

LIMITED SITE PLAN 230 GROVE STREET

N/F MCP III 210 GROVE STREET
MAP 295 PARCEL 002
BOOK 37317 PAGE 95

PLOT 16
185,203± SQ. FT.
TP1

ZONING:

THE PROPERTY IS LOCATED WITHIN AN INDUSTRIAL ZONE REQUIREMENTS:

	EXISTING	PROPOSED
AREA:	40,000 S.F.	185,203 ± S.F.
FRONTAGE:	175'	472.04'
DEPTH:	200'	805.3' +/-
HEIGHT:	3 STORIES*6	N/A
WIDTH:	157.5'	371.6' +/-
COVERAGE - STRUCTURES:	70%	0.4%
STRUC. & PAVING:	80%	7.2%
SETBACKS- FRONT:	40'	163.8'
SIDE:	30'*5	68.0'
REAR:	30'*5	595.5'

THE PROPERTY IS LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE PROPERTY IS LOCATED WITHIN A ZONE X BASED ON FEMA FIRM MAP 25021C0308E DATED JULY 17, 2012.

SITE IS USED FOR DISPALY AND SALE OF EARTH MATERIALS, LANDSCAPE SUPPLIES AND TOOLS.

SITE IMPERVIOUS COVEARGE - 15,873 SQ. FT. OR 8.6%

DRAWING INDEX:

1. COVER SHEET - EXISTING CONDITIONS
2. SITE PLAN
3. CONSTRUCTION DETAILS

- WAIVER REQUESTS:
1. TO ALLOW THE USE OF HPDE PIPE.
 2. TO ALLOW LESS THAN 42" OF COVER OVER THE DRAIN PIPES.

REFERENCES:

MAP 311 PARCEL 003
DEED BOOK 38158 PAGE 561
PLAN 202 OF 1993
PLAN 618 OF 1940

- SITE DEVELOPMENT & FACILITIES PLAN FOR "230 GROVE STREET LIMITED PARTNERSHIP" DATED NOVEMBER 6, 1997
- LIMITED SITE PLAN MODIFICATION FOR "230 GROVE STREET LIMITED PARTNERSHIP" DATED MARCH 14, 2003
- CERTIFICATE OF VOTE - LIMITED SITE PLAN MODIFICATION - 230 GROVE STREET DATED APRIL 3, 2003
- CERTIFICATE OF VOTE - SPECIAL PERMIT - 230 GROVE STREET DATED APRIL 8, 2003

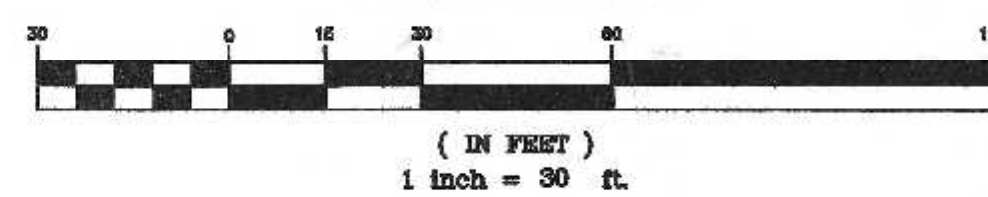
OWNER AND APPLICANT:
ISAR LLC
3 MADISON STREET
PLAINVILLE, MASSACHUSETTS

COVER SHEET
230 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
ISAR, LLC
3 MADISON STREET
PLAINVILLE, MASSACHUSETTS
JUNE 28, 2023
SCALE: 1" = 30'

LIMITED SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



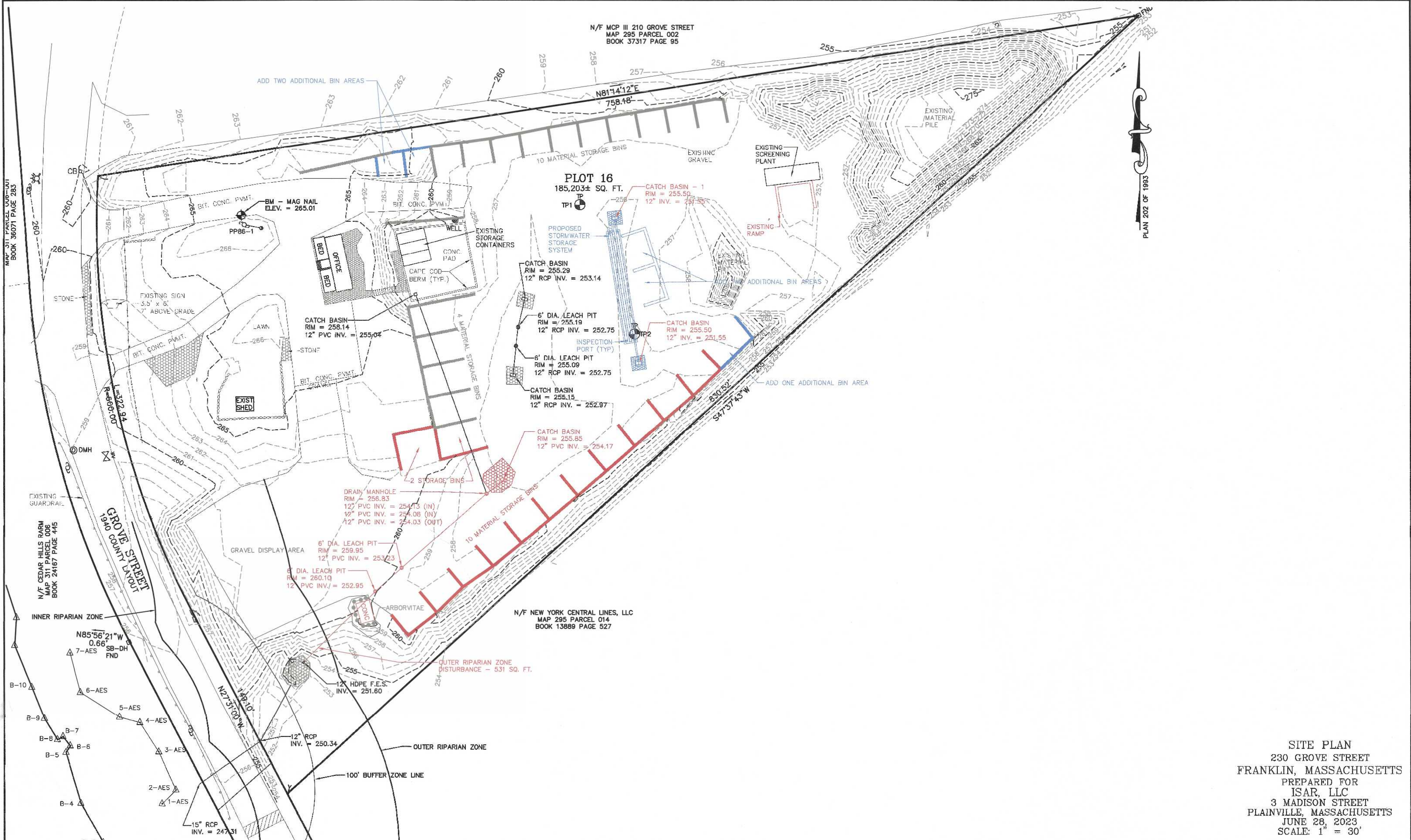
NO.	DATE	DESCRIPTION	BY



DATE	FIELD BY:	INT.
6/21	FIELD BOOK	BL
6/23	CALCS BY:	RRG
6/23	DESIGNED BY:	RRG
6/23	DRAWN BY:	COMP
6/23	CHECKED BY:	ACM

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE	JUNE 28, 2023
SCALE	1" = 30'
PROJECT	UC1505
SHEET	1 of 3



N/F MCP III 210 GROVE STREET
 MAP 295 PARCEL 002
 BOOK 37317 PAGE 95

MAP 311 PARCEL 000-001
 BOOK 36071 PAGE 283

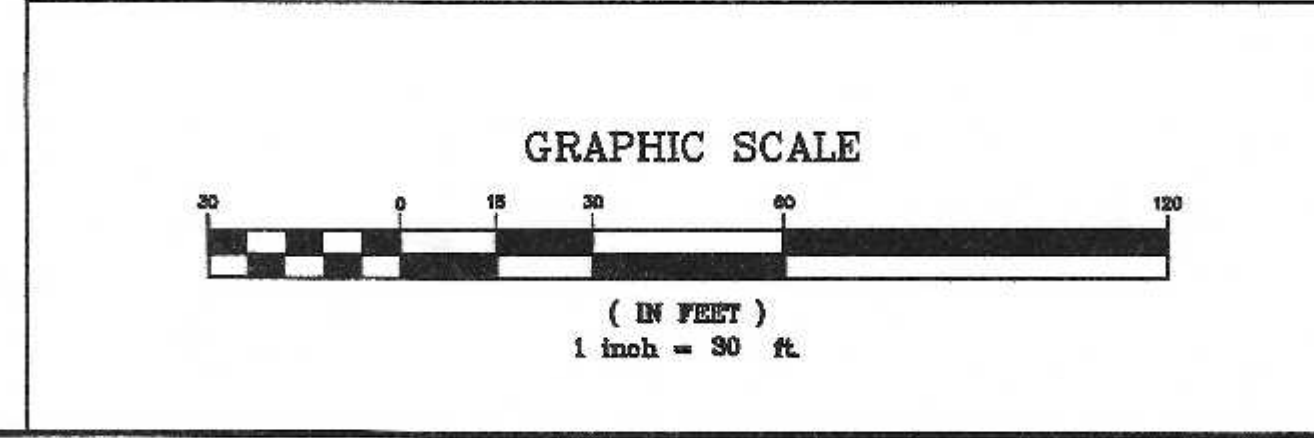
N/F CEDAR HILLS RARM
 MAP 311 PARCEL 008
 BOOK 24167 PAGE 445

N/F NEW YORK CENTRAL LINES, LLC
 MAP 295 PARCEL 014
 BOOK 13889 PAGE 527

SITE PLAN
 230 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 ISAR, LLC
 3 MADISON STREET
 PLAINVILLE, MASSACHUSETTS
 JUNE 28, 2023
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LIMITED SITE PLAN APPROVAL
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 FRANKLIN PLANNING BOARD

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NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL
 CIVIL
 No. 30812
 REGISTERED
 PROFESSIONAL ENGINEER

CARLOS A. QUINTAL P.E. #30812

DATE	FIELD BOOK	PG#	INT.
6/21	FIELD BY:	BL	
6/23	CALCS BY:	RRG	
6/23	DESIGNED BY:	RRG	
6/23	DRAWN BY:	COMP	
6/23	CHECKED BY:	CAQ	

UNITED CONSULTANTS INC.

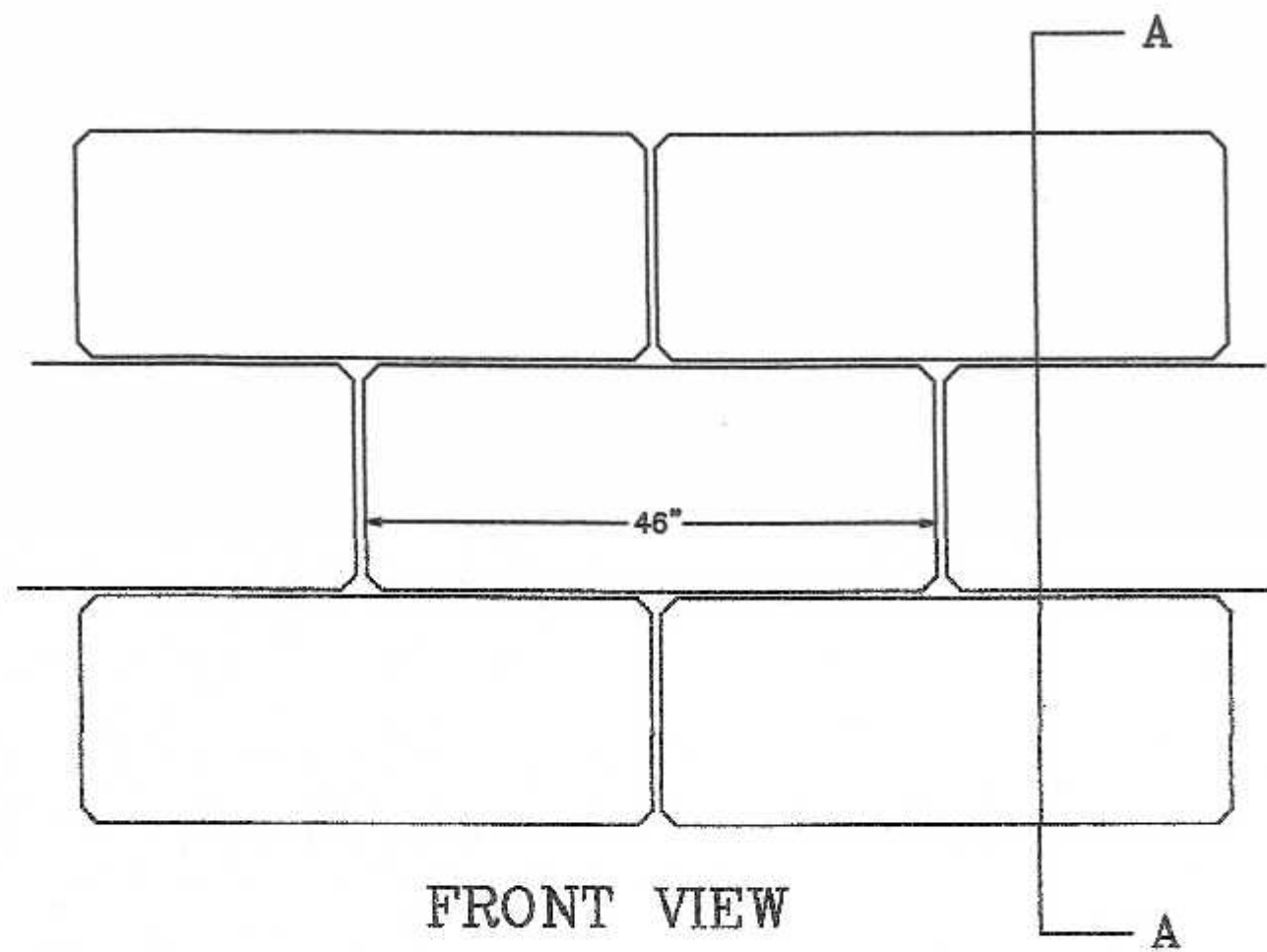
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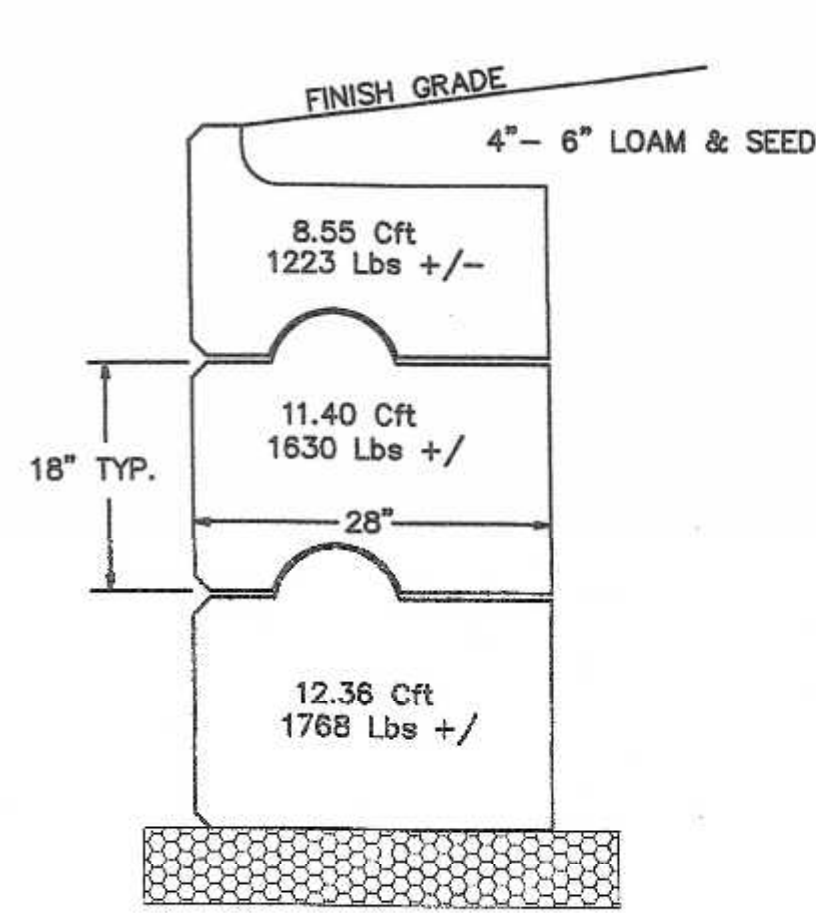
PROJECT
 UC1505

SHEET
 2 of 3

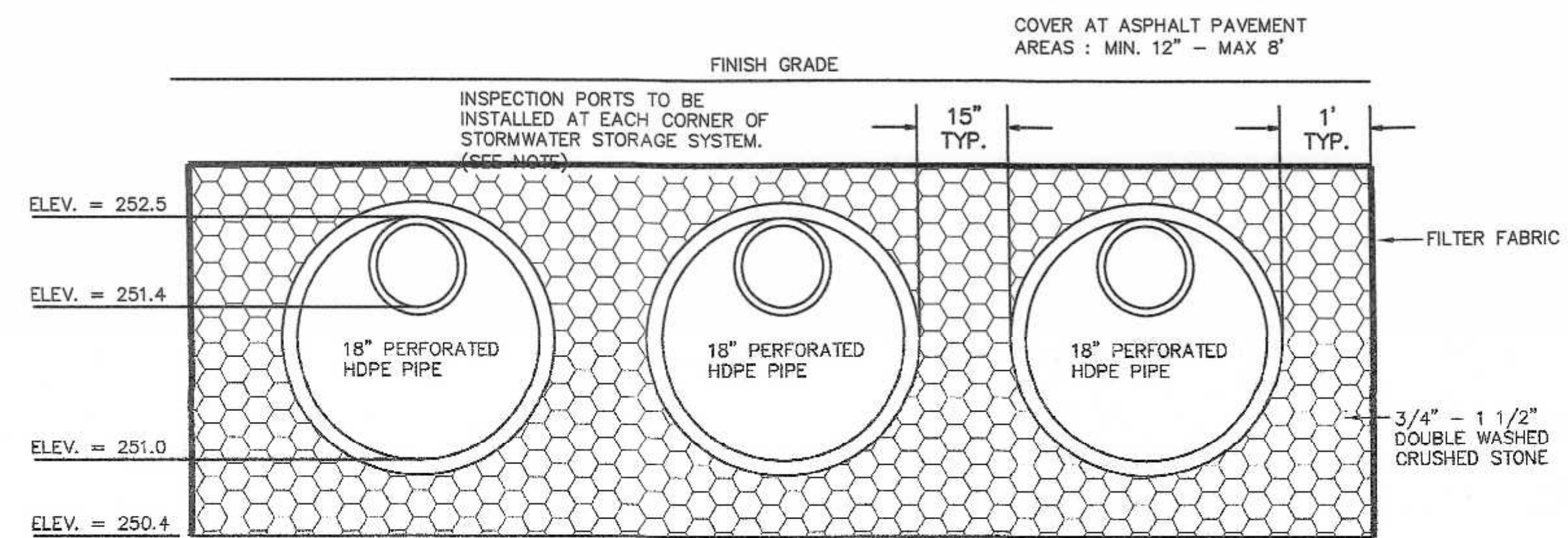


FRONT VIEW

STORAGE BIN WALL DETAIL



SECTION A-A



▽ GROUNDWATER ELEV. = 246.39
 --- BASED ON WEEPING TP2

STORMWATER STORAGE SYSTEM

1. PROVIDE ONE FOOT OF DOUBLE WASHED CRUSHED STONE ON THE ALL SIDES AND 6" ON THE BOTTOM OF THE STORMWATER STORAGE SYSTEM
2. BACK FILL SHALL CONSIST OF 12" OF PROCESSED GRAVEL OR 4" DENSE GRADE CRUSHED STONE.

STORMWATER STORAGE SYSTEM SHALL CONSIST OF 3 ROWS OF 18" DIAMETER HDPE 80' LONG, EMBEDDED IN STONE ENVELOPE, EXTENDING ONE FOOT IN ALL DIRECTIONS (9.7'W x 82'L).

SOIL EVALUATION INFORMATION
 TEST DATE: 5/17/2023 BY CARLOS A. QUINTAL, PE, RICK GOODREAU AND WITNESSED BY MICHAEL MAGGLIO, PE

TEST HOLE # 1 ELEV. = 256.33
 0-32" FILL ELEV. = 253.67
 32-84" C1 COARSE SAND 2.5Y 5/3 ELEV. = 249.33
 84-132" C2 SANDY LOAM 2.5Y 4/2 ELEV. = 245.33

NO GROUNDWATER OBSERVED
 PERMEABILITY TEST PERFORMED AT 36" RATE = 44.2 IN/HR

TEST HOLE # 2 ELEV. = 256.39
 0-48" FILL ELEV. = 252.66
 48-120" C1 COARSE SAND 2.5Y 5/3 ELEV. = 246.39
 120-132" C2 SANDY LOAM 2.5Y 4/2 ELEV. = 245.39

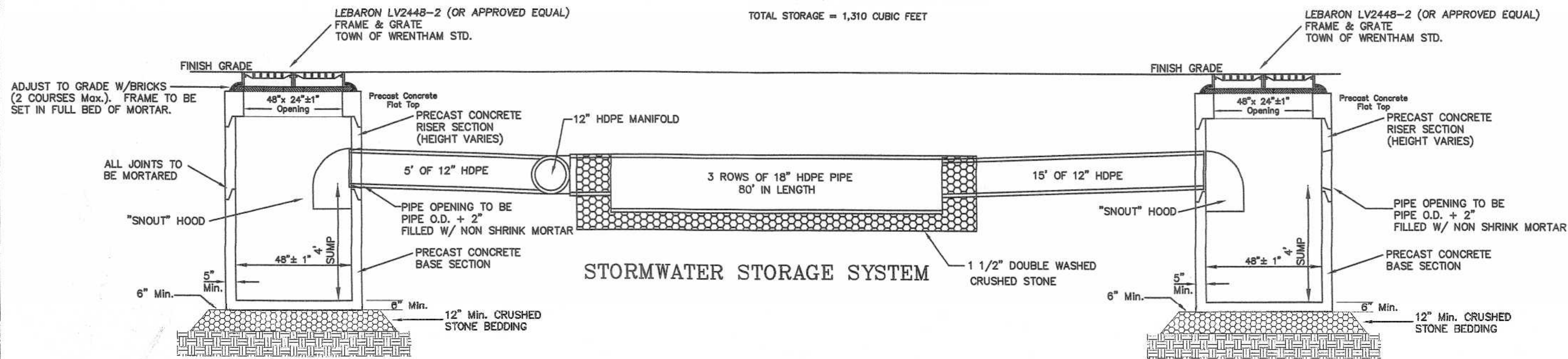
WEEPING AT 120" ELEV. = 246.39
 PERMEABILITY TEST PERFORMED AT 36" RATE = 13.3 IN/HR

SITE IMPERVIOUS - 15,873 SQ. FT. X 1/12 X 0.80 = 1,059 CUBIC FEET STORMWATER STORAGE REQUIRED

FOUR EXISTING 6' DIAMETER LEACHING PITS @ 3' DEEP = 339 CUBIC FEET STORAGE

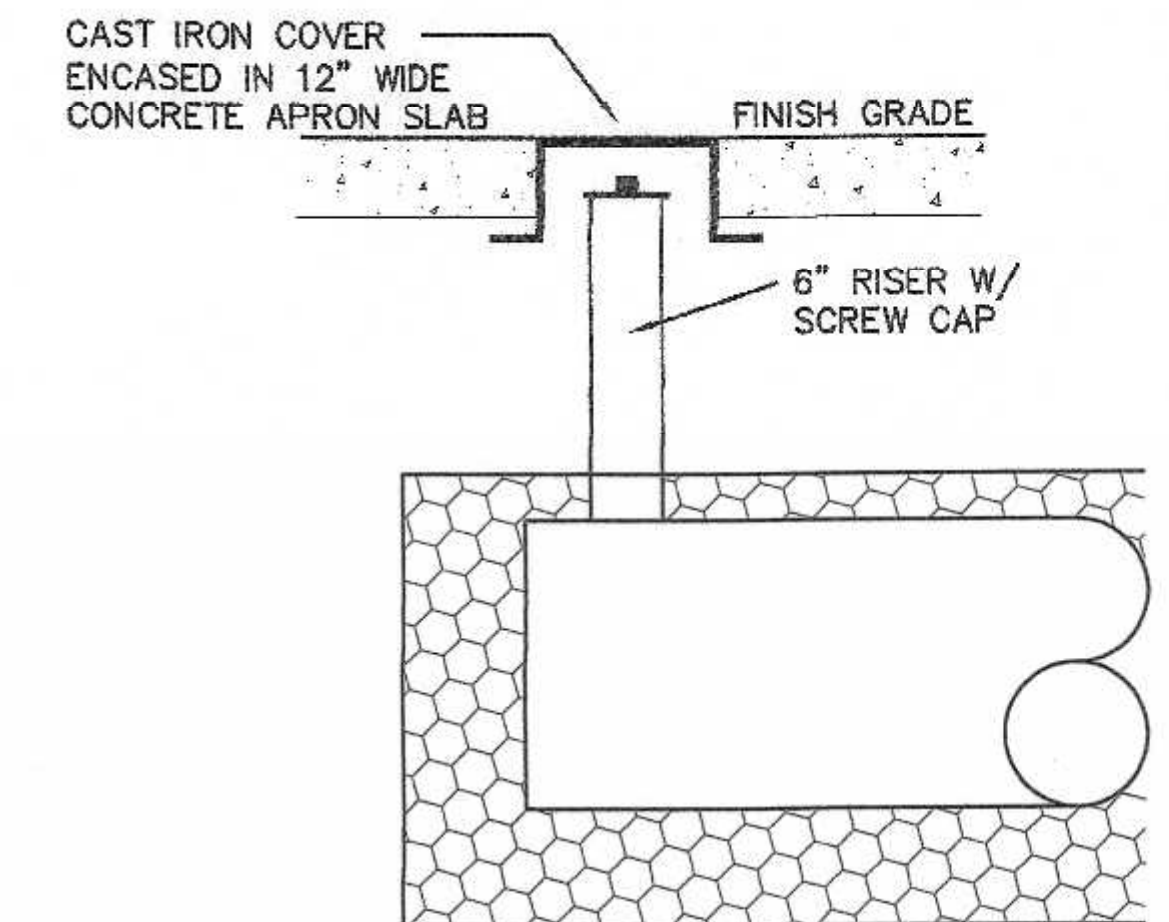
PROPOSED TRENCH = 3 PIPES 18" IN DIAMETER SET IN CRUSHED STONE = 971 CUBIC FEET OF STORAGE

TOTAL STORAGE = 1,310 CUBIC FEET



DOUBLE GRATE PRECAST CATCH BASIN W/ DEEP SUMP

DOUBLE GRATE PRECAST CATCH BASIN W/ DEEP SUMP

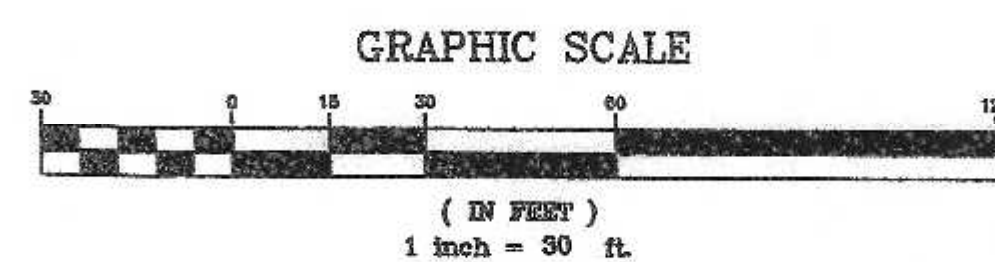


INSPECTION PORT DETAIL STORMWATER STORAGE SYSTEM N.T.S.

CONSTRUCTION DETAILS
 230 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 ISAR, LLC
 3 MADISON STREET
 PLAINVILLE, MASSACHUSETTS
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SHEET
3 of 3



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

September 20, 2023

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

RE: Limited Site Plan Review – 230 Grove St

Dear Mr. Chairman and Members:

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

1. The proposed project involves reconfiguring some of the operational aspects of the site within the previous disturbed footprint of the existing and making some storm water improvements. No new impervious areas are proposed on the site.
2. We note that the two bins shown on the second plan sheet as proposed are an existing condition.
3. The plans should include a detail of the crushed stone pad aprons around the catch basin grates. These crushed stone aprons should also be noted on the Operation and Maintenance Plan as being continuously monitored and cleaned on an as needed basis as they are located within the main operational area and will be clearly visible to site personnel.
4. The details for the frame and grates reference Town of Wrentham Standards, this should be corrected to reference Town of Franklin.

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

Sincerely,

Michael Maglio, P.E.
Town Engineer

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: September 20, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 230 Grove St
Limited Site Plan Modification

The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, September 25, 2023 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 230 Grove St located in the Industrial Zoning District (Assessors Map 311 Lot 003).
2. The proposed project includes the construction of drainage improvements and additional material storage areas.
3. The Applicant has filed with the Conservation Commission.
4. Review letter has been received from DPW.
5. BETA was not asked to review the plan.

Comments:

1. The Zoning Officer requested that the applicant file a Limited Site Plan for improvements that were made to the site.

Waivers Requested:

1. To allow the use of HDPE drain pipe
2. To allow less than 42" cover over drainpipes

FORM P

APPLICATION FOR APPROVAL OF A LIMITED SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan entitled "Limited Site Plan - 230 Grove Street" for approval under the provisions of the Zoning ByLaws of the Town of Franklin Section §185-31.1.D covering Limited Site Plans.

1. Name of Applicant: ISAR, LLC
Address of Applicant: 3 Madison Street Plainville, MA 02762
Phone No.: 1-508-528-8860 Email: rpacellajr@rmpacella.com

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

3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin Street, Suite 11D Wrentham, MA 02093
Phone No.: 1-508-384-6560 Email: rick@uci850.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 38158, Page 561, (or Certificate of Title No.)

5. Location and Description of Property:
230 Grove Street - Existing Landscape and Construction Material sales.
Square Footage of Building(s) 623
Assessor's Map 311 Lot

6. Purpose of Site Plan: Proposed modification and additions.

7. List of Waivers Requested (if any): Attach Form R for each waiver.
1. To allow the use of HDPE drainpipe.
2. To allow less than 42" of cover over the drainpipes.

Signature of Applicant

Richard M Boocoo
Print Name of Applicant

Signature of Owner

Richard M Boocoo
Print Name of Owner

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

Executed as a sealed instrument this 30th day of August 2023

[Signature]

Signature of Applicant

Richard M. Parolla Jr, Manager

Print name of Applicant

[Signature]

Signature of Owner

Richard M. Parolla Jr, Manager

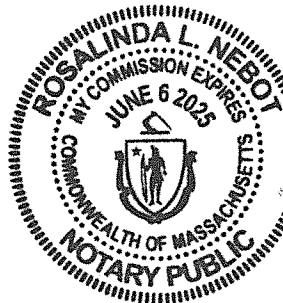
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Massachusetts ss.

2023

On this 30th day of August 2023, before me, the undersigned notary public, personally appeared Richard M. Parolla, Jr. (name of owner), proved to me through satisfactory evidence of identification, which were Drivers License to be the person whose name is signed on the preceding document in my presence.



[Signature]

Official signature and seal of notary)

Notary Public: Rosalinda Nebot
My Commission Expires: June 6, 2025

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

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

QUITCLAIM DEED

THE 230 GROVE ST. LIMITED PARTNERSHIP, of Franklin, MA (the "*Grantor*") for consideration of Eight Hundred Sixty-five Thousand 00/100 (\$865,000.00) Dollars paid grants with QUITCLAIM COVENANTS to ISAR, LLC a Massachusetts Limited Liability Company (the "*Grantee*") whose address is 3 Madison Street, Plainville, MA the property located in Franklin, Norfolk County, Massachusetts, being known as **230 Grove Street**, Franklin, Massachusetts, and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same premises described in a deed dated March 7, 1996 recorded with the Norfolk County Registry of Deeds in Book 11254, Page 128.

The Grantor is a dissolved Massachusetts Limited Partnership, and this conveyance is made as permitted under the winding up provisions of Massachusetts General Laws Chapter 156C §70(c).

This Conveyance is not subject to the provisions of M.G.L. Chapter 62C § 51, and Grantor is not classified for 2020 as a corporation for federal income tax purposes.

Property Address: 230 Grove Street, Franklin, MA

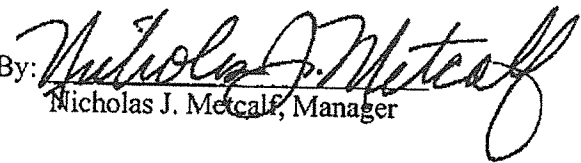
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Executed as a sealed instrument this 27th day of July, 2020.

The 230 Grove St. Limited Partnership

By: Frank-Wren, LLC,
General Partner

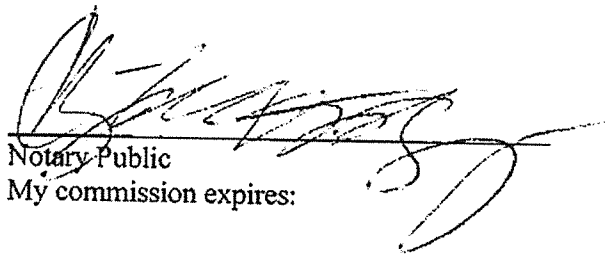
By: 
Nicholas J. Metcalf, Manager

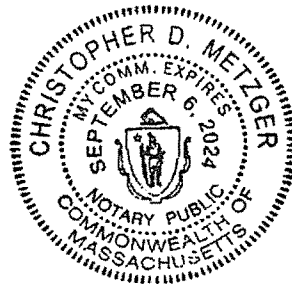
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

July 27, 2020

On this 27th day of July, 2020, before me, the undersign notary public, personally appeared Nicholas J. Metcalf, Manager, proved to me through satisfactory evidence of identification which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he signed it voluntarily, and as his free act and deed, for its stated purpose, as Manager of Frank-Wren, LLC, the General Partners of The 230 Grove St. Limited Partnership and further swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge.


Notary Public
My commission expires:



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

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

EXHIBIT "A"

A certain parcel of land located on the easterly side of Grove Street, Franklin, Norfolk County, Massachusetts being shown as Plot 16 on a certain pan of land entitled "Plan of Land in Franklin, Norfolk Co., MA" dated February 16, 1993 drawn by Land Surveys Inc., which plan recorded with Norfolk County Registry of Deeds as Plan #202 of 1993 in Plan Book 412, to which plan reference is hereby made for a more particular description of the granted premises.

Plot 16 contains 4.25 Acres +/- according to said plan.

Subject to and together with all easements, covenants, restrictions and takings of record, if any, in so far as they may be in force and applicable.