



October 7, 2020

Franklin Planning Board
355 East Central Street
Franklin, MA 02038

Re: Site Plan Modification
176-210 Grove Street
Franklin, MA

Cc: Town of Franklin Conservation Commission
Matt Crowley, BETA
Levi Reilly, Marcus Partners
Edward Cannon Jr
Giles Ham, Vanasse

Dear Members of the Board:

On behalf of our client, MCP III 176 Grove LLC & MCP III 210 Grove LLC, we are pleased to submit the following documents:

- Seven (7) copies 2 full size 5 reduced, of the Site Development Plans, Sheets 1-12 prepared by Kelly Engineering Group, Inc. dated October 1, 2020
- **Two (2) copies of the Stormwater Management Report, by Kelly Engineering Group, Inc., Dated October 1, 2020
- Seven (7) copies of the photometric plan, prepared by Boston Light Source
- Seven (7) copies of the Traffic letter to accompany modification Vanasse & Associates, Inc., dated October 6, 2020

*All of the above referenced documents have also been electronically sent to BETA Group, Inc.

** Additional copies available upon request

The purpose of this letter is to summarize the proposed site modifications to the previously approved site plans. The reasoning for these proposed site modifications is due to value engineering by the general contractor, Architectural/MEP coordination, and potential/existing tenant needs.

The changes are summarized below:

1. As discussed previously with the Board the Applicant is proposing to subdivide the parcel into 3 conforming lots to accommodate each building. Applicable cross easements will be granted.
2. Door locations have been revised per architectural plans.
3. Proposed Loading docks have increased by 1 from 33 to 34 per the updated architectural plans.
4. Trailer storage spaces for 206 Grove Street (Lot2) have increased from 20 to 32 per tenant demand.
5. 22 new Trailer storage spaces are proposed for the existing #210 Grove Street building.
6. Access drive between #210 and proposed building has been increased for improved trucking maneuvering.
7. The formerly shown "gravel access driveway" has been revised per coordination with the fire dept. as the fire mechanical room has been moved to be accessed from this driveway.
8. The finished floor of the building has been raised by 2.5' from 256.0 to 258.5 based on an updated

balanced earthwork analysis prepared by the general contractor. Applicable site grading and infrastructure has been revised to reflect this change.

9. Proposed impervious surface on the site has increased by approximately 20,500 s.f. per the previously noted layout changes.
10. Additional stormwater management measures are proposed, these include but not limited to, 1 additional subsurface recharge system and 3 additional water quality devices.
11. The proposed roof catchment areas and downspouts have been revised per the architectural and MEP plans. The stormwater management systems and calculations have been revised accordingly.
12. Existing swales have been modified per previously noted layout changes. Compensatory storage volume has been provided in the existing swale for potential lost storage volume in the existing swale system.
13. Utilities have been revised per coordination with MEP engineer and previously noted layout changes.
14. Applicable details have been updated per revised site plans
15. Photometric plan has been updated and provided per previously noted layout changes.

We look forward to presenting this project to you at your next scheduled meeting. If you have any questions or desire any additional information regarding this matter, please do not hesitate to call our office.

Sincerely,

KELLY ENGINEERING GROUP, INC.



Garrett Horsfall, Design Engineer

Ref: 8515

October 6, 2020

Mr. Levi Reilly
Marcus Partners, Inc.
260 Franklin Street, Suite 620
Boston, MA 02110

Re: Updated Plan
176-210 Grove Street
Franklin, Massachusetts

Dear Levi;

Vanasse & Associates, Inc. (VAI) has reviewed the proposed changes to the site plan for the proposed warehouse/distribution facility to be located off Grove Street in Franklin, Massachusetts. Specifically, we are providing a comparative assessment of the potential traffic increases and resulting impacts associated with the addition of the loading dock and trailer storage spaces for trucks.

The updated plan includes addition of 12 trailer storage spaces behind the proposed *206 Grove Street* building, the addition of 1 loading dock (from 33 to 34 docks) behind the proposed *206 Grove Street* building and addition of 22 trailer storage spaces behind the existing *210 Grove Street* building.

Consistent with industry standards, trip-generation statistics published by the Institute of Transportation Engineers (ITE) for LUC 150, *Warehousing* are used to estimate the anticipated traffic characteristics for this project. The rates and equations at which a development generated traffic is dependent based upon two factors such as the proposed building floor space and the number of employees. Independent of the addition of a loading dock and trailer storage spaces for trucks, the trip generation occurring during typical weekday morning and evening peak hour will remain essentially the same.

We have concluded that the modified development program will not result in additional traffic that would alter the findings of the February 2020 Transportation Impact Assessment (TIA) and July 2020 Trip Generation Sensitive Analysis that was prepared by VAI.

If you should have any questions or require additional information, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



F. Giles Ham, P.E.
Partner

Enclosures

APPENDIX
SITE PLAN

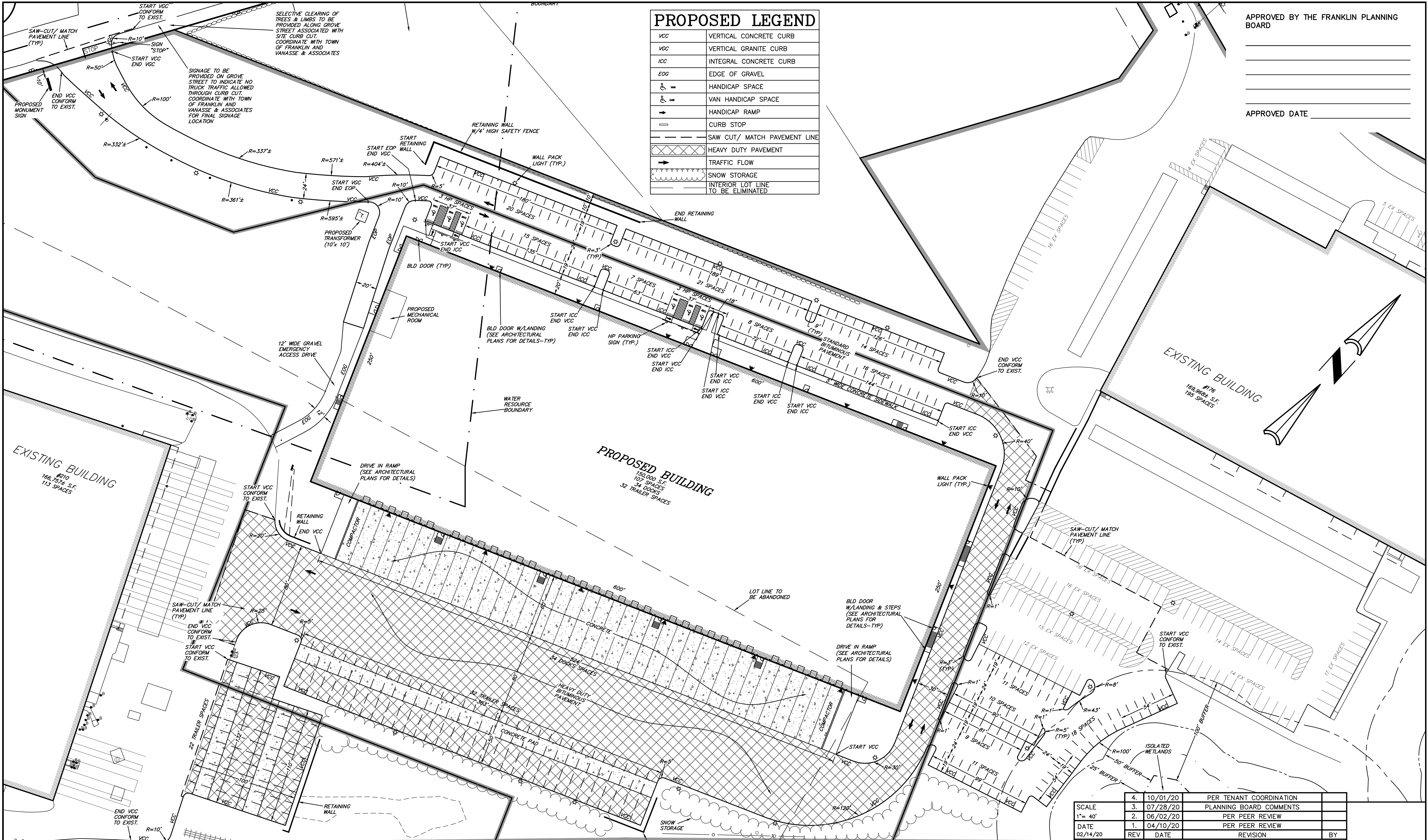
SITE PLAN

PROPOSED LEGEND

VCC	VERTICAL CONCRETE CURB
VGC	VERTICAL GRANITE CURB
ICC	INTEGRAL CONCRETE CURB
EOG	EDGE OF GRAVEL
	HANDICAP SPACE
	VAN HANDICAP SPACE
	HANDICAP RAMP
	CURB STOP
	SAW CUT/ MATCH PAVEMENT LINE
	HEAVY DUTY PAVEMENT
	TRAFFIC FLOW
	SNOW STORAGE
	INTERIOR LOT LINE TO BE ELIMINATED

APPROVED BY THE FRANKLIN PLANNING BOARD

APPROVED DATE _____



4.	10/01/20	PER TENANT COORDINATION	
3.	07/28/20	PLANNING BOARD COMMENTS	
2.	06/02/20	PER PEER REVIEW	
1.	04/10/20	PER PEER REVIEW	
REV	DATE	REVISION	BY

SHEET 4 of 12

FILE # 2019-127-LA04

JOB # F:\P\2019-127

DRAWN BY C.L.

CHKD BY GSH

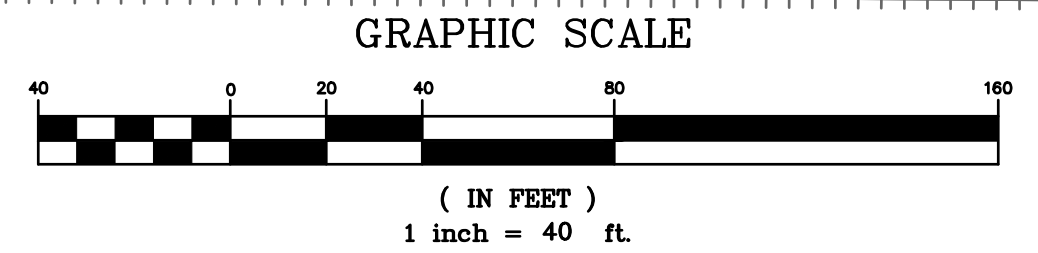
APPD BY DNK

MARCUS PARTNERS
176- 210 GROVE STREET
FRANKLIN, MA

LAYOUT PLAN

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

SHEET NO. **4**



KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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October 28, 2020

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

**Re: 176-210 Grove Street
Site Plan Modification**

Dear Mr. Padula:

BETA Group, Inc. has reviewed documents for the proposed Site Plan Modification, "176-210 Grove Street" in Franklin, Massachusetts. This letter is provided to update findings, comments, and recommendations.

BASIS OF REVIEW

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

- Plans (12 Sheets) entitled **Site Development Plans for 176 – 210 Grove Street, Franklin, MA**, dated February 14, 2020, revised October 1, 2020, prepared by Kelly Engineering Group, Braintree, MA
- Lighting Plan, dated February 12, 2020, revised October 7, 2020, prepared by Robert J. Lindstrom
- Stormwater Management Report, dated February 14, 2020, revised October 1, 2020, prepared by Kelly Engineering Group
- Memorandum re: Site Plan Modification, dated October 7, 2020, prepared by Kelly Engineering Group.
- Memorandum re: Traffic Impacts, dated October 6, 2020, prepared by Vanasse & Associates Inc.

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

- Site Visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through October 2019
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to April 30, 2019
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through January 1, 2016
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016

INTRODUCTION

The project site consists of two lots totaling 35.7± acres located at 176 and 210 Grove Street in the Town of Franklin (the "Site"). The Town of Franklin Assessor's office identifies the parcels as Lots 311-001 and 311-002. The Site is located within the Industrial zoning district, Biotechnology Overlay District, and is

mostly within the Water Resources District (Zone II Wellhead Protection Area). Parcels to the south, north, and east are also located in the Industrial district. Parcels to the west are within the Rural Residential I district.

The Site is located in proximity to several wetland resource areas including an unnamed perennial stream, bordering vegetated wetlands, and isolated wetlands. The Site is not located in proximity to an estimated habitat of rare or endangered species or within a FEMA-Mapped 100-year flood zone. NRCS soil maps indicate the presence of Hinkley Loamy Sand with a Hydrologic Soil Group (HSG) rating of A (high infiltration potential) and Urban Land, with no associated HSG rating.

Plans indicate the existing site is currently developed with two industrial buildings, driveways, parking/loading areas, and stormwater management features. The remainder of the site consists of woods, lawn, and wetland areas.

The project proposes to subdivide the existing two lots into three separate lots and construct a new 150,000± sq. ft. industrial building with associated reconstructed driveway connection to Grove Street, parking, curbing (vertical granite and concrete), integral concrete curb and sidewalk, and lighting. Proposed utilities include gravity and sewer force main (with pump station), electric, gas, and domestic and fire water services that will be supplied by connecting to existing water services on the Site. Stormwater management is proposed through deep sump catch basins, proprietary water quality units (Contech CDS), and subsurface infiltration basins.

SUMMARY OF REVISIONS

BETA reviewed this project previously and provided review comments in letters to the Board dated April 24, 2020, May 21, 2020, June 4, 2020, and June 17, 2020. Following approval by the Town, the Applicant has made several modifications to the Site Plans generally including:

- Subdivision of the parcel into 3 conforming lots to accommodate each building.
- Revisions to door locations
- Addition of loading docks and trailer spaces
- Expansion of access drive between #210 and the proposed building and revision to former “gravel access driveway.”
- Raising of finished floor elevation by 2.5’
- Addition of 1 subsurface recharge system and 3 water quality devices.
- Modifications to existing swales.
- Revisions to proposed utilities.

This letter is intended to address only issues that may have arisen from these proposed revisions, and not any issues from previous letters.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

ZONING

The Site is located within the Industrial (I) Zoning District. The proposed use of the Site is identified as industrial and the parking legend indicates that building will be used as a warehouse. Plans also indicate a portion of the building will be used as office space. Warehouses and offices (clerical or administrative) are permitted by right in the district.

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

The Zoning Legend notes indicates that the two subject parcels are to be subdivided into three lots, each of which must meet the zoning requirements. All three lots will meet the requirements for lot area, frontage, lot depth, lot width, front, rear, and side yards, building height, and impervious coverage.

SCH1. Plot the required Lot Width circle on proposed Lot 1 to confirm it meets the required diameter.

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

The existing Site includes four paved access driveways. There are two active driveways for the 210 Grove Street parcel and one active driveway for the 176 Grove Street parcel. The fourth driveway is located on the 176 Grove Street parcel, is inactive, and is currently blocked at Grove Street. The project proposes to reconstruct the inactive driveway with new pavement (24' min.) and curb and bring it into active use. New paved areas will be installed around the proposed building for use as parking and access (24' min.). These new areas will also connect the two parking areas currently separated under the existing layout.

The proposed layout includes 415 total parking spaces (excluding loading areas and trailer parking), with 195 spaces on Lot 1, 107 spaces on Lot 2, and 113 spaces on Lot 3. Proposed parking spaces are depicted as 19' long and 9' wide. Seventeen spaces are designated as accessible with associated 5' or 8' wide access aisles and signing. In addition, 34 new spaces are proposed for use at loading docks and 54 are proposed for trailer parking.

Section §185-21.B.(2) describes the number of parking spaces required for nonresidential uses in the Industrial District. For warehouses, 1 space must be provided per every 1,000 sq. ft. of gross floor area. For total building areas of 170,000 sq. ft., 150,000 sq. ft., and 166,750 sq. ft. in Lots 1, 2, and 3 respectively, a minimum of 170, 150, and 167 parking spaces are required for each lot. During the previous review of this project a reduction in the required number of parking spaces was granted by the Board and with the exception of loading dock and trailer storage, no modifications are proposed for the total number of parking spaces. In accordance with the Americans with Disabilities Act (ADA), the required number of accessible parking spaces are provided at each building.

- P1. Clarify how easements and/or access agreements will be granted to ensure parking spaces and driveways can be adequately accessed by the users of the buildings they are intended to serve. This will also be applicable to the shared use of stormwater management systems and lighting.
- P2. Confirm the proposed stacked trailer parking (22 spaces on the 210 Grove Street parcel) will not adversely impact traffic operations throughout the site.

CURBING (§185-29)

The project proposes the use of vertical granite curbing within the Grove Street right-of-way for the reconstructed access driveway and a combination of vertical concrete and integral concrete curb and sidewalk throughout the remainder of new development areas.

- C1. Revise Vertical Concrete Curb Detail to remove reference to cast in place curbing option and indicate that curbing shall be precast.

UTILITIES

Proposed utilities include gravity and sewer force main (with pump station), electric, gas, and domestic and fire water services that will be supplied by connecting to existing water services on the Site. Gas traps are proposed for interior floor drains at drive in doors. Detailed review of utilities is anticipated to be provided by the DPW and Fire Chief, as applicable.

STORMWATER MANAGEMENT

The project proposes to direct runoff from impervious areas into new closed drainage systems comprised of roof leaders, deep sump catch basins with hoods, and stormwater quality units (Contech). The majority of runoff from impervious surfaces will be directed to one of three new subsurface infiltration systems. Overflows from the proposed stormwater systems will be directed to an existing drainage system on the 176 Grove Street site.

MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:

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

No untreated stormwater (Standard Number 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project does not propose any new untreated stormwater discharges to wetlands – **complies with standard.**

Post-development peak discharge rates (Standard Number 2): *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.*

The project proposes an increase in impervious area and will use three subsurface infiltration systems to mitigate increases in post-development peak discharge rates and total runoff volumes.

Recharge to groundwater (Standard Number 3): *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

NRCS soil maps indicate the presence of Hinkley Loamy Sand with a Hydrologic Soil Group (HSG) rating of A (high infiltration potential) and Urban Land, with no associated HSG rating. Test pit logs indicate the presence of sand and loamy sand in proximity to Subsurface Systems 1 and 2 respectively. No mottles were observed in any of the test pits; however, weeping was observed in several test pits, approximately 4 feet below the bottom of the systems. The infiltration systems have been designed to provide a recharge volume in excess of that required and will drain within 72 hrs.

SW1. Provide a test pit within the limits of proposed Subsurface Recharge System #3 to confirm the assumed exfiltration rate of 8.27 in/hr.

80% TSS Removal (Standard Number 4): *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.*

The project proposes to direct runoff from roofs and the majority of new parking areas to new subsurface infiltration systems. Pretreatment for new pavement areas directed to the infiltration systems is proposed in the form of seven proprietary stormwater quality units (Contech). The remainder of the parking areas are directed to the existing drainage system on the 176 Grove Street site. A long-term pollution prevention plan was included as part of the Drainage Analysis.

SW2. Provide TSS Calculation sheets for impervious areas directed to CB #F3A and CB #F4A. Based upon the proposed grading, these basins will receive flow from at least a portion of the new impervious area and are anticipated to require both a deep sump catch basin and water quality unit in the treatment train to meet the required 80% TSS removal for new impervious areas.

Higher Potential Pollutant Loads (Standard Number 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project is not a Land Use with Higher Potential Pollutant Load (LUHPPL).

Critical Areas (Standard Number 6): *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project proposes the use of deep sump catch basins and proprietary stormwater treatment units (Contech) as pretreatment devices and the use of subsurface infiltration systems. The proposed treatment trains are consistent with the recommendations of MassDEP for discharges to Zone II wellhead protection areas.

Redevelopment (Standard Number 7): *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The project is considered a mixture of new development and redevelopment. Provided that comments are addressed; new development areas will fully comply with the Stormwater Management Standards and redevelopment areas will improve the existing conditions.

Construction Period Erosion and Sediment Controls (Standard Number 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will disturb in excess of one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are required. The project proposes the use of erosion control barrier (silt sock), catch basin inlet protection (silt sack), and a stabilized construction entrance. The Stormwater Management Report indicates that a SWPPP and construction sequencing plan will be provided when a site contractor is consulted.

Operations/maintenance plan (Standard Number 9): *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

A Long-Term Operation and Maintenance (O&M) Plan has been provided.

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

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

Mr. Anthony Padula, Chairman

October 28, 2020

Page 6 of 6

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

Very truly yours,
BETA Group, Inc.



Matthew J. Crowley, PE
Project Manager



Stephen Borgatti
Staff Engineer

cc: Amy Love, Planner



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building

257 Fisher Street

Franklin, MA 02038-3026

October 28, 2020

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

RE: Site Plan Modification – 176 - 210 Grove St

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for this site plan modification which involves an expansion of the proposed impervious area, additional drainage infrastructure to address the increased impervious area, and changes to the proposed utility layout.

We do not have any comments relative to the above noted changes.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.
Town Engineer



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: October 28, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 176-210 Grove St
Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, November 2, 2020 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 176-210 Grove Street in the Industrial Zoning District (Assessors Map 311 Lots 001 & 002).
2. The applicant is proposing to construct 150,000 sq/ft building with parking spaces, drainage and landscaping. The Applicant is also proposing to subdivide the land into 3 separate parcels.
3. DPCD has submitted plans to BETA for review, as well as Mike Maglio, Conservation Agent and Fire.
4. Applicant will need to file an amended order with the Conservation Commission.

Comments:

1. The Applicant has submitted a traffic analysis and BETA is currently reviewing the analysis.
2. Applicant has provided an outline all the proposed changes for the Site.
3. Per Zoning By-Law §185-31 C (3)(k), the applicant has not provided a Landscaping Plan. The Planning Board will need to determine if a landscaping plan is required for this project.
4. Previously approved plan required additional landscaping along the residential property. The landscaping should be shown on the Site Plan for review.
5. DPCD recommends Special Conditions from the previously approved Site Plan be included with the revised Site Plan.
6. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues.

Recommendation:

DPCD recommends continuing the public hearing until all outstanding issues are addressed.

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "176-210 Grove Street" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: MCP III 176 Grove LLC
Address of Applicant: 260 Franklin St., Ste. 620, Boston, MA 02110
Phone No.: 617 556-5204 Email: Ireilly@marcuspartners.com

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

3. Name of Engineer: Kelly Engineering Group
Address of Engineer: 0 Campanelli Dr., Braintree, MA 02184
Phone No.: 781 873-4333 Email: dkelly@kellyengineeringgroup.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 3726 / Page 339, (or Certificate of Title No. 201 354)
37317 095 201 486

5. Location and Description of Property:
176 - 210 Grove St.
See deeds attached
Square Footage of Building(s) 175,909 sf / 170,965 sf
Assessor's Map 311 Lot 001 Map 311 Lot 002

6. Purpose of Site Plan: Construction of new warehouse and associated parking reconstruction

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

Signature of Applicant
Signature of Owner

DAVID N. HOOKE, SUP
DAVID N. HOOKE, SUP
Print Name of Applicant
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: 176 - 210 Grove Street

Date of Plan: _____ Assessor's Information: 311-001-000-000

Prepared by: Kelly Engineering Group

Applicant Name & Address: MCP III 176 Grove LLC
c/o Marcus Partners, Inc.
260 Franklin St., Ste 620
Boston, MA 02110

SECTION B:

Name of Record Owner(s): MCP III 176 Grove LLC

Address of Record Owner(s): SAME AS ABOVE

****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):

See Foreign LLC Application for Registration attached hereto

*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:

Sept. 10, 2019 - Delaware

Executed as a sealed instrument this 2ND

day of OCTOBER 2020

David R. Hooke

Signature of Applicant

DAVID R. HOOKE SVP

Print name of Applicant

David R. Hooke

Signature of Owner

DAVID R. HOOKE, SVP

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Syphon ss.

Oct 2, 2020

On this 2nd day of October 2020, before me, the undersigned notary public, personally appeared DAVID HOOKE (name of owner), proved to me through satisfactory evidence of identification, which were personally 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: 3-11-2022

F

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

**Foreign Limited Liability Company
Application for Registration
(General Laws Chapter 156C, Section 48)**

Federal Identification No.: _____

(1a) The exact name of the limited liability company:

MCP III 176 Grove LLC

(1b) If different, the name under which it proposes to do business in the Commonwealth of Massachusetts:

(2) The jurisdiction* where the limited liability company was organized:

Delaware

(3) The date of organization in that jurisdiction: September 10, 2019

(4) The general character of the business the limited liability company proposes to do in the Commonwealth:

The general character of the business of the limited liability company shall be to invest in, own, manage, operate, acquire, develop, improve, finance, refinance, lease, sell and otherwise deal with real estate; and to engage in any activities directly or indirectly related or incidental thereto, and any other activities in which a limited liability company may be properly engaged.

(5) The business address of its principal office:

260 Franklin Street, Suite 620
Boston, MA 02110

(6) The business address of its principal office in the Commonwealth, if any:

260 Franklin Street, Suite 620
Boston, MA 02110

(7) The name and business address, if different from principal office location, of each manager:

None

(8) The name and business address of each person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court:

NAME

ADDRESS

Paul R. Marcus

c/o Marcus Partners, 260 Franklin Street, Suite 620, Boston, MA 02110

William McAvoy

c/o Marcus Partners, 260 Franklin Street, Suite 620, Boston, MA 02110

David R. Hooke

c/o Marcus Partners, 260 Franklin Street, Suite 620, Boston, MA 02110

Richard D. Rudman

c/o DLA Piper LLP (US) 33 Arch St, 26th Floor, Boston, MA 02110

(9) The name and street address of the resident agent in the Commonwealth:

CT Corporation System

155 Federal Street, Suite 700,
Boston, Massachusetts 02110

(10) The latest date of dissolution, if specified: None

(11) Additional matters:

Signed by (by at least one authorized signatory):



Paul Evans, Authorized Person

CT Corporation System

resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. c156C § 48 (or attach resident agent's consent hereto).

* Attach a certificate of existence or good standing issued by an officer or agency properly authorized in home state.

Delaware The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MCP LIX 176 GROVE LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE ELEVENTH DAY OF SEPTEMBER, A.D. 2019.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



Jeffrey W. Bullock
Jeffrey W. Bullock, Secretary of State

7601174 8300

SR# 20196991068

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 203576745

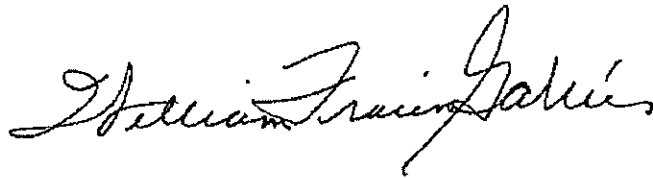
Date: 09-11-19

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:

September 12, 2019 09:13 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

176

176 Grove Street and Mine Brook, Franklin, Massachusetts

N O T QUITCLAIM DEED O T
A N A N

BMP LLC, LLC, a Delaware limited liability company with an address of c/o Novaya Real Estate Ventures, LLC, 265 Franklin Street, Boston, MA 02110 (the "Grantor"), for consideration of Eighteen Million Two Hundred Fifty Thousand and No/100 Dollars (\$18,250,000.00), the receipt and sufficiency of which hereby are acknowledged, hereby GRANTS unto **MCP III 176 GROVE LLC**, a Delaware limited liability company with an address of c/o Marcus Partners, Inc., 260 Franklin Street, Boston, MA 02110 (the "Grantee"), with QUITCLAIM COVENANTS, certain land with improvements thereon situated in Norfolk County, Massachusetts, as more particularly described on the attached Exhibit A.

Said premises are conveyed subject to and with the benefit of all easements, rights, restrictions, lien, agreements and other matters of record insofar as the same are still in force and applicable. Grantor has not elected to be treated as a corporation for Federal income tax purposes.

For Grantor's title, see deed dated October 14, 2016 and recorded with the Norfolk County Registry of Deeds in Book 34576, Page 570 and filed with the Norfolk County Registry District of the Land Court as Document No. 1364773, creating Transfer Certificate of Title No. 194331.

[remainder of page left blank; signature page follows]

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 10-21-2019 @ 12:52pm
Ct1#: 714 Doc#: 95841
Fee: \$83,220.00 Cons: \$18,250,000.00

CERTIFY

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

**HAND TO
LAND COURT**

Bk 37261 Pg 339 #95841
10-21-2019 @ 12:52p

1364773

9

NOT AN OFFICIAL COPY Executed under seal with 18 day of October, 2019. AN OFFICIAL COPY

GRANTOR:

BMIP LL, LLC a Delaware limited liability company

By: [Signature] Name: J. Michael O'Brien Its: Authorized Signatory

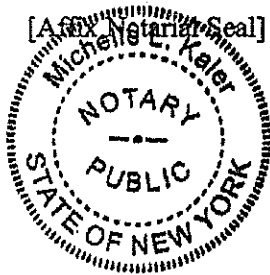
STATE OF NEW YORK)) ss: COUNTY OF New York)

On this 9th day of October, 2019, before me, the undersigned notary public, personally appeared J. Michael O'Brien, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Authorized Signatory of BMIP LL, LLC.

[Signature] Notary Public

My commission expires:

Michelle L. Kaler NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01KA6289658 Qualified in New York County Commission Expires September 30, 20 21



Parcel II (Registered) N O T
A N

N O T
A N

A parcel of land bounded and described as follows: F F I C I A L
C O P Y C O P Y

NORTHERLY and
NORTHEASTERLY

by lands now or formerly of Matthew A. Spencer et al. and
of Robert R. Sharp et ux, eleven hundred twenty-four and
21/100 (1,124.21) feet;

SOUTHEASTERLY

by land now or formerly of The New York, New Haven
and Hartford Railroad Company, six hundred eighty-three
and 17/100 (683.17) feet;

SOUTHERLY

by land now or formerly of George W. Green, Inc., four
hundred sixty-five and 26/100 (465.26) feet; and

WESTERLY

by lands now or formerly of Dominic DePoto et ux and
Warrant I. Milliken et al five hundred forty-one and 88/100
(541.88) feet.

Said parcel is shown as lot numbered 1 on the plan hereinafter referred to.

All of said boundaries are determined by the Land Court to be located as shown on a plan drawn
by Bowie Engineering Co., dated February 29, 1960, as modified and approved by said Court,
filed in the Land Registration Office as Plan No. 29862A. *pl.w/crt. 68488*

So much of said lot numbered 1 as is included within the limits of the Cart Road approximately
shown on said plan; and there is appurtenant to said lot numbered 1 the right to use the whole of
said Cart Road, approximately shown on said plan, to Grove Street, in common with all other
persons lawfully entitled thereto.

Said parcel is also shown on "Parcel C" on a plan entitled "Compiled Plan of Land in Franklin,
Mass., prepared for Foxboro Terminals Co., Inc.", prepared by Guerriere and Halnon, Inc. dated
January 24, 1986 recorded with the Norfolk County Registry of Deeds as Plan No. 792 (A, B,
and C) of 1986, Plan Book 338.

Parcel III (Registered)

A parcel of land bounded and described as follows:

NORTHWESTERLY

by land now or formerly of The New York, New Haven
and Hartford Railroad Company, nine hundred ninety nine
and 20/100 (999.2) feet;

NORTHEASTERLY

by land now or formerly of said George W. Greene, Inc.,
about four hundred sixteen (416) feet;

SOUTHEASTERLY A N O F F I C I A L C O P Y SOUTHERLY	by land now or formerly of said George W. Greene, Inc. being the middle line of Mine Brook; and Southwesterly, about one hundred five (105) feet eight hundred eighty and 54/100 (880.54) feet, by land now or formerly of said George W. Greene, Inc.
---	--

Said parcel is shown as lot numbered 2 on the plan hereinafter referred to.

All of said boundaries are determined by the Land Court to be located as shown on a plan drawn by Bowie Engineering Co., dated February 29, 1960, as modified and approved by said Court, filed in the Land Registration Office as Plan No. 29862A. *pl.w/cert. 68488*

EXCEPTING THEREFROM the 0.47-acre parcel as more particularly described in the Taking by the Town of Franklin set forth in Order of Taking dated December 1, 1976 and filed as Document No. 365238 and as shown as Parcel No. 3 on plan filed with said Order of Taking.

Said parcel is also shown on "Parcel D" on a plan entitled "Compiled Plan of Land in Franklin, Mass., prepared for Foxboro Terminals Co., Inc., prepared by Guerriere and Halnon, Inc. dated January 24, 1986 recorded with the Norfolk Registry of Deeds as Plan No. 792 (A, B, and C) of 1986, Plan Book 338.

Parcel IV (Registered)

A certain parcel of land shown as Lot 1 on a plan drawn by Guerriere & Halnon, Inc. dated February 28, 1986, approved by the Land Court, filed in the Land Registration Office as Plan No. 38948B. *pl.w/cert. 123683*

Said Parcel is also shown as Parcel "B" on a plan entitled "Compiled Plan of Land in Franklin, Mass., prepared for Foxboro Terminals Co., Inc.", prepared by Guerriere and Halnon, Inc. dated January 24, 1986 recorded with the Norfolk County Registry of Deeds as Plan No. 792 (A, B, and C) of 1986, Plan Book 338.

Parcel V (Unregistered)

A parcel of land shown as "Parcel A" on a plan entitled "Plan of Land in Franklin, Mass., prepared for Grove Street Realty Trust" dated April 3, 1986 prepared by Guerriere & Halnon, Inc. which plan is recorded with the Norfolk County Registry of Deeds as Plan No. 790 of 1986, Book 7085, Page 335.

Parcel VI (Unregistered)

A parcel of land shown on a plan entitled "Plan of Land in Franklin, Mass." dated January 15, 1986, prepared by William J. Rossetti, P.L.S. recorded with the Norfolk County Registry of Deeds as Plan No. 791 of 1986, Book 7085, Page 350, excepting so much as was conveyed in a Deed from David L Petri, Trustee of Grove Street Realty Trust to J & J Corrugated Box Corp.

dated August 22, 1991 and recorded with the Norfolk County Registry of Deeds in Book 9037, Page 393.

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

Parcel VII (Unregistered) O P Y C O P Y

A parcel of land situated off the easterly side of Grove Street in Franklin, Norfolk County, Massachusetts, shown as Parcel B-2 on a plan entitled "Plan of Land in Franklin, Mass." dated June 18, 1990, prepared by Guerriere & Halnon, Inc. recorded with the Norfolk County Registry of Deeds as Plan No. 499 of 1990 in Plan Book 393.

Parcel VIII (Registered)

A certain parcel of land situated off the easterly side of Grove Street In Franklin, Norfolk County, Massachusetts, and shown as Lot 2 on a plan entitled "Plan of Land in Franklin, Mass., Property of J & J Corrugated Box, Corp."; dated March 17, 1989, revised September 11, 1989, prepared by Guerriere & Hanlon, Inc. Franklin, Massachusetts, which plan has been filed with the Land Court and approved as Land Court Plan No. 38948C. *pl-w/cwt-135478*

4609866.3

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: 176 - 210 Grove Street

Date of Plan: _____ Assessor's Information: 311-002-000-000

Prepared by: Kelly Engineering Group

Applicant Name & Address: MCP III 210 Grove LLC
110 Marcus Partners, Inc.
260 Franklin St., Ste. 620
Boston, MA 02110

SECTION B:

Name of Record Owner(s): MCP III 210 Grove LLC

Address of Record Owner(s): SAME AS ABOVE

****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):

See Foreign LLC Application for Registration attached hereto

*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:

Oct. 16, 2019 - Delaware

Executed as a sealed instrument this 2nd day of October 2020

David R. Hooke
Signature of Applicant

DAVID R. HOOKE, SVP
Print name of Applicant

David R. Hooke
Signature of Owner

DAVID R. HOOKE, SVP
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

SVP ss.

Oct 2, 2020

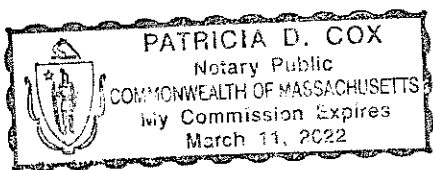
On this 2nd day of October 2020, before me, the undersigned notary public, personally appeared David Hooke (name of owner), proved to me through satisfactory evidence of identification, which were personally known to me to be the person whose name is signed on the preceding document in my presence.

[Handwritten Signature]

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 3-11-2022



F

The Commonwealth of Massachusetts

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

**Foreign Limited Liability Company
Application for Registration
(General Laws Chapter 156C, Section 48)**

Federal Identification No.: _____

(1a) The exact name of the limited liability company:

MCP III 210 Grove LLC

(1b) If different, the name under which it proposes to do business in the Commonwealth of Massachusetts:

(2) The jurisdiction where the limited liability company was organized:

Delaware

(3) The date of organization in that jurisdiction: October 16, 2019

(4) The general character of the business the limited liability company proposes to do in the Commonwealth:

The general character of the business of the limited liability company shall be to invest in, own, manage, operate, acquire, develop, improve, finance, refinance, lease, sell and otherwise deal with real estate; and to engage in any activities directly or indirectly related or incidental thereto, and any other activities in which a limited liability company may be properly engaged.

(5) The business address of its principal office:

260 Franklin Street, Suite 620
Boston, MA 02110

(6) The business address of its principal office in the Commonwealth, if any:

260 Franklin Street, Suite 620
Boston, MA 02110

(7) The name and business address, if different from principal office location, of each manager:

None

(8) The name and business address of each person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court:

NAME	ADDRESS
Paul R. Marcus	c/o Marcus Partners, 260 Franklin Street, Suite 620, Boston, MA 02110
William McAvoy	c/o Marcus Partners, 260 Franklin Street, Suite 620, Boston, MA 02110
David R. Hooke	c/o Marcus Partners, 260 Franklin Street, Suite 620, Boston, MA 02110
Richard D. Rudman	c/o DLA Piper LLP (US) 33 Arch St, 26th Floor, Boston, MA 02110

(9) The name and street address of the resident agent in the Commonwealth:

C T Corporation System	155 Federal Street, Suite 700, Boston, Massachusetts 02110
------------------------	---

(10) The latest date of dissolution, if specified: None

(11) Additional matters:

Signed by (by at least one authorized signatory): 
Paul Evans, Authorized Person

1 C T Corporation System
resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. c156C § 48 (or attach resident agent's consent hereto).

Attach a certificate of existence or good standing issued by an officer or agency properly authorized in home state.

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MCP III 210 GROVE LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-THIRD DAY OF OCTOBER, A.D. 2019.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.




Jeffrey W. Bullock, Secretary of State

7657381 8300

SR# 20197696064

You may verify this certificate online at corp.delaware.gov/authver.shtml

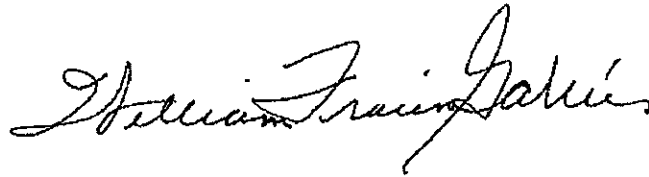
Authentication: 203852033

Date: 10-23-19

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:

October 23, 2019 03:10 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

210
HAND TO
LAND COURT

Doc#: 1,433,601 11-05-2019 2:25
Ctf#: 201486
Norfolk County Land Court

Prepared By NOT
AN
Name: Alexander B. Reitman, Esq. E. I. A. L.
Address: Seyfarth Shaw LLP COPY
Two Seaport Lane, Suite 300
City: Boston
State: Massachusetts Zip Code: 02210

Bk 37317 Pg 95 #102305
11-05-2019 @ 02:45p
AN
OFFICE MASSACHUSETTS STATE EXCISE TAX
COPY Norfolk Registry of Deeds
Date: 11-05-2019 @ 02:45pm
Ctlf#: 1188 Doc#: 102305
Fee: \$60,648.00 Cons: \$13,300,000.00

After Recording Return To and Send Tax Bills To

Name: MCP III 210 Grove LLC
Address: c/o Marcus Properties Inc.,
260 Franklin Street, Suite 620,
City: Boston
State: Massachusetts Zip Code: 02110

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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

Space Above This Line for Recorder's Use

QUITCLAIM DEED

Property Address: 210 Grove Street, Franklin, MA

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Thirteen Million, Three Hundred Thousand Dollars and 00/100 (\$13,300,000.00), CG Grove Street LLC, a Massachusetts limited liability company ("Grantor"), with an address of c/o The Grossman Companies, Inc., 859 Willard Street, Suite 501, Quincy, MA 02169, hereby grants to MCP III 210 Grove LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Marcus Properties Inc., 260 Franklin Street, Suite 620, Boston, MA 02110, with quitclaim covenants, the land described in Exhibit A attached hereto and made a part hereof, subject in all events to the matters described on Exhibit B attached hereto and made a part hereof.

The land conveyed hereby is the same land conveyed to Grantor by Quitclaim Deed dated March 27, 2014, and recorded with the Norfolk County Registry of Deeds in Book 32147, Page 386, and filed with the Norfolk County District of the Land Court as Document No. 1304130 creating Certificate of Title No. 188415.

The Grantor in this deed has not elected to be treated as a corporation for federal income tax purposes.

[signature and notary acknowledgment follow on next page]

COMMONWEALTH OF MASSACHUSETTS) NOT
AN) SS: AN
COUNTY OF OFFICIAL) OFFICIAL
COPY COPY

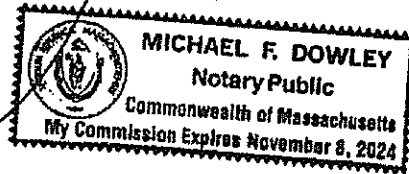
On this 4 day of November, 2019, before me, the undersigned notary public, Lois J. Grossman personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the MANAGER for The Grossman Companies, Inc., as Manager of CG Grove Street LLC, a Massachusetts limited liability company, as the voluntary act of the limited liability company.

Print or Stamp Name: Michael Dowley
Notary Public

11/8/2019

My Commission Expires:

Seal:



N O T E X H I B I T A N O T
 A N T O Q U I T C L A I M D E E D N
 O F F I C I A L O F F I C I A L
 P a r c e l 1 : C O P Y C O P Y

A parcel of land situated in Franklin, Norfolk County, Massachusetts as described on Certificate of Title No. 177938 filed with the Norfolk County Registered Land District, shown as Lot 3 on a plan entitled "Subdivision Plan of Land in Franklin, Guerriere Halnon, Inc., Surveyors" dated July 24, 2008 and filed as Land Court Plan No. 38948D with Certificate of Title No. 177938.

Parcel 2:

A certain parcel of land, situated in Franklin, Norfolk County, Massachusetts, and bounded:

- | | |
|-----------------------------|---|
| NORTHWESTERLY | by land of the New York, New Haven and Hartford Railroad Co.; |
| NORTHWESTERLY AND NORTHERLY | by land of George W. Greene, Inc.; |
| SOUTHEASTERLY | by Mine Brook and land of George W. Greene, Inc.; and |
| SOUTHWESTERLY | by land of Robert Rondeau <i>et ux.</i> , |

Said premises are shown on a plot of land dated April 2, 1969, drawn by Ellsworth Engineering Associates, Inc., which plan is duly recorded in said Registry of Deeds as Plan 546 of 1969.

Excepting from the above-described land is a parcel of land described in an Order of Taking, recorded with said Deeds in Book 5288, Page 236, said parcel being shown as Parcel 6 on a plan recorded with the Norfolk County Registry of Deeds in Plan Book 257, Plan 833 of 1976.

Parcel 3:

A parcel of land situated off the easterly side of the Grove Street in Franklin, Norfolk County, Massachusetts, described in Deed recorded with the Norfolk County Registry of Deeds in Book 9037, Page 393, and shown as Parcel "X" on a plan entitled "Plan of Land in Franklin, Mass., Property of Grove Street Realty Trust", dated March 17, 1989, prepared by Guerriere & Halnon, Inc., recorded with the Norfolk County Registry of deeds as Plan No. 287 of 1989, in Plan Book 379.

N O T E X H I B I T B N O T
A N T O Q U I T C L A I M D E E D N

O F F I C I A L O F F I C I A L
C O P Y C O P Y

1. Liens for taxes and municipal charges which become due and payable subsequent to the date hereof.
2. Rights of the public and others in so much of the premises as lies within the bounds of "Mine Brook" as shown on Plans of record.
3. Rights of others in the Spur Tracks as shown on Land Court Plan No 38948D.
4. Agreement set forth in a Deed from Melba O. Rondeau, dated May 16, 1972, recorded in Book 4830, Page 475.
5. Easement to the United States of America for a perpetual easement for flood management purposes, recorded in Book 5689, Page 212.
6. Perpetual Slope and Construction Easement reserved in a Deed of Parcel X from David L. Petri, Trustee, dated August 22, 1991, recorded in Book 9037, Page 393.

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, October 19, 2020 and again on October 26, 2020

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a Remote public hearing on **Monday, November 2, 2020 at 7:05 PM**, for a Site Plan Modification application at 206 Grove Street in Franklin, MA prepared by Kelly Engineering, Braintree, MA, Inc. and submitted to the Department of Planning & Community Development on October 9, 2020, by MCP III 176 Grove LLC & MCP III 210 Grove LLC, Marcus Partners.

The property is located in the Industrial Zoning District (Assessors Map 311 Lots 001 & 002) on Grove Street. The applicant is proposing to revise the existing Site Plan to include constructing an additional 20,000 sq/ft of impervious surface along with grading, site layout and parking revisions.

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

Please note: This will be your only written notice of this public hearing. All future Public Hearings on this matter, will be posted on the Planning Board’s website under Agendas.

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

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

Anthony Padula, Chairman