



June 13, 2022

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

Re: 175 East Central Street (Franklin Ford)
Site Plan and Special Permit Review

Dear Mr. Rondeau:

BETA Group, Inc. (BETA) has reviewed documents for the project entitled: Franklin Ford located at 175 East Central Street 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 will form the basis of the review:

- Plans (8 sheets) entitled: Site Plan, 175 East Central Street, Franklin, Massachusetts dated April 14, 2022, prepared by United Consultants, Inc. of Wrentham, MA.
- Drainage Analysis, dated April 14, 2022, prepared by United Consultants, Inc.
- Plan entitled "Franklin Ford Dealership-Franklin, MA, Site Lighting Plan, Schedules & Specifications" dated May 12, 2022, prepared by SK& Associates, Canton, Mass.

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 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 two parcels, (#285-090 & 092) with a total area of 5.20 acres located at 175 East Central Street and 9 Chestnut Street in the Town of Franklin (the "Site"). The Site is located within the Commercial II zoning district. Lots to the east of the Site are within the Commercial I district, lots to the north and west of the Site are within the Single Family-IV district. The site has frontage on both East Central Street and Chestnut Street. The Site in its entirety is also located within the Water Resource District.

The existing Site at Parcel 090 is the current location of the automobile dealership, Franklin Ford. The existing dealership building is a single story 19,100± sq. ft. structure. Associated site features include a paved parking lot which can be accessed from driveway openings on both East Central Street and Chestnut Street. There is a gravel parking area (19,600± sq. ft.) also behind the paved parking area. Approximately 1.0 acre of wetlands are located at the rear of the parcel. There is also a ledge outcrop along the southerly property line behind the single-family dwelling at the intersection of East Central and Chestnut Streets. The existing site at 9 Chestnut Street (parcel 92) is a single-family dwelling with 2 driveway

BETA GROUP, INC.

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openings on Chestnut Street and associated landscaping. There is a 20' wide water line easement that runs from Chestnut Street to the rear of the parcel at the edge of the flagged wetlands. Existing utility services (water, sewer, gas) are provided via connections to the mains beneath East Central Street. A sidewalk is present along both East Central Street and Chestnut Street, and a fire hydrant is in the far western corner of the parcel on Chestnut Street.

Topography at the Site is generally directed north towards the wetlands at the rear of the parcel. The current limits of the development are flat with grades that range from 2-5%. The wetlands at the rear of the site are 8' lower than the far edge of the gravel parking area. The Site is not located within 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 Merrimac-Urban land complex with a Hydrologic Soil Group (HSG) rating of A, Freetown muck with an HSG of B/D, and Urban Land with no assigned HSG rating.

The project proposes to construct a 7,600± sq. ft. addition to the existing building which will run parallel with Chestnut Street. The addition will have 10 garage access doorways, 6 at the front and 4 in the rear of the building. All the proposed improvements to the site will occur east of the existing dealership building. The existing single-family dwelling at Chestnut Street and all the infrastructure associated with the dwelling will be removed to allow for expansion of the paved parking area on this portion of the lot. The existing driveway openings along Chestnut Street will all be closed. A new opening will be provided at the east edge of the parcel. The existing gravel area at the rear of the parcel will be loamed and seeded. The parking lot will be regraded to drain towards 5 proposed catch basins. Runoff from these basins will be directed towards a subsurface infiltration structure located at the back right corner of the parking lot. The outfall from the infiltration structure will be directed east towards a swale on the abutting parcel associated with an 18" outfall from drainage on Chestnut Street. Based upon the drawings, the parking lot will be set up as a vehicle display area with the far easterly edge set just inside the existing edge of pavement. Vertical concrete curbing is proposed around the outside edge of the pavement. A 6' high stockade fence is proposed along the west property line along Chestnut Street. No interior landscaped space will be provided, and no additional landscaping is proposed along the east edge of the site. Lighting will also be added to the new parking area.

SITE VISIT

BETA conducted a site visit on 6/7/2022 to assess existing conditions. Field conditions were found to be generally in accordance with the existing conditions plan. Comments associated with this site visit are as noted throughout this report.

FINDINGS, COMMENTS AND RECOMMENDATIONS

GENERAL

- Z1. Revise planset to distinguish between existing and proposed linework more clearly.
- Z2. Include measures for removal/abandonment of utilities servicing the existing house.

ZONING

The Site is located within the Commercial II (CII) Zoning District. The proposed Site will retain the existing use as an Automobile Dealership.

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

The Site meets the requirements for lot area, depth, frontage, width; front and rear yards; impervious coverage and building height.

The project does not meet requirements for required side yard. However, this is an existing nonconformity and the proposed building addition will meet side yard requirements.

DRAWING REQUIREMENTS (§185-31)

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

Z3. Indicate proposed snow storage areas (§185-31.C.(3).(h)). The planset notes that parking spaces above the required number of spaces shall be used for additional snow storage. This approach, however, may be impractical if these spaces are used for the display of vehicles.

Z4. Provide sight line information at proposed entrance/exit ways (§185-31.C.(3).(t))

SIGNS (§185-20)

The project proposes the following signs:

<u>Sign Designation</u>	<u>Location</u>
Stop	East Site Entrance
Accessible Parking Signs	Accessible Parking Spaces

Z5. Provide alternate accessible parking sign detail with “van accessible” designation.

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

The Project proposes an expansion to the existing building. The site planset indicates that the building will be separated into retail, office, and warehouse uses. The required parking for these uses is as follows:

Use	Area (SF)	Rate (Space / SF)	Required Parking
Retail	3,081	1 / 200 SF	16
Office	2,548	1/250 SF	11
Warehouse	23,702	1/1000 SF	24
<u>Total:</u>			<u>51</u>

Parking is proposed to the south and east of the existing/proposed building. A total of 195 parking spaces are provided. 64 of these spaces are proposed in the southwestern lot near the main building entrance, while the remaining 131 spaces are in the eastern lot.

Parking spaces are shown as nine (9) feet by 19 feet with a min. 24-foot access aisle. Americans With Disabilities Act (ADA) regulations require a minimum of three (3) ADA-accessible spaces for lots ranging from 51 to 75 spaces. One (1) shall be van accessible with a 96-inch-wide access aisle and the remaining 3 parking spaces are to be served by a 60-inch-wide access aisle. The six (6) accessible spaces provided meet these requirements.

Access to the Site is proposed via two curb cuts: an existing curb cut at East Central Street and a new curb cut at Chestnut Street. Three existing curb cuts along Chestnut Street will be removed and the concrete sidewalk reconstructed.

The project will include repaving and expanding the eastern parking lot and restriping the western parking lot. Vertical Granite curbing will be provided around the perimeter of the eastern parking lot. Some landscaped areas are proposed around the west and eastern sides of the eastern parking lot.

Refer to the Screening and Landscaping section of this report for comments relating to parking lot screening requirements.

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

Z6. BETA notes that the project includes parking spaces within 10 feet of the East Central Street Right-Of-Way, which is not permitted (§185-21.C(1)). As this is an existing nonconformity, BETA defers to the Planning Board.

- Z7. Revise design of the accessible parking spaces proposed in the center of the southern lot (Space 58) and along the southern building wall (Spaces 59, 60, and 61). Accessible parking spaces should be positioned as near as possible to the building entrance and must include an accessible route to the building they are intended to serve (521 CMR 20).
- Z8. Indicate which percentage of proposed parking spaces are anticipated to be occupied by vehicles to be sold, and which percentage are to be reserved for employees and visitors.
- Z9. Review design of the southernmost parking spaces (Spaces 9 through 20). No access aisle is depicted to provide vehicular access to these spaces.
- Z10. Review design of parking spaces proposed along southern building wall (Spaces 59 through 64). Based on field visit, a garage door is present in this area which will be blocked by the proposed spaces.
- Z11. Provide detail for vertical granite curb and sidewalk.

SCREENING (§185-35) AND LANDSCAPING

The project proposed twenty (20) tree plantings along the perimeter of the southeastern parking lot. Proposed trees include American Elm, Red Maple, and White Birch. The provided planting quantity is in accordance with those required for the proposed number of parking spaces.

§185-35(2) and (7) require that outdoor sales displays and outdoor parking for 10 or more cars be screened from adjacent residential district or uses. The residential Single Family IV district abuts the Site to the northwest, north, and east, and residential uses abut the Site to the south, west, and southeast. Existing vegetation is proposed to be retained to provide screening along the north and eastern perimeters of the Site. Existing vegetation along the southern property line will be removed to allow the proposed parking lot expansion. No additional screening is proposed beyond the 20 aforementioned tree plantings.

- Z12. Provide required screening along the southern property line to screen the property from the abutting 183 E Central Street property. BETA notes that existing vegetation is present in this area but its extent is not depicted on the Site plans.
- Z13. Indicate limit of existing treeline and any proposed tree clearing along the perimeter of the property. BETA notes that trees along the eastern property line, which screen the property from an abutting residence, are primarily deciduous and may not form an effective buffer during winter.

LIGHTING (§185-31.C(4)(E))

Project Lighting Plans (SL1) indicate that a total of 23 pole-mounted and 14 wall-mounted luminaires are proposed on the eastern portion of the Site. A photometric plan was provided.

The Illuminating Engineers Society of North America (IESNA) recommends the following for parking lots:

Level	Horizontal Illuminance (min)	Vertical Illuminance (min)	Uniformity Ratio (max/min)
Basic Maintained Illuminance	0.2	0.1	20/1
Enhanced Security Illuminance	0.5	0.25	15/1

- Z14. BETA defers to the Town regarding approval of the waiver to allow light spillage onto Chestnut Street. This waiver must also be revised to include light spillage onto the abutting properties. (§185-31.C.(4).(e))
- Z15. BETA recommends revising lighting design to reduce areas of high illuminance proposed throughout the eastern parking lot.

WATER RESOURCE DISTRICT (§185-40)

The project is located within a Water Resources District and a Zone II Wellhead Protection Area. Refer to the Stormwater Management section of this report for the project's compliance with groundwater recharge requirements.

Z16. Indicate if motor vehicle service or repair will occur within the proposed building extension, which is a prohibited use (§185-40.D.(1).(c)). BETA notes that the existing building includes a service area, though this is an existing nonconformity.

STORMWATER MANAGEMENT

The stormwater management design proposes a subsurface infiltration system to capture, store, and infiltrate stormwater runoff from the redesigned eastern parking lot. Stormwater runoff will be conveyed to this system via a new closed drainage system consisting of catch basins, drainage manholes, and a water quality unit. Overflow from the subsurface system will be conveyed to a new outfall which discharges to a low-lying area to the east upgradient of an existing wetland. Stormwater runoff from the proposed building extension roof will bypass the subsurface system and be conveyed via roof drains to a new outfall which discharges to a grassed area upgradient of the wetlands.

No modifications are proposed to the stormwater management design of the western parking lot.

STORMWATER MANAGEMENT REGULATIONS (CHAPTER 153)

The project proposes to disturb land in excess of once acre within the Town of Franklin. It is therefore subject to the Stormwater Management Regulations. The project is also required to comply with the Town of Franklin Best Development Practices Guidebook (BDPG) Compliance with these regulations is outlined below and throughout the following sections.

SW1. Provide clear and definite delineation of any areas of vegetation or tree disturbance (§153-12.J).

SUBDIVISION REGULATIONS - STORMWATER MANAGEMENT REGULATIONS (§300-11)

Additional requirements for stormwater management are outlined in §300-11 of the Town of Franklin Subdivision Regulations. The Applicant has requested a waiver to allow for the use of HPDE pipe and Class V RCP.

SW2. Provide required headwall at outfalls (§300-11.B(2.b)).

SW3. The proposed discharge from the infiltration system is directly towards the abutting parcel. There is an easement in this area, however, the applicant should document that they have rights to discharge into this easement area. Otherwise, the discharge should be moved to discharge into the wetland buffer zone at the rear of the parcel.

MASSDEP STORMWATER STANDARDS

The project is subject to the Massachusetts Stormwater Standards as outlined by MassDEP. Compliance with these standards is outlined below:

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 proposes two new outfalls. One of these outfalls, FES-2, is located within the 100-foot wetland buffer zone. Stormwater runoff will be treated by water quality units and a subsurface infiltration system prior to discharge. Riprap aprons are proposed at each outfall for erosion control.

SW4. Provide calculations for sizing of riprap aprons. (Length, width, riprap depth, and riprap D50).

SW5. The roof runoff must be treated and cannot be directly discharged towards the wetlands. BETA recommends that this flow be routed through the subsurface system to meet standard 4 or an infiltration basin be constructed downgradient of FES-1 to provide treatment. If the Applicant intends to instead direct rooftop runoff to a qualifying

pervious area, the applicant must demonstrate that the design meets the minimum criteria set forth on Volume 3, Chapter 1, Page 47 of the MA Stormwater Handbook.

SW6. Based upon the site location within the limits of the water resource district, BETA recommends that the applicant review the site to determine if any minor revisions to the pavement behind the existing building could be made to collect and treat the runoff from this area.

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 a net increase in impervious area and minor changes to site hydrology. Stormwater runoff will be mitigated via a new subsurface infiltration system. Calculations indicate a decrease in peak discharge rate and runoff volume to all watersheds.

SW7. Revise limit of analysis to include the entire limit of alterations. The southern portion of the eastern parking lot has been excluded from the model.

SW8. Review cover types used for pre-development hydroCAD model. A portion of the area modelled as "Paved parking & roofs" should be modelled as "Grass" and "Woods."

SW9. Review roof area used for subcatchment RS. Revise TC to be 6 minutes.

SW10. Indicate source of rainfall data used in HydroCAD model. Revise 100-year storm event to use a 7" rainfall depth to comply with the Wetlands protection Act. To ensure the infiltration BMP is adequately sized, BETA recommends the use of NOAA Atlas-14 rainfall rates or NRCC Extreme Precipitation Estimates.

SW11. Indicate location of existing water lines which may be present within the water line easement and confirm existing utilities will not conflict with proposed drainage pipes.

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 that soil in the area of proposed modifications is predominantly Merrimac-Urban Land complex with HSGR A (high infiltration) and Urban Land with no assigned HSGR.

The Applicant has conducted permeability testing in the area of the proposed infiltration BMP indicating an infiltration rate 11.16 in/hr. In accordance with standard engineering practices, the rate used in the HydroCAD model is one-half this measured rate or 5.58 in/hr. Test Pits conducted at the Site indicate that subsurface soil in the area of the infiltration BMP is medium sand. Groundwater was not observed in these test pits to an approximate excavation depth of 10' b.g. (Elevation 82' ±)

Recharge is proposed via a new subsurface infiltration system which will capture runoff from the eastern parking lot area. The project will provide groundwater recharge in excess of what is required.

SW12. Revise model for Pond P1 to use an accurate groundwater elevation, rather than elevation 0.

SW13. BETA Recommends including an outlet control structure / drainage manhole at the subsurface infiltration system outlet similar to the inlet configuration. This would facilitate system maintenance, simplify transition to 18" RCP, and avoid the need for a pipe bend.

TOTAL SUSPENDED SOLIDS (STANDARD NUMBER 4): For new development, stormwater management systems must be designed to remove 80% (90% per Town Bylaw) of the annual load of Total Suspended Solids (TSS). The project includes treatment of the eastern parking lot via deep sump catch basins, a proprietary water quality unit, and a subsurface infiltration system. The resulting TSS removal rate are listed as 98.1%

The project is required to treat the 1.0-inch water quality volume (See Standard 6). Water quality volume is provided via the proposed proprietary unit and the subsurface infiltration system in excess of what is required. At least 44% TSS removal is achieved prior to discharge to the infiltration BMP. A Long-Term Pollution Prevention Plan has been provided as part of the Operation and Maintenance Plan.

SW14. Provide calculations for provided total phosphorus (TP) removal (§153-16.B(1.b)) and total nitrogen removal (TN) (BDPG).

SW15. Roof runoff is exempt from pretreatment but still requires treatment prior to discharge. See SW 4 above.

HIGHER POTENTIAL POLLUTANT LOADS (STANDARD NUMBER 5): Stormwater discharges from Land Uses with Higher Potential Pollutant Loads (LUHPPLs) require the use of specific stormwater management BMPs. The project is considered a LUHPPL under the definition of a motor vehicle repair operation (310 CMR 22.20C(2)(i)), and is required to comply with this section. The project narrative notes that automobile maintenance will be completed within the building. Subsurface structures are considered recommended uses for a LUHPPL and the proposed hydrodynamic separator will provide adequate pretreatment.

SW16. Revise narrative to identify the Site as a LUHPPL.

SW17. Provide Source Control and Pollution Prevention Plan, accounting for the contingency that leaks and spills occurring within the building may migrate into the parking lot.

SW18. Show current floor drain connection and discharge and show proposed connection for floor drains for proposed expansion.

CRITICAL AREAS (STANDARD NUMBER 6): Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas. The project is located within a Zone II Wellhead Protection Area which is a critical area. Subsurface structures are considered recommended uses for a Zone II and the proposed hydrodynamic separator will provide adequate pretreatment.

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 with a net increase in impervious area.

EROSION AND SEDIMENT CONTROLS (STANDARD NUMBER 8): Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities. As the project proposes to disturb greater than one acre of land, it will be required to file a Notice of Intent with EPA and develop a Stormwater Pollution Prevention Plan (SWPPP). Erosion control measures are depicted on the plans including compost sock for perimeter control.

SW19. Provide Stormwater Pollution Prevention Plan (SWPPP) and revise project narrative to indicate a NPDES Construction General Permit is required.

SW20. Provide stabilized construction entrance with measures to ensure that all construction period traffic will be over this entrance.

SW21. Provide location and implementation schedule for temporary and permanent seeding, vegetative controls, and other stabilization measures.

SW22. Provide measures to prevent sedimentation into open excavations for subsurface infiltration systems during construction.

SW23. Provide approximate location of proposed stockpile and staging locations including measures to minimize exposure to the materials and mitigate sedimentation (§153-12.L). Include stockpile location for materials generated during demolition.

Mr. Gregory Rondeau, Chairman

June 13, 2022

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SW24. Provide approximate construction sequencing including all required information outlined in §153-12.M.

SW25. Include requirement that erosion control barriers must be installed, inspected, and approved by a professional engineer or licensed wetlands scientist and that no sedimentation barrier may be removed without prior approval of the commission or its staff (BDPG).

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 Stormwater Operation and Maintenance Manual was provided with the Stormwater Management Report.

SW26. Include maintenance of the outfalls and riprap aprons.

SW27. Provide owner signature (§153-18.B(5)).

SW28. Include provision requiring a documentation submittal to the DPW confirming when maintenance has been satisfactorily completed (§153-18.B(6)).

SW29. Obtain Stormwater Management easement with eastern abutter to ensure that stormwater runoff conveyance route is preserved between FES-2 and the nearby wetlands (§153-18.C(1.b)).

SW30. Include note that the owner of the stormwater management system must notify the Director of changes in ownership or assignment of financial responsibility (§153-18.D(1)).

ILLICIT DISCHARGES (STANDARD NUMBER 10): All illicit discharges to the stormwater management system are prohibited. An Illicit Discharge Compliance Statement was provided with the submission

SW31. Provide signature of owner on the illicit discharge compliance statement.

WETLANDS PROTECTION

The Project proposes work within Areas Subject to Protection and Jurisdiction of the Franklin Conservation Commission, including the 100-foot Buffer Zone to a vegetated wetland. Work within this area includes a small portion of the proposed parking lot, the removal of an existing gravel parking area, and the construction of a new drainage system outfall. Therefore, the Applicant is required to submit an NOI to the Town of Franklin Conservation Commission and must obtain an Order of Conditions to complete the proposed work.

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

Very truly yours,

BETA Group, Inc.



Gary D. James, P.E.
Senior Project Manager



Stephen Borgatti, PE, MENG
Project Engineer

cc: Amy Love, Town Planner

Job No: 4830 - 84

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TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

June 1, 2022

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

RE: Site Plan and Special Permit – 175 East Central St, Franklin Ford

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 Public Way Access Permit, Right-of-Way Excavation Permit, and a Soil Erosion and Sediment Control Permit. Any modifications to the existing water and/or sewer services will also require the appropriate permits.
2. The site is within a Water Resource District.
3. The plans call for a proposed 12" RCP drain line to cross the existing 16" AC water line within the Town's easement. The contractor will be required to coordinate with Franklin DPW at the time this line is installed to verify adequate separation between the proposed drain line and the existing 16" AC water main. A test pit may be required prior to installation.
4. The proposed infiltration system outfall is shown discharging towards an existing town drainage outfall and drainage swale on the adjacent property. This proposed alignment will need to be investigated to ensure it complies with any existing easements on the adjacent property.
5. All modifications to the existing sidewalk and the proposed driveway opening shall conform to the ADA and the Massachusetts AAB accessibility requirements.

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', with a stylized flourish at the end.

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

MEMORANDUM

DATE: June 15, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 175 East Central St
Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, June 27, 2022 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 175 East Central St in the Commercial II Zoning District.
2. The applicant is proposing to construct additional parking and add additional bays for motor vehicle repair. A Special Permit is required in the Commercial II Zoning District, under 185 Attachment 3, Part II.2.6.a – Motor Vehicle Service, Repair.
3. The following letters have been received from other Town Departments and outside Peer Review;
 - Letter dated May 25, 2022 from J.S. Barbieri, Deputy Fire Chief
 - Letter dated June 1, 2022 from Mike Maglio, Town Engineer
 - Letter dated June 13, 2022 from Gary James, BETA.
4. The applicant has filed with the Conservation Commission.

Waivers Requested:

1. To allow less than 42” of cover over the RCP drain pipe proposed class V RCP
2. To the use of HDPE pipe for the road drain manifolds and pond 1.
3. To allow minimal light spillage onto Chestnut Street right of way.

Applicant has submitted the following:

1. Application and Special Permit Criteria
2. Site Plans
3. Architectural Plans
4. Lighting Plans
5. Stormwater Report
6. Watershed Maps

DPCD Comments:

- 51 Parking spaces are required. The applicant is providing 195 parking spaces.
- Applicant has filed with the Design Review Commission.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 25 MAY 2022

RE : 175 EAST CENTRAL ST. - SITE PLAN

Thank you for the opportunity to review the above mentioned plan. We have met with the proponent regarding this project. They have met our requirements and have provided proper access around the property. As such, we have no further comment at this time.

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

cc: file

**APPLICATION FOR APPROVAL OF A SITE PLAN
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Site Plan for Franklin Ford, LLC" and Special Permit(s) for Auto Sales & Service and Reduced Park and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: Franklin Ford, LLC
Address of Applicant: 175 E. Central St., Franklin, MA 02038
Phone No.: 508 735 8852 Email: evc@ddcrwlaw.com

2. Name of Owner (if not the Applicant): Franklin Ford, LLC + Herbert & Michael
Address of Owner: 9 Chestnut St., Franklin, MA 02038 Catalano
Phone No.: 508 735 8852 Email: evc@ddcrwlaw.com

3. Name of Engineer: Uniko Consultants, Inc. - Rick Goodreau
Address of Engineer: 850 Franklin St., Ste. 11D, Wrentham, MA 02093
Phone No.: 508 387-6560 Email: rick@uc1850.com

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 28674 Page 487, (or Certificate of Title No. _____)
Bk 3788 Pg 197

2. Location and Description of Property:
Franklin Ford @ 175 E. Central St. + 9 Chestnut St.

Zoning District: C II
Assessor's Map: 285 Lot: 90 + 92
Square Footage of Building(s): 19757 existing
Impervious Coverage of Existing Upland: 84.3%

3. Purpose of Site Plan:
Add additional service bays + parking.

4. Special Permit(s) Requested:
Motor Vehicles sales & service use @ 9 Chestnut

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

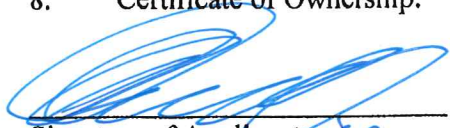
(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (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.
- (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.
- (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.

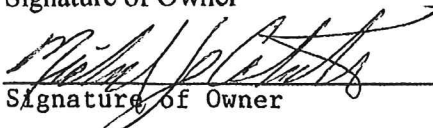
6. Other issues requiring Planning Board Consideration: _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.


Signature of Applicant = Owner


Signature of Owner


Signature of Owner

Franklin Ford LLC
by its atty: Edward V. Carraro, Jr.
Print Name of Applicant = Owner

HERBERT F. CATALANO
Print Name of Owner

MICHAEL J. CATALANO
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:

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

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Site Plan for Franklin Ford, LLC

Date of Plan: 10/8/21 Assessor's Information: 067-014

Prepared by: United Consultants, Inc.

Applicant Name & Address: Franklin Ford, LLC
175 E. Central St.
Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Franklin Ford, LLC

Address of Record Owner(s): 175 E. Central St.
Franklin, MA 02038

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

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

John P. Madden, Jr. & Deborah Reilly, Managers

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

John P. Madden, Jr. & Deborah Reilly

*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:

Massachusetts - March 16, 2011

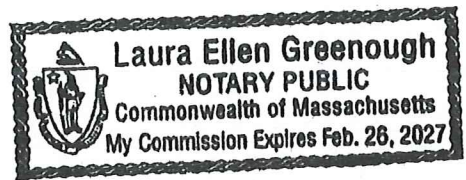
Executed as a sealed instrument this 16th day of May 2022
Franklin Ford LLC
by its atty: Edward V. Cannon, Jr.
Signature of Applicant : Owner Print name of Applicant : Owner

Signature of Owner Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss. May 16, 2022

On this 16th day of May 2022, before me, the undersigned notary public, personally appeared Edward V. Cannon, Jr. (name of owner), proved to me through satisfactory evidence of identification, which were driv. license to be the person whose name is signed on the preceding document in my presence.



Laura Ellen Greenough
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 02/28/2027

CERTIFICATE OF OWNERSHIP

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

SECTION A:

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

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Site plan for Franklin Ford, LLC

Date of Plan: 10/8/21 Assessor's Information: 067-018

Prepared by: United Consultants, Inc.

Applicant Name & Address: Franklin Ford, LLC
175 E. Central St.
Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Herbert F. ; Michael J. Centurano

Address of Record Owner(s): 9 Chestnut St.
Franklin, MA 02038

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

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

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

*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:
N/A

Executed as a sealed instrument this

day of Jun. 2022

Franklin Food, LLC

by its atty: Edward V. Cannon, Jr.

Signature of Applicant

Print name of Applicant

[Handwritten Signature]

MICHAEL S. CATALANO

Signature of Owner

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

NORFOLK ss.

2022

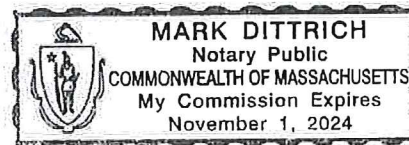
On this 11th day of JANUARY 2022, before me, the undersigned notary public, personally appeared Michael J. Catalano (name of owner), proved to me through satisfactory evidence of identification, which were KNOWN TO ME to be the person whose name is signed on the preceding document in my presence.

[Handwritten Signature]

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 11/1/2024



Unofficial Property Record Card - Franklin, MA

General Property Data

Parcel ID 285-090-000-000
 Prior Parcel ID -067-014-
 Property Owner FRANKLIN FORD LLC
 Mailing Address 175 EAST CENTRAL ST
 City FRANKLIN
 Mailing State MA Zip 02038
 ParcelZoning

Account Number 067-014
 Property Location 175 EAST CENTRAL ST
 Property Use AUTO SALES
 Most Recent Sale Date 2/28/2013
 Legal Reference 31085-024
 Grantor FRANKLIN FORD LLC
 Sale Price 1
 Land Area 4.880 acres

Current Property Assessment

Card 1 Value Building Value 872,900 Xtra Features Value 56,700 Land Value 1,125,500 Total Value 2,055,100

Building Description

Building Style AUTO DEALER
 # of Living Units 1
 Year Built 1950
 Building Grade AVERAGE
 Building Condition Good
 Finished Area (SF) 19757
 Number Rooms 0
 # of 3/4 Baths 0

Foundation Type SLAB
 Frame Type STEEL
 Roof Structure FLAT
 Roof Cover MEMBRANE
 Siding CON/CN BLOCK
 Interior Walls MINIMUM
 # of Bedrooms 0
 # of 1/2 Baths 3

Flooring Type CONCRETE
 Basement Floor NO BASEMENT
 Heating Type FORCED H/A
 Heating Fuel GAS
 Air Conditioning 20%
 # of Bsmt Garages 0
 # of Full Baths 0
 # of Other Fixtures 5

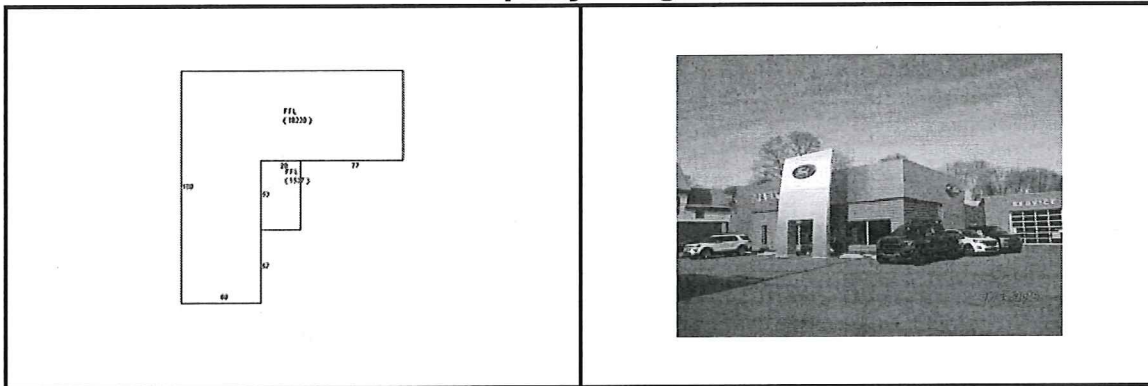
Legal Description

DEV-BLDR LOT PLAN 197 PATALANO

Narrative Description of Property

This property contains 4.880 acres of land mainly classified as AUTO SALES with a(n) AUTO DEALER style building, built about 1950 , having CON/CN BLOCK exterior and MEMBRANE roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 3 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
OFFICIAL
CERTIFY COPY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

NOT
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-17-2011 @ 03:33pm
CE#: 1285 Doc#: 27014
Fee: \$14,592.00 Cons: \$3,200,000.00

DEED

PATALANO FAMILY LIMITED PARTNERSHIP NO. 1, a Limited Partnership, having an address of P.O. Box 254, Franklin, Massachusetts, for consideration paid and in full consideration of THREE MILLION AND TWO HUNDRED THOUSAND (\$3,200,000.00) DOLLARS grants to FRANKLIN FORD, LLC, a Massachusetts Limited Liability Company having a usual place of business at 175 East Central St., Franklin, Massachusetts, with QUITCLAIM COVENANTS the following described real property:

The real property on East Central Street and Chestnut Street in Franklin, Massachusetts, shown as "Patalano Ford" on a plan entitled "Plan of land in Franklin, MA", dated August 3, 1992, revised 9-10-97, prepared by Guerriere & Halnon, Inc. and recorded in the Norfolk County Registry of Deeds as Plan No. 856 of 1997 in Plan Book 452, to which reference may be had for a more particular description.

Together with the benefit of 5' wide driveway easement shown as B1 on said plan and an easement shown as Easement A on said plan, both described in a Boundary Line and Easement Agreement, dated December 8, 1997 and recorded in the Norfolk County Registry of Deeds Book 12135 Page 397.

Subject to a 10' wide driveway easement shown as B2 on said plan and described in a Boundary Line and Easement Agreement, dated December 8, 1997 and recorded in the Norfolk County Registry of Deeds Book 12135 Page 397.

Subject to a 20' wide water easement to the Town of Franklin, as shown on said plan. Said grants to the Town of Franklin being contained in grants recorded in Norfolk Registry of Deeds Book 4540 Page 438 and Book 4562 Page 254 and a taking of same by the Town of Franklin being recorded in Norfolk Registry of Deeds Book 4420 Page 434.

Subject to and with the benefit of a variance granted by the Town of Franklin Board of Appeals dated April 12, 1977 and being recorded in Norfolk Registry of Deeds Book 5324 Page 335.

Subject to and with the benefit of variance granted by the Town of Franklin Board of Appeals dated October 12, 1997 and being recorded in Norfolk Registry of Deeds Book 5394 Page 465.

Subject to and with the benefit of special permit decision granted by the Town of Franklin Board of Appeals dated March 16, 1987 and being recorded in Norfolk Registry of Deeds Book 7527 Page 272.

Locus: 175 East Central St., Franklin

Subject to a taking by the Commonwealth of Massachusetts recorded in Norfolk Registry of Deeds Book 10499 Page 680. N A N

O F F I C I A L O F F I C I A L

Subject to a Boundary Line and Easement Agreement, dated December 8, 1997 and recorded in the Norfolk County Registry of Deeds Book 12135 Page 397.

Subject to a Notice of Lease, Franklin Ford Sales, Inc., Lessee, recorded in Norfolk Registry of Deeds Book 16811 Page 140.

For grantor's title see deed dated July 22, 1997 and recorded in the Norfolk County Registry of Deeds Book 11935 Page 734 and Confirmatory Deed dated March 10, 2011 recorded in the Norfolk County Registry of Deeds Book 28670 Page 187.

Executed as a Sealed Instrument this 16th day of March, 2011

Patalano Family Limited Partnership No. 1
by its General Partner, Patalano, LLC

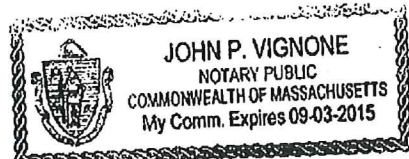
Curtis P. Patalano
Curtis P. Patalano, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 16th day of March, 2011, before me, the undersigned notary public, personally appeared Curtis P. Patalano, Manager of Patalano, LLC, General Partner of Patalano Family Limited Partnership No. 1, proved to me through satisfactory evidence of identification, being (check whichever applies): Driver's License or other state or federal governmental document bearing a photographic image, Oath or Affirmation of a credible witness known to me who knows the above signatory, or My Own personal knowledge of the identity of the signatory, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

John P. Vignone
John P. Vignone, Notary Public
My commission expires: 9/03/15



Unofficial Property Record Card - Franklin, MA

General Property Data

Parcel ID 285-092-000-000
 Prior Parcel ID -067-018-
 Property Owner CATALANO HERBERT F
 CATALANO MICHAEL J
 Mailing Address 9 CHESTNUT ST

Account Number 067-018
 Property Location 9 CHESTNUT ST
 Property Use TWO FAMILY
 Most Recent Sale Date 4/30/2021
 Legal Reference 39343-056
 Grantor CATALANO, HERBERT F
 Sale Price 1
 Land Area 0.341 acres

City FRANKLIN
 Mailing State MA Zip 02038
 ParcelZoning

Current Property Assessment

Card 1 Value Building Value 148,700 Xtra Features Value 700 Land Value 202,000 Total Value 351,400

Building Description

Building Style TWO FAMILY
 # of Living Units 2
 Year Built 1947
 Building Grade AVERAGE
 Building Condition Average
 Finished Area (SF) 2304
 Number Rooms 10
 # of 3/4 Baths 0

Foundation Type CONC/C BLOCK
 Frame Type WOOD
 Roof Structure HIP
 Roof Cover ASPHALT SHGL
 Siding WOOD SHINGLE
 Interior Walls PLASTER
 # of Bedrooms 6
 # of 1/2 Baths 0

Flooring Type CARPET
 Basement Floor CONCRETE
 Heating Type FORCED H/W
 Heating Fuel OIL
 Air Conditioning 0%
 # of Bsmt Garages 0
 # of Full Baths 2
 # of Other Fixtures 0

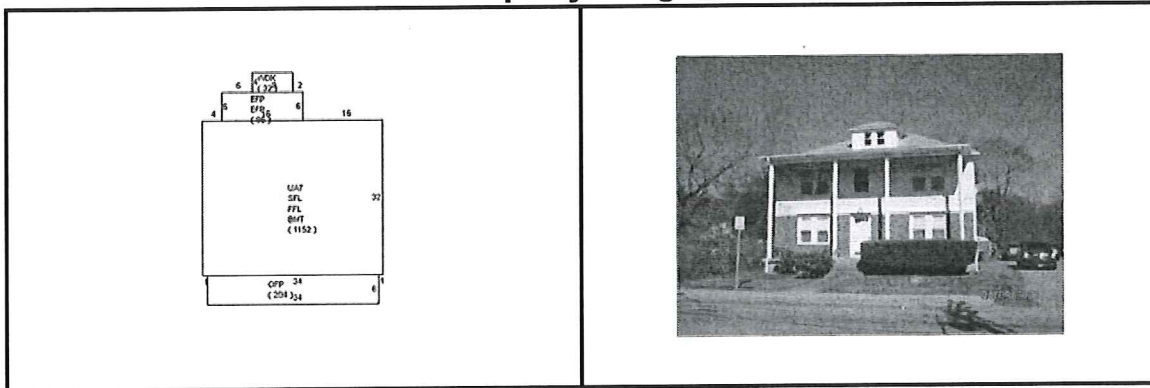
Legal Description

DEV-BLDR LOT PLAN

Narrative Description of Property

This property contains 0.341 acres of land mainly classified as TWO FAMILY with a(n) TWO FAMILY style building, built about 1947 , having WOOD SHINGLE exterior and ASPHALT SHGL roof cover, with 2 unit(s), 10 room(s), 6 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

(NOTE THAT THE BETTERMENT LIEN IS NOT DISSOLVED OF RECORD UNTIL THIS CERTIFICATE IS FILED FOR RECORD OR REGISTRATION IN THE REGISTRY OF DEEDS NAMED HEREIN)

FORM 374

NOT A N CERTIFICATE FOR
OFFICIAL AN DISSOLVING BETTERMENTS
THE COMMONWEALTH OF MASSACHUSETTS
COPY TOWN OF FRANKLIN COPY
NAME OF CITY OR TOWN

3788
197

OFFICE OF THE COLLECTOR OF TAXES

THIS IS TO CERTIFY that the betterment assessment which became a lien upon the herein after described parcel of real estate upon the recording or registration in Norfolk Registry of Deeds, the order stating that betterments were to be assessed for the SEWER improvement, in accordance with General Laws, Chapter 80, has together with any interest and costs thereon, been paid or legally abated.

(CROSS OUT COLUMN NOT USED.)

MAKE SEPARATE CERTIFICATE FOR REGISTERED LAND

(IF REGISTERED LAND) STATEMENT REGISTERED		(IF UNREGISTERED LAND) STATEMENT RECORDED		OWNER NAMED IN STATEMENT OF LIEN	LOCATION AND DESCRIPTION OF LAND (MUST BE SUFFICIENTLY ACCURATE TO IDENTIFY THE PREMISES.)
Document Number	Certificate of Title Number	Book	Page		
		2934	287	Mariantonio LaMagna	Chestnut Street Franklin, Mass.

Dec. 29, 1959, 19

Collector of Taxes for Franklin

NAME OF CITY OR TOWN

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Dec. 29, 1959, 19

Then personally appeared the above named Florence M. Chisholm her Collector of Taxes, and made oath that the foregoing statement by her subscribed is true, before me,

My commission expires

March 17, 1962

Ernest Wood
Notary Public - Justice of the Peace, City of Franklin, Mass.



Recorded Dec. 31, 1959 at 2h.41m.P.M.

We, Emma Catalano, also known as Emma J. Catalano, unmarried, and Marguerite Catalano, unmarried both

of Franklin Norfolk County, Massachusetts

do hereby ~~quitclaim~~ for consideration paid, grant to Herbert Catalano and Barbara I. Catalano, husband and wife, as tenants by the entirety, both of Franklin, Massachusetts

with ~~quitclaim~~ covenants, all our right, title and interest in and to the ~~land~~ land with the buildings thereon situated in said Franklin on ~~(Description of land omitted)~~

the northerly side of Chestnut Street, bounded and described as follows:

Beginning at an iron pipe on said Chestnut Street at land now or formerly of George Hutchinson; and thence running westerly on said Chestnut Street one hundred (100) feet to an iron pipe at land now or formerly of J. Lovell Metcalf; thence turning and running on said Metcalf land one hundred fifty-four (154) feet to an iron pipe at land now or formerly of William Merchant; thence in a line parallel with said

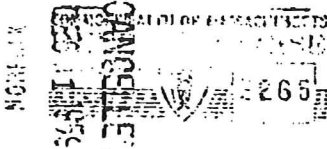
3788
198

Chestnut Street on land of said Merchant to an iron pipe at land of said
Hutchinson; and thence on said Hutchinson ^{N O T} land one hundred fifty (150)
^{A N} feet ^{A N} more or less, to the point of Beginning, A L
C O P Y C O P Y
All of said distances being more or less.

Excepting and reserving from said parcel so much thereof as was
taken by the County of Norfolk for the relocation of said Chestnut Street.
For title reference see deed of George W. Newcombe to John Lamagna
and Marlanonio Lamagna dated November 11, 1925, and recorded with
Norfolk Deeds, Book 1673 Page 383.

See also probate of will of Maria Antonia Lamagna, Norfolk Probate
#123864.

Reserving to ourselves and to the survivor of us, a life estate in
said premises for and during our natural life.



Witness my hand and seal this seventh day of December, 1959

Witness my hand and seal this seventh day of December, 1959

Witness my hand and seal this seventh day of December, 1959

Emilio Catalano
Marquette Catalano

The Commonwealth of Massachusetts

Norfolk ss. December 7, 1959

Then personally appeared the above-named *Emilio J. Catalano and Marquette Catalano*
Catalano

and acknowledged the foregoing instrument to be their free act and deed, before me
Evelyn Agnes Bassett
Evelyn Agnes Bassett Notary Public

My commission expires January 10, 1960.
Recorded Dec. 31, 1959 at 2h.41a.P.M.

We, Carl Catalano, of Norfolk, Massachusetts, Lucia Lamagna Cornetta
and Linda Mae Fish, formerly Linda Mae Conley, both
of Franklin Norfolk County, Massachusetts

for consideration paid, grant to Herbert Catalano and Barbara I. Catalano,
husband and wife, as tenants by the entirety, both
of Franklin, Massachusetts



**The Commonwealth of Massachusetts
William Francis Galvin**

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Annual Report

(General Laws, Chapter)

Identification Number: 001048665

Annual Report Filing Year: 2022

1.a. Exact name of the limited liability company: FRANKLIN FORD, LLC

1.b. The exact name of the limited liability company as amended, is: FRANKLIN FORD, LLC

2a. Location of its principal office:

No. and Street: 175 EAST CENTRAL ST.
City or Town: FRANKLIN State: MA Zip: 02038 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 175 EAST CENTRAL ST.
City or Town: FRANKLIN State: MA Zip: 02038 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

REAL ESTATE HOLDINGS

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: JOHN P. MADDEN, JR.
No. and Street: 175 EAST CENTRAL ST.
City or Town: FRANKLIN State: MA Zip: 02039 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	DEBORAH REILLY	175 E CENTRAL ST FRANKLIN, MA 02038 USA
MANAGER	JOHN P. MADDEN JR.	175 EAST CENTRAL ST. FRANKLIN, MA 02038 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name	Address (no PO Box)
-------	-----------------	---------------------

	First, Middle, Last, Suffix	Address, City or Town, State, Zip Code
SOC SIGNATORY	JOHN P. MADDEN JR.	175 EAST CENTRAL ST. FRANKLIN, MA 02038 USA
SOC SIGNATORY	DEBORAH REILLY	175 E CENTRAL ST FRANKLIN, MA 02038 USA

8. 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 (no PO Box)
	First, Middle, Last, Suffix	Address, City or Town, State, Zip Code
REAL PROPERTY	JOHN P. MADDEN JR.	175 EAST CENTRAL ST. FRANKLIN, MA 02038 USA
REAL PROPERTY	DEBORAH REILLY	175 E CENTRAL ST FRANKLIN, MA 02038 USA

9. Additional matters:

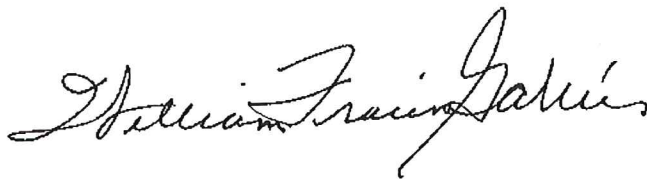
**SIGNED UNDER THE PENALTIES OF PERJURY, this 12 Day of March, 2022,
DEBORAH REILLY , Signature of Authorized Signatory.**

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

March 12, 2022 01:13 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

FRANKLIN FORD, LLC
APPLICATION FOR APPROVAL OF
SITE PLAN & SPECIAL PERMIT

FINDINGS FOR SPECIAL PERMIT

Zoning Bylaw 185 Attachment 3 Part II – 2.6.a
Motor Vehicle Service, Repair

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

The additional service area at Franklin Ford is consistent with the neighborhood and Town need because it is located in the CII zoning district where the expansion of such a use to 9 Chestnut Street is allowed by special permit from the Planning Board.

The Town will benefit substantially from this project because the residential curb cut of 9 Chestnut so close to the King Street intersection has long been in need of improvement.

Additionally, the applicant will be improving the existing parking and drainage currently servicing Franklin Ford.

The result of the applicant's investment in Franklin will be an improved intersection, and drainage, and increased service capacity to better service Franklin residents.

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

Traffic flow and access will improve off of both East Central and Chestnut Streets. The removal of the old residential building from 9 Chestnut will improve intersection visibility for both traffic and pedestrians as well as eliminate the current residential curb cut at 9 Chestnut. A well-defined emergency vehicle access will be maintained to allow emergency vehicles to easily navigate through the site from E. Central Street to Chestnut Street.

The parking for Franklin Ford will be improved with new paving and striping. This will allow pedestrians safer access from provided parking to the Franklin Ford facility. The curb cuts off of Chestnut Street will be reduced from two to one and relocated to a location further from the King Street intersection.

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

1. Public Roadways

Access from and to locus will remain via E. Central and Chestnut Streets, both of which are more than sufficient to support the proposed expansion. In addition, the removal of the old residential structure from 9 Chestnut will eliminate that additional curb cut off Chestnut Street. The moving of the access point to Franklin Ford off of Chestnut Street away from the intersection is a further upgrade to accommodate the additional service bays.

2. Drainage

The applicant will upgrade the on-site drainage system which must be approved by the Board with the help of the Board's expert consultant, and the facility is connected to the municipal sewer system to handle all effluent and waste water.

3. Utilities & Other Infrastructure

The applicant already has more than sufficient utility service to the site and will be improving the parking facilities to better service the Franklin Ford business.

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

Franklin Ford has long been a deep-rooted commercial presence at the Chestnut Street & King Street intersection – one of the oldest and busiest intersections in town. The elimination of the old residential building from 9 Chestnut will improve the commercial nature of the intersection and eliminate a residence that is out of place with the intersection today. As a result the social structure and neighborhood character will experience little change and will not be negatively impacted.

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

The expansion will not destroy or cause substantial damage to any environmentally significant natural resource, habitat or feature. In fact the applicant will be improving the manner in which the parking for Franklin Ford impacts nearby wetland resources.

f. Number, height, bulk, location, and siting of buildings and structures 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.

Franklin Ford proposes to construct a additional service bays and improved parking area on what is now mostly existing parking area. Locus is in the CII zoning district surrounded mostly by other commercial and industrial uses at the intersection of Chestnut and King Streets. Homes on Milliken Avenue and Chestnut Street will retain the dense vegetated buffer that presently exists. Accordingly, abutting properties will not be deprived of light or fresh air

circulation or be exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

1. No Deprivation of Light

The proposed building is not close enough to any other structures to deprive them of light.

2. No Deprivation of Fresh Air Circulation

The proposed building is not close enough to any other structures such that fumes, odors, or airborne particulates generated on locus will adversely impact the fresh air circulation of abutting properties.

3. Flood Exposure

All improvements to locus will be subject to Site Plan Approval such that all drainage will be improved and constructed in compliance with up-to-date stormwater management requirements. In addition, given the distance that the improvements will be from other properties, no flooding risk will be created for any abutting properties.

4. Excessive Noise, Odor, Light, Vibrations, or Airborne Particulates

The proposed expansion will utilize lighting to minimize impacts on abutting properties, and while it will generate some noise, odor, and vibrations, they will be minor compared to what is generated on a daily basis from the traffic through the Chestnut Street and King Street intersections. Plus the existing vegetated buffer protecting most other surrounding buildings in the neighborhood will ensure they are not exposed to very much additional noise, odor, light, vibrations, or airborne particulates.

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.

The expansion will be connected to the municipal water and sewer systems. While there will be some further demand by Franklin Ford, it will not be “excessive” and will be well within the town’s capability to absorb some small increase in demand.

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, June 13, 2022 and again on June 20, 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 in person and remotely on **Monday, June 27, 2022 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit and Site Plan Modification application titled "Site Plan for Franklin Ford, LLC" prepared by United Consultants, Wrentham, MA, and submitted to the Department of Planning & Community Development on May 23, 2022, by Franklin Ford, LLC, Franklin, MA.

The property is located in the Commercial II Zoning District (Assessors Map 285 Lot 090, and 092) at 175 East Central Street. The Applicant is proposing to add additional service bays and parking. The applicant is applying for one (1) Special Permit under Chapter 185 Attachment 3-2.6.A. Motor-Vehicle Service, Repair in Commercial II Zoning District.

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