



September 3, 2021

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

**Re: 176 – 210 Grove Street  
Site Plan Modification  
Peer Review**

Dear Mr. Padula:

BETA Group, Inc. has reviewed modification documents for the project entitled “176 – 210 Grove Street” located in Franklin, Massachusetts. This letter is provided to outline findings, comments, and recommendations.

## **BASIS OF REVIEW**

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

- Plans (13 sheets) entitled: ***Site Development Plans for 176 – 210 Grove Street Franklin, MA*** dated February 14, 2020, revised August 6, 2021, prepared by Kelly Engineering Group of Braintree, MA.
- ***Stormwater Management Report***, dated August 6, 2021, prepared by Marcus Partners of Boston, MA.
- ***Landscape Permit Submission Set*** (6 Sheets), dated August 4, 2021, prepared by Hawk Design, Inc. of Sagamore, MA.
- ***Lighting Layout Plan***, dated June 24, 2021, prepared by Robert J. Lindstrom.

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 three parcels totaling 35.7± acres located at 176, 206, and 210 Grove Street in the Town of Franklin (the “Site”). The Site is located within the Industrial zoning district, Biotechnology Overlay District, and mostly within the Water Resources District. 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.

The project is a modification of a previous site plan application reviewed by BETA and approved by the Board. The previous site design proposed to reconfigure the lots and construct a new 150,000± sq. ft. industrial building with associated new access driveway connection to Grove Street, parking, curb, integral concrete curb and sidewalk, and lighting. Utilities included new gravity and sewer force main, underground electric conduit, gas, and domestic and fire water services that are supplied by connecting to existing services on the Site. Stormwater management was proposed through deep sump catch basins, proprietary water quality units (Contech CDS), and subsurface infiltration basins.

The modification to the Site Plan includes widening the access driveway on the north side of the #210 building, relocating existing water infrastructure, installing two new access gates, installing a new subsurface infiltration system, expansion to the proposed closed drainage system, and changes to the parking layout around the perimeter of the proposed building.

## **FINDINGS, COMMENTS, AND RECOMMENDATIONS**

### **GENERAL**

- G1. Provide detail for proposed fence gates.
- G2. Remove callout for “existing swale to remain” near the southwest corner of the #206 building on the Utility Plan.

### **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 still indicates that the new building will be used as a warehouse. Warehouses are permitted by right in the district.

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

Access to the Site is proposed via three existing driveways and one reconstructed driveway. The previously approved project included 415 parking spaces, where 487 were required. The newly proposed layout includes 92 new parking spaces for a total 507, which exceeds that required for the site. This is accomplished by removing 16 previously approved loading dock spaces and 5 trailer spaces to be replaced with a parking area to the southeast of Building #206. All new parking spaces will be confined to the previously approved limits of pavement.

- P1. Clarify if the accessible ramps constructed near the center of the #206 building as part of the previously approved project will remain or will be replaced with conventional sidewalk.
- P2. Clarify if any building modifications are required as a result of the loss of 16 docking spaces.
- P3. Depict required signage for all accessible parking spaces on the Layout Plan.
- P4. Clarify if traffic flow on the north side of the #210 building. Directional flow arrows show two lanes in, including a 14' striped truck lane, and one lane out.

## **CURBING (§185-29)**

The proposed modification will install new vertical granite curbing on the south side of the widened access driveway adjacent to the #210 building. A mixture of vertical granite and vertical concrete curbing is proposed on a portion of the north side of said driveway.

- C1. Clarify the curb material proposed near the southwest corner of the #206 building. Both vertical granite and vertical concrete curb are call out.
- C2. At the discretion of the Board, consider extending the limits of proposed curb on the north side of the access driveway to match the proposed limits of curb on the south side. BETA notes that no pavement work is proposed in this area on the north side of the driveway.

## **SCREENING (§185-35)**

The previously approved project proposed tree plantings around the northern parking lot. No significant changes to the landscaping design are proposed from the previously approved submission; however, BETA notes that the contractor has installed approximately 23 additional arborvitae to provide supplemental screening for the residential properties located to the north of the #206 building.

## **UTILITIES**

The proposed modification will include the relocation of three fire hydrants, two post indicator valves, and a short segment of water line, if necessary. Detailed review of utilities is anticipated to be provided by the DPW and Fire Chief, as applicable.

- U1. Evaluate the potential conflict between the relocated fire hydrant at the northeast corner of the #210 building with the existing 24" drainage line.

## **STORMWATER MANAGEMENT**

The proposed modification will direct runoff from expanded impervious areas into a new closed drainage system comprised of deep sump catch basins with hoods, a stormwater quality unit (Contech), and a new subsurface infiltration system. Overflow from the proposed stormwater system will be directed to infrastructure installed as part of the previously approved site plan.

- SW1. Clarify if OCS #FS is a control structure or a conventional manhole. Also, evaluate if a baffle is required in the structure to prevent untreated flow from the 24" system from entering subsurface system #4.

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

Very truly yours,  
BETA Group, Inc.



Matthew J. Crowley, PE  
Senior Project Manager



Stephen Borgatti, PE  
Engineer



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

September 8, 2021

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 and have the following comments:

1. The proposed plan includes the addition of 2 fence gates at the rear of the new building. The applicant should describe how the proposed traffic flow will operate thru the three sites, especially for truck traffic.
2. The label on the proposed building appears to have a typo indicating 327 trailer spaces. The actual count appears to be 27.
3. Consider relocating the existing hydrant adjacent to building #210 to the far side of the access road rather than closer to the existing building.

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:** September 7, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 176-210 Grove St  
Site Plan Modification

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The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, September 13, 2021 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 increase the impervious surface by 26,000 sq/ft and add 92 parking spaces.
3. The following letters have been received from other Town Departments and outside Peer Review;
  - Letter dated August 25, 2021 from J.S. Barbieri, Deputy Fire Chief
  - Letter dated March 20, 2020 from Mike Maglio, Town Engineer
  - Letter dated September 3, 2021 from Matt Crowley, BETA
4. The applicant is not within Conservation Commission jurisdiction.

#### **Comments:**

1. Recommend a condition that the Certificate of vote dated July 13, 2020 special conditions apply to this application.
2. 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.



# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 25 AUGUST 2021

RE : SITE PLAN MODIFICATION – 176-210 GROVE ST.

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

We have no comments at this time. Please contact me should you have any question or require any additional information.

cc: file



Amy Love <alove@franklinma.gov>

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**Re: 176 210 Grove St Site Plan Mod**

1 message

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**Jennifer Delmore** <jdelmore@franklinma.gov>

Thu, Jul 15, 2021 at 4:18 PM

To: Amy Love <alove@franklinma.gov>

Cc: Michael Maglio <mmaglio@franklinma.gov>, Gus Brown <gbrown@franklinma.gov>, Joseph Barbieri <jbarbieri@franklinma.gov>

Amy,

The additional parking spaces appear to be outside conservation jurisdiction.

Thank you,  
Jen

On Mon, Jul 12, 2021 at 9:28 AM Amy Love <alove@franklinma.gov> wrote:

Please find attached a Site Plan Modification for 176-210 Grove Street. The plan shows adding parking spaces on Grove St. The public hearing will be held on August 9.

Please submit comments.

Thank you

[Amy Love, Town Planner II](#)

[Town of Franklin](#)

[355 East Central](#)

[Franklin, MA 02038](#)

[508-520-4907](#)

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Jennifer Delmore  
Conservation Agent  
[355 East Central Street](#)  
[Franklin, MA 02038](#)  
Phone: 508-520-4929  
Email: [jdelmore@franklinma.gov](mailto:jdelmore@franklinma.gov)

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## FORM P

### APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification 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, MCP III 206 Grove LLC, and MCP III 210 Grove LLC  
Address of Applicant: 260 Franklin St., Ste. 620, Boston, MA 02110  
c/o Marcus Partners, Inc.  
Phone No.: (207) 712-4216 Email: jberman@marcuspartners.com
2. Name of Owner (if not the Applicant): SAME
3. Name of Engineer: Kelly Engineering Group, Inc.  
Address of Engineer: 0 Campanelli Dr., Braintree, MA 02184  
Phone No.: (781) 843-4333 Email: ghorsfall@kellyengineeringgroup.com
4. Deeds of Property recorded with Norfolk Registry of Deeds in Book 37261, Page 339 & Cert. of Title No. 201354 - 176 Grove / Book 39485, Page 442 - 206 Grove / Book 37317, Page 095 & Cert. of Title No. 201486 - 210 Grove
5. Location and Description of Property: 176, 206, & 210 Grove Street - See deeds attached.

Square Footage of Building(s) - 176: 175,909 sf Assessor's Map 311 Lot 001

Square Footage of Building(s) - 210: 170,965 sf Assessor's Map 311 Lot 002

\*The building at 206 Grove is under construction

6. Purpose of Site Plan: The applicant seeks approval to add additional parking and to add approximately 26,000 sf of new impervious area.
7. List of Waivers Requested (if any): Attach Form R for each waiver

  
Signature of Applicant & Owner

MCP III 176 Grove LLC, MCP III 206  
Grove LLC, & MCP 210 Grove LLC by  
their attorney: Edward V. Cannon, Jr., Esq.  
Print Name of Applicant & Owner

RECEIVED  
2021 JUL -8 A 10:37  
TOWN OF FRANKLIN  
TOWN CLERK



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: 311-067-000-000

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

RECEIVED  
2021 JUL - 8 A 10:37  
TOWN OF FRANKLIN  
TOWN CLERK

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

\*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 6<sup>th</sup> day of July 20 21

[Signature]  
Signature of Applicant      DAVID R. HOOKE, SVP  
Print name of Applicant

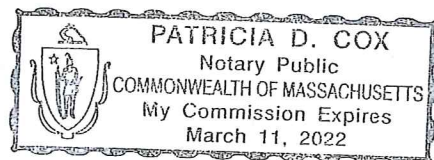
[Signature]  
Signature of Owner      DAVID R. HOOKE, SVP  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Suffolk ss.      2021

On this 6<sup>th</sup> day of July 2021, 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 be the person whose name is signed on the preceding document in my presence.

[Signature]  
(Official signature and seal of notary)  
Notary Public:  
My Commission Expires: 3-11-2022



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: 3/1/00/200

Prepared by: Kelly Engineering Corp.

Applicant Name & Address: MCP III 206 Grove LLC  
c/o Marcus Partners, Inc.  
200 Franklin St., ste 620  
Boston, MA 02110

RECEIVED  
2021 JUL -8 10:37  
TOWN OF FRANKLIN  
TOWN CLERK

SECTION B:

Name of Record Owner(s): MCP III 206 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

\*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 6<sup>th</sup> day of July 2021

[Signature]  
Signature of Applicant

DAVID R. HOOKE, SVP  
Print name of Applicant

[Signature]  
Signature of Owner

DAVID R. HOOKE, SVP  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

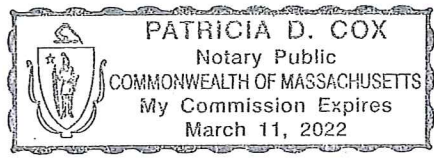
Suffolk ss.

2021

On this 6<sup>th</sup> day of July 2021, 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 be the person whose name is signed on the preceding document in my presence.

[Signature]  
(Official signature and seal of notary)

Notary Public:  
My Commission Expires: 3-11-2022



# Town of Franklin



## Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, August 30, 2021 and again on September 6, 2021

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### 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 on **Monday, September 13, 2021 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan Modification application at 176-210 Grove Street in Franklin, MA prepared by Kelly Engineering, Braintree, MA, Inc. and submitted to the Department of Planning & Community Development, 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 add additional parking with 26,000 sq/ft of impervious area.

**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.

Copies of the plan and supporting documentation may be reviewed on the Planning Board website at <https://www.franklinma.gov/planning-board>

Anthony Padula, Chairman

NEW YORK CENTRAL LINES LL  
C/O CSX TRANSPORTATION TA  
500 WATER ST (C 910)  
JACKSONVILLE, FL 32202

WAITE SCOTT S  
WAITE PAULA G  
198 GROVE ST  
FRANKLIN, MA 02038

ROSSETTI WILLIAM J  
231 GROVE ST  
FRANKLIN, MA 02038

UNITED STATES OF AMERICA  
696 VIRGINIA ROAD  
CONCORD, MA 01742

OBRIEN JAMES F  
OBRIEN VIRNA C  
21 OLD GROVE ST  
FRANKLIN, MA 02038

PALEOLOGOS ANDREW A  
PALEOLOGOS SHANNON P  
30 OLD GROVE ST  
FRANKLIN, MA 02038

MCP III 176 GROVE LLC  
C/O MARCUS PARTNERS, INC.  
260 FRANKLIN ST  
BOSTON, MA 02110

COMMONWEALTH OF MASSACHUS  
DIVISION OF STATE PARKS A  
251 CAUSEWAY STREET - SUITE 60  
BOSTON, MA 02114-2104

BOUDREAU MARY P L/E  
FRANCIS, SCOTT FRANCIS, N  
22 OLD GROVE ST  
FRANKLIN, MA 02038

CHARLEY2017 LLC  
7 MYRTLE ST  
NORFOLK, MA 02056

WOODS PAUL E  
WOODS NICOLE M  
191 GROVE ST  
FRANKLIN, MA 02038

PETITT EVERETT J III  
PETITT SUSAN J  
24 OLD GROVE ST  
FRANKLIN, MA 02038

CORE REAL ESTATE HOLDINGS  
2 HAMPSHIRE ST - SUITE 302  
FOXBORO, MA 02035

BIBEALT DEBORAH G  
BIBEALT CHARLES N  
185 GROVE ST  
FRANKLIN, MA 02038

LIU SIYUAN  
ZHAO ZIYUAN  
16 OLD GROVE ST  
FRANKLIN, MA 02038

YERGATIAN VERNON C  
V & A REALTY TRUST AVEDIS  
168 GROVE STREET  
FRANKLIN, MA 02038

BATISTA ANTERO  
BATISTA DONNA M  
P O BOX 668  
FRANKLIN, MA 02038

MCP III 210 GROVE LLC  
C/O MARCUS PROPERTIES INC  
260 FRANKLIN ST - SUITE 620  
BOSTON, MA 02110

170 GROVE STREET LLC  
170 GROVE ST  
FRANKLIN, MA 02038

MCP III 210 GROVE LLC  
C/O MARCUS PROPERTIES INC  
260 FRANKLIN ST SUITE 620  
BOSTON, MA 02110

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

ISAR LLC  
3 MADISON STREET  
PLAINVILLE, MA 02762

NO SHOES ON GROVE LLC  
186 GROVE ST  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL ST  
FRANKLIN, MA 02038

SPENCER LORRAINE R, TRS  
SPENCER REALTY TRUST  
196 GROVE ST  
FRANKLIN, MA 02038

ROSSETTI STEVEN J & DALE  
CEDAR HILL FARM REALTY TR  
235 GROVE ST  
FRANKLIN, MA 02038