

February 9, 2023

Town of Franklin, Planning Board  
*Attn: Mr. Gregory Rondeau, Chair*  
*C/O Mrs. Amy Love, Planner*  
355 East Central Street  
Franklin, MA 02038

Re: 15 Liberty Way  
***LDG Proj. No.: 2081.00***

Mr. Rondeau and Members of the Board:

Level Design Group, LLC (LDG) on behalf of Oliver Street Capital does hereby submit the application and certificate of ownership for the redevelopment of the above referenced parcel. The proposed project includes the construction of new pavement to expand the existing driveway and truck parking areas for the existing warehouse.

The redevelopment will include the installation of new pavement at the rear of the building, regrading, and the addition of an on-site drainage system compliant with Town of Franklin and MassDEP requirements for the use and development. LDG looks forward to presenting to the Board at the next hearing.

This application is being filed in accordance with the Franklin Zoning Bylaw **§185-31 Site Plan Review** for construction of new paved parking areas in an Industrial zone.

#### **PRE-DEVELOPMENT CONDITIONS**

The existing project property is located at 15 Liberty Way in Franklin, MA. and has frontage on the northern side of the cul-de-sac at the western end of Liberty Way approximately 500-feet west of Constitution Boulevard. The site is located at the north end of the property along the rear of the existing building. Hereafter, "the site" will refer only to the newly disturbed areas as depicted on the site plans. The majority of the property is developed and contains an existing 1-story warehouse with paved driveway and parking along the perimeter of the building. The project site includes approximately 105,400 square feet and is located at the northern end of the property at the rear of the building as shown on the plans. This area is mostly wooded but includes pavement from the driveway along the rear of the building and some grass areas. The adjacent properties are industrial. The development property is approximately 15.0 ± Acres with approximately 16% of the existing property being redeveloped with new pavement. Existing ground cover of the site includes the asphalt pavement and the existing building footprint. The existing site does not contain a formal stormwater management system and ultimately drains to a Bordering Vegetated Wetlands to the Southwest.

The on-site soils are classified by the Soil Survey for Norfolk County Massachusetts. The soils on site are classified as Woodbridge fine sandy loam which has a Hydrologic Soil Group rating of C/D. Soils with a Hydrologic Soil Group rating of C, are soils having a slow infiltration rate when

thoroughly wet and consist mainly of soils with a layer that impedes downward movement of water, or soils with moderately fine to fine textures. Soils with a Hydrologic Soil Group rating of D, are soils with a high runoff potential, have a very slow infiltration rate when thoroughly wet, and consist mainly of soils with high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. Based on test pits done by Level Design Group, LLC, the depth to the estimated seasonal high groundwater table (ESHGWT) varies from 30-35 inches below grade. Please see the SCS soils documentation attached herein.

Based on current MAGIS Mapping the site is NOT located in any of the following environmentally sensitive areas:

- Areas of Critical Environmental Concern
- Natural Heritage and Endangered Species Program – Priority Habitats of Rare Species
- Natural Heritage and Endangered Species Program – Estimated Habitats of Rare Wildlife
- Natural Heritage and Endangered Species Program – Natural Communities
- Natural Heritage and Endangered Species Program – Certified Vernal Pools
- MADEP Wellhead Protection Areas – Zone 1
- Surface Water Supply Protection Areas – Zone A, Zone B, & Zone C
- MADEP Surface Water Supply Watersheds
- MA DFW Coldwater Fisheries Resource Area.

## **POST-DEVELOPMENT CONDITIONS**

The Applicant is proposing to redevelop the site by constructing new pavement at the north end of the property at the rear of the existing warehouse. The project also includes the installation of a new stormwater system and associated grading and utilities.

A new stormwater management system has been designed to support the increase in impervious area from the proposed project. This includes a newly designed subsurface detention basin will collect runoff from most of the new pavement. Proprietary treatment units are proposed which will collect runoff from all new impervious areas and provide the required TSS removal in conjunction with deep sump catch basins.

The total proposed site impervious coverage is increased in the post development due to the new pavement as detailed on the plans. However, the Proposed subsurface detention basin will attenuate peak flows so that Post-Development peak rates of runoff will be reduced from Pre-Development Conditions. With the proposed development there is a net increase in TSS removal with the installation of stormwater treatment prior to discharge.

## **CONCLUSION**

The development as proposed meets or exceeds the requirements of the Zoning district and associated site plan regulations for this development.

Enclosed please find:

- 2 Full Size sets of plans
- 5 reduced (11x17) size sets of plans
- 1 original & 1 copy of Form P – Application for Approval of a Site Plan
- 1 notarized original & 1 copy of Certificate of Ownership
- Certified List of Abutters
- 2 copies of the Stormwater Report
- \$4,200 filing fee
- \$50 fee for the Fire department

I look forward to meeting with the Board at the next meeting. If there are any questions prior to the hearing please do not hesitate to ask.

Truly yours,

**LEVEL DESIGN GROUP, LLC**



Adam Hunt, E.I.T.

Project Designer

Attachments

Cc: Oliver Street Capital.



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

March 22, 2023

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

**RE: Site Plan Modification – Parking Expansion, #15 Liberty Way**

Dear Mr. Chairman and Members:

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

1. The narrative in the Stormwater Report addressing compliance with the Stormwater Standards references this as a redevelopment project. Whereas the expansion of the parking lot is on a previously undeveloped portion of the site resulting in new impervious area, the proposed improvements should be considered new development.
2. In addition to the MADEP Stormwater Standards, the project must also comply with the standards under the Town's Stormwater Management bylaw 153-16.
3. In addition to not increasing the peak rate of stormwater runoff from the site, the proposal must also not increase the peak volume of runoff from a site. The applicant should include a table in the stormwater report comparing the pre- vs. post- runoff volumes to go along with the comparison of runoff flow rates.
4. The proposed underground infiltration system appears to be designed to sit below the seasonal high groundwater based on the test pit data. While the design includes an impervious liner surrounding the system, we are concerned with the long-term water tightness of such a large system and its ability to safely separate the stored runoff from groundwater.
5. The designer indicates that no recharge is being proposed due to poor soil conditions, but also indicates that the test pits indicate Sand Loam soils which correspond to an infiltration rate of 1.02" per hour. MADEP Stormwater Standards require recharge unless the infiltration rate is lower than 0.17" per hour.

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



# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**DATE:** March 21, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 15 Liberty Way  
Site Plan Modification

---

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, March 27, 2023 Planning Board meeting and offers the following commentary:

### **General:**

1. The site is located at 15 Liberty Way located in the Industrial Zoning District (Assessors Map 320 Lot 004).
2. The proposed project includes the construction of new pavement to expand the existing driveway and truck parking areas for the existing warehouse.
3. The Applicant is required to file a NOI with the Conservation Commission.
4. Review letters have been received from BETA, DPW and Fire.

### **Comments:**

1. Include the entire building with existing parking spaces on the site plan.
2. Provide on the Site Plan the curbing details.
3. Provide parking lot details, such as travel ways and spaces on the new proposed lot.
4. Provide snow storage.
5. Provide the square footage of the new parking area and striping on the plans.
6. Provide a diagram showing fire truck access.



# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 6 MARCH 2023

RE : 15 LIBERTY WAY – PARKING EXPANSION

Thank you for the opportunity to review the above mentioned plan. We would note that the plan did not show exactly how trucks will be strategically parked on the proposed parking expansion. The Fire Department needs to have the ability to access all of the trucks on the lot in the event of a truck or trailer fire. If consideration can be given to how the trucks or trailers are parked for the reason mentioned.

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

cc: file



March 08, 2023

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

**Re: 15 Liberty Way- Proposed Parking Expansion**

Dear Mr. Rondeau:

BETA Group, Inc. (BETA) has reviewed the submitted documents for the project entitled: **Liberty Parking Expansion, 15 Liberty Way** in Franklin, MA. This letter is provided to present BETA's findings, comments, and recommendations.

### **BASIS OF REVIEW**

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

- Application for Approval of a Site Plan, dated February 9, 2023, including the following attachments:
  - Cover Letter
  - Form P
  - Certificate of Ownership
  - Certified Abutters List
- Plans (8 sheets) entitled: **Liberty Parking Expansion**, dated January 13, 2023, prepared by Level Design Group of Plainville, MA.
- Stormwater Report, dated January 13, 2023, prepared by Level Design Group.

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

- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through January 1, 2015
- **Zoning Map of the Town of Franklin, Massachusetts**, attested May 1, 2015
- **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 9, 2012

BETA conducted a site walk of the parcel on March 01, 2023 to confirm the conditions indicated on the proposed plans and to identify issues that may be visible on site.

### **INTRODUCTION**

The project site includes one parcel, Lot 320-004, with a total area of 15 acres located at 15 Liberty Way in the Town of Franklin (the "Site"). The Site is located within the Industrial zoning district. Lots surrounding the Site to the north, east, and south are also within this district, while lots to the west are within the Single-Family III district. The Site is not located within the Water Resource District.

The existing Site is the location of a 1-story warehouse. Paved parking and loading areas are present to the east and west of the building, with driveways providing access from Liberty Way to the south. The



northernmost and westernmost portions of the Site are woodlands. All proposed work is located within the portion of the Site to the north of the existing building.

Topography within the limit of work is generally directed west, from the top of a small hill, towards an existing on-site retention pond. Smaller sections of the work area are graded to the north, east or south. The Site is not located within a wellhead protection area, a FEMA mapped 100-year floodplain, 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 (low infiltration potential when unsaturated).

The project proposes to clear the woodlands in the northern portion of the Site and construct a new 67-69,000± sq. ft. paved area. This area will connect to the existing driveways adjacent to the warehouse building. Stormwater management is proposed via a new subsurface detention system with overflow directed to the existing retention basin.

## **FINDINGS, COMMENTS AND RECOMMENDATIONS**

### **DRAWING REQUIREMENTS (§185-31)**

Drawings must be prepared in accordance with the Zoning Bylaw (§185-31).

- DR1. All existing land and building uses on the lot should be included on the plan. (§185-31.C.(3).(e).
- DR2. Existing topography for the entire site is required. In addition, earth removal quantities should be shown. (§185-31.C.(3).(f).
- DR3. Based upon the site visit, it appears that there may be wetland resources north and west of the site based on both standing water and vegetation. These areas should be confirmed with the Conservation Commission agent.
- DR4. In accordance with the requirements of §185-31.C.(3).(k), a Landscaping Plan should be provided.
- DR5. In accordance with §185-31.C.(3).(s) a detailed description of traffic circulation, safety and capacity in sufficient detail to allow the Board to make a determination of whether a traffic impact analysis is necessary should be provided.
- DR6. Provide data which shows that no site feature or activity will create glare or illumination which extends beyond the site's property line (§185-31.C.(4).(e).

### **GENERAL COMMENTS**

- G1. In accordance with the test pits that were conducted on site, groundwater levels are generally 2.5-3.0' below the surface. In accordance with the grading plan, the proposed cut along the easterly side of the parking ranges from 7-10'. At the test pit 1 location the proposed surface will be 2.78' below groundwater. The design will essentially dewater the parking lot area and direct the flow through both proposed and existing Stormwater BMPs. At times, this groundwater flow is anticipated to overwhelm all existing stormwater improvements in the area and produce continued surface water flow where it does not exist today, potentially impacting the down gradient abutters. Provide additional test pit data along the easterly edge of the proposed parking and show that the swale along the easterly edge will not intercept groundwater.

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

The Proposed Lot will comply with area, frontage, depth, yard dimensions, interior landscape and maximum impervious coverage.

- Z1. The Zoning table provided on sheet 3 of 8 should be revised to identify both existing and proposed. It is understood that the only change in the use will be the additional Impervious Coverage, however, the proposed increase in area should be documented.
- Z2. Provide a plan of the existing conditions on the lot which documents compliance with the zoning requirements.

### **PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21) AND SCREENING (§185-35)**

The Project proposes to expand the parking at the rear of the site by providing an additional 67-69,000 sq. ft. of pavement that will tie directly into the existing paved edge of the perimeter roadway around the building. The proposed use of the additional pavement area is not indicated on the plans. The only note on the plan is a label *"Proposed Truck Bituminous Concrete Pavement"*. The area will be sloped at a 2.0+% slope from the northeast corner to the southwest corner.

BETA provides the following comments relative to the parking, loading access and landscaping:

- P1. The Zoning Table indicates that 96 spaces are required by Zoning which is satisfied by existing parking spaces on site. However, there are no plans which corroborate this notation. Provide a plan which documents the number of parking spaces on site.
- P2. The proposed parking lot expansion will create an additional 67-69,000 square feet of pavement area on site. There are no proposed traffic signs, signals or painted lines indicated. BETA recommends that the designer at a minimum provide travel lane markings through the lot.
- P3. Based upon the area of the expansion, BETA estimates that this is sufficient space to add an additional 175± parking spaces to the site. In accordance with §185-21.C.5. parking lots for 20 or more cars shall contain or be bordered within 5' by at least one tree per 10 spaces... BETA recommends that a minimum of 18 trees be provided.
- P4. In accordance with §185-35.C. *"any use in an Industrial or Business District if located on premises within 500 feet of a residentially used structure in an adjacent residential district ..... Such uses shall provide a greenbelt along the portion of the lot which abuts the residential district or abutting lot cited above. Such greenbelt shall consist of an area not less than 15 feet wide containing a dense grouping of trees and shrubs providing a natural barrier between the lot and the adjacent premises."* The property line along the westerly edge of the parcel is not shown. Based upon the height differential of the abutting residential parcels above this site and the 6' wooden fence at the crest of the hill behind the residences, BETA does not believe that this will be an issue, however, this property line should be shown to document that a greenbelt remains intact for the residential abutters in this area.

### **LANDSCAPING**

There is no proposed landscaping plan. The Applicant should provide a landscaping Plan which demonstrates compliance with the screening requirements set forth by §185-21.C.5 and §185-35.

### **LIGHTING (§185-31.C(4)(E))**

No additional site lighting was indicated to be provided with the proposed expansion. If any lighting is proposed, photometric plans should be provided.

## **STORMWATER MANAGEMENT**

The proposed stormwater management design is a new subsurface detention system along the westerly edge of the pavement area with an overflow directed to the existing detention basin. The infiltration system will be a subsurface chamber system that will be 13 rows of 16 Storm Tech SC 740 HDPE chambers with 6" of ¾" stone both below and above the chambers for a total height of 3.5'. Runoff from the pavement will be collected by 222' of trench drain along the edge of the existing perimeter roadway and a double grated catch basin. Runoff collected in these structures will flow through a proprietary filter prior to discharge into the chambers. Overflow from the chambers will flow into an existing detention basin. An additional double grated catch basin will be provided along the outside edge of the existing perimeter roadway at the far southwest corner. This basin will be a proprietary treatment unit which will also discharge into the same detention basin as the overflow.

The Project is subject to the Massachusetts Stormwater Management Standards (Stormwater Regulations §153-16) and Stormwater Management Plan requirements (§153-15). The applicant has provided a Stormwater Report, dated January 13, 2023, prepared by Level Design Group. Overall, the design concept should meet the intent of the stormwater standards, however, there are some significant issues that must be addressed before a complete review for compliance with the state standards and the bylaws can be completed. Specifically, the test pits conducted on site all indicated that the groundwater was only 2.5-3.0' below grade. The proposed detention system as proposed is 3-5.0' below existing grade.

The following comments are provided by BETA:

- SW1. There are no soil observations located in the proposed subsurface detention system location. Based upon the size of the system (11,100± sq. ft.) and the requirements of the Stormwater Standards, a minimum of 4 additional test pits should be conducted in this area.
- SW2. There is no information regarding the design of the existing detention basin, including inlet and outlet configuration, design assumptions, treatment provided and ultimate discharge point.
- SW3. All the existing stormwater BMP designs and locations on site should be identified and shown on the existing conditions plan.
- SW4. The proposed expansion will disturb greater than 1.0 acre and is therefore subject to the EPA Construction General Permit. A Storm Water Pollution Prevention Plan will be required. The applicant is reminded that a stormwater permit from the DPW will be required for this site.
- SW5. The proposed proprietary stormwater treatment filters are each propose to be in line. In accordance with the standards, the manufacturer should provide the data necessary to document that the units will provide the treatment required by the design.

## **WETLANDS PROTECTION (§181)**

Based upon the site visit, it is BETA's opinion that there may be resource areas subject to protection under the Wetlands Protection Act and the Town of Franklin wetlands protection bylaw on and/or adjacent to the parcel. BETA recommends that the applicant have a wetlands scientist review the site and flag any wetlands resource areas encountered. These efforts should be coordinated through the Town of Franklin Conservation Commission.

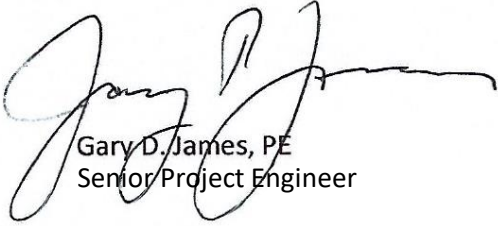
Mr. Gregory Rondeau, Chairman

March 08, 2023

Page 5 of 5

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

Very truly yours,  
BETA Group, Inc.

A handwritten signature in black ink, appearing to read "Gary D. James", with a long horizontal flourish extending to the right.

Gary D. James, PE  
Senior Project Engineer

cc: Amy Love, Town Planner

Job No: 10519.03

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

TOWN OF FRANKLIN  
TOWN CLERK

2023 FEB -9 P 3:47

RECEIVED

To the Franklin Planning Board:

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

- Name of Applicant: Oliver Street Capital  
Address of Applicant: 125 High St., Suite 220 Boston, MA 02110  
Phone No.: 617-279-2428 Email: adair@oliverst.com
  - Name of Owner (if not the Applicant): Atlantic Oliver 15 Liberty Way LLC  
Address of Owner: 125 High St Suite 220 Boston, MA 02110  
Phone No.: 571-216-2878 Email: adair@oliverst.com
  - Name of Engineer: Level Design Group  
Address of Engineer: 249 South St. Unit 1 Plainville, MA 02762  
Phone No.: 508-695-2221 Email: ahunt@leveldg.com
  - Deed of Property recorded with Norfolk Registry of Deeds in Book 39279, Page 278, (or Certificate of Title No. \_\_\_\_\_)
  - Location and Description of Property:  
15 Liberty Way. Existing Industrial Development
- Square Footage of Building(s) 95,475 SF  
Assessor's Map 320 Lot 004
- Purpose of Site Plan: Construction of new pavement for existing Warehouse
  - List of Waivers Requested (if any): Attach Form R for each waiver

Signature of Applicant

Atlantic Oliver 15 Liberty Way LLC  
Print Name of Applicant

Signature of Owner

Atlantic Oliver 15 Liberty Way LLC  
Print Name of Owner

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: Liberty Parking Expansion

Date of Plan: 1/13/23 Assessor's Information: Map 320, Parcel 004

Prepared by: Level Design Group

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

SECTION B:

Name of Record Owner(s): Atlantic Oliver 15 Liberty Way LLC

Address of Record Owner(s): 125 High Street, Suite 220  
Boston, MA 02110

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

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

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

Executed as a sealed instrument this 7<sup>th</sup> day of February 2023

[Signature]  
Signature of Applicant

Atlantic Oliver 15 Liberty Way LLC  
Print name of Applicant

[Signature]  
Signature of Owner

Atlantic Oliver 15 Liberty Way LLC  
Print name of Owner



Suffolk

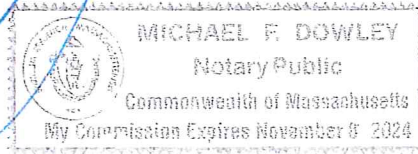
ss.

2023

On this 7<sup>th</sup> day of February 2023, before me, the undersigned notary public, personally appeared Atlantic Oliver Way's Liberty Way LLC (name of Applicant), proved to me through satisfactory evidence of identification, which were Jon O'Donnell to be the person whose name is signed on the preceding document in my presence.

(Official signature and seal of notary)

Notary Public: Michael F. Dowley  
My Commission Expires: 11/8/2024



101 CONSTITUTION BLVD LLC  
C/O KEYPOINT PARTNERS LLC  
ONE VAN DE GRAAFF DRIVE -  
SUITE 402  
BURLINGTON, MA 01803

LORUSSO JOSEPH A  
LORUSSO JESSICA A  
17 RACHAEL CIR  
FRANKLIN, MA 02038

APG FRANKLIN LLC  
C/O AVENTINE PROPERTY GRO  
111 SOUTH WACKER DR SUITE  
3350  
CHICAGO, IL 60606

LRF2 BOS LIBERTY WAY LLC  
C/O LONGPOINT REALTY PART  
13218 WEST BROWARD  
BOULEVARD  
PLANTATION, FL 33325

ATLANTIC OLIVER 15 LIBERT  
C/O OLIVER STREET CAPITAL  
125 HIGH ST - SUITE 220  
BOSTON, MA 02110

MINOR PETER W  
MINOR NADINE R  
15 RACHAEL CIR  
FRANKLIN, MA 02038

COOKE ROBERT D  
COOKE PATRICIA E  
4 RACHAEL CIR  
FRANKLIN, MA 02038

MURPHEY ROBERT W  
MURPHEY JANICE L  
1 RACHAEL CIR  
FRANKLIN, MA 02038

CROMWELL, JILL K TR FLECK  
ROBERT & JILL FLECK LIV T  
10 JUDY CIR  
FRANKLIN, MA 02038

PATIL KEDAR SANJAY  
MEHTA JANVI DHARMESHKUMAR  
14 RACHAEL CIR  
FRANKLIN, MA 02038

CROOK JAMES  
CORMIER VALERIE  
12 RACHAEL CIR  
FRANKLIN, MA 02038

PECORA BRIAN F & INNA TRS  
PECORA LIVING TRUST  
2 RACHAEL CIR  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

PISANI CHRISTOPHER J  
PISANI ANNMARIE  
10 RACHAEL CIR  
FRANKLIN, MA 02038

GLYNN DEBORAH A  
16 RACHAEL CIR  
FRANKLIN, MA 02038

REBELLO STEPHEN E  
REBELLO CHRISTINE A  
1 LORUSSO DR  
FRANKLIN, MA 02038

HARDING GRANT E  
MURPHY MAURA B  
6 RACHAEL CIR  
FRANKLIN, MA 02038

SMITH ANDREW J JR  
SMITH PAULA E  
8 RACHAEL CIR  
FRANKLIN, MA 02038

IRON MOUNTAIN INFO MANAGE  
ONE FEDERAL ST  
BOSTON, MA 02110

STANNAH PROPERTY LLC  
C/O LINCOLN PROPERTY COMP  
25 MALL RD SUITE 402  
BURLINGTON, MA 01803

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, March 13, 2023 and again on March 20, 2023

---

### 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, March 27, 2023 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan application titled “Liberty Parking Expansion” Franklin, MA prepared by Level Design Group, Plainville, MA., and submitted to the Department of Planning & Community Development on February 9, 2023, by Oliver Street Capital, Boston, MA.

The property is located in the Industrial Zoning District (Assessors Map 320 Lot 004) at 15 Liberty Way. The applicant is proposing adding an additional parking area.

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

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

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

Greg Rondeau, Chairman