



August 2, 2023

Town of Franklin Planning Board
Mr. Gregory Rondeau, Chairman
C/O Amy Love, Planner
355 East Central Street
Franklin, MA 02038

**Re: Factory Square Property Redevelopment
1, 3, 5, & 7 Fisher Street
Site Plan Modification
LDG Proj. No.: 1899.00**

Dear Mr. Rondeau and Members of the Board:

Level Design Group, LLC (LDG) on behalf of KCRES, LLC does hereby submit a Modification of the approved plans for the referenced property. With a changing business landscape, the property owner is proposing to maintain the existing entirety of the building at 3 Fisher, with minor adjustments between building 3 and Building 5. This building will be renovated and rehabilitated for tenant use, with the addition of a sunken loading dock at the rear and a renovation of the main entrance in this area.

At the Rear of 3 Fisher today the ground is elevated to allow a loading dock to come in high along Fisher Street. As proposed the loading dock will be 3-5 ft below grade at Fisher, which will, in conjunction with extensive landscaping provide screening which doesn't exist today.

The remainder of the site has been reconfigured slightly from the approved plans, following the same proposed drainage pathways and limited impervious areas from the original approval. The rear parking lot will not be constructed at this time as the tenants have changed from the proposed uses previously approved.

We look forward to working with the Board on this project to allow this property to maintain its historic character in the redevelopment as proposed.

Enclosed please find:

- 2 Full Size sets of plans
- 6 reduced (11x17) size sets of plans
- 7 copies of associated documentation

I look forward to meeting with the Board at the next meeting. If there are any questions prior to the hearing please do not hesitate to ask.

Town of Franklin Planning Board
August 2, 2023
Page 2 of 2



Truly yours,
LEVEL DESIGN GROUP, LLC

A handwritten signature in blue ink, appearing to read "Daniel Campbell", is written over the company name.

Daniel Campbell, P.E.
Principal

Attachments

Cc: KCREs
JtA
File

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled "Factory Square" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

- Name of Applicant: K Fisher Street, LLC
Address of Applicant: 1 Fisher Street, Franklin, MA 02038
Phone No.: 508.541.1350 Email: rick@kres.com
- Name of Owner (if not the Applicant): Same
Address of Owner: _____
Phone No.: _____ Email: _____
- Name of Engineer: Daniel Campbell, P.E., Level Design Group, LLC
Address of Engineer: 249 South Street, Unit 1, Plainville, MA 02762
Phone No.: 508.695.2221 Email: dcampbell@leveldg.com
- Deed of Property recorded with Norfolk Registry of Deeds in Book 37538, Page 366, (or Certificate of Title No. _____)
- Location and Description of Property:
1, 3, 5, & 7 Fisher Street, 29 Hayward

Square Footage of Building(s) 167,036
Assessor's Map 278 Lot 16
- Purpose of Site Plan: The proposed building uses have changed and the plans modified to retain all of 3 fisher street

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



Signature of Applicant

Frederick Kaplan, manager

Print Name of Applicant



Signature of Owner

Frederick Kaplan, manager

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: Factory Square

Date of Plan: 7/7/2023 Assessor's Information: 278 / 16

Prepared by: Level Design Group, LLC

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

SECTION B:

Name of Record Owner(s): K Fisher Street LLC

Address of Record Owner(s): 1 Fisher 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: _____

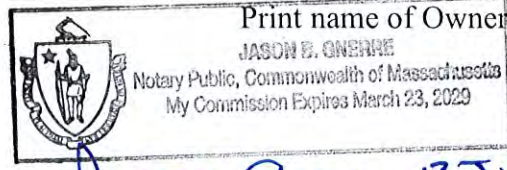
Executed as a sealed instrument this 13 day of July 2023

[Signature]
Signature of Applicant

Frederick Kaplan, manager
Print name of Applicant

[Signature]
Signature of Owner

Frederick Kaplan, manager
Print name of Owner



Jason O'Neill 13 Jul 23

Norfolk ss.

20 23

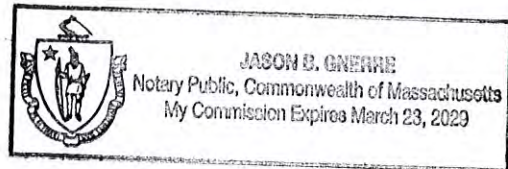
On this 13 day of July 2023, before me, the undersigned notary public, personally appeared Frederick Kaplan (name of Applicant), proved to me through satisfactory evidence of identification, which were MA drivers license to be the person whose name is signed on the preceding document in my presence.

Handwritten signature
7/13/23


Handwritten signature


(Official signature and seal of notary)

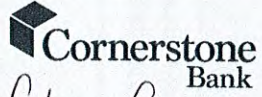
Notary Public:
My Commission Expires: 23 MAR 29



K FISHER STREET LLC 04-22 1034
 1 FISHER ST 53-7173/2113
 FRANKLIN, MA 02038 23273

Date 8/1/23 

Pay to the Order of Town of Franklin | \$ 500.00
Five Hundred + 00/100 Dollars 


 **Cornerstone Bank**


For filing fee Audrey Gilbert MP

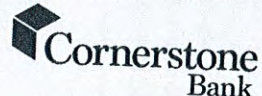
⑆ 211371735⑆ 476 252796 4⑆01034

Harland Clarke INTOUCH® CUSTOM CREATIONS®

K FISHER STREET LLC 04-22 1033
 1 FISHER ST 53-7173/2113
 FRANKLIN, MA 02038 23273

Date 8/1/23 

Pay to the Order of Town of Franklin Fire Dept | \$ 50.00
Fifty + 00/100 Dollars 

 **Cornerstone Bank**

For Audrey Gilbert MP

⑆ 211371735⑆ 476 252796 4⑆01033

Harland Clarke INTOUCH® CUSTOM CREATIONS®

National Flood Hazard Layer FIRMette

71°24'44"W 42°5'14"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transsect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transsect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

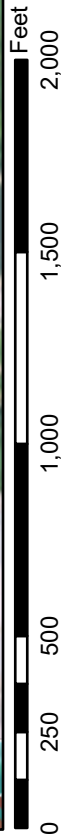
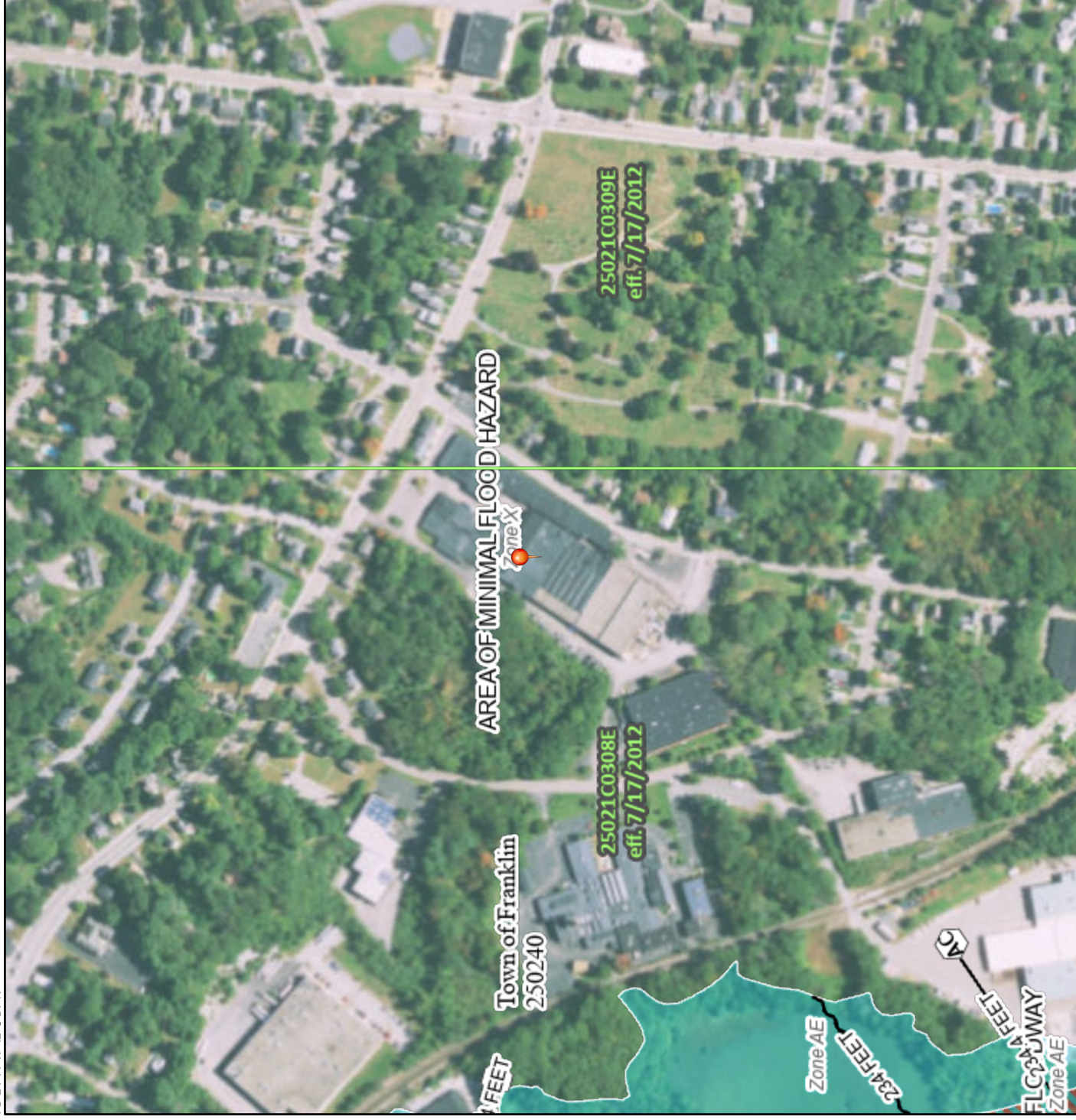


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/21/2021 at 8:31 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020



September 8, 2023

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

**Re: Factory Square Property Redevelopment-Permit Modification
1, 3, 5, & 7 Fisher Street
Site Plan Peer Review**

Dear Mr. Rondeau:

BETA Group, Inc. has reviewed documents for the proposed modifications to the site plans as permitted for the proposed "**Factory Square Property Redevelopment 1, 3, 5, and 7 Fisher Street**" located in Franklin, Massachusetts. This letter is provided to inform you of our findings, comments, and recommendations relative to the proposed modifications.

BASIS OF REVIEW

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

- Plans (17 sheets) entitled: **Factory Square Property Redevelopment** revised to July 06, 2023, prepared by Level Design Group, LLC. of Plainville, MA and HFA-AE, LTD Architects of Franklin, MA.
- **Stormwater Report for Factory Square**, revised August 23, 2023, prepared by Level Design Group, LLC. of Plainville, MA.
- Marked up copy of Sheet C-2.0 showing color coded curb layout for site revised 12-22-2021.

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

- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through October 2019
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to April 30, 2019
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007, including amendments dated February 17, 2021.
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through January 1, 2016
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016

INTRODUCTION

The project site includes a single 14.75± acre parcel (#278-016) located on Fisher Street in the Town of Franklin (the "Site"). The Site is located within the Mixed Business Innovation zoning district. Areas to the west and south are also within this district, while areas to the north and east are within the Single-Family IV district.

The proposed site plan modification is primarily a reduction in the proposed parking based on a change in use for the existing buildings. The restaurant/theater/assembly use in the 5 Fisher Street building has

been removed and the building will now be used primarily as a combination of Industrial and Manufacturing. The existing building footprint at 3 Fisher will be maintained and renovated. It will continue to be used as primarily a Warehouse with some office use. By reducing the parking requirements, the applicant is proposing to eliminate the parking lot that was approved in the southeast corner of the parcel and replace it with 34 stacked parking spaces which will be designated as tenant parking. In addition, the proposed courtyard improvements around the office building at the front of 5 Fisher will be reduced significantly and paved access between the buildings at 3 & 5 Fisher will be maintained. In conjunction with the reduction in parking, the applicant is proposing to eliminate all the proposed stormwater improvements associated with the parking lot at the southeast corner of the parcel.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

GENERAL

- G1. Provide north arrows on the site plans.
- G2. Evaluate the need for additional dumpster locations since none are indicated in the revised site plans. All the dumpster pads originally proposed along the west side of 5 Fisher are now designated as parking spaces. The dumpster pad at the northeast corner of 3 Fisher building is no longer available since the loading dock ramp will now be activated.

ZONING

The Site is located within the Mixed Business Innovation (MBI) Zoning District. The proposed Site is multi-use including Office, Industrial, Warehouse, and Factory uses. Warehouse uses are permitted in this district. Factory uses may or may not be permitted depending on the type of Factory. Office uses are permitted by Special Permit.

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

The Site meets the requirements for lot area, depth, frontage, width; front and side yards; building height; and impervious coverage. The Site does not meet the requirements for front, side, and rear yard width; however, these are existing nonconformity.

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

Access to the Site is proposed via five curb cuts at Fisher St, West Central St, and Hayward St. One existing curb cut along Fisher St will be closed. These site entrances will connect a series of driveways and parking lots located on all sides of the renovated buildings.

A total of 238 parking spaces will be provided at buildings 3, 5, and 7 including 19 existing spaces which are to remain at 29 Hayward. Seven of these parking spaces are designed to be accessible, 6 of which are van accessible. Typical parking spaces are 19 feet wide and 9 feet long. Driveway widths are a minimum of 24 feet wide. However, the paved access between the buildings at 3 & 5 Fisher will now be maintained and is only 10' wide.

Parking requirements for the Mixed Business Innovation District are defined by the Zoning Bylaw. For Industrial Uses, 1 space is required per 400 sq. ft. of floor area; for Retail/Medical/Legal Offices, 1 space is required per 200 sq. ft. of floor area plus one space per separate enterprise; for Other Office uses, 1 space is required per 250 sq. ft. of floor area; for Warehouse uses, 1 space is required per 1,000 sq. ft. of

floor area. The areas provided in the parking requirement summary result in a total required parking space count of 246 spaces. For this number of parking spaces, seven must be accessible spaces, two of which must be van accessible.

The provided 238 parking spaces do not satisfy the parking requirements. However, the approved site plan documents the ability to provide a 172-space parking lot at the southeast corner of the lot between Hayward Street and Fisher Street, which would certainly provide the number needed to meet the bylaw requirements.

- P1. The parking space requirement in the table is incorrect. Based upon the required spaces listed, the total number required would be 263 spaces. Correct the table and request approval for the reduced number of parking spaces in accordance with 185-21A.(4).
- P2. Based upon the new parking layout, only 2 spaces are located within 10' of a right of way. In the prior design, 12 spaces were located within 10' of the Fisher Street Right of Way. Compliance with the requirements of the bylaws (§185-21.C(1)) is not as significant an impact as the previously approved plan and the Board may wish to reconsider the waiver.
- P3. The uses shown on the architectural floor plans do not agree with the parking summary for the 3 Fisher Street building. There are separate tenants indicated as well as office space. The parking requirements should match the proposed use.
- P4. The aisle width for access to the 3 parking spaces at the south end of 3 Fisher is only 13' wide by scale. Either modify the design or request the waiver. (§185-21.C(8))
- P5. The entrance into the driveway between buildings 3 & 5 Fisher from the north has a short radius curve which may not allow vehicular access to the south. The designer should identify the curve data at this point and demonstrate what type of vehicles can negotiate this curve and provide appropriate signage.
- P6. Based upon the issues with driveway access width discussed in comments P4 & P5 above, BETA recommends that the site plans be forwarded to the Fire Chief to evaluate circulation and access in this area.
- P7. There are 34 parking spaces shown at the southeast corner of 5 Fisher, which as proposed are stacked 3 rows deep. They are designated as tenant parking. However, there are no provisions in the bylaws that would allow the spaces aligned in this configuration to be used to meet the bylaw requirements. Either request the waiver or provide the access aisle widths required under the by law.
- P8. In accordance with §185-21.C(5) of the bylaws, "**Parking lots for 20 or more cars shall contain or be bordered within five feet by at least one tree per 10 parking spaces,....**" For the proposed 256 spaces this would equate to 26 trees. The revised landscape plans show that only 7 trees are proposed. Provide the trees in accordance with the bylaws.
- P9. The pavement access into the building at the north face of 3 Fisher building does not match the doors indicated in the floor plans. Correct the edge of pavement to match the doorway alignments and add notes as appropriate for the pedestrian access to Fisher Street.

Sidewalks (§185-28)

No public sidewalks are proposed under this project. There are a limited number of sidewalks proposed within the site which will lead up to the buildings at 3 & 5 Fisher. Existing sidewalks to remain are present along West Central Street and Fisher Street.

- SI1. Clarify pedestrian access into 5 Fisher building. It appears that the only handicap access provided to the structure will be limited to the sidewalk at the southeast corner of the building.
- SI2. Clarify that the sidewalk entrance into 3 Fisher building at the courtyard between 3 & 5 Fisher will meet ADA requirements for slope leading up to the doorway.

CURBING (§185-29)

- C1. Revise the curb plan to reflect the revised site plan and document that curbing will comply with the intent of the approved plan.

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 proposed lighting plan shows that the only lighting will be provided in the areas of the parking lots in front of 7 Fisher and behind 3 Fisher. The remainder of the site will have no lighting. There will be some minor spillage onto Fisher Street and the West Central Street sidewalk.

- SP1. Based on the proximity of the site to the abutting residential uses, BETA recommends that information regarding any potential noise sources associated with the proposed renovations be provided to the Board for their review.
- SP2. The lighting plan does not identify any security lighting at the entrances. Nor are there any proposed lights at the entrances. BETA recommends that the applicant identify whatever lighting will be provided at both the loading docks and the pedestrian access into the buildings.

SCREENING (§185-35)

The project proposes outdoor parking for 10 or more cars as well as loading docks which must be screened in accordance with this section. Residential districts are located to the northwest, north, east, and south of the Site. Residences are present in these areas, though existing vegetation may partially obstruct visibility of the Site.

The proposed plantings have been reduced substantially from the prior approval. The screening proposed between the West Central Street entrance and 5 Fisher building have been eliminated. All the screening originally proposed along Fisher Street has also been eliminated. The tree numbers in the parking lot north of the building at 7 Fisher have also been reduced and there are no trees proposed along West Central Street.

- L1. In the revised plans, all the screening along the Site's frontage on Fisher Street has been eliminated. The planting scheme from the previous approval should be maintained or a different plan in compliance with the requirements of the bylaws be provided.
- L2. BETA recommends that the Landscape Plans be included in the final endorsed set.
- L3. All the screening shown on the approved plans along West Central Street and in the islands adjacent to the West Central Street entrance has either been removed or reduced in scope. BETA recommends that the planting scheme from the previous approval should be maintained or a different plan in compliance with the requirements of the bylaws be provided.

UTILITIES

All existing utilities will be retained. Detailed review of utilities is anticipated to be provided by the DPW and Fire Chief, as applicable.

- U1. As shown in the architectural plans, vehicle access will be provided to Building 3 through the drive-in door, an oil separator will be required in accordance with 248 CMR 10.09 prior to discharge into the municipal sanitary sewer collection system.

STORMWATER MANAGEMENT

The project use has been reduced and it is now a redevelopment that will result in a decrease in overall impervious coverage across the site. Stormwater management will be accomplished through a closed drainage system consisting of existing and proposed catch basins and manholes. All stormwater from the site will be directed into existing piping and outfalls. The system as previously approved across the westerly portion of the site adjacent to 5 Fisher will remain the same. The proposed changes in the front parking area north of 5 Fisher will primarily utilize the existing stormwater collection system modified as necessary to connect the 4 proposed catch basins. Additional manholes will be provided where these catch basins connect with the existing collection system. The drainage report is a narrative that indicates that the site design meets both the Massachusetts Stormwater Standards and the Town of Franklin Stormwater bylaw requirements. Because there is a reduction in the overall impervious surfaces on site, Compliance with Standard 2: Peak Flow Rate Attenuation is not a concern. However, calculations and documentation that the design meets the requirements of the bylaws and meets the Stormwater Standards to the *Maximum Extent Practicable* relative to treatment and recharge (Standards 3 & 4) are still required.

GENERAL

- SW1. Provide supporting calculations to demonstrate that the redevelopment meets the requirements of Chapter 153-16. In accordance with the requirements of the bylaws:

2) *For redevelopment sites, stormwater management systems shall also improve existing conditions by be designed to the following criteria:*

a. *Retain the volume of runoff equivalent to, or greater than, 0.80 inch multiplied by the total post-construction impervious surface area on the site AND/OR*

b. *Remove 80% of the average annual post-construction load of Total Suspended Solids (TSS) generated from the total post-construction impervious area on the site AND 50% of the average annual load of Total Phosphorus (TP) generated from the total post-construction impervious surface area on the site. Pollutant removal shall be calculated consistent with EPA Region 1's BMP Performance Extrapolation Tool or other BMP performance evaluation tool provided by EPA Region 1 where available. If EPA Region 1 tools do not address the planned or installed BMP performance any federally or State approved BMP design guidance or performance standards (e.g. State stormwater handbooks and design guidance manuals) may be used to calculate BMP performance.*

- SW2. All the proposed terminal treatment will be proprietary separators installed in line in the existing discharge lines on site. However, runoff from a portion of the site will bypass the treatment

Mr. Gregory Rondeau, Chairman

September 8, 2023

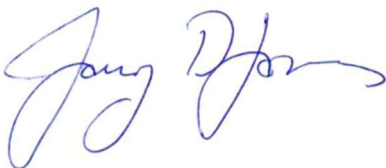
Page 6 of 6

provided by the proprietary separators. A weighted average of the overall TSS removal provided should be provided.

- SW3. Revise proposed drainage pipe to be RCP. Where cover is less than 42" provide Class V RCP (§300-11.B.(2)(a)). A number of the new connections into the existing system are identified as either PVC or HDPE.
- SW4. There are several catch basins located at the northeast corner of the building at 5 Fisher. In the previous design, this system was to remain unchanged. However, with the proposed revisions, this system will be modified and become integral to the performance of the onsite system. There are some missing invert data and there is no outlet from this system identified on the plans. Show all the data associated with these structures needed to verify that they will direct runoff as assumed to the west and have the capacity to do so.
- SW5. The existing DMH just west of the southerly Fisher Street entrance is full of sediment. The plans show that there is a 12" RCP which flows either in or out of this manhole from the vegetated area at the south end of the site. BETA recommends that this system be cleaned, and invert elevations established and shown on the design plans to determine if the proposed stormwater collection system at the southeast corner of 5 Fisher will work as designed.

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

Very truly yours,
BETA Group, Inc.



Gary D. James, PE
Senior Project Engineer

cc: Amy Love, Planner



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

September 13, 2023

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

RE: Site Plan Modification – Factory Square, 5 Fisher Street

Dear Mr. Chairman and Members:

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

1. The new plans should include a north arrow for orientation.
2. The previously proposed grease trap is still shown on the plan, however there is no notation or callout associated with it on the new plan.
3. There is a proposed CB being installed in the area of the three parking spaces on the northeast side of Building 5 that is to be connected to an existing MH. It is unclear where this existing manhole discharges downstream.
4. The newly proposed employee parking area in the southern part of the site consists of three rows of stacked parking. While there is no provision for this type of parking configuration in the bylaws, the Board should consider if this is appropriate.
5. It appears that a portion of the employee parking will require the addition of some impervious area. The applicant should provide a summary describing the net changes in impervious area associated with the redevelopment portion of the site, and note whether there will be any new pavement installed associated with the portion of the site associated with the new development.

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 11, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 3, 5 Fisher Street
Site Plan Modification

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

General:

1. The site is at 3 Fisher Street, and located in the Mixed Business Zoning District.
2. The proposed project includes maintaining the entire building at 3 Fisher Street, and re-configuring the parking areas.
3. Review letters will be provided from BETA, DPW and Fire.

Comments:

1. Per section §185-31.C(3)(i) – provide outdoor lighting, open space areas, snow storage and parking areas.
2. Per section §185-31.C(3)(j) – provide location, size and sketch of all proposed signs.
3. Per section §185-31.C(3)(k) – provide a complete landscaping plan, including existing vegetation and proposed plantings for the entire site.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 28 AUGUST 2023

RE : SITE PLAN – 1, 3, 5, & 7 FISHER ST –FACTORY SQUARE

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

We have reviewed the revised plans and have no additional comments regarding this project.

Please contact me should you have any question or require any additional information.

cc: file

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 Sunday, September 3, 2023 and again on September 11, 2023

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 (and can also be attended remotely) on **Monday, September 18, 2023 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan Modification titled "Factory Square" prepared by Daniel Campbell, P.E. of Level Design Group, LLC, Plainville, MA, and submitted to the Department of Planning & Community Development on August 24, 2023, by K Fisher Street, LLC, Franklin, MA.

The property is located in the Mixed Business Innovation District, Assessors Map 278, Lot 16. The applicant is proposing to modify an existing site plan with parking and landscaping.

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

786 W CENTRAL LLC
233 WEST CENTRAL ST
FRANKLIN, MA 02038

CFS REALTY CORPORATION
130 OLD CENTER HARBOR RD
CENTER HARBOR, NH 03226

ESTATE OF BARBARA A BESTE
C/O JEAN BESTERFIELD CARE
38 RONDEAU RD
BELLINGHAM, MA 02019

AIRLOC CORPORATION
42 HAYWARD ST
FRANKLIN, MA 02038-2114

CHAMBERS WALTER D
268 WEST CENTRAL ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 CENTRAL ST
FRANKLIN, MA 02038

AMATUCCI BETHANY
KUHN DANIEL C
107 FISHER ST
FRANKLIN, MA 02038

CHAN ANABEL
99 HAYWARD ST, UT 1A
FRANKLIN, MA 02038

FRIEND DANA P
FRIEND DIANE M
20 HAYWARD ST
FRANKLIN, MA 02038

ARCHILLA GABRIELA
HOERMANN GEORGE
104 HAYWARD ST - UNIT 4A
FRANKLIN, MA 02038

Contact Town For Info

GALLIVAN JAMES P
LYNCH AMANDA J
42 FISHER ST
FRANKLIN, MA 02038

ATTARDI ANTONIO
ATTARDI MAUREEN D
228 SCHOOL ST
FRANKLIN, MA 02038

DAVID KEITH J
266 WEST CENTRAL ST
FRANKLIN, MA 02038

GEARY MICHAEL WALLACE
46 FISHER ST
FRANKLIN, MA 02038

BOUDREAU ALICIA M
BOUDREAU BRETT A
217 SCHOOL ST
FRANKLIN, MA 02038

DAVIES REIDAR S
78 CONLYN AVE
FRANKLIN, MA 02038

GILBERT ROGER B TR
ROGER B GILBERT REVOCABLE
270 WEST CENTRAL ST - UNIT 2A
FRANKLIN, MA 02038

BUANNO ANDREW J
TROY KATHRYN R
258 WEST CENTRAL ST UNIT 6B
FRANKLIN, MA 02038

DELBOU JAMES E JR
DELBOU JACQUELINE
179 WEST CENTRAL ST
FRANKLIN, MA 02038

GIOVANELLA RICHARD
97 FISHER ST
FRANKLIN, MA 02038

BUCHANIO DONNA
55 MCCARTHY ST
FRANKLIN, MA 02038

DEVIRGILIO JANICE
4 CAROL DR
FRANKLIN, MA 02038

GRASSIA BEAU TR
HAYWARD ST REALTY TRUST
PO BOX 684
FRANKLIN, MA 02038

BUCKMAN TIMOTHY M
BUCKMAN KATERINA O
54 FISHER ST
FRANKLIN, MA 02038

DUDDY HEATHER
165 WEST CENTRAL ST
FRANKLIN, MA 02038

HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

CARDENAS CECILIA CAMPOS
107 HAYWARD ST UT 3A
FRANKLIN, MA 02038

EISENHauer DANA L
EISENHauer PATTI L
24 HAYWARD ST
FRANKLIN, MA 02038

HANLEY CHERYL A
169 WEST CENTRAL ST
FRANKLIN, MA 02038

HAYWARD PARK CONDOMINIUM
C/O CAROL ROBLIN
PO BOX 680
FRANKLIN, MA 02038

LIANG WILLIAM
LIANG WINNIE
62 FISHER ST
FRANKLIN, MA 02038

NDOYE OUMAR
25 HAYWARD ST
FRANKLIN, MA 02038

HAYWARD TOWNHOUSE
CONDOMI
C/O ADVANCED CONDO MANAGE
40 MECHANIC ST
FOXBORO, MA 02035

MARVIN GARDENS TOWNHOUSE
C/O ROWELL STEPHEN J
8 CAROL DR
FRANKLIN, MA 02038

OLEYNIK YURIY
OLEYNIK ELENA
264 WEST CENTRAL ST UNIT 4A
FRANKLIN, MA 02038

HEALEY-GARREY KATHLEEN
GARREY WILLIAM J
227 WEST CENTRAL ST
FRANKLIN, MA 02038

MARVIN GARDENS TOWNHOUSE
C/O SWAHN LINDA A
2 CAROL DR
FRANKLIN, MA 02038

OLIVEIRA GLEYSON F
5 CAROL DR
FRANKLIN, MA 02038

JACOBSEN KATHERINE M
106 HAYWARD ST
FRANKLIN, MA 02038

MARYJOE LLC
C/O SVM HOLDINGS LLC
430 FRANKLIN VILLAGE DR #298
FRANKLIN, MA 02038

OSBORNE MING H, TR
OSBORNE REALTY TR
260 POND ST
FRANKLIN, MA 02038

JKRJ PRINCE LLC
52 OCTOBER DR
FRANKLIN, MA 02038

MCGINNIS JOSEPH F
MCGINNIS KATHLEEN
262 WEST CENTRAL ST - UNIT 5B
FRANKLIN, MA 02038

PISANI RODNEY A & BARBARA
58 MCCARTHY ST
FRANKLIN, MA 02038

K FISHER STREET LLC
69 MILK ST STE 107
WESTBOROUGH, MA 01581

METCALF EILEEN
91 FISHER ST
FRANKLIN, MA 02038

PRECOURT KRISTEN M
100 HAYWARD STREET
FRANKLIN, MA 02038

KAHR DEREK R
98 HAYWARD ST UNIT 5B
FRANKLIN, MA 02038

MILLER BRADFORD S
MILLER ERIN E
220 SCHOOL STREET
FRANKLIN, MA 02038

RAY MEMORIAL CEMETERY
FRANKLIN CEMETERY ASSOCIA
17 DANTE AVENUE
FRANKLIN, MA 02038

KASABIAN KARLA
105 HAYWARD ST UT 3B
FRANKLIN, MA 02038

MILOT JOHN G & KAREN M TR
MILOT FAMILY TRUST
60 FISHER ST
FRANKLIN, MA 02038

REDINGER DONALD
102 HAYWARD ST UNIT 4B
FRANKLIN, MA 02038

KEARNEY MICHAEL D
KEARNEY KERSTIN H
15 HAYWARD ST
FRANKLIN, MA 02038

MORILLO EDWIN
GOMEZ JIMENEZ EVELYN M
6 CAROL DR UNIT 1B
FRANKLIN, MA 02038

RINALDI JAMES
21 IMBARO ROAD
HYDE PARK, MA 02136-1408

LESSER NICOLE A
TEMPESTA THOMAS M
103 HAYWARD ST - U-2A
FRANKLIN, MA 02038

MOSELEY REALTY LLC
31 HAYWARD ST STE F
FRANKLIN, MA 02038

ROBLIN CAROL A TR
ROBLIN LIVING TRUST
101 HAYWARD ST
FRANKLIN, MA 02038

ROWELL STEPHEN J
8 CAROL DR
FRANKLIN, MA 02038

THOMPSON BRUCE J
THOMPSON KIMBERLY J
7 APPLETON RD
NATICK, MA 01760

SCHOOL STREET CONDO 215-2
C/O DURAN JAMES D
215 SCHOOL ST UNIT R
FRANKLIN, MA 02038

VOLPE KATHLEEN A
167 WEST CENTRAL ST
FRANKLIN, MA 02038

SPENCER JANIS TR
HAYWARD ST RES REALTY TRU
14 HAYWARD ST
FRANKLIN, MA 02038

WALLACE ELISABETH ANN TR
ELISABETH A WALLACE FAM 2
1 ANAWAN TERRACE
WEST ROXBURY, MA 02132

ST PIERRE MICHAEL
260 W CENTRAL ST #5A
FRANKLIN, MA 02038

WEAVER ADAM
BARAN SOFIYA
96 FISHER ST
FRANKLIN, MA 02038

STARKWEATHER ALLAN
274 WEST CENTRAL ST
FRANKLIN, MA 02038

WHEELER STEVEN A
WHEELER KAREN
216 SCHOOL ST
FRANKLIN, MA 02038

SVM PARTNERS LLC
C/O SVM HOLDINGS LLC
430 FRANKLIN VILLAGE DR #298
FRANKLIN, MA 02038

SWAHN LINDA A
9 HILLSIDE AVE
MILFORD, MA 01757

TAYLOR CHRISTOPHER G
TAYLOR DANA J
173 WEST CENTRAL ST
FRANKLIN, MA 02038

TC CORPORATION
GERALD F THAYER, PRESIDEN
149 BENT STREET
FRANKLIN, MA 02038

THE VIDEAN GROUP LLC
C/O SVM HOLDINGS LLC
430 FRANKLIN VILLAGE DR #298
FRANKLIN, MA 02038