



April 16, 2024

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

**Re: Proposed Parking Lot
19 Cottage Street
Site Plan and Special Permit Peer Review**

Dear Mr. Rondeau:

BETA Group, Inc. (BETA) has reviewed documents for the project entitled “**Proposed Parking Lot at 19 Cottage Street**” located at 19 Cottage Street in the City of Franklin, MA. This letter is provided to outline BETA’s findings, comments, and recommendations.

Basis of Review

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

- Application for Approval of a Site Plan, dated March 18, 2024, including the following attachments:
 - Cover Letter
 - Form P
 - Application for approval of a Site Plan and Special Permit
 - Certificate of Ownership
 - Certified Abutters List
- Plans (4 sheets) entitled: **Development Plan, Proposed Parking Lot, 19 Cottage Street**, dated March 15, 2024, prepared by Dunbar Engineering & Management Group of Franklin, MA.

Review by BETA will include the above items along with the following:

- 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

1.0 SITE AND PROJECT DESCRIPTION

The project site includes one parcel, Lot 286-217, with a total area of 0.22 acres located at 19 Cottage Street in the Town of Franklin (the "Site"). The Site is in the Downtown Commercial District. Lots surrounding the Site are also within this district. The Site is not located within the Water Resource District.

The existing Site is primarily a vacant lot. The building that was located on the parcel has been removed sometime after 2022. The parcel is predominantly pavement and appears to be used for parking. A pedestrian walkway, presumed to be associated with the former building, is still present on the southern side of the Site. A paved connection to her abutting parking lot to the north is present in the rear of the parcel. The New York Central Lines, LLC railroad right of way is located at the rear of the parcel. As shown on the site plans, the tracks are approximately 14' lower than the site area.

The proposed development of the lot will be to provide additional parking for the existing restaurant on the abutting lot at 4 East Central Street. The guardrail between the two parcels will be removed and the paved surface will match the existing pavement edge for the abutting lot. Movement through the parking lot will be one-way only from Cottage Street into the abutting parking lot and then out to Cottage Street. The lane will be limited to 18.5' width with angled parking. Overall, the lot will provide an additional 17 parking spaces including 2 compact spaces. Three light poles will be provided for site lighting. Vertical granite curbing is proposed around the outside edge of the lot and at the entrance.

Topography within the limit of work is generally directed away from the center of the Site to the west towards the railroad right-of-way or east towards Cottage Street. No wetland resource areas are known to be located within or in the vicinity of the Site. The Site is not located within a wellhead protection area, a FEMA mapped 100-year floodplain, an NHESP-mapped estimated habitat of rare or endangered species, or any other critical area. Test pits conducted on site indicate that the soils are a medium to coarse Gravelly Sand with a high permeability rate which is conducive to infiltration.

It is important to note that based upon the size of the lot (< 1 acre), the site development is not directly subject to Chapter 153: Stormwater of the bylaws. In addition, there are no wetland resource areas on or adjacent to the site which would require protection under the Wetlands Zoning by Law; however, in accordance with §185-31.C.(3)m) the Board may request a stormwater report to ensure compliance with the Massachusetts Stormwater Management Standards. The design does call for some stormwater improvements and BETA will provide a general review of the design to ensure that it will mitigate the increase in impervious area.

2.0 WAIVERS

The Applicant has not requested any waivers. A Special Permit is requested to allow off-street parking as a primary use.

3.0 GENERAL REVIEW COMMENTS

G1. *Recommend expanding plan viewport to include the existing restaurant and identifying its main building entrance.*

4.0 TOWN OF FRANKLIN ZONING REQUIREMENTS

The project is subject to the Town of Franklin zoning regulations outlined under Chapter 185. Review comments related to the zoning bylaw are provided in the following sections.

The project proposes an off-street parking use and is located within the Downtown Commercial (DC) district. Off-street parking is permitted in the DC district but is listed as an accessory use, defined as a “use of land found on the same parcel as the principal use, but incidental, subordinate, and reasonably related to the principal use.” As the principal use is located on another parcel, it is unclear if this accessory use is permitted. A Special Permit has been requested to allow the proposed use.

- Z1. *BETA defers to the Town regarding the proposed special permit.*
- Z2. *Consider combining the subject parcel with the adjacent lot which it will serve to comply fully with the Zoning Requirements.*

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

The project will comply with dimensional requirements for lot area, frontage, lot depth, front, side, and rear yards, building height, and lot coverage.

- Z3. *Revise parking lot design such that the portion of the front yard within 10’ of the street lot line is free from parking and fully landscaped (§185-12).*

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

Refer to Traffic Assessment section below.

SIDEWALKS (§185-28) AND CURBING (§185-29)

The project proposes to retain the existing sidewalk and curbing along Cottage Street. No modifications to the sidewalk or curbing are proposed. Refer to Traffic Assessment and Impact Section below.

Proposed curbing within the parking area and at the driveway entrance is identified as vertical granite curbing.

SITE PLAN AND DESIGN REVIEW (§185-31)

The project has been submitted for Site Plan Review and is required to conform to the requirements of this section. The submission is in compliance with this section except as noted below:

- Z4. *Indicate north arrow on all plan views (§185-31.C.(3).(b)).*

LANDSCAPING AND SCREENING (§185-35)

Refer to Landscape and Grading section below.

5.0 TRAFFIC ASSESSMENT AND IMPACT

The Applicant has not provided a traffic study or impact report. As the project proposes only a small parking lot and is associated with an existing business, impact on traffic is anticipated to be minimal.

- T1. *Revise pavement detail to include depth of compacted gravel subbase.*
- T2. *Provide detail for reconstructed sidewalk areas. The DPW should be consulted to confirm current Town design standards.*

SITE ACCESS AND CIRCULATION

Access to the Site is proposed via modifying an existing curb cut along Cottage Street. Egress is provided via a connection to the abutting parking lot to the north. The proposed driveway entrance is 18’-6” in width.

- T3. *Confirm that the proposed configuration has been reviewed by the Town Fire Department.*

- T4. *Provide turning exhibits to show that typical vehicles, including a waste collection vehicle (refer to comment T10), can complete the turn into the abutting parking lot and continue to the egress point.*
- T5. *Work proposed along the site frontage, including the relocated driveway entrance (consistent with detail), sidewalks, and curbing should be clearly shown in the plan view.*
- T6. *Include new or reset curbing and new sidewalk along Cottage Street at the existing curb cut to be removed. Identify extent of sidewalk reconstruction on the plans.*
- T7. *Depict the existing driveway entrance on the plans for comparison to proposed entrance location.*
- T8. *Proposed one-way circulation is dependent on use of an abutting lot. Although both lots are currently under the same ownership means of ensuring the parking lot will remain usable in the future should be provided, such as an easement.*
- T9. *Clarify the linework for the rectangular blocks located in the rear of the property, presumed to be dumpsters. Indicate anticipated path of travel trash disposal vehicles if applicable.*

PARKING AND LOADING

Required parking is defined by §185-21.B(1)(b) of the Town Zoning Bylaw. The project does not propose a new use, but is accessory to an existing restaurant use. Required parking for this offsite use is calculated as follows:

Use Designation	Criteria	Building Area	Required Parking
Restaurant (Nonresidential)	1 space per 500 SF of floor area	4,000 ± Sq. Ft.	8 Spaces

The required parking is provided by the existing parking lot, which appears to contain a minimum of 34 parking spaces within the area depicted on the plans. The project proposes 17 new parking spaces, 2 of which are designated as compact parking spaces.

No new accessible parking spaces are proposed. In accordance with 521 CMR 23.2.1, for a parking lot with 17 spaces, 1 must be designed as van accessible. In addition, for a total parking count of 51+ spaces between both lots, 3 must be designed as accessible spaces. Only 2 existing spaces on the abutting lot are denoted as accessible, and one of those spaces is noncompliant with 521 CMR 23.2.1 as it lacks the required access aisle.

All maneuvering aisles are at least 18'-6" feet wide and designated as one-way; angled parking spaces are 10± feet wide and 28 feet long with a 45° angle; compact spaces are 17'-6" long and 8' wide.

Refer to Landscaping and Grading section or discussion of screening requirements.

- T10. *Confirm the total number of spaces in both lots and provide one additional accessible parking space, as required. Include an Accessible route per 521 CMR 20 from the proposed accessible parking space to the building entrance.*
- T11. *BETA recommends that the applicant revise the existing accessible spaces to comply with 521 CMR 23.4.*
- T12. *Revise design such that no off-street parking area is located within 10 feet of a street right-of-way (§185-21.C(1)).*

- T13. *Provide turning moment to show that a vehicle can exit parking spaces P1, P2, P16, and P17 without backing into a public way (§185-21.C(3)).*
- T14. *BETA defers to the Town regarding compliance with §185-21.C(7)(a). Although the parking lot proposes fewer than 20 spaces, it is part of a larger parking lot with greater than 20 spaces. The proposed entrance and existing egress are within 150' of other parking lot entrances and exits on the same side of the street.*
- T15. *Revise compact parking spaces to be at least 19 feet in length (§185-21.C(9)(a)).*
- T16. *Identify snow storage areas for the parking lot.*
- T17. *In conjunction with other comments provided in this section, evaluate if the two adjoining parking areas can be reconfigured/restriped into a single parking area with improved circulation.*

6.0 SIGNAGE AND LIGHTING

No signs are indicated on the plans.

- SL1. *Include signage designating one-way movement through the parking lot.*
- SL2. *Provide required sign for accessible parking space (See parking and loading section).*
- SL3. *Indicate treatment of existing "Rome customer parking only" sign present at the site entrance.*
- SL4. *Indicate if a new sign similar to the existing "The Rome Restaurant Enter Only" sign on the abutting lot will be proposed.*

The project proposes three new luminaires, two located along the southern parking lot boundary and one located along the western boundary. Lighting is identified as LXM4 with 12' pole height. A photometric plan was provided with the plan set.

- SL5. *Clarify if any lighting is provided for the existing parking lot to ensure safe pedestrian movement to the restaurant.*
- SL6. *Revise lighting design such that no illumination extends beyond the site's property lines. (§185-31.C(4)(e)). A waiver may be appropriate for illumination that extends onto the existing parking lot and to the Cottage St sidewalk.*
- SL7. *Clarify if proposed luminaire is directed downward and/or shielded to mitigate light pollution.*

7.0 UTILITIES

Proposed utilities depicted on the plans include underground electric conduit for proposed light poles. Interconnection for this conduit is proposed at the utility pole located near the southeast property line.

- U1. *Indicate if any existing utilities associated with the former building remain on-site that may interfere with the proposed work.*

8.0 LANDSCAPE TREATMENT & GRADING

The project proposes 6" topsoil and seed along grassed areas at the eastern and southern lot boundaries. No tree or shrub plantings are proposed.

The project includes outdoor parking for 10 or more cars.

- LA1. *Evaluate if the proposed parking area will be visible from any residential uses (e.g. 28 Cottage Street) to determine if screening in accordance with §185-35 is required.*

LA2. *BETA defers to the Town regarding whether the project need comply with §185-21.C(5) regarding bordering trees. Although the project proposes fewer than 20 spaces, it will be part of a larger parking lot with greater than 20 spaces.*

LA3. *It appears that two dumpsters will be located near the rear of the site. They are not proposed on concrete pads with screened enclosures, as is typically required by the Board.*

9.0 STORMWATER MANAGEMENT

The proposed stormwater management design consists of a subsurface infiltration system located beneath the parking lot. Stormwater runoff will be conveyed to this system via deep-sump, hooded catch basins.

Minimal documentation has been provided for the stormwater management design. BETA's review is thus limited to available information provided in the plan set.

GENERAL

SW1. *Provide printouts of HydroCAD report discussed on Sheet 2, Note 23.*

SW2. *Include measures to adjust, add inlet stone at discretion of DPW, or replace existing grate (e.g. 3-flange) at the existing catch basin located at the proposed driveway entrance.*

MASSDEP REPORTABLE RELEASES

The MassDEP Waste Site / Reportable Release database does not identify the Site as the location of a reportable release.

STORMWATER MANAGEMENT REGULATIONS (CHAPTER 153) AND MASSDEP STORMWATER STANDARDS

The project proposes to disturb less than one acre of land within the Town of Franklin and is not in proximity to wetland resources. Therefore, the project is only subject to Chapter 153 and the Massachusetts Stormwater Standards to the extent requested by the Board (185-31.C.(3)(m)). The following sections are provided for the Boards consideration.

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 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 to mitigate increases to runoff rates with the use of a subsurface infiltration system. No calculations have been provided to compare pre- and post-development peak discharge rates. However, the project proposes a net decrease in impervious area and will direct the majority of the parking lot to the proposed structural control measure (SCM). A net decrease in peak discharge rate from the project is anticipated as a result of the proposed work.*

SW3. *Provide calculations referenced on Sheet 2, Note 23 for pre- and post-development peak discharge rates and to confirm the subsurface system is adequately sized.*

SW4. *Indicate whether the existing building roof will also drain to the subsurface system.*

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 indicates the presence of Urban Land with no assigned Hydrologic Soil Group Rating (HSGR). Other soil groups in the vicinity of the Site are rated as HSGR A (high infiltration) which may imply high infiltration potential at the Site. Test pits conducted in the vicinity of the subsurface infiltration system (DH-1 and DH-2) indicate that subsurface soils are generally medium-coarse Sand with some gravel and cobbles. Test pits were completed to a depth of 114" (9.5') below grade with no groundwater detected. Percolation rates were identified as <2 min / inch. Notes on the plan indicate that a rate of 8.27 in/hr was used in the design.

Groundwater recharge is proposed via a new subsurface infiltration system. The project is expected to provide a recharge volume in excess of what is required.

- SW5. *Indicate personnel responsible for logging deep-hole tests.*
- SW6. *Indicate methodology used for conducting percolation tests, if used for exfiltration rate, or clarify if exfiltration rate is based on soil textural analysis only.*
- SW7. *Indicate provided storage volume in subsurface infiltration system.*
- SW8. *Evaluate proposed depth of subsurface infiltration system (approximately 8 feet below ground) in relation to elevation of groundwater. In the absence of an identified groundwater elevation, groundwater should be assumed to coincide with the lowest elevation reached during test pitting. Based on test pit logs, DH-2 was completed to an approximate elevation of 299.5', which is above the system bottom of 299.22'.*
- SW9. *Provide calculations showing that all infiltration BMPs will fully drain within 72 hours.*

TOTAL SUSPENDED SOLIDS (STANDARD NUMBER 4): For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids (TSS).

The project includes the following treatment trains:

Treatment Train	SCM 1	SCM 2	Infiltration SCM	TSS Removal %
A	Deep Sump Catch Basin	Isolator Row	Subsurface Infiltration System	80%

The project has been designed to provide at least 80% TSS removal for treated impervious areas, including the proposed parking lot and a portion of the existing parking lot. The proposed infiltration SCM is adequately sized to treat the required 1-inch water quality volume.

The Site is located within an area with a rapid infiltration rate. As such, the project is required to provide at least 44% TSS removal as pretreatment. Pretreatment is provided via deep-sump catch basins and isolator row.

A Long-Term Pollution Prevention Plan has not been provided.

- SW10. *Provide Long-Term Pollution Prevention Plan.*

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 parking lot is not anticipated to generate more than 1,000 vehicle trips per day and would therefore not qualify as a LUHPPL – **standard not applicable.**

CRITICAL AREAS (STANDARD NUMBER 6): Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.

The project is not located in a critical area – **standard not applicable**.

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

The project would be considered a redevelopment under the definition of “Development, rehabilitation, expansion, and phased projects on previously developed sites provided the redevelopment results in no net increase in impervious area.” Certain standards need to be met only to the maximum extent practicable.

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 less than one acre of land, it will not be required to file a Notice of Intent with EPA nor develop a Stormwater Pollution Prevention Plan (SWPPP). A basic sediment & erosion control plan has been provided depicting silt soxx perimeter controls and inlet protection.*

SW11. *Provide anti-tracking measures at the driveway entrance.*

SW12. *In coordination with DPW, provide inlet protection for existing catch basin on Cottage Street.*

SW13. *Provide anticipated location(s) of soil/material stockpile area on plans with erosion and sedimentation control measures to limit transport of materials.*

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. Basic inspection and maintenance requirements for the subsurface system are provided on the site plans.*

SW14. *Indicate how future property owners will be notified of the presence of the stormwater management system and the requirement for proper operation and maintenance.*

SW15. *Provide approximate annual maintenance budget to ensure the Owner is aware of the system’s operating cost.*

ILLICIT DISCHARGES (STANDARD NUMBER 10): *All illicit discharges to the stormwater management system are prohibited. An Illicit Discharge Compliance Statement has not been provided.*

SW16. *Provide Illicit Discharge Compliance Statement signed by the Owner.*

10.0 SUMMARY

Based on our review of the Project documents and plans, the Applicant is required to provide additional information to the Planning Board to demonstrate compliance with the Town’s Zoning Requirements, proper stormwater system design, and generally accepted engineering practices.

BETA has specifically noted the following:

- The proposed use is dependent on a Special Permit from the Town. The need for a Special Permit could be removed if the parcels were combined.
- The parking lot must be revised to comply with front yard requirements, ADA/MAAB requirements, and to ensure adequate turning movements.
- Insufficient detail has been provided at the site entrance. The plans must show that the sidewalk along Cottage Street will function after construction.
- The proposed lighting does not comply with the Zoning Bylaw and will create illumination on abutting properties.

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- A model has not been provided for the subsurface infiltration system and therefore it is unknown if it will function as anticipated.

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

Very truly yours,
BETA Group, Inc.



Stephen Borgatti, PE, MENG
Senior Project Engineer



Matthew J. Crowley, PE
Senior Project Manager

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: April 16, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 19 Cottage Street
Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, April 22, 2024 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 19 Cottage Street in the Downtown Commercial Zoning District.
2. The applicant is proposing to a parking lot with 17 parking spaces and stormwater, for the use by the Rome Restaurant at 4 East Central Street.
3. A Special permit is required under Section 185 Attachment 3: Off-Street Parking as a primary use.

Comments:

1. Applicant should provide total amount of parking spaces included with 4 East Central street and meet ADA regulations for handicap parking spaces.
2. Applicant should request a waiver for light spillage.
3. Applicant should provide a landscaping plan.
4. Consider removing parking spot P10, as it very close to the dumpster



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 26 MARCH 2024

RE : 19 COTTAGE ST. – PARKING LOT

Thank you for the opportunity to review the above referenced site plan. We have no comments or suggestions on the plans as submitted.

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 "Proposed Parking Lot 19 Cottage Street" and Special Permit(s) for Off-street parking as primary use, Downtown Commercial District 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: Stephen W Dunbar, PE
Address of Applicant: 30 Madison Avenue Franklin, MA 02038
Phone No.: (774) 737-4301 Email: stevedunbar@dunbarem.com

2. Name of Owner (if not the Applicant): James A Colace
Address of Owner: 55 Coutu Street Franklin, MA 02038
Phone No.: (508) 863-3606 Email: TheRome65@msn.com

3. Name of Engineer: Stephen W Dunbar, PE
Address of Engineer: 30 Madison Avenue Franklin, MA 02038
Phone No.: (774) 737-4301 Email: stevedunbar@dunbarem.com

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 25965, Page 572, (or Certificate of Title No. _____)

2. Location and Description of Property:
19 Cottage Street Franklin MA 02038

Zoning District: Downtown Commercial
Assessor's Map: 286 Lot: 217
Square Footage of Building(s): N/A
Impervious Coverage of Existing Upland: 98%

3. Purpose of Site Plan:
Proposed parking with 17 spaces, stormwater storage below. Includes proposed lighting and shift in entrance at sidewalk long Cottage Street.

4. Special Permit(s) Requested:
Proposing parking as the primary use. Proposed spaces provide more room for larger vehicles, plan reduces impervious area by 10%, all runoff will be captured in new subsurface storage, new LED lighting will match current street lights along Main Street and East/West Central Street.

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2024 MAR 18 P 12:02
TOWN OF FRANKLIN
TOWN CLERK

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. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: N/A
-
-


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

8. Certificate of Ownership. Provided.


Signature of Applicant

Stephen W Dunbar, PE

Print Name of Applicant


Signature of Owner

James A Colace

Print Name of Owner

Special Permit Findings

The proposed project is located at 19 Cottage Street (Assessor's Map 286, Parcel 217), adjacent to the existing parking lot for the Rome Restaurant, 4 East Central Street (Lot 17), in the Downtown Commercial Zoning District. The lot is approximately 0.22 acres with no existing structures. A bituminous paved off-street parking area with subsurface stormwater storage, 10% increase in pervious area and new lighting is proposed to facilitate parking of 17 motor vehicles for use by The Rome Restaurant at. The current available parking on Lot 17 is tight and sometimes difficult to navigate, particularly when larger commercial and personal trucks are in the lot. The fifteen (15) proposed 9.7 ft x 27.5 ft parking spaces will accommodate these larger trucks and alleviate some of the congestion in the existing parking lot. The proposed parking includes two (2) 8 ft x 17.5 ft parking spaces for compact vehicles. These two spaces are located closest to the street and will be clearly marked for compact cars only. The existing entrance to this lot will be shifted approximately 18 feet southwest, away from East Central Street. Vehicles turning left to enter the lot have a clear view to the intersection of Cottage Street with East Central Street. Vehicles exiting the lot will be directed to the existing exit on Lot 17 where drivers have a clear view of the intersection of Cottage Street with East Central Street and a 420-foot sight distance along Cottage Street to the southwest. Granite curbing and 1,048 square feet of grassed area are proposed along the southeast, southwest and northwest property lines. Grassed areas along the southwest property line shared with the Oteri Funeral Home, Inc (Lot 216) will complete the landscaping performed on the Oteri property in 2015 so that there will be one grassed island between the two properties. Three 15-foot LED Street lights/poles are proposed with photo-sensor switching and a draw of just 0.3 amps each. The Lexington style of the proposed lighting closely matches the style of the existing street/parking lights in the Downtown Commercial Zoning District. Lastly, the proposed subsurface stormwater collection and storage will collect runoff from a 13,669 square foot area, which includes a substantial portion of the existing parking on Lot 17, and will recharge the groundwater table on this lot through exfiltration.

Under Section 185-7 Compliance required and 185 Attachment 3, Use Regulations Schedule Part II, a Special Permit must be granted for this project by the Special Permit Granting Authority (the Planning Board) for Off-street Parking (as a primary use) in the Downtown Commercial Zoning District. Written Findings for the Special Permit application are as follows:

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

The proposed development of an off-street parking lot would be consistent with the commercial land that is in the area. There are existing off-street parking lots servicing the Rome Restaurant and the Oteri Funeral Home on both sides of the subject premises, as well as paved parking areas for both commercial and residential use on the opposing side of Cottage Street in the area of the subject property. The development of an off-street parking lot would serve to reduce the number of motor vehicles that park along Cottage Street during peak operating hours. In addition to introducing 1,048 square feet of pervious area, the proposed re-grading and stormwater management will collect and store runoff from an approximate 2,288 square-foot area that currently flows towards the storm drains along Cottage Street. The proposed lighting will provide additional security to patrons of The Rome Restaurant as well as pedestrians traveling along Cottage Street. The lighting "Lexington" style, granite curbing, and grassed areas are consistent with other landscaped areas in the Downtown Commercial area. The proposed development of the property would be a significant enhancement for both vehicles and pedestrians on the lot and along Cottage Street.

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

The current available parking on Lot 17 is tight and sometimes difficult to navigate, particularly when larger commercial and personal trucks are in the lot. The fifteen (15) proposed 9.7 ft x 27.5 ft parking spaces will accommodate these larger trucks and alleviate some of the congestion in the existing parking lot. The proposed parking includes two (2) 8 ft x 17.5 ft parking spaces for compact vehicles. These two spaces are located closest to the street (to eliminate the need for backing out into the public way) and will be clearly marked for compact cars only. The existing entrance to this lot will be shifted approximately 18 feet southwest, away from East Central Street. Vehicles turning left to enter the proposed lot have a clear view of oncoming vehicles to the intersection of Cottage Street with East Central Street. Vehicles exiting the lot will be directed to the existing exit on Lot 17 where drivers have a clear view to the intersection of Cottage Street with East Central Street and a 420-foot sight distance along Cottage Street to the southwest. The proposed lighting will provide additional safety and security to patrons of The Rome Restaurant as well as vehicles and pedestrians traveling along Cottage Street. The Existing sidewalks bordering the subject property will allow pedestrians safe and efficient travel along Cottage Street.

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

The proposed development of the subject property would have no impact on the Town's water or sewer system, or adversely affect the Town's water supply. The proposed development will have a positive impact on the storm drainage system in that the load on the Town's storm drains will be reduced. HydroCAD® 10.20-4b was used to model both pre- and post-construction conditions. A NRCC 10-yr storm (4.86"/24 hrs) and a pre-construction impervious area of 14,496 sf resulted in 0.128 acre-feet of runoff which currently flows into existing catch basins on Cottage Street, infiltrates through bare ground at the NW end of the lot, occasionally overtopping the berm along that edge and flowing onto the railroad property owned by New York Central Lines (Parcel 287-042). The proposed project reduces impervious area by 10% and captures the remaining runoff into the subsurface Stormtech chambers. On site perc tests indicated a rapid infiltration rate (<2min/in). Using the same 10-yr storm and a conservative exfiltration rate of 8.27 in/hr indicated a peak storage elevation in the chambers of 301.88, slightly more than 1/2 full. These results are supported by the fact that the exact sized system was installed on the adjacent Lot 216 in 2014 and there have been no issues reported.

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

The proposed plan will not have any detrimental effect to the neighborhood character or social structure. The proposed development would be consistent with the commercial land that is predominant in this area. The proposed lighting will provide additional security for patrons of The Rome Restaurant as well as vehicles and pedestrians traveling along Cottage Street. The lighting "Lexington" style, granite curbing, and grassed areas are consistent with other landscaped areas in the Downtown Commercial area. The location of additional off-street parking spaces would serve to alleviate vehicle and pedestrian congestion into the town's commercial center area during normal and above normal demand period associated with the operation of the restaurant.

- (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.

The proposed site plan will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature. The proposed re-development includes a 10% increase (1,048 square feet total) in pervious area on the subject premises and all runoff from this lot and a significant portion of runoff from Lot 17 will be collected into a subsurface stormwater management system consisting of underground infiltration chambers, a chamber isolator row and deep sump catch basins with hoods (collectively, the "stormwater management system"). The stormwater management system will serve to treat runoff to remove suspended solids and attenuate post-development peak runoff rates to less than the pre-development condition, while also providing additional treatment and groundwater recharge by way of filtering stormwater through the underlying native soil material. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Franklin.

- (f) Number, height, bulk, location and sitting 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.

The proposed project includes parking spaces only (i.e., no structures) with three light fixtures for safety and security. Those light fixtures are specified as "forward throw" and include an "Integral Louver Shield" to minimize lighting beyond the limits of the lot. Best Management Practices (BMP's) have been incorporated into this project to meet the MA Department of Environmental Protection's Stormwater Management runoff quality requirements. The proposed drainage serving the proposed development has been designed to attenuate peak flows for up to the 100-year storm event. As the planned use of the site is for off-street parking, there are no anticipated odors or airborne particulates that would be ancillary to such expected uses.

- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand.

The proposed project includes parking spaces only. There is no current or planned use for the property that would create a demand on the Town potable water or sewer treatment system.

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: Development Plan/Proposed Parking 19 Cottage Street

Date of Plan: 3/4/2024 Assessor's Information: 286-217-000

Prepared by: Dunbar Engineering and Management LLC

Applicant Name & Address: Stephen W Dunbar, PE, 30 Madison Ave Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Colace James A & Abbruzzi Realty Trust

Address of Record Owner(s): 55 Coutu Street 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):

Abbruzzi Realty Trust sole Trustee: Jame A Colace

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

Abbruzzi Realty Trust beneficiaries: James A Colace (20%); Carmine D Colace (20%);
Richard P Colace (20%); Mario Colace (20%); Daniel E Colace (20%).

*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:

Abbruzzi Realty Trust recorded with Norfolk County Registry of Deed on January 11, 1999,
Book 13167 Page 490.

Executed as a sealed instrument this 14th day of MARCH 2024

Stephen W Dunbar
Signature of Applicant

Stephen W Dunbar, PE
Print name of Applicant

James Colace
Signature of Owner

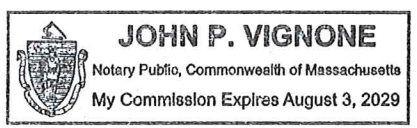
James A Colace
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2024

On this 14th day of MARCH 2024, before me, the undersigned notary public, personally appeared JAMES COLACE (name of owner), proved to me through satisfactory evidence of identification, which were LICENSE to be the person whose name is signed on the preceding document in my presence.



John P. Vignone
(Official signature and seal of notary)
Notary Public: John P. Vignone
My Commission Expires: 8/3/29

NOT
AN
OFFICIAL
COPY

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

NOT
AN
OFFICIAL
COPY

Bk 25965 Pg 572 #76454
08-07-2008 @ 02:04p

QUITCLAIM DEED

Property Address: 19 Cottage Street, Franklin, MA 02038

We, **JAMES A. COLACE** and **MARIO COLACE**, of Franklin, Norfolk County, Massachusetts

for consideration paid and in full consideration of Two Hundred Twenty Thousand Dollars (\$220,000.00)

Grant to **JAMES A. COLACE**, as Trustee of **ABRUZZI REALTY TRUST**, under written declaration of trust dated January 11, 1999, and recorded with Norfolk County Registry of Deeds in Book 13167, Page 490, of 7 Gallison Street, Franklin, Norfolk County, Massachusetts

with **QUITCLAIM COVENANTS**

The land in Franklin, Norfolk County, Massachusetts, with the buildings thereon, situated on the Northwesterly side of Cottage Street and shown as Lots #3 and #4 on "Plan of House Lots, Cottage Street, Franklin, Property of Jennie L. Greene, March 1923, D.L. Chilson, Eng.", recorded with Norfolk County Registry of Deeds as Plan No. 370 of 1946 in Book 2601, Page 423, being more particularly bounded and described as follows:

Beginning at an iron pin in the ground at said Cottage Street and land now or formerly of one Whiting; thence

NORTHWESTERLY

by land of said Whiting, 132.00 feet to land of the New York, New Haven and Hartford Railroad Company; thence

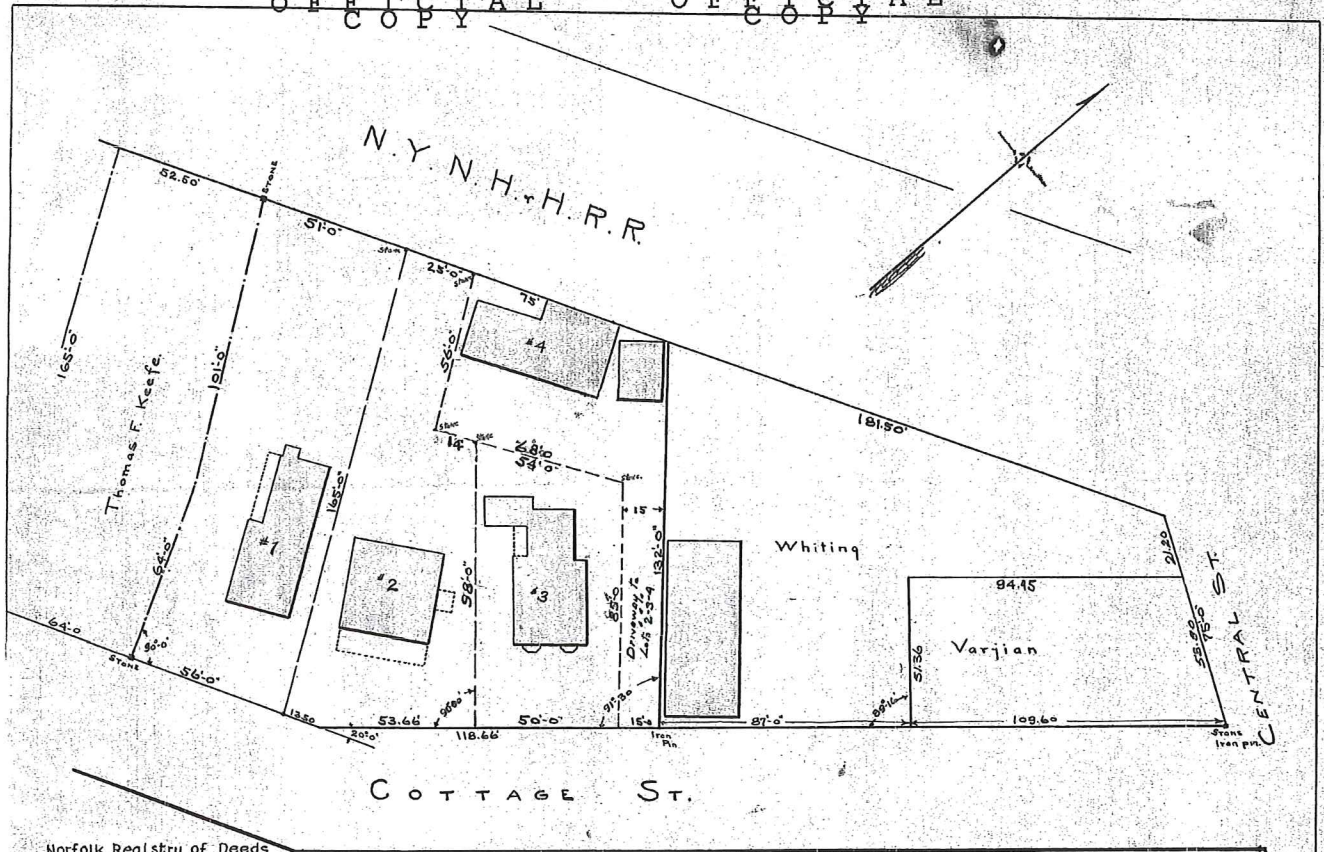
WESTERLY

on said railroad land, 75.00 feet to a stake at the Northwesterly corner of Lot #2 as shown on said plan; thence

CANCELLED
AUG 7 2008
DEEDS REG#17
NORFOLK

01
2:15PM
000000 #6903
FEE \$1003.20
CASH \$1003.20

NOT OFFICIAL OF NOT OFFICIAL
COPIY COPY



Norfolk Registry of Deeds
DEDHAM, MASS.
Received April 30, 1946 with Deed
George W. Greene to
John W. Burness et ux.
Filed as No. 370-1946 Bk. 2601 Pg. 423
Attest: *Walter W. Leathers*
Register,

PLAN of House Lots
COTTAGE ST. FRANKLIN.
Property of Jennie L. Greene.
Scale 30'-1" Mar. 1923
D.L. Childsen
Eng

Bk 32674 Pg 212 #97123
11-05-2014 @ 09:17a

NOT AN OFFICIAL COPY
Return to:
Cornetta, Ficco & Simmler, LLC
4 West Street
Franklin, MA 02038

NOT AN OFFICIAL COPY
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-05-2014 @ 09:17am
Ctl#: 214 Doc#: 97123
Fee: \$1,140.00 Cons: \$250,000.00

Do not write in this area:

SEE PLAN FILED IN
PLAN BOOK 635 PAGE 21

QUITCLAIM DEED

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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

Property Address: 23 Cottage Street, Franklin, Massachusetts 02038

James A. Colace, Trustee of the ABBRUZZI REALTY TRUST, under declaration of trust dated January 11, 1999, and recorded with the Norfolk County Registry of Deeds at Book 13167, Page 490 with a mailing address of 55 Coutu Street, Franklin, Massachusetts, 02038

for consideration paid, and in full consideration of TWO HUNDRED FIFTY THOUSAND (\$250,000.00) and 00/100 DOLLARS

Grant to AJI Cottage Street Investment, LLC, a limited liability company duly organized within the Commonwealth of Massachusetts with a mailing address of 33 Cottage Street, Franklin, Massachusetts, 02038,

with quitclaim covenants

Parcel 1

A certain parcel of land with buildings thereon situated on the on the northwesterly side of Cottage Street in the Town of Franklin, Norfolk County, Massachusetts, and being shown as Lot 23, on a plan of land entitled, "Plan of Land Located at 19 & 23 Cottage Street, Franklin, MA, Owned by Abbruzzi Realty Trust, 7 Gallison Street, Franklin, MA, Prepared for Oteri Funeral Home, 33 Cottage Street, Franklin, MA", prepared by Land Planning, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, 167 Hartford Ave., Bellingham, MA 02019, dated August 28, 2014, and recorded with the Norfolk County Registry of Deeds as Plan No. 21 of 2014, in Plan Book 215, hereinafter referred to as the "Plan".

Containing 7,074 square feet of land, more or less, according to said Plan.

Meaning and intending to convey all of the the Grantor's right, title and interest in the premises conveyed to the Grantor by deed of Robert S. Chapman and Christine A. Chapman f/k/a

Christine A. Vecchione, dated February 27, 2003, and recorded with said Deeds in Book 18327, Page 191.

A N A 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

Parcel 2

A certain parcel of land situated on the on the northwesterly side of Cottage Street in the Town of Franklin, Norfolk County, Massachusetts, and being shown as Parcel 'A', on a plan of land entitled, "Plan of Land Located at 19 & 23 Cottage Street, Franklin, MA, Owned by Abbruzzi Realty Trust, 7 Gallison Street, Franklin, MA, Prepared for Oteri Funeral Home, 33 Cottage Street, Franklin, MA", prepared by Land Planning, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, 167 Hartford Ave., Bellingham, MA 02019, dated August 28, 2014, and recorded with the Norfolk County Registry of Deeds as Plan No. 215 of 2014, in Plan Book 215, hereinafter referred to as the "Plan".

Containing 392 square feet of land, more or less, according to said Plan.

Meaning and intendeding to convey a portion of the premises conveyed to Grantor by deed of James A. Colace and Mario Colace, dated August 7, 2008, and recorded with the Norfolk County Registry of Deeds in Book 25965, Page 572.

Said premises conveyed subject to and with the benefits of easements, restrictions, agreements and reservations of record if any there be, insofar as the same may be in force and applicable.

The undersigned trustee hereby certifies and affirms under the pains and penalties of perjury that no beneficiary of the trust occupies or intends to occupy the granted premises as his/her principal residence and there is no person entitled to claim the benefit of an estate of homestead in the premises.

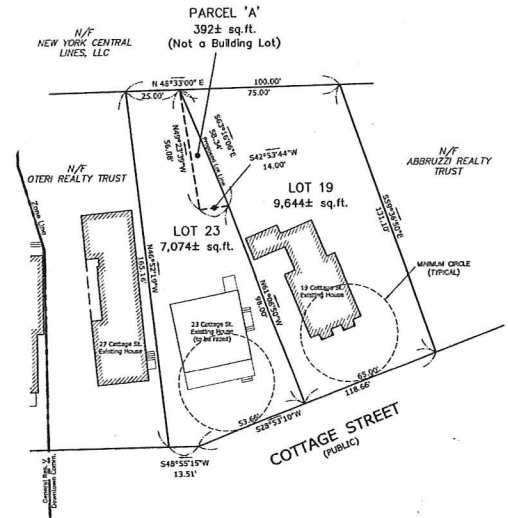
Herkoff Registry of Deeds
 Dothan, Mass.
 Received Nov 5, 2014
 Filed as Page 21
 PLD 635
 Attest [Signature] Registrar

THE CERTIFICATION OF THE REGISTRY OF DEEDS
 REQUIREMENTS ARE NOT CERTIFICATION OF THE
 PROPERTY SHOWN, OWNERS OF ADJACENT PROPERTY ARE SHOWN
 ACCORDING TO CURRENT ASSESSOR'S RECORDS.

OFFICIAL



ZONING DATA
 ZONE: DOWNTOWN COMMERCIAL
 MINIMUM REQUIREMENTS
 AREA: 5,000 S.F.
 FRONTAGE: 50'
 FRONT YARD: 5'
 SIDE YARD: 0'
 REAR YARD: 15'
 LOT WIDTH
 MINIMUM CIRCLE: 45'



Plan of Land
 Located at
19 & 23 Cottage Street
Franklin, MA
 Owned by
Abbruzzi Realty Trust
 7 Gallison Street
 Franklin, MA
 Prepared for
Oteri Funeral Home
 33 Cottage Street
 Franklin, MA

REVISIONS		
No.	Date	Revised/Checked
1		
2		
3		
4		
5		
6		

Field By: _____
 Designed By: **WEH** 2/14
 Drawn By: **WEH** 2/14
 Checked By: **WEH** 2/14

Land Planning, Inc.
 Civil Engineers & Land Surveyors
 Environmental Consultants

Bellingham
 167 Hartford Ave.
 Bellingham, MA 02019
 508-866-4150

North Grafton
 214 Worcester St.
 N. Grafton, MA 01539
 508-838-9000

Hanson
 1115 Main Street
 Hanson, MA 02041
 781-294-4144

landplanning@landplanninginc.com

Date: **August 28, 2014** Sheet No: **1**
 Job No: **B2059**

PLANNING BOARD ENDORSEMENT
 IS NOT A DETERMINATION AS
 TO CONFORMANCE WITH THE
 ZONING BYLAW

APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED

FRANKLIN PLANNING BOARD
 DATE: **8/20/14**

I CERTIFY THAT THE PREPARATION
 OF THIS PLAN CONFORMS TO THE
 RULES AND REGULATIONS OF THE
 REGISTRY OF DEEDS

WILLIAM D. HALLING P.L.S. #45274
 FOR LAND PLANNING, INC.

PROPERTY DATA:
 23 COTTAGE STREET
 MAP 286 LOT 216

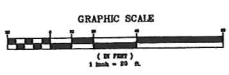
PROPERTY TRANSFER:
 PARCEL 'A' IS TO BE CONVEYED FROM THE OWNER OF LOT
 19 TO THE OWNER OF LOT 23

THE RESULTING AREAS ARE:
 LOT 19: 9,644± SQUARE FEET
 LOT 23: 7,074 ± 392 = 7,466± SQUARE FEET

OWNER:
 JAMES A. COLACE, TRUSTEE OF ABBRUZZI REALTY TRUST
 DEED BOOK 18327 PAGE 191

19 COTTAGE STREET
 MAP 286 LOT 217

OWNER:
 JAMES A. COLACE, TRUSTEE OF ABBRUZZI REALTY TRUST
 DEED BOOK 25965 PAGE 672



635-21-2014

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, April 8, 2024 and again on April 15, 2024

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (that can also be attended remotely) on **Monday, April 22, 2024 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit and Site Plan application titled “Proposed Parking Lot 19 Cottage Street” prepared and submitted to the Department of Planning & Community Development on March 18, 2024, by Stephen Dunbar of Dunbar Engineering & Management, Franklin, MA.

The property is located in the Downtown Commercial Zoning District at 19 Cottage Street (assessors Map 286, Lot 217). The applicant is proposing to construct a 17-space parking lot with associated lighting, grading, curbing and stormwater storage. The applicant is applying for a Special Permit under Chapter 185 Attachment 3, section 2.8b: Off-street parking as primary use, Downtown Commercial 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

Attachment 4: Certified Abutters List



130322

Abutter's List Request Form

Status: Active

Submitted On: 3/5/2024

Primary Location

19 COTTAGE ST
FRANKLIN, MA 02038

Owner

COLACE JAMES A TR
ABBRUZZI REALTY TRUST
55 COUTU ST FRANKLIN, MA
02038

Applicant

Steve Dunbar

774-737-4301

stevedunbar@dunbarem.com

30 Madison Avenue
Franklin, MA 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board

What is the purpose for the request?*

Required for Site Plan review application

How would you like to receive this abutters list?*

Emailed

What email address should we use to send you the abutters list?*

stevedunbar@dunbarem.com

General Parcel Information

Assessor's Parcel ID*

286-217-000

Property Street Address*

19 COTTAGE ST



19 COTTAGE ST - 300' ABUTTERS

Franklin, MA

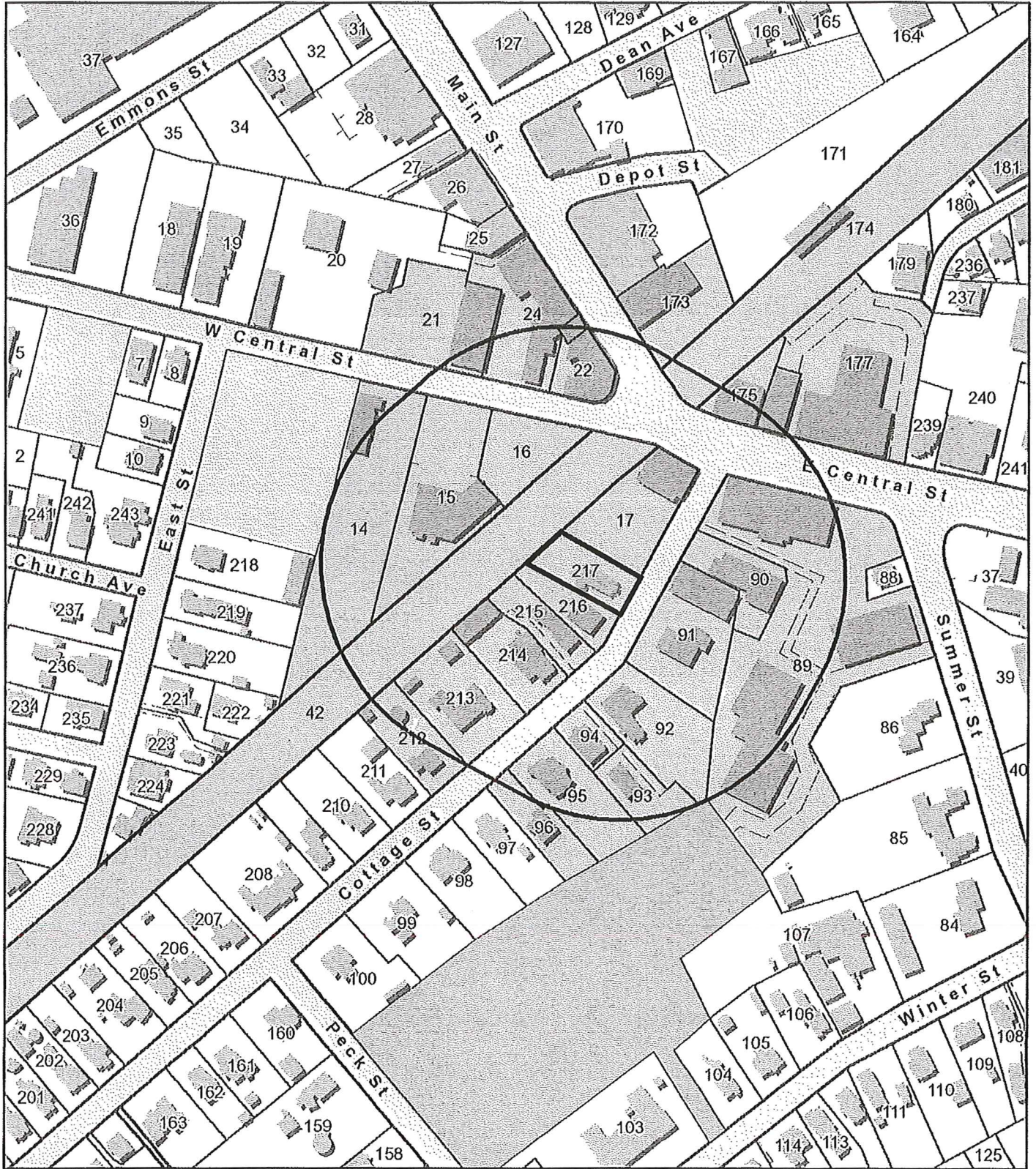


CAI Technologies
Precision Mapping. Geospatial Solutions.

March 7, 2024

1 inch = 200 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Franklin, MA
March 07, 2024

Subject Property:

Parcel Number: 286-217-000
CAMA Number: 286-217-000-000
Property Address: 19 COTTAGE ST

Mailing Address: COLACE JAMES A TR ABBRUZZI
REALTY TRUST
55 COUTU ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 279-014-000
CAMA Number: 279-014-000-000
Property Address: 28 WEST CENTRAL ST

Mailing Address: NMD REALTY LLC
890 MOUNT HOPE ST
NORTH ATTLEBORO, MA 02760

Parcel Number: 279-015-000
CAMA Number: 279-015-000-000
Property Address: 20 WEST CENTRAL ST

Mailing Address: KINCH, VALENTINA TR DEGAETANO,
GIANNINA TR FERRARA FAMILY RLTY
TR GIORGIO, MARIA, ET ALS
139 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 279-016-000
CAMA Number: 279-016-000-000
Property Address: 10 WEST CENTRAL ST

Mailing Address: FERRARA PIETRO & CRISTINA TRS P
FERRARA CORP
139 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 279-017-000
CAMA Number: 279-017-000-000
Property Address: 4 EAST CENTRAL ST

Mailing Address: COLACE JAMES A TR ABBRUZZI
REALTY TRUST
PO BOX 386
FRANKLIN, MA 02038

Parcel Number: 279-021-000
CAMA Number: 279-021-000-000
Property Address: 15 WEST CENTRAL ST

Mailing Address: JOMI ENTERPRISES LLC
211 PROSPECT ST
FRANKLIN, MA 02038

Parcel Number: 279-022-000
CAMA Number: 279-022-000-000
Property Address: 2-8 MAIN ST

Mailing Address: NJN LLC
1 IRONGATE RD
FRANKLIN, MA 02038

Parcel Number: 279-023-000
CAMA Number: 279-023-000-000
Property Address: 10 MAIN ST

Mailing Address: PISINI VICTOR A TR COBBLER REALTY
TRUST
22 MAIN ST
FRANKLIN, MA 02038

Parcel Number: 279-024-000
CAMA Number: 279-024-000-000
Property Address: 12-22 MAIN ST

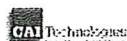
Mailing Address: PISINI & SONS SHOES INC
22 MAIN ST
FRANKLIN, MA 02038

Parcel Number: 279-173-000
CAMA Number: 279-173-000-000
Property Address: 9 MAIN ST

Mailing Address: FOURZOL LLC
480 SUMMER ST
WESTWOOD, MA 02090

Parcel Number: 279-174-000
CAMA Number: 279-174-000-000
Property Address: MAIN ST

Mailing Address: NEW YORK CENTRAL LINES LLC C/O
CSX TRANSPORTATION INC TAX
500 WATER ST (C 910)
JACKSONVILLE, FL 32202



www.cal-tech.com

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

3/7/2024

Page 1 of 6



300 foot Abutters List Report

Franklin, MA
March 07, 2024

Parcel Number: 279-175-000 CAMA Number: 279-175-000-000 Property Address: 7-13 EAST CENTRAL ST	Mailing Address: 7-13 EAST CENTRAL STREET LLC 32 FRESH POND CIRCLE SOUTH DENNIS, MA 02660-3629
Parcel Number: 279-176-000 CAMA Number: 279-176-000-000 Property Address: 15 EAST CENTRAL ST	Mailing Address: KINCH VALENTINA TR FERRARA FAMILY REALTY TR DE 139 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 279-177-000 CAMA Number: 279-177-000-000 Property Address: 17-33 EAST CENTRAL ST	Mailing Address: DEAN COLLEGE 99 MAIN ST FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-000 Property Address: 14-38 EAST CENTRAL ST	Mailing Address: FRANKLIN CENTER COMMONS CONDOS 535 BOYLSTON ST BROOKLINE, MA 02445-5701
Parcel Number: 286-089-000 CAMA Number: 286-089-000-001 Property Address: 14-38 EAST CENTRAL ST	Mailing Address: 12-36 EAST CENTRAL STREET LLC 535 BOYLSTON ST BROOKLINE, MA 02445-5701
Parcel Number: 286-089-000 CAMA Number: 286-089-000-036 Property Address: 15 SUMMER ST	Mailing Address: ROY JEFFREY N 15 SUMMER ST #101 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-037 Property Address: 15 SUMMER ST	Mailing Address: MCCARTHY MARY ANN TR MARY ANN MCCARTHY TRUST 15 SUMMER ST UNIT 102 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-038 Property Address: 15 SUMMER ST	Mailing Address: MUIR LORI A 15 SUMMER ST #103 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-039 Property Address: 15 SUMMER ST	Mailing Address: PRYHODA SEAN PRYHODA BRIAN 15 SUMMER ST - UNIT 104 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-040 Property Address: 15 SUMMER ST	Mailing Address: HOOD LISA PANTANO ROBERT E 15 SUMMER ST - UNIT 105 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-041 Property Address: 15 SUMMER ST	Mailing Address: BOUCHER STEPHEN 15 SUMMER ST - UNIT 107 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-042 Property Address: 15 SUMMER ST	Mailing Address: FORECAST JOHN 15 SUMMER ST UNIT 108 FRANKLIN, MA 02038



www.cai-tech.com

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

3/7/2024

Page 2 of 6



300 foot Abutters List Report

Franklin, MA
March 07, 2024

Parcel Number: 286-089-000
CAMA Number: 286-089-000-043
Property Address: 15 SUMMER ST

Mailing Address: SHETTY SUSHANT
15 SUMMER ST - UNIT 109
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-044
Property Address: 15 SUMMER ST

Mailing Address: HAWKES BRENDA M
15 SUMMER ST - UNIT 110
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-045
Property Address: 15 SUMMER ST

Mailing Address: DU GUYU
15 SUMMER ST UNIT 201
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-046
Property Address: 15 SUMMER ST

Mailing Address: GALIS AIDA GALIS OLEG
15 SUMMER ST UNIT 202
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-047
Property Address: 15 SUMMER ST

Mailing Address: BREDVIK MARILYN TR MARILYN
BREDVIK REVOCABLE TR
15 SUMMER ST UNIT 203
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-048
Property Address: 15 SUMMER ST

Mailing Address: BARRETT DONNA L
15 SUMMER ST - UNIT 204
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-049
Property Address: 15 SUMMER ST

Mailing Address: HOROVITZ HILA
15 SUMMER ST - UNIT 205
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-050
Property Address: 15 SUMMER ST

Mailing Address: ABRAHAM BEULAH
15 SUMMER ST UNIT 207
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-051
Property Address: 15 SUMMER ST

Mailing Address: CORBOSIERO ALICIA M
15 SUMMER ST UNIT 208
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-052
Property Address: 15 SUMMER ST

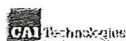
Mailing Address: COMEAUX CANDICE L
15 SUMMER ST UNIT 209
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-053
Property Address: 15 SUMMER ST

Mailing Address: MAYO GARY S & LAURA J TRS THE
GARY MAYO LIVING TRUST THE LAURA
MAYO LIVING T
658 SOUTH LOOP PARKWAY
ST. AUGUSTINE, FL 32095

Parcel Number: 286-089-000
CAMA Number: 286-089-000-054
Property Address: 15 SUMMER ST

Mailing Address: BHATIA ISHWAR K & PUNAM I TRS THE
BHATIA REVOCABLE TRUST
15 SUMMER ST UNIT 301
FRANKLIN, MA 02038



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300 foot Abutters List Report

Franklin, MA
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Parcel Number: 286-089-000
CAMA Number: 286-089-000-055
Property Address: 15 SUMMER ST

Mailing Address: SUMMER STREET 302 LLC
21 WOODHAVEN DR
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-056
Property Address: 15 SUMMER ST

Mailing Address: SHETYE ANUP SHETYE MITALI
15 SUMMER ST - UNIT 303
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-057
Property Address: 15 SUMMER ST

Mailing Address: CARROLL JACQUELINE
15 SUMMER ST UNIT 304
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-058
Property Address: 15 SUMMER ST

Mailing Address: MURPHY SUZANNE V L/E MURPHY,
DANIEL J MURPHY THOMAS A
15 SUMMER ST - UNIT 305
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-059
Property Address: 15 SUMMER ST

Mailing Address: BYRNE THOMAS BYRNE CYNTHIA
15 SUMMER ST UNIT 307
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-060
Property Address: 15 SUMMER ST

Mailing Address: LYNCH JOHN & ANNE MARIE TRS THE
LYNCH FAMILY TRUST
15 SUMMER ST - UNIT 308
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-061
Property Address: 15 SUMMER ST

Mailing Address: CONNOLLY MICHAEL J
15 SUMMER ST - UNIT 309
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-062
Property Address: 15 SUMMER ST

Mailing Address: STEED SUSAN MOSNY
15 SUMMER ST - UNIT 310
FRANKLIN, MA 02038

Parcel Number: 286-089-000
CAMA Number: 286-089-000-063
Property Address: 9 SUMMER ST

Mailing Address: SUMMER COMMONS LLC
460 HILLSIDE AVE
NEEDHAM, MA 02494

Parcel Number: 286-089-000
CAMA Number: 286-089-000-064
Property Address: 9 SUMMER ST

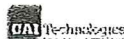
Mailing Address: SUMMER COMMONS LLC
460 HILLSIDE AVE
NEEDHAM, MA 02494

Parcel Number: 286-089-000
CAMA Number: 286-089-000-065
Property Address: 9 SUMMER ST

Mailing Address: SUMMER COMMONS LLC
460 HILLSIDE AVE
NEEDHAM, MA 02494

Parcel Number: 286-090-000
CAMA Number: 286-090-000-000
Property Address: 10 COTTAGE ST

Mailing Address: CARLOW KEVIN J
65A ALPINE PL
FRANKLIN, MA 02038



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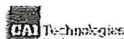
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300 foot Abutters List Report

Franklin, MA
March 07, 2024

Parcel Number: 286-091-000 CAMA Number: 286-091-000-000 Property Address: 18 COTTAGE ST	Mailing Address: NASUTI DAVID TR GREAT OAKS REALTY TRUST 17 VILLAGE WAY FRANKLIN, MA 02038
Parcel Number: 286-092-000 CAMA Number: 286-092-000-000 Property Address: 28-30 COTTAGE ST	Mailing Address: OTERI CHARLES F TR OTERI REALTY TRUST 33 COTTAGE ST FRANKLIN, MA 02038
Parcel Number: 286-093-000 CAMA Number: 286-093-000-000 Property Address: 32 COTTAGE ST	Mailing Address: MURRAY JILL L RUSSO RICHARD A 32 COTTAGE STREET FRANKLIN, MA 02038
Parcel Number: 286-094-000 CAMA Number: 286-094-000-000 Property Address: 34 COTTAGE ST	Mailing Address: OTERI BRENDON C 34 COTTAGE ST FRANKLIN, MA 02038
Parcel Number: 286-095-000 CAMA Number: 286-095-000-000 Property Address: 40 COTTAGE ST	Mailing Address: ABBY ROAD HOLDINGS LLC 55 WEST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-096-000 CAMA Number: 286-096-000-000 Property Address: 44 COTTAGE ST	Mailing Address: VILAYSACK SASOLIE M VILAYSACK IRREVOCABLE TRUST 44 COTTAGE ST FRANKLIN, MA 02038
Parcel Number: 286-101-000 CAMA Number: 286-101-000-000 Property Address: 19 SUMMER ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-212-000 CAMA Number: 286-212-000-000 Property Address: 47 COTTAGE ST	Mailing Address: GREENE MATTHEW GREENE AUBREY 47 COTTAGE STREET FRANKLIN, MA 02038
Parcel Number: 286-213-000 CAMA Number: 286-213-000-000 Property Address: 41-43 COTTAGE ST	Mailing Address: OTERI SEAN A OTERI DIANNE M 43 COTTAGE STREET FRANKLIN, MA 02038
Parcel Number: 286-214-000 CAMA Number: 286-214-000-000 Property Address: 33 COTTAGE ST	Mailing Address: PASINI & FOLSOM FUNERAL HOME I 33 COTTAGE ST FRANKLIN, MA 02038
Parcel Number: 286-215-000 CAMA Number: 286-215-000-000 Property Address: 27 COTTAGE ST	Mailing Address: OTERI CHARLES F TR OTERI REALTY TRUST 33 COTTAGE ST FRANKLIN, MA 02038
Parcel Number: 286-216-000 CAMA Number: 286-216-000-000 Property Address: 23 COTTAGE ST	Mailing Address: OTERI FUNERAL HOME INC 33 COTTAGE STREET FRANKLIN, MA 02038



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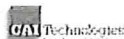
Parcel Number: 286-217-000
CAMA Number: 286-217-000-000
Property Address: 19 COTTAGE ST

Mailing Address: COLACE JAMES A TR ABBRUZZI
REALTY TRUST
55 COUTU ST
FRANKLIN, MA 02038

Parcel Number: 287-042-000
CAMA Number: 287-042-000-000
Property Address: UNION ST

Mailing Address: NEW YORK CENTRAL LINES LLC C/O
CSX TRANSPORTATION INC TAX
DEPARTMENT
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

Gavin M. Doyle, 3-7-2024



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12-36 EAST CENTRAL STREET
535 BOYLSTON ST
BROOKLINE, MA 02445-5701

CARROLL JACQUELINE
15 SUMMER ST UNIT 304
FRANKLIN, MA 02038

FOURZOL LLC
480 SUMMER ST
WESTWOOD, MA 02090

7-13 EAST CENTRAL STREET
32 FRESH POND CIRCLE
SOUTH DENNIS, MA 02660-3629

COLACE JAMES A TR
ABBRUZZI REALTY TRUST
55 COUTU ST
FRANKLIN, MA 02038

FRANKLIN CENTER COMMONS C
535 BOYLSTON ST
BROOKLINE, MA 02445-5701

ABBY ROAD HOLDINGS LLC
55 WEST CENTRAL ST
FRANKLIN, MA 02038

COLACE JAMES A TR
ABBRUZZI REALTY TRUST
PO BOX 386
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

ABRAHAM BEULAH
15 SUMMER ST UNIT 207
FRANKLIN, MA 02038

COMEAX CANDICE L
15 SUMMER ST UNIT 209
FRANKLIN, MA 02038

GALIS AIDA
GALIS OLEG
15 SUMMER ST UNIT 202
FRANKLIN, MA 02038

BARRETT DONNA L
15 SUMMER ST - UNIT 204
FRANKLIN, MA 02038

CONNOLLY MICHAEL J
15 SUMMER ST - UNIT 309
FRANKLIN, MA 02038

GREENE MATTHEW
GREENE AUBREY
47 COTTAGE STREET
FRANKLIN, MA 02038

BHATIA ISHWAR K & PUNAM I
THE BHATIA REVOCABLE TRUS
15 SUMMER ST UNIT 301
FRANKLIN, MA 02038

CORBOSIERO ALICIA M
15 SUMMER ST UNIT 208
FRANKLIN, MA 02038

HAWKES BRENDA M
15 SUMMER ST - UNIT 110
FRANKLIN, MA 02038

BOUCHER STEPHEN
15 SUMMER ST - UNIT 107
FRANKLIN, MA 02038

DEAN COLLEGE
99 MAIN ST
FRANKLIN, MA 02038

HOOD LISA
PANTANO ROBERT E
15 SUMMER ST - UNIT 105
FRANKLIN, MA 02038

BREDVIK MARILYN TR
MARILYN BREDVIK REVOCABLE
15 SUMMER ST UNIT 203
FRANKLIN, MA 02038

DU GUYU
15 SUMMER ST UNIT 201
FRANKLIN, MA 02038

HOROVITZ HILA
15 SUMMER ST - UNIT 205
FRANKLIN, MA 02038

BYRNE THOMAS
BYRNE CYNTHIA
15 SUMMER ST UNIT 307
FRANKLIN, MA 02038

FERRARA PIETRO & CRISTINA
P FERRARA CORP
139 WASHINGTON ST
FRANKLIN, MA 02038

JOMI ENTERPRISES LLC
211 PROSPECT ST
FRANKLIN, MA 02038

CARLOW KEVIN J
65A ALPINE PL
FRANKLIN, MA 02038

FORECAST JOHN
15 SUMMER ST UNIT 108
FRANKLIN, MA 02038

KINCH VALENTINA TR
FERRARA FAMILY REALTY TR
139 WASHINGTON ST
FRANKLIN, MA 02038

KINCH, VALENTINA TR DEGAE
FERRARA FAMILY RLTY TR GI
139 WASHINGTON ST
FRANKLIN, MA 02038

NJN LLC
1 IRONGATE RD
FRANKLIN, MA 02038

ROY JEFFREY N
15 SUMMER ST #101
FRANKLIN, MA 02038

LYNCH JOHN & ANNE MARIE T
THE LYNCH FAMILY TRUST
15 SUMMER ST - UNIT 308
FRANKLIN, MA 02038

NMD REALTY LLC
890 MOUNT HOPE ST
NORTH ATTLEBORO, MA 02760

SHETTY SUSHANT
15 SUMMER ST - UNIT 109
FRANKLIN, MA 02038

MAYO GARY S & LAURA J TRS
THE GARY MAYO LIVING TRUS
658 SOUTH LOOP PARKWAY
ST. AUGUSTINE, FL 32095

OTERI BRENDON C
34 COTTAGE ST
FRANKLIN, MA 02038

SHETYE ANUP
SHETYE MITALI
15 SUMMER ST - UNIT 303
FRANKLIN, MA 02038

MCCARTHY MARY ANN TR
MARY ANN MCCARTHY TRUST
15 SUMMER ST UNIT 102
FRANKLIN, MA 02038

OTERI CHARLES F TR
OTERI REALTY TRUST
33 COTTAGE ST
FRANKLIN, MA 02038

STEED SUSAN MOSNY
15 SUMMER ST - UNIT 310
FRANKLIN, MA 02038

MUIR LORI A
15 SUMMER ST #103
FRANKLIN, MA 02038

OTERI FUNERAL HOME INC
33 COTTAGE STREET
FRANKLIN, MA 02038

SUMMER COMMONS LLC
460 HILLSIDE AVE
NEEDHAM, MA 02494

MURPHY SUZANNE V L/E
MURPHY, DANIEL J MURPHY T
15 SUMMER ST - UNIT 305
FRANKLIN, MA 02038

OTERI SEAN A
OTERI DIANNE M
43 COTTAGE STREET
FRANKLIN, MA 02038

SUMMER STREET 302 LLC
21 WOODHAVEN DR
FRANKLIN, MA 02038

MURRAY JILL L
RUSSO RICHARD A
32 COTTAGE STREET
FRANKLIN, MA 02038

PASINI & FOLSOM FUNERAL H
33 COTTAGE ST
FRANKLIN, MA 02038

VILAYSACK SASOLIE M
VILAYSACK IRREVOCABLE TRU
44 COTTAGE ST
FRANKLIN, MA 02038

NASUTI DAVID TR
GREAT OAKS REALTY TRUST
17 VILLAGE WAY
FRANKLIN, MA 02038

PISINI & SONS SHOES INC
22 MAIN ST
FRANKLIN, MA 02038

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

PISINI VICTOR A TR
COBBLER REALTY TRUST
22 MAIN ST
FRANKLIN, MA 02038

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

PRYHODA SEAN
PRYHODA BRIAN
15 SUMMER ST - UNIT 104
FRANKLIN, MA 02038