vehicles throughout the site.
- P4. Revise parking spaces to be at least 10' from the Cross Street right-of-way (§185-21.C.(1)) or request a waiver for proposed parking space #10. Also clarify if this space would be reserved for employees, as the difficult turning radius would likely require vehicles to back into the space. Refer to comment C1.
- P5. It appears that parking space #13 and waste collection vehicles will require backing onto a public way to exit the site. Although this parking area has only four parking spaces the total number of spaces for the site is greater than 5. BETA notes that a waiver in accordance with (§185-21.C.(3)) may be required.
- P6. Clarify how the approximately 15' wide paved area west of the building will be used, such as for a designated loading area (§185-21.D).
- P7. Evaluate if the proposed curb stops, which will reduce the usable length of the angled parking stalls, are required in parking spaces on the north side of the building. Bollards are also proposed in each of these spaces.
- P8. There are five existing parking spaces depicted on the west side of the building, which are partially located on the adjacent parcel. As this paved area is to remain, consider seeking an easement

which would allow for their continued use and potentially allow for a more conventional parking layout on the Site.

- P9. The existing evergreens along the westerly property line are proposed to be removed and replaced with a 4' high chain link fence with privacy slats. Confirm that the trees proposed for removal are fully on the subject parcel and consider increasing the height of the fence to six feet to provide greater screening for the adjacent residential use.
- P10. Recommend providing pavement markings for the proposed one-way exit at the northeast corner of the site.

SIDEWALKS (§185-28)

The project is located within the Commercial I Zoning district. Existing concrete sidewalks along East Central Street will remain or will be reconstructed as necessary. There are no clearly defined sidewalks on the north side of Cross Street and providing a sidewalk on the project's frontage along Cross Street is unlikely to be beneficial to pedestrians.

- S11. Clarify Sidewalk Detail or provide additional detail for the sidewalk proposed in front (north side) of the building. The provided detail depicts curbing which is not proposed in this area.
- S12. Resolve discrepancy between minimum sidewalk width shown on Sidewalk Detail (4' minimum) vs. Note 2 on detail sheet that indicate 5' minimum.

CURBING (§185-29)

The project proposes the use of vertical granite or vertical concrete curbing along portions of parking and driveway areas, as well adjacent to the sidewalk on the East Central Street Frontage.

- C1. Provide curbing between proposed parking located within 10 feet of the Cross Street right-of-way or request a waiver.
- C2. Revise limits of vertical concrete curb at the northeasterly property corner. As currently depicted the curb will block the sidewalk.

SITE PLAN AND DESIGN REVIEW (§185-31)

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

- SP1. Confirm the existing water and sewerage services are intended to be reused and are in good working order. If information is available, depict their location on the plans (§185-31.1.(C)(3)(m)).
- SP2. A waiver has been requested to allow illumination to extend beyond the Site's property lines (§185-31.C.(4)(e)). The proposed design will include spillage in all directions but is not anticipated to result in any hazard or nuisance glare on the adjacent commercial property or roadways; however, light spillage onto the adjacent residential property to the southwest exceeds what would normally be considered as minor. Revise lighting to eliminate or minimize spillage onto the adjacent residential properties.

STORMWATER MANAGEMENT

The project proposes to collect runoff from roofs and direct flow to two new subsurface infiltration systems. Runoff from the remainder of the Site will continue to flow overland onto Cross Street, East Central Street, or abutting properties to the east. A net reduction in impervious area is proposed.

GENERAL

- SW1. The existing Site has an Activity Use Limitation which restricts the disturbance of petroleum impacted soil, defined as soil at a depth greater than four feet below existing grade. The recharge systems are proposed at a depth similar to that of the impacted soil and while revisions may be possible to locate the systems higher, there is concern that infiltrating stormwater could facilitate migration of petroleum contamination toward the abutting property and Town's Zone II Wellhead protection area. Unless an LSP confirms that infiltration will not contribute to groundwater contamination, infiltration is not recommended.
- SW2. The project is not located in proximity to wetland resources and does not propose disturbance greater than 1 acre; therefore, MassDEP's Stormwater Management Standards and the Town of Franklin Stormwater Management Bylaw are only applicable to the project to the extent requested by the Board in accordance with (§185-31.C.(3)(m)). BETA recommends for the Board to discuss this issue along with potential impacts and costs associated with disturbing contaminated soils.
- SW3. Confirm the proposed vertical concrete curb at the northeast corner of the site will not impede drainage or create a low point ponding area.

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
Project Manager



Stephen Borgatti
Staff Engineer

cc: Amy Love, Planner



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

December 7, 2020

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

RE: Site Plan Review – 138 East Central St, Franklin Food Pantry

Dear Mr. Chairman and Members:

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

1. Applications that will need to be filed with the Franklin Department of Public Works may include, but are not necessarily limited to a Street Excavation Permit for the modified curb cut.
2. Whereas this is a redevelopment project, the applicant is proposing a net decrease in impervious area as well as infiltrating some of the existing roof runoff in order to meet the Stormwater Standards. We agree with this approach and the proposed drainage improvements.
3. The layout of parking space number 1 may present a safety concern as a vehicle parked in this spot would need to back up into the entrance driveway to leave.
4. The plans call out for an approximately 30 ft length of vertical curb along the property line shared with the adjacent gas station near the front of the property on East Central St. Where this area is currently all paved between the two parcels, the applicant may want to consider eliminating this curb line to avoid it from being hit and to simplify snow removal.

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, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907

MEMORANDUM

DATE: December 17, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 138 East Central Street
Site Plan

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, December 21, 2020 Planning Board meeting and offers the following commentary:

General:

1. The site is approximately 16,800 sq/ft and is located at 138 East Central Street in the Commercial I Zoning District; Assessor's Map 286 Lot 027.
2. The applicant has filed a Site Plan for a change in use and site improvements for the Food Pantry relocating to 138 East Central Street.
3. Letters have been received from Conservation, BETA, Fire and Town Engineer.
4. Applicant has requested that the Application fees be waived.

Comments:

1. The Applicant is proposing to increase their parking spaces to 14 total spaces.
2. The Applicant is not required to file with the Conservation Commission, however, the Conservation Agent has provided a recommendation letter on the plantings.
3. The Deputy Fire Chief has no concerns at this time with the submitted Site Plan.
4. The Planning Board should vote on the application fee waiver request.

DPCD has no further comments.

Town of Franklin



Conservation Commission

MEMORANDUM

To: Franklin Planning Board
From: Jennifer Delmore, Conservation Agent
Re: Franklin Food Pantry
Date: November 24, 2020

In regard to the Franklin Food Pantry project, Kuth Ranieri Architects has requested the Conservation Commission confirm use of 2 species not in the Best Development Practices Guidebook. The chairman of the Conservation Commission has approved use of the following species in landscaping:

Common Name: Apple
Species: *Malus domestica*
Invasive status: Not invasive
Native status: Domesticated species, grown worldwide
Hardiness: Zones 3-8
Water consumption: Low, rainfall only once established

Common Name: Cherry
Species: *Prunus avium*
Invasive status: Not invasive
Native status: Domesticated species, grown worldwide
Hardiness: Zones 4-6
Water consumption: Low, rainfall only once established



FRANKLIN FIRE DEPARTMENT

TO : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 7 DECEMBER 2020

RE : SITE PLAN – 138 EAST CENTRAL ST.

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

We have met with the applicant on site. The submitted plan reflects an improvement in access over the current site and they have addressed our concerns.

Please contact me should you have any question or require any additional information.

cc: file

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, December 7, 2020 and again on December 14, 2020

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a Remote public hearing on **Monday, December 21, 2020 at 7:15 PM** for a Site Plan application at 138 East Central Street in Franklin, MA prepared by United Consultants, Inc. and submitted to the Department of Planning & Community Development on November 25, 2020, by Franklin Food Pantry, Franklin, MA.

The property is located in the Commercial I Zoning District (Assessors Map 286 Lot 027) on East Central Street. The applicant is proposing to modify the site to include additional parking, landscaping and building access.

The hearing will provide an open forum for the discussion. This meeting will be done remotely via the “ZOOM” platform. Residents can visit the Town Website (Franklinma.gov) and click on the Town Calendar for up to date information on how to access the meeting

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.

To access records and files for this project, please email alove@franklinma.gov.

Anthony Padula, Chairman

FRANKLIN FORD LLC
175 EAST CENTRAL ST
FRANKLIN, MA 02038

COOGAN COREY
SONGIN KIERA L
37 CROSS ST
FRANKLIN, MA 02038

MADABS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

MUIR MEAGHAN L
25 KING ST
FRANKLIN, MA 02038

MACHADO RIVAS SONSOLES
39 CROSS ST
FRANKLIN, MA 02038

MAYER DEVI P & WILLIAM TI
DEVI P MAYER REV TRUST
62 CROSS ST
FRANKLIN, MA 02038

MLG HOLDING 160 E CENTRAL
C/O WALGREEN CO.
PO BOX 1159 - R.E. PROPERTY TA
DEERFIELD, IL 60015

CROSS CONDOMINIUM
C/O SMITH KATHLEEN
39 CROSS ST
FRANKLIN, MA 02038

MILLEY PETER
MILLEY LEILA
120 SUMMER ST
FRANKLIN, MA 02038

OM EAST CENTRAL STREET LL
5 PATRIOT RIDGE LN
WILBRAHAM, MA 01095

MARTIN WILLIAM H
MARTIN KATHERINE T
33 CROSS ST
FRANKLIN, MA 02038

LEVINS EDWARD J & BARBARA
LEVINS FAMILY RECOVERABLE T
158 MAIN ST
FRANKLIN, MA 02038

FRANKLIN FOOD PANTRY INCO
138 EAST CENTRAL ST
FRANKLIN, MA 02038

YANG SHAOXIAN
24 CROSS ST
FRANKLIN, MA 02038

BEATON REESE
R & T REALTY TRUST MOORE,
111 EAST CENTRAL ST
FRANKLIN, MA 02038

BRACCI CHRISTINE
576 OAK ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

ALPINE LLC
119 EAST CENTRAL ST
FRANKLIN, MA 02038

SEGRRA DANIEL E
LINNELL ERICA L
118 EAST CENTRAL ST
FRANKLIN, MA 02038

NARDUCCI ANTHONY N
NARDUCCI PAMELA L
70 ELYSIUM ST
WRENTHAM, MA 02093

PISANI CHRISTOPHER & ANN
JUST TRADED REALTY TRUST
10 RACHAEL CIRCLE
FRANKLIN, MA 02038

110 EAST CENTRAL ST LLC
842 UPPER UNION ST STE 8
FRANKLIN, MA 02038

LIU PROPERTY HOLDINGS LLC
15 BUTTONWOOD DR
ANDOVER, MA 01810

HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

100 EAST CENTRAL STREET L
C/O MARY MAVRIDES BOWKER
PO BOX 13
EAST SANDWICH, MA 02537

DANIELS RICHARD A
DANIELS MARILYN
40 CROSS ST
FRANKLIN, MA 02038

HICKEY JOHN J JR&SUCCESSO
HICKEY REALTY TRUST
139 EAST CENTRAL STREET
FRANKLIN, MA 02038

MITCHELL ROBERT W
MITCHELL BARBARA A
57 CROSS ST
FRANKLIN, MA 02038

HARWOOD JASON M
HARWOOD AMY J
44 CROSS ST
FRANKLIN, MA 02038

143 EAST CENTRAL LLC
2 CURTIS LN
FRANKLIN, MA 02038

MARCUS PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

MILES BETHANNE
18 MILLIKEN AVE
FRANKLIN, MA 02038

PASQUINO RUTH E
33 CORBIN ST
FRANKLIN, MA 02038

MCCORMACK KERRY A
9 SUMMER STREET
MEDFIELD, MA 02052

VARRICHIONE MICHAEL
21 CORBIN ST
FRANKLIN, MA 02038

DAVEY GREGORY W
DAVEY PAMELA J
15 MILLIKEN AV
FRANKLIN, MA 02038

PEREZ JORDI
PEREZ MARIA
7 MILLIKEN AVE
FRANKLIN, MA 02038

ENDO CARE RENTAL LLC
137 LAKE ST
SHERBORN, MA 01770

HANK REARDON REALTY, LLC
PO BOX 248
RAYNHAM, MA 02767