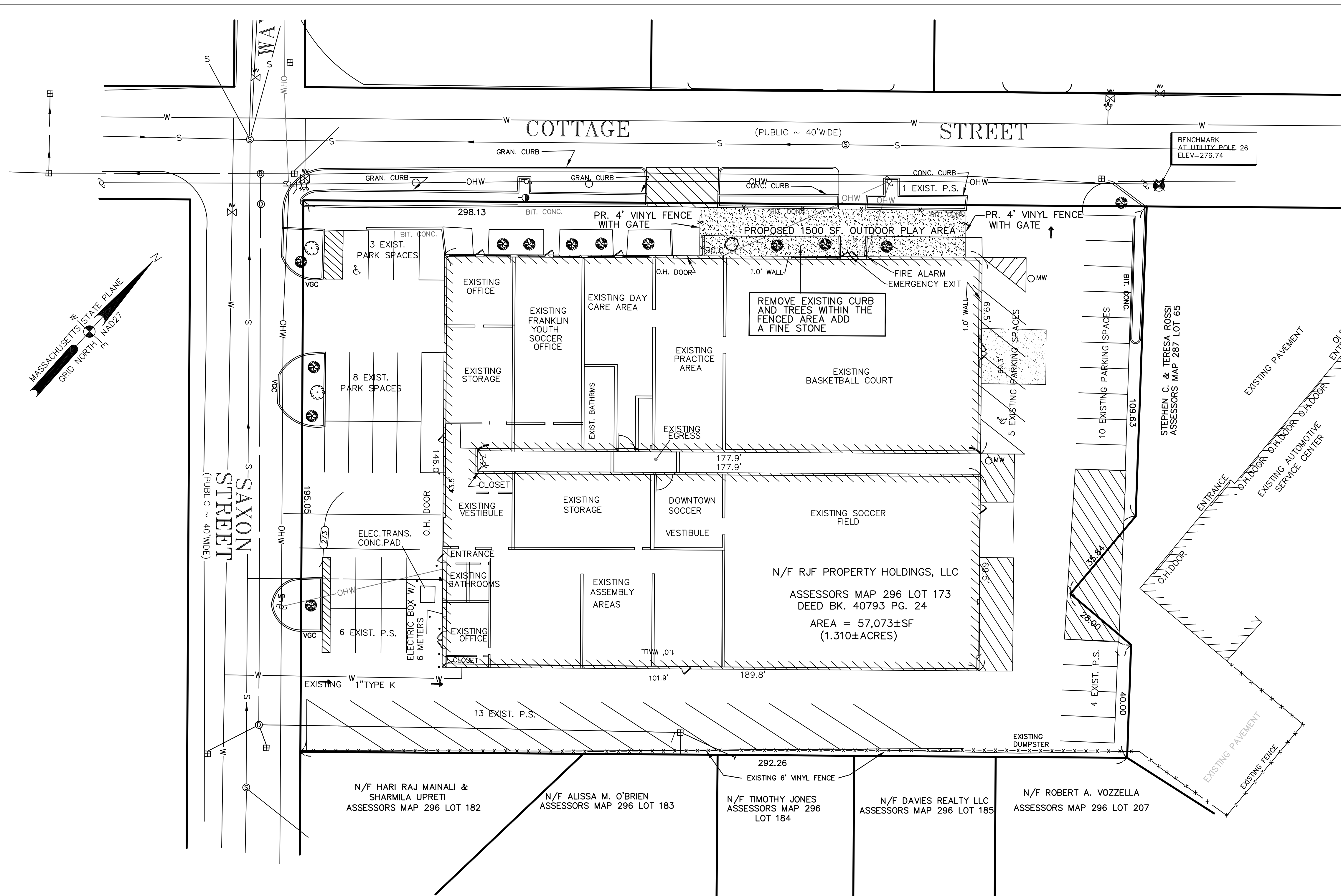


NOTES

1. THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 296 LOT 173.
2. SEE DEED BOOK 40793 PAGE 24.
3. BUILDING OFFSETS SHOWN HEREON ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.
4. ZONING DISTRICT 'COMMERCIAL II'.

EXISTING LEGEND

- EXISTING TREE
- GAS SHUTOFF
- IRON ROD
- BENCHMARK
- UTILITY POLE
- HANDICAP PARKING
- MANHOLE
- MONITOR WELL
- WATER SHUTOFF
- WATER VALVE
- SEWER MANHOLE
- GUY WIRE
- DRAIN LINE
- SEWER LINE
- OVER HANG WIRE
- GAS LINE
- WATER LINE



12/8/2023

APPROVED DATE:
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

LEGAL NOTES
 UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

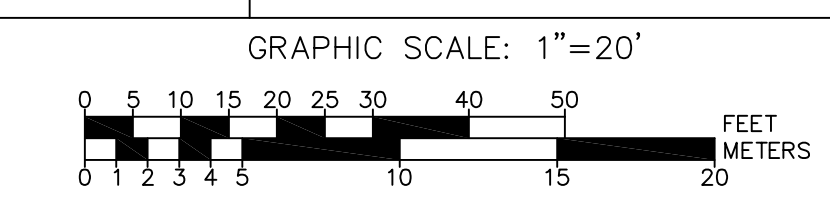
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER/APPLICANT
 RJF PROPERTY HOLDINGS, LLC
 140 MAPLE STREET
 FRANKLIN, MA. 02038

LIMITED SITE PLAN MODIFICATION
238-258 COTTAGE STREET
 (FORMERLY KNOWN AS 34 SAXON STREET)
 FRANKLIN MASSACHUSETTS

11.14.2023

DATE	REVISION DESCRIPTION



55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gandhengineering.com

APPROVED PARKING 2022
 SECTION 185-21 B(2), PARKING REQUIREMENTS FOR NON-RESIDENTIAL BUILDINGS.

PARKING REQUIREMENTS PER ZONING:
 (PER TEACHER CAPACITY)
 HOURS OF OPERATION FOR EXISTING DAYCARE:
 NORMAL REGULAR HOURS 7:30AM - 3:30PM
 TEACHER SCHEDULES:
 1 TEACHER PER 10 CHILDREN - 2 TEACHERS IF 11+
 MAXIMUM TOTAL TEACHER PARKING REQUIRED = 2 PARKING SPACES
 TOTAL PARKING SPACES PROVIDED FOR DAYCARE = 2 PARKING SPACES

FRANKLIN YOUTH SOCCER ASSOCIATION - HOURS OF OPERATION
 WEEKDAYS FROM 3:30PM - 8:30PM WEEKENDS 8:00AM - 5:00PM
 PRESENT PARKING REQUIREMENTS ARE 20 SPACES PER ACTIVITY
 15 MINUTE GAP BETWEEN PROGRAMS ARE BEING IMPLEMENTED
 PROPOSED FRANKLIN SOCCER SCHOOL EXPANSION
 WEEKDAYS FROM 3:30PM - 8:30PM WEEKENDS 8:00AM - 5:00PM
 PROPOSED PARKING REQUIREMENTS WILL BE 20 SPACES PER ACTIVITY
 15 MINUTE GAP BETWEEN PROGRAMS ARE BEING IMPLEMENTED
 A TOTAL OF 42 SPACES ARE PROPOSED TO BE REQUIRED FOR YOUTH SOCCER AND DAY CARE

49 SPACES ARE PROVIDED ON SITE

REFERENCES

1. PLAN ENTITLED "CHANGE OF USE SITE PLAN MODIFICATION 34 SAXON STREET, FRANKLIN MA." SCALE 1"=20'; PREPARED BY GUERRIERE & HALNON, INC.; DATED JULY 17, 2017; REVISED THRU AUGUST 7, 2017
2. PLAN ENTITLED "LIMITED SITE PLAN MODIFICATION CHANGE OF USE 34 SAXON STREET, FRANKLIN MA." SCALE 1"=20'; PREPARED BY GUERRIERE & HALNON, INC.; DATED MAY 26, 2022;

PURPOSE OF PLAN
 INSTALL AN 1500± SF. FENCED IN OUTDOOR PLAY AREA

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: December 11, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 238 Cottage St
Limited Site Plan Modification

The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, December 18, 2023 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 238 Cottage St located in the Industrial Zoning District (Assessors Map 311 Lot 003).
2. The proposed project includes adding a fenced in area for a playground.
3. Review letter has been received from DPW.
4. BETA was not asked to review the plan.

Comments:

1. The Planning Board previously approved allowing a daycare to be located at the site. The approval contained a condition if any change in use to the outside area, then they are required to file with the Planning Board. The previous Certificate of Vote is attached.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

December 11, 2023

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

RE: Limited Site Plan Modification – 238 Cottage St, Downtown Sports

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and since the scope of work is very limited, we only have the following comment:

1. It's noted on the plan that the trees and existing curb are to be removed. It wasn't clear which curb, and if any of the paved area would be also removed.

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



PLANNING BOARD

Phone: (508) 520-4907

www.franklinma.gov

TOWN OF FRANKLIN
TOWN CLERK

2022 JUN -9 A 10:57

RECEIVED

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE
Limited Site Plan Modification
Change in Use
34 Saxon Street

Limited Site Plan: "Change in Use- 34 Saxon Street"

Owner: JSB Property Holdings, LLC
34 Saxon Street
Franklin, MA 02038

Applicant: Downtown Sports
240 Cottage Street
Franklin, MA 02038

Prepared By:
Surveyor/ Engineer: Guerriere & Halnon, Inc., franklin, MA

Dated: May 26, 2022
Property Location: 34 Saxon Street
Map 296, Lot 173

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, June 6, 2022 the Planning Board voted (5-0), upon motion duly made and seconded to **APPROVE**, the change ins use, adding a daycare as shown on the plan submitted. Any alteration for outdoor space, as it relates to the daycare, will require a Limited Site Plan.

Sincerely,

Gregory Rendeau, Chairman
Franklin Planning Board



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Milford Office

333 West Street

P.O. Box 235

Milford, MA 01757-0235

Phone: (508) 473-6630

Fax: (508) 473-8243

Franklin Office

55 West Central Street

Franklin, MA 02038-3807

Phone (508) 528-3221

Fax (508) 528-7921

F-4553-1

December 8, 2023

Town of Franklin Planning Board

Attn: Ms. Amy Love

355 East Central Street

Franklin, MA 02038

Re: **Limited Site Plan Modification – 238-258 Cottage Street (Formerly Known As 34 Saxon Street)**

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Limited Site Plan Application in accordance with the Town of Franklin Submittal Requirements for Limited Site Plan Approval. We have provided one original and one copy of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- Form P – Limited Site Plan Permit Application;
- Certificate of Ownership;
- (6) Sets of 11"x17" prints of Limited Site Plan;
- (2) Sets of 24"x36" prints of Limited Site Plan;
- Limited Site Plan Filing Fee: \$500.00

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,

Guerriere & Halnon, Inc.

Amanda Cavaliere

Franklin Office Manager

Enclosures

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 "*****" for approval under the provisions of the Zoning By-Laws of the Town of Franklin Section §185-31.1.D covering Limited Site Plans.

***** Limited Site Plan Modification 238-258 Cottage Street (Formerly known as 34 Saxon St. Franklin, Massachusetts)

1. Name of Applicant: RJF Property Holdings LLC
Address of Applicant: 140 Maple Street Franklin, MA. 02038
Phone No.: 508.528.1339 Email: rjf@downtownsports.net

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

3. Name of Engineer: Guerriere & Halnon, Inc. Amanda Cavaliere
Address of Owner: 55 West Central Street Franklin, MA. 02038
Phone No.: 508.528.3221 Email: acavaliere@gandhengineering.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 40793, Page 24, (or Certificate of Title No.)

5. Location and Description of Property:
Existing youth sports facility and day care located at 238-258 Cottage St. (Formerly Known as 34 Saxon Street Franklin).

Square Footage of Building(s) 27,066+/- sf
Assessor's Map 296 Lot 173

6. Purpose of Site Plan: Addition of 1,500 sf 4' vinyl outdoor fenced in play area with two access gates

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

Signature of Applicant

Richard Frongillo
Print Name of Applicant

Signature of Owner

Richard Frongillo
Print Name of Owner

CERTIFICATE OF OWNERSHIP

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

SECTION A:

Title of Plan: Limited Site Plan Modification 238-258 Cottage St. (Formerly known as 34 Saxon Street Franklin, Massachusetts)

Date of Plan: 11.14.2023 Assessor's Information: 296-173

Prepared by: Guerriere & Halnon, Inc. 55 West Central St. Franklin, MA.

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): RJF Property Holdings, LLC

Address of Record Owner(s): 140 Maple Street
Franklin, MA. 02038

*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):

*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: _____

Executed as a sealed instrument this _____ day of _____ 20____


Signature of Applicant

Richard Frongillo
Print name of Applicant


Signature of Owner

Richard Frongillo
Print name of Owner

Norfolk ss.

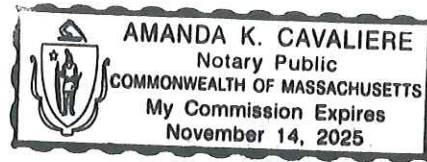
20 23

On this 8th day of December 20 23, before me, the undersigned notary public, personally appeared Richard Frongillo (name of Applicant), proved to me through satisfactory evidence of identification, which were MA license to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov. 14, 2025



MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 09-02-2022 @ 09:57am
Ct1#: 142 Doc#: 78354
Fee: \$9,120.00 Cons: \$2,000.00

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

QUITCLAIM DEED

JSB PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with a usual place of business at 34 Saxon Street, Franklin, Norfolk County, Massachusetts, for consideration paid and in full consideration of **TWO MILLION AND 00/100 DOLLARS (\$2,000,000.00)**, grants to **RJF PROPERTY HOLDINGS, LLC**, a Massachusetts limited liability company with a usual place of business at 140 Maple Street, Franklin, Massachusetts, with quitclaim covenants,

The land with the buildings thereon situated on the easterly side of Cottage Street and Saxon Street in Franklin, Norfolk County, Massachusetts, and being shown as Parcel "A" on a plan entitled, "Plan of Land in Franklin, Mass. Prepared For: Aubuchon Realty, Inc. Scale: 20ft. to an inch Date: January 25, 1988 Guerriere & Halnon, Inc. Engineering and Land Surveying 205 East Central St. Franklin Mass.," recorded with Norfolk County District Registry of Deeds in Plan Book 365, Plan No. 159 of 1988, reference to which may be had for a more particular description.

Said Parcel "A" contains 57,073 square feet, more or less, according to said plan.

The said premises have the benefit of an easement over Parcel "B" as shown on the plan hereinbefore referred to, which easement is for the purpose of ingress and egress to Parcel "A", and for the storage and parking of motor vehicles.

Said Parcel "B" contains 502 square feet, more or less, according to said plan.

The said premises also have the benefit of the right to place an illuminated sign on the steel pylon located on other land described in Norfolk County District Registry of Deeds, Book 5810, Page 321, provided that the person who shall erect such sign shall be liable for the cost of installation and maintenance and repair of said sign and electric charges relating thereto.

The premises also have the benefit of following restrictions on other land described in Norfolk County District Registry of Deeds, Book 5810, Page 321 and Book 7889, Page 715, to the extent the same is in force and applicable: that the same shall not be used for retail sales of hardware items and it is expressly understood and agreed that the covenant above specified shall attach to and run with the land and it shall be lawful not only for the Grantee, but for its assigns to

Property Address: 238-258 Cottage Street, Franklin, MA 02038, MA

N O T

N O T

institute and prosecute proceedings at law or in equity against any person or persons violating or threatening to violate the same and that this covenant constitutes a portion of the consideration paid by the Grantee and it is expressly understood and agreed that the foregoing covenant is accepted and agreed to by the Grantor and shall bind their heirs, executors and assigns and that any conveyances hereafter made by the Grantor or Grantors, their heirs, executors or assigns, shall have inserted in any deed or deeds the foregoing covenant.

The said premises also are subject to and have the benefit of a Variance dated February 6, 1984 granted by the Board of Appeals of the Town of Franklin, Massachusetts and the Special Permit dated December 28, 1987 granted by the Planning Bord of the said Town of Franklin.

The said premises are subject to any rights, restrictions and easements of record, insofar as in force and applicable.

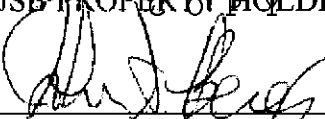
The said premises are also conveyed subject to real estate taxes which are assessed but are not yet due and payable, which Grantee by the acceptance of this deed assumes and agrees to pay.

The undersigned attests under penalty of perjury that the above-indicated Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

Being the same premises described in Deed of Saxon Street, LLC to JSB Property Holdings, LLC dated December 14, 2005 and recorded with the Norfolk County Registry of Deeds at Book 23219, Page 452.

(Signature page to follow)

NOT NOT
WITNESS my hand and seal this 1st day of September, 2022. N
OFFICIAL OFFICIAL
COPY JSB PROPERTY HOLDINGS, LLC



John S. Berg, Sole Manager

COMMONWEALTH OF MASSACHUSETTS

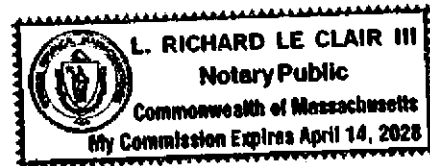
MIDDLESEX, SS.

September 1, 2022

On this 1st day of September, 2022, before me, the undersigned notary public, personally appeared **John S. Berg**, who proved to me through satisfactory evidence of identification, which consisted of Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, in my presence and who swore under oath and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged that the foregoing to be signed by him voluntarily for its stated purpose, as the **Sole Manager of JSB Property Holdings, LLC.**



Notary Public:
My Commission Expires:





The Commonwealth of Massachusetts

SECRETARY OF THE COMMONWEALTH
 OFFICIAL, State House, Boston, MASSACHUSETTS 02133

William Francis Galvin
 Secretary of the
 Commonwealth

August 12, 2022

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

RJF PROPERTY HOLDINGS LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **July 13, 2022.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are:
RICHARD J FRONGILLO

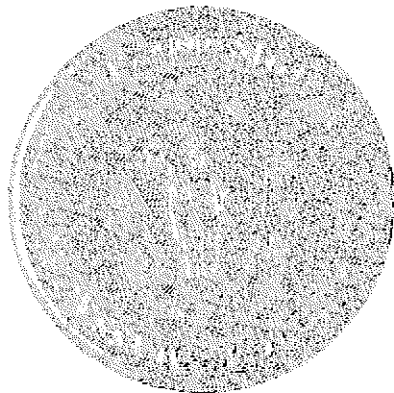
I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **RICHARD J FRONGILLO**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **RICHARD J FRONGILLO**

In testimony of which,
 I have hereunto affixed the
 Great Seal of the Commonwealth
 on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



Processed By:sam