

Bay Colony Group, Inc.
Professional Civil Engineers & Land Surveyors

4 School Street, PO Box 9136
Foxborough, Massachusetts 02035
Telephone (508) 543-3939 • Fax (508) 543-8866
E-mail: mailbox@baycolonygroup.com

July 21, 2021

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

15 Freedom Way

Dear Mr. Padula:

On behalf of our client, Barrett Distributions Centers, we are submitting herewith a site plan in accordance with Chapter 185 Section 31 SITE PLAN AND DESIGN REVIEW of the Town of Franklin Zoning Bylaws. Enclosed please find 7 copies of the site plan, Form P site plan application, stormwater analysis and a certified list of abutters within 300'. A check in the amount of \$4,000 is enclosed in accordance with the Town fee of 25,000-50,000 sf impervious coverage. We understand that we will be responsible for the advertising fee once that has been determined.

The property is located at 15 Freedom Way (Assessors' Parcel 330-029-000) within the Franklin industrial Park. The property consists of a 20+/- acre parcel of land located at the end of Freedom Way about 970' from the intersection with Constitution Boulevard. The lot is bordered by commercial facilities to the north, east and west. The existing lot is located within the Industrial Zoning District and has been previously developed. The lot currently contains an existing 259,658+/- sq.ft. commercial facility along with the associated parking and shipping area.

We are proposing the expansion of the existing parking area. The parking area will be constructed on the western side of the shipping area over an area that is currently grass and trees. The parking area will be 28,930+/- sf and will consist of an additional 82 parking spaces for the existing commercial facility. We have also redesigned the existing drainage system to accommodate the additional parking area as well as addressing the drainage issues on site.

Thank you for your consideration and please feel free to contact me should you have any questions or concerns that you would like addressed prior to the public hearing.

Very truly yours,

BAY COLONY GROUP, INC.

A handwritten signature in black ink, appearing to read 'C. Gray', written in a cursive style.

Cameron Gray
Project Engineer

A handwritten signature in black ink, appearing to read 'W. R. Buckley, Jr.', written in a cursive style.

William R. Buckley, Jr., P.E.
Project Manager



October 6, 2021

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

**Re: 15 Freedom Way
Site Plan Peer Review**

Dear Mr. Padula:

BETA Group, Inc. has reviewed documents for the project located at 15 Freedom Way 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:

- Plans (6 sheets) entitled: **Site Development Plan of #15 Freedom Way** dated July 19, 2021, prepared by Bay Colony Group, Inc of Foxborough, MA.
- **Stormwater Analysis and Management Plan**, dated July 2021, prepared by Bay Colony Group, Inc of Foxborough, MA.
- Site Plan Approval Submittal, including:
 - Cover Letter
 - Form P
 - Certificate of Ownership
 - Business Entity Summary
 - 300-foot Abutters Map

Review by BETA will 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 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 20.0± acre parcel (#B-32) located at 15 Freedom Way in the Town of Franklin (the "Site"). The Site is located within the Industrial zoning district. Surrounding lots to the north, west, and east are also within this district, while those to the south are within the Rural Residential I district.

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

The existing Site accommodates a 260,000 sq. ft., one-story warehouse. Associated parking areas and driveways are located along the west and north perimeter of the warehouse. The access driveways curve around the southern and eastern sides of the Site to provide access from Freedom Way. Additional site features include landscaping, lighting, utilities (water, sewer, electric) and fencing. Stormwater management is provided by an on-site closed drainage system consisting of catch basins and drainage manholes which discharges to a 42" RCP pipe to the northeast.

Topography at the Site is generally directed to the west and southwest. 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 Site is listed on the MassDEP database as RTN 2-4014483 with a status listed as Closed. Supporting documents indicate the RTN refers to a release of diesel fuel occurring circa 1999.

The Project proposes to construct an additional parking area on the northern side of the Site with 82 new spaces. The area north of the expanded parking lot will be re-graded to provide room for the proposed features. Stormwater management is proposed via new catch basin and drain manholes which will discharge into a new infiltration basin.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

ZONING

- G1. Evaluate if any special provisions are required to construct and stabilize the proposed 2:1 slope on the west side of the site.

ZONING

The Site is located within the Industrial (I) Zoning District. The proposed Site will retain the existing use as a Warehouse which is a permitted use in this district.

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; and building height. No modifications are proposed to the building.

- SC1. Provide existing and proposed impervious coverage on the plans.

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

Access to the Site is proposed via a 28'± wide driveway connected to Freedom Way. The driveway runs south from Freedom Way around the northern, eastern, and southern, sides of the building before ending at the existing parking lot. The parking lot includes two sections: one directly south of the building and one directly west of the building.

The proposed Site design will expand the western parking lot approximately 75' to the north. No alterations are proposed to the existing parking lot except removal of a curb section and associated three parking spaces to access the new parking area. This new parking area will include 82 parking spaces. The project will retain 131 parking spaces from existing parking lots for a total post-development count of 213

spaces. The provided parking table indicates that 157 spaces were approved on the previous site plan. The existing Site also includes 25 tractor trailer loading spaces to remain.

Parking requirements for the Industrial Zoning District are defined by the Zoning Bylaw. For warehouses, 1 space is required per 1,000 sq. ft. of gross floor area; for office uses, 1 space is required per 250 sq. ft. of gross floor area. Therefore, the total required parking is 275 spaces. The provided 212 parking spaces do not satisfy this requirement, however it is an improvement over the existing 134 parking spaces, and the number noted to have been previously approved for the site.

Proposed parking spaces are 9' wide and 18' long, with 24' access aisles. No new accessible parking spaces are proposed; however, the existing parking lot includes 3 accessible parking spaces to remain. For the proposed number of parking spaces, 7 accessible spaces must be provided, 2 of which must be van accessible.

- 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. A waiver may be required for the proposed number of parking spaces.
- P2. Revise plans to indicate which existing parking spaces will be removed for the connection to the proposed parking lot and update total number of proposed on the parking table.
- P3. Provide required number of accessible spaces, access aisles, and associated ramps to accessible routes.
- P4. Confirm widths of existing accessible parking space aisles. Aisles must be 8' wide for van accessible spaces, and 5' wide for standard accessible spaces.
- P5. Revise proposed parking spaces to be 19' long (§185-21.C(9)).

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)

No new sidewalks or walkways are proposed under this project.

CURBING (§185-29)

The project proposes monolithic bituminous curbing along perimeter of the proposed parking area. Existing curbing throughout the site is identified as bituminous berm.

- C1. At the discretion of the Planning Board revise bituminous curb to be granite or reinforced concrete curbing (§185-29).

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 existing tree lines at the Site and proposed limit of clearing, if applicable. (§185-31.1.C(3)(k & t)).

SP3. Provide photometric plan showing illuminance values for proposed parking lot (§185-31.1.C(3)(l)).

SCREENING (§185-35)

The project proposes outdoor parking for 10 or more cars which must be screened in accordance with this section. A residential district is present to the south; however, no alterations are proposed that are anticipated to be visible from this district.

L1. Provide required tree plantings in accordance with §185-21.C(5) and ensure that all will come from the Best Development Practices Guidebook (§185-31.1.C(3)(k)). For the proposed 82 parking spaces, 9 trees are required.

UTILITIES

The project proposes to retain existing utilities. No water, sanitary sewer, gas, or electric services are proposed except that existing post-indicator valves in the footprint of the expanded parking lot will be replaced with water gates and boxes.

U1. Provide confirmation that the replacement of PIVs with gate boxes is acceptable to the Fire Chief.

STORMWATER MANAGEMENT

Stormwater management for the expanded parking lot will be accomplished through a closed drainage system consisting of deep sump catch basins and manholes which will convey flow to a new infiltration basin. Overflow from the basin will discharge to an existing drain manhole which connects to a 42" RCP directed north. The existing closed drainage system will be retained to manage the remainder of the Site, with the exception that an existing 15" RCP inlet pipe will be removed. The runoff captured by the 15" RCP will instead be directed to a new drain line consisting of 24" RCP and drain manholes that will discharge to the infiltration basin.

GENERAL

SW1. Provide a stamped MassDEP Stormwater Checklist.

SW2. Evaluate how the inlet to the infiltration basin will function. The proposed 36" pipe will enter the basin at an approximate 45° angle and the bottom of the basin is only four feet wide.

MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:

The proposed development will disturb greater than one acre; therefore, the project is subject to Chapter 153: Stormwater Management of the Town of Franklin Bylaws and MassDEP Stormwater Management Standards.

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 a new infiltration basin for stormwater management. The provided calculations indicate a decrease in post-development peak discharge rates and total runoff volumes compared to pre-development conditions, except for runoff volume during the 10- and 100-year storm events for the "Closed Drain" discharge point.

- SW3. Revise site design such that post-development runoff volume does not exceed pre-development runoff volume for the "Closed Drain" design point, as indicated on Table 2.
- SW4. Clarify how the limits of watershed FE#1 were determined. The watershed boundaries are not shown perpendicular to the contours on the watershed plan and based on aerial imagery, a portion of the abutting Owens & Minor Inc. building and parking area are within the area depicted; however, no impervious area is accounted for. Also, based on grading and field observations, a portion of this watershed is anticipated to flow onto the access road and be captured by catch basins instead of FES#1.
- SW5. If watershed FES#1 is comprised entirely of pervious areas, as shown in the HydroCAD model, consider allowing these flows to bypass the proposed infiltration basin and route existing CBs 8 through 11 to the basin instead, which will significantly improve stormwater quality at the Site.
- SW6. Depict proposed infiltration basin on watershed plan and route area/runoff to the Closed Drainage design point instead of the Runoff #2 design point.
- SW7. Model basin footprint as impervious water surface to avoid "double-counting" the potential exfiltration.
- SW8. Revise pipe size for Pond 19P in the HydroCAD model to be 24" RCP to match the site plans.
- SW9. Recommend to revise Mannings N value used for RCP pipe to be 0.013.

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). An infiltration basin is proposed to provide recharge for the proposed expanded parking area. Calculations show that provided recharge is in excess of what is required and that BMPs will drain within 72 hours.

- SW10. Provide test pit logs and indicate location on plans (§153-15.A(6)). Note that textural class of soils in the A and B horizons may justify the use of a different HSG in the proposed work area for HydroCAD runoff calculations.
- SW11. Provide data identifying estimated seasonal high groundwater elevation in the area of the basin (§153-15.A(9)).
- SW12. Confirm the storage volume used in the drawdown calculations (0.052 ac-ft). The cumulative storage volume for Pond 67P is listed at 0.070 ac-ft in the HydroCAD model.

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 to direct runoff from the new parking area through a treatment train consisting of deep-sump catch basins and an infiltration basin. This treatment train is anticipated to provide the required TSS removal and water quality volume.

SW13. Provide a Long-term Pollution Prevention Plan, addressing the applicable items identified on Volume 1, Chapter 1, Page 9 of the MA Stormwater Handbook.

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.*

The project is a mix of new development and redevelopment. The proposed expanded parking area is a new development and must fully meet these 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 more than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are required. The project proposes the use of erosion control barrier (mulch filled silt sock) and catch basin inlet protection.

SW14. Correct project narrative to indicate that the Site will fall under the EPA Construction General Permit regulations as the area of disturbance (proposed pavement plus grading) is greater than 1 acre.

SW15. Provide stabilized construction entrance with associated detail.

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.

SW16. Revise catch basin operation/maintenance frequency to be four times per years in accordance with the MA Stormwater Handbook.

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

An Illicit Discharge Compliance Statement was included in the Stormwater Management Report.

Mr. Anthony Padula, Chairman

October 6, 2021

Page 7 of 7

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

October 12, 2021

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

RE: Site Plan – Parking Expansion, 15 Freedom Way

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 Water and Sewer Permits and a Soil Erosion and Sediment Control Permit.
2. We note that while the proposed storm water design does not increase overall flow rates or volumes off the site, there is an increase in runoff volume to the closed drainage system that runs off site and eventually discharges to the industrial park's drainage system. The designer should ensure that the downstream drainage detention ponds can handle the increased volume.
3. 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,

A handwritten signature in black ink, appearing to read 'M Maglio', written in a cursive style.

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: October 13, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 15 Freedom Way
Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, October 18, 2021 Planning Board meeting and offers the following commentary:

General:

1. The applicant has filed a Site Plan Modification to add 82 parking spaces. The Applicant has included a Stormwater Management report along with Site Plans.
2. Applicant is not required to file with the Conservation Commission.
3. DPCD has received the following letters for review:
 - Mike Maglio letter dated October 13, 2021
 - Matt Crowley, letter dated October 6, 2021
 - Joe Barbieri, letter dated September 15, 2021
 - Jen Delmore, letter dated September 15, 2021

Comments:

1. Applicant is providing a total of 216 parking spaces, while 275 are required.
2. The Applicant currently has 3 Handicap parking spaces. The required amount based on 216 parking spaces is 7 spaces. DPCD recommends adding 4 additional Handicap spaces by the front door.
3. Per Zoning By-Law §185-31 C (3)(k), the applicant has not provided a Landscaping Plan. A Landscaping plan should be submitted.
4. The applicant needs to submit a photometric plan with sufficient illuminance values, to determine compliance with §185-31 C(4)(e), Site plan, Review Criteria per Zoning By-Law §185-31 C(3) (l). Will additional lighting be installed.
5. Per Zoning By-Law §185-31 Section 3.1.C (s), the applicant has not provided a traffic study. The Planning Board will need to determine if a Traffic study is required for this specific project.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 15 SEPTEMBER 2021

RE : SITE PLAN – 15 FREEDOM WAY

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

We have worked with the applicant regarding the plan and they have met our requirements. Accordingly, 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>

15 Freedom Way

1 message

Jennifer Delmore <jdelmore@franklinma.gov>
To: Amy Love <alove@franklinma.gov>

Wed, Sep 15, 2021 at 11:29 AM

Amy,

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

Thank you,
Jen

--

Jennifer Delmore
Conservation Agent
[355 East Central Street](#)
[Franklin, MA 02038](#)
Phone: 508-520-4929
Email: 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 Development Plan of 15 Freedom Way Franklin MA" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Barrett Distribution Centers
Address of Applicant: 15 Freedom Way Franklin, MA 02038
Phone No.: 781.389.7178 Email: msotir@barrettdistribution.com

2. Name of Owner (if not the Applicant): Freedom DC, LLC
Address of Owner: 15 Freedom Way Franklin, MA 02038
Phone No.: 781.389.7178 Email: msotir@barrettdistribution.com

3. Name of Engineer: Bay Colony Group, Inc.
Address of Engineer: 4 School Street Foxborough, MA 02035
Phone No.: 508.543.3939 Email: billbuckley@baycolonygroup.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 24276, Page 351, (or Certificate of Title No.)

5. Location and Description of Property:
15 Freedom Way/Lot B-32 in Plan Book 410, #751- 1992

Square Footage of Building(s) 259,658+/-
Assessor's Map 330 Lot 29

6. Purpose of Site Plan: Construction of 82 parking spaces

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

Signature of Applicant: Arthur Barrett, PRESIDENT

Print Name of Applicant: ARTHUR BARRETT

Signature of Owner: Arthur Barrett, MEMBER

Print Name of Owner: ARTHUR BARRETT

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 Development Plan of 15 Freedom Way Franklin, MA

Date of Plan: July 19, 2021 Assessor's Information: Map 330, Parcel 029

Prepared by: Bay Colony Group, Inc.

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

SECTION B:

Name of Record Owner(s): Freedom DC, LLC

Address of Record Owner(s): 15 Freedom Way Franklin, MA 02038

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

Executed as a sealed instrument this

day of 20

Arthur Barrett
Signature of Applicant

ARTHUR BARRETT, PRESIDENT
Print name of Applicant

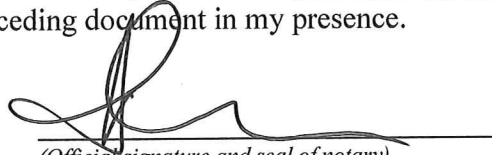
Arthur Barrett
Signature of Owner

ARTHUR BARRETT, MEMBER
Print name of Owner

Plymouth ss.

2021

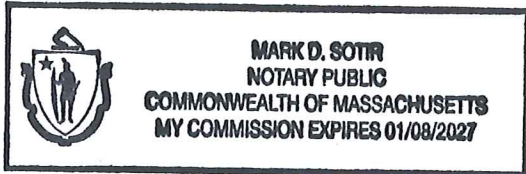
On this 20th day of AUGUST 2021, before me, the undersigned notary public, personally appeared ARTHUR BROWN (name of Applicant), proved to me through satisfactory evidence of identification, which were MR BROWN'S LICENSE to be the person whose name is signed on the preceding document in my presence.



(Official signature and seal of notary)

Notary Public:

My Commission Expires: 1/8/27



Corporations Division

Business Entity Summary

ID Number: 205645553

[Request certificate](#)

[New search](#)

Summary for: FREEDOM DC, LLC

The exact name of the Domestic Limited Liability Company (LLC): FREEDOM DC, LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 205645553		Old ID Number: 000934583
Date of Organization in Massachusetts: 10-02-2006		
Last date certain:		
The location or address where the records are maintained (A PO box is not a valid location or address): Address: 15 FREEDOM WAY City or town, State, Zip code, FRANKLIN, MA 02038 USA Country:		
The name and address of the Resident Agent: Name: ARTHUR BARRETT Address: 15 FREEDOM WAY City or town, State, Zip code, FRANKLIN, MA 02038 USA Country:		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	TIMOTHY BARRETT	15 FREEDOM WAY FRANKLIN, MA 02038 USA
MANAGER	ARTHUR BARRETT	15 FREEDOM WAY FRANKLIN, MA 02038 USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
SOC SIGNATORY	ARTHUR BARRETT	15 FREEDOM WAY FRANKLIN, MA 02038 USA
SOC SIGNATORY	KEVIN J. O'CONNELL	800 BOYLSTON ST. BOSTON, MA 02199 USA
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:		
Title	Individual name	Address
REAL PROPERTY	ARTHUR BARRETT	15 FREEDOM WAY FRANKLIN, MA 02038 USA
REAL PROPERTY	TIMOTHY BARRETT	15 FREEDOM WAY FRANKLIN, MA 02038 USA
<input type="checkbox"/> Consent <input type="checkbox"/> Confidential Data <input type="checkbox"/> Merger Allowed <input type="checkbox"/> Manufacturing		
View filings for this business entity:		



The Commonwealth of Massachusetts

William Francis Galvin
Secretary of the
Commonwealth

NOT
A N
O F F I C E
C O P Y
Secretary of the Commonwealth
A N
O F F I C E
C O P Y
State House, Boston, Massachusetts 02133

October 30, 2006

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P O'Donnell
WILLIAM P. O'DONNELL, REGISTER

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

FREEDOM DC, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **October 2, 2006**.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that, said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are:
ARTHUR BARRETT, TIMOTHY BARRETT

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **ARTHUR BARRETT, TIMOTHY BARRETT, KEVIN J. O'CONNELL, ESQ.**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **ARTHUR BARRETT, TIMOTHY BARRETT**

In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



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

FREEDOM DC, LLC
15 FREEDOM WAY
FRANKLIN, MA 02038

MARDINI FRANKLIN LLC
125 CONSTITUTION BLVD
FRANKLIN, MA 02038

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

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

CISTERCIAN NUNS
OF STRICT OBSERVANCE
MT ST MARY'S ABBEY
WRENTHAM, MA 02093

PRESTON RICHARD MICHAEL
PRESTON LESLIE ANN
6 UNION MEADOWS RD
FRANKLIN, MA 02038

DIATELEVI MICHAEL P
DIATELEVI ANGELA T
10 UNION MEADOWS RD
FRANKLIN, MA 02038

CARLUCCI NICHOLAS C
CARLUCCI ROBYN L
15 UNION MEADOW RD
FRANKLIN, MA 02038-4515

CUNHA MARCO
CUNHA CHRISTINA
9 UNION MEADOWS RD
FRANKLIN, MA 02038

WARNAKULASOORIYA BERNARD
LOKUGE ARANGA HINIDUMA
5 UNION MEADOWS RD
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

REEP IND FREEDOM MA LLC
C/O NY LINCOLN PROPERTY C
1 VAN DEGRAFF DR
BURLINGTON, MA 01803

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, October 4, 2021 and again on October 18, 2021

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 18, 2021 at 7:05 PM**, for a Site Plan application at 15 Freedom Way in Franklin, MA prepared by Bay Colony Group, Inc., Foxborough, MA 02035, and submitted to the Department of Planning & Community Development, by Barrett Distribution Centers, Franklin, MA 02038.

The property is located in the Industrial zoning District (Assessors Map 330 Lot 29) at the end of Freedom Way. The applicant is proposing an expansion of the existing parking area to the western side of the shipping area to add 82 parking spaces across approximately 28,930 square feet of grass and trees.

The hearing will provide an open forum for the discussion. This meeting will be held at the Franklin Municipal Building at 355 East Central Street in the Town Council Chambers on the second floor. It will also be broadcasted via zoom platform.

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 for this project please visit <https://www.franklinma.gov/planning-board/pages/projects>.

Anthony Padula, Chairman