

July 22, 2021

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

**Re: The Engine Yard
40 Alpine Row
Site Plan Peer Review**

Dear Mr. Padula:

BETA Group, Inc. has reviewed revised documents for the project entitled “The Engine Yard” located at 40 Alpine Row in Franklin, Massachusetts. This letter is provided to outline findings, comments, and recommendations.

BASIS OF REVIEW

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

- Plans (18 sheets) entitled: ***The Engine Yard Site Redevelopment 40 Alpine Row Franklin, MA*** dated June 21, 2021, prepared by Level Design Group, LLC. of Plainville, MA.
- ***Stormwater Report for Engine Yard***, dated June 21, 2021, prepared by Level Design Group, LLC. Of Plainville, MA.

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

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

INTRODUCTION

The project site includes a single 1.32± acre parcel (#279-181) located at 40 Alpine Row in the Town of Franklin (the “Site”). The Site is located within the Downtown Commercial zoning district and is developed with an office/warehouse building and garages. Associated site features include paved parking areas connected to Alpine Row, a chain link perimeter fence, a weigh station, utility poles, a sewer manhole, and containment walls at the former location of a large above-ground storage tank (AST). Existing stormwater management features include several catch basins. The surrounding region is within the

Downtown Commercial zoning district or the General Residential V zoning district. The Site is not located within the Water Resource District.

Topography at the Site is generally mild, sloping towards the north and then the northwest. No wetlands, streams, or other resource areas are known to be present within or in the vicinity of the Site. The Site is not located within a wellhead protection area, a FEMA-mapped flood zone, an NHESP-mapped estimated habitat of rare or endangered species, or any other critical area. NRCS soil maps indicate the presence of Urban Land with no assigned Hydrologic Soil Group (HSG) rating, though the nearest soil group (Hollis-Rock outcrop-Charlton complex) has an HSG rating of D (very low infiltration potential).

The project proposes to redevelop the Site, retaining the existing southern building and constructing a multi-story residential and commercial structure and an attached single-story commercial building. Associated Site features will include a drive-under parking area beneath the residential building, a concrete patio, a new layout for the parking area, a basketball court, sidewalks, landscaping, and new sewer and water services. The existing garage buildings will be demolished. Stormwater management is proposed via infiltration pits and water quality units, with runoff conveyed to these features via new deep-sump catch basins.

The property is listed in the MassDEP database under two release tracking numbers (RTN): 2-4010321 and 2-4010467. Available documents indicate that two releases of fuel oil occurred at the property circa 1994. A permanent solution is considered to have been achieved at the Site.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

GENERAL

- G1. Clarify if any special provisions are required for work in the area of the former AST and potentially impacted subsurface soils. As the property is a Massachusetts Department of Environmental Protection (MassDEP) listed disposal site, soil (and groundwater, if applicable) should be managed in accordance with the provisions of the Massachusetts Contingency Plan (MCP) including 310 CMR 40.1067 – Remedial Actions After a Permanent Solution Statement has been Submitted to the Department.
- G2. Revise the existing conditions plan to reflect current conditions on Alpine Place. The depicted concrete sidewalk to the east of the Site on the north side of the roadway has been removed.
- G3. Provide detail for proposed retaining wall, depicting guardrail and fence, where applicable.
- G4. Provide locations for proposed guardrail, bollards, and cape cod berm. Note that cape cod berm is typically only permitted in limited sections where matching into existing berm.

ZONING

The Site is located within the Downtown Commercial (DC) Zoning District. The proposed Site includes mixed residential and commercial uses. Certain commercial uses are allowed in the DC zoning district, while others are not. Multifamily residential uses are permitted under the conditions that (a) All dwelling units shall be located on floors above the street level and (b) No more than one dwelling unit per 2,000 square feet of lot area be permitted. The project proposes fewer residential units than permitted.

- Z1. Add required/proposed building heights to Zoning Table.
- Z2. Confirm proposed buildings are accurately depicted throughout the civil and architectural plans. The Layout & Materials plan indicates a single-story commercial building, while the architectural renderings appear to show a three-story building with commercial space on the first floor and residences above.
- Z3. Recommend confirming with the Building Commissioner that all proposed residential units meet the requirement for being located on floors above street level. BETA notes that proposed residences, as depicted on the architectural plans, appear to be located only several feet above the sidewalk and parking lot grades at the western side of the residential structure.
- Z4. Clarify the intended use of the commercial spaces, if known. Some commercial uses are prohibited in the DC district, while others require a Special Permit. BETA notes that a grease trap is proposed for the existing building to remain.
- Z5. Clarify if any retail uses are proposed at the site, as listed in the Zoning Table heading, which would require a Special Permit from the Planning Board.

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 rear yard width; however, this is an existing nonconformity applicable only to the southern building to remain.

- SC1. Incorporate completed Zoning Table (provided separately via email) onto next plan submission.

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

Access to the Site is proposed via two new curb cuts, one on Alpine Row, serving as a one-way entrance, and another on Alpine Place. The existing curb cut on Alpine Place will be closed. A surface parking area with 58 parking spaces is proposed at the Site and a parking garage with 16 parking spaces is proposed beneath the eastern building. Three of the surface parking spaces are proposed to be accessible, 2 of which are van accessible. Typical parking spaces are 19 feet wide and 9 feet long; however, 9 parking spaces including the accessible parking spaces are angled at 60° and have a usable length of approximately 14 feet. Five other spaces are in a parallel layout with dimensions of 10 feet wide and 22 feet long. Accessible parking spaces are provided with stalls of 5' or 8' widths, as required. Proposed driveways are 18 feet wide for the one-way driveway, and 24 feet wide for two-way driveway. It is anticipated that the Fire Chief will review turning movements for emergency vehicles throughout the site

Parking requirements for the Downtown Commercial Zoning District are defined by the Zoning Bylaw. For residential uses, 1.5 spaces are required for each dwelling unit; for 18 dwelling units, 27 spaces are required. For nonresidential uses, 1 space is required for every 500 square feet of gross floor area; for 9,300 sq. ft., 19 spaces are required; therefore, the total required parking is 46 spaces. The provided 74 parking spaces satisfy this requirement.

- P1. Review angled parking spaces to confirm there is adequate usable length that will not result in parked vehicles encroaching into the access aisle. Recommend depicting a standard passenger vehicle within typical angled parking.
- P2. Clarify if any accessible parking will be provided within the parking garage and depict the pedestrian routes from the accessible parking spaces to the commercial and residential buildings.

Accessible parking spaces should be as close as possible to the entrance of the building they are meant to serve. Ramps to sidewalks, where required, should be located within accessible aisles.

- P3. Revise parking layout such that no off-street parking is within 10 feet of a street right-of-way (§185-21.C(1)).
- P4. Review turning moments for parking spaces between the two buildings. Parking areas with five or more cars shall not require backing out onto a public way (§185-21.C(3)). Recommend eliminating the two parking spaces located nearest to the Alpine Row right-of-way as vehicles backing out of these spaces may conflict with vehicles entering the site.
- P5. Provide and depict sight distances for the easterly driveway.
- P6. Revise parking aisle width in 90° layout areas to be a minimum of 24 feet throughout the development (§185-21.C(8)) or consider using angled parking.
- P7. Revise parallel parking spaces to be at least 24 feet long (§185-21.C(9)(b)).
- P8. Indicate location of proposed loading activities associated with commercial buildings. Loading must be performed off-street (§185-21.D).
- P9. Provide “Do Not Enter” and “One-Way” signs at the end of the one-way site driveway (area of proposed dumpster pad).
- P10. Provide a detail for the parking spaces and retaining wall along the northwesterly property line to confirm construction can take place without impacting stall lengths.

SIDEWALKS (§185-28)

The project proposes a 5’ wide concrete sidewalk along the frontage of Alpine Row where the single-story commercial building is proposed.

- P11. Remove the proposed accessible transition at the easterly driveway. There is no existing sidewalk in this area.
- P12. Provide wheelchair ramp to sidewalks, where applicable, at proposed access aisles at accessible parking stalls.
- P13. Revise detail for the proposed sidewalks to be consistent with the proposed edge treatments (e.g. curb).

CURBING (§185-29)

The project proposes vertical granite curbing throughout the interior of the site.

- C1. Clarify the type of edge treatment proposed along Alpine Place and Alpine Row. Consider using vertical granite curb adjacent to sidewalks to be consistent with recent improvements in the area by the Town.
- C2. Consider continuing the proposed edge treatment along Alpine Row in front of the existing building to remain.

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.

- SP1. Indicate abutting land uses and zoning data on the locus or vicinity map (§185-31.1.C(3)(d)).
- SP2. Indicate proposed snow storage areas (§185-31.1.C(3)(i)).
- SP3. Review planting plan to confirm and then provide note indicating that all proposed plantings will come from the Best Development Practices Guidebook (§185-31.1.C(3)(k)).
- SP4. Provide data quantifying on-site generation of noise and odors (§185-31.1.C(3)(r)). If rooftop mechanical/HVAC equipment will be utilized, it should be screened from view.
- SP5. Provide information on anticipated traffic in sufficient detail for the Board to determine if a traffic impact analysis is necessary (§185-31.1.C(3)(s)).

SCREENING (§185-35)

The project proposes outdoor parking for 10 or more cars which must be screened in accordance with this section. The Site will be visible from abutting residential properties located across the street and to the east of the Site along Alpine Place.

The landscaping plan proposes numerous trees and shrubs throughout the parking area and along the perimeter of the Site. The majority of parking areas are located behind the building to limit visibility. A 6' high wooden stockade is proposed adjacent to residences along the eastern portion of the site and a 5' high wood stockade is proposed around the proposed concrete patio.

- L1. Provide additional screening adjacent to the westerly driveway (located a minimum of 10 feet from the right-of-way) to screen the parking area from residences.

UTILITIES

Proposed utilities include domestic water, fire service, and sanitary sewer. Detailed review of utilities is anticipated to be provided by the DPW and Fire Chief, as applicable. A proposed grease trap is depicted and indicated to be installed in the future.

- U1. Contact the DPW to determine if easements are required for the existing sewer and drainage infrastructure that crosses the property.
- U2. Provide an oil separator for the parking garage in accordance with 248 CMR 10.09.

STORMWATER MANAGEMENT

The project is a redevelopment that will result in an overall decrease in impervious area. Stormwater management will be accomplished through a closed drainage system consisting of catch basins, manholes, and a water quality unit which will convey flow to an existing drainage line that continues offsite to the west. Runoff from the proposed building roof will be captured by a separate roof leader system that discharges to a series of three infiltration pits.

GENERAL

- SW1. Revise proposed HDPE pipe to be RCP. Where cover is less than 42" provide Class V RCP (§300-11.B.(2)(a)).
- SW2. Provide stamp on MassDEP Stormwater Checklist.

- SW3. Review grading design throughout parking areas or provide spot grades for clarity. As designed, runoff will pool in apparent low points created by nearby landscape islands or be directed over the retaining wall onto the railroad right-of-way.
- SW4. Provide additional contour labeling and label high points. Provide grading information at the proposed basketball court.
- SW5. Revise post-development watershed plans to show the boundaries of proposed watersheds (4S, 6S, and 8S).
- SW6. Revise overflow design of Pond 13P (IP3). The design proposes to allow overflow to flow upwards out of the grate inlet and into the parking area, after which it will flow to 120' to the nearest catch basin. The flows should be piped directly to the converted drainage manholes.
- SW7. Confirm that adequate cover is provided over all pipes. Plans indicate cover as shallow as 1' in some areas.
- SW8. Clarify how the concrete patio area will drain. The patio is at a lower elevation than the top of surrounding retaining wall.
- SW9. Provide top and bottom of wall elevations for the concrete wall proposed adjacent to the residential properties (#'s 60 – 68) on Alpine Place. In consideration that the site is being filled in this area the designer should confirm that the proposed wall will not block drainage from said properties.

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 untreated stormwater 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 a decrease in overall impervious area as well as the installation of three infiltration pits. The provided calculations indicate a decrease post-development peak discharge rates and total runoff volumes compared to pre-development conditions.

- SW10. Although all site flows are eventually directed to a single discharge point, the designer should provide a summary of site flows directed onto the public right-of-way in the existing and proposed conditions.
- SW11. Review HydroCAD model for Pond Infiltration pits. The diameter and invert of the storage is inconsistent with the detail provided in the plans.
- SW12. In consideration of the scale of the proposed development evaluate if expanding the size of the proposed infiltration system is practicable.

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 indicate that soils beneath the Site are Urban Land with no assigned Hydrologic Soil Group (HSG) rating, though the nearest soil group (Hollis-Rock outcrop-Charlton complex) has an HSG rating of D (very low infiltration potential).

As a redevelopment project, the annual recharge from the post-development site must, at a minimum, approximate the annual recharge from pre-development conditions. As the Site proposes a net decrease in impervious area, no recharge is required. The project proposes three infiltration pits to provide limited recharge of roof runoff.

SW13. Revise stormwater report components to use a consistent Hydrologic soil group. The narrative for Standard 3 indicates an HSG of B; while the HydroCAD model indicates an HSG of A.

SW14. Provide test pit logs for soil investigations identified in the Stormwater Report.

SW15. Review the HydroCAD model as it relates to provided recharge volume, the outflow invert is at the same elevation as the bottom of proposed storage, resulting in no storage volume being available for recharge.

SW16. Revise exfiltration rate used in HydroCAD model be consistent with that noted in narrative (2.41 in/hr).

SW17. Provide calculations showing that recharge BMPs will drain within 72 hours.

SW18. Clarify if any evaluation has been performed to determine if soils below proposed recharge areas are likely to be impacted by petroleum or other contaminants.

80% TSS Removal (Standard Number 4): *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.*

The project proposes to direct runoff from the majority of impervious areas through water quality units for treatment. A long-term pollution prevention plan was included as part of the Drainage Analysis.

SW19. Provide TSS worksheets indicating TSS removal achieved at all discharge points. TSS removal rates should be consistent with third-party testing. Also include calculations for runoff that flows overland onto Alpine Row to demonstrate a portion of the site will remain untreated.

Higher Potential Pollutant Loads (Standard Number 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project is not a Land Use with Higher Potential Pollutant Load (LUHPPL).

Critical Areas (Standard Number 6): *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project does not propose discharges to critical areas.

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

The project is considered a redevelopment and need only meet certain standards to the maximum extent practicable.

Construction Period Erosion and Sediment Controls (Standard Number 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will disturb more than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are required. The project proposes the use of erosion control barrier (silt fence or compost sock), catch basin inlet protection, and a stabilized construction entrance, which are anticipated to be adequate.

Mr. Anthony Padula, Chairman

July 22, 2021

Page 8 of 8

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.*

A Long-Term Operation and Maintenance (O&M) Plan has been provided.

Illicit Discharges (Standard Number 10): *All illicit discharges to the stormwater management systems are prohibited.*

An Illicit Discharge Compliance Statement was included in the Stormwater Management Report.

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

Very truly yours,
BETA Group, Inc.



Matthew J. Crowley, PE
Senior Project Manager



Stephen Borgatti, PE
Engineer

cc: Amy Love, Planner



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

July 16, 2021

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

RE: Site Plan Modification – 40 Alpine Row

Dear Mr. Chairman and Members:

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

1. Applications that will need to be filed with the Franklin Department of Public Works may include, but are not necessarily limited to Water and Sewer Permits, Inflow & Infiltration Removal fees, and a Soil Erosion and Sediment Control Permit.
2. Alpine Row was reconstructed in 2018 and is under moratorium until the spring of 2024. However water and sewer is accessible on site and the proposed project is utilizing existing driveway openings.
3. A proposed future grease trap is shown on the plan with a connection to the sewer line in Alpine Row. Due to the moratorium, all sewer connections should be made to the sewer main on site.
4. There are some features on the existing conditions plan that do not appear to match up with what is actually in the field. Specifically there is no concrete sidewalk in front of 60 Alpine Place and the drainage structures and lines appear to be shifted over; the drain line that runs from Alpine Place to the catch basin at the side of the existing garage does not run under the home at 60 Alpine Place.
5. The plan calls out for a 5 foot concrete sidewalk along the front of the proposed building but the limits, locations of required access ramps, and curb treatment are a bit unclear.
6. The proposed retaining wall behind 60 to 68 Alpine Place should have proposed bottom and top of wall elevations called out, similar to the other proposed walls on site.
7. Any missing easements for town drainage and/or sewer lines that run across the site should be resolved as part of the approval process.

8. Any drainage improvements that affect the flows being discharged off the site may need to be coordinated with the MBTA as the existing drainage outfall is located on their property.
9. Test pit locations should be shown on the plan and test pit logs should be provided.
10. The recharge calculations utilize B soils for a reduced required recharge coefficient, however the infiltration rate used is that for A soils. We recommend using a recharge coefficient that is consistent with the infiltrating soils.
11. The building roof runoff is proposed to be infiltrated into a series of three leaching pits with the last leaching pit designed to overflow through a catch basin grate and then sheet flow to a double catch basin approximately 120 feet away.

We recommend that any overflow from the infiltration basins be piped to the downstream catch basin rather than having the runoff overflow from the grate and flow over the parking lot. Additionally having a grate over the leaching basin will allow untreated surface flow to enter the infiltration system.

12. The upper driveway near the existing commercial building is designed to sheet flow out onto Alpine Row. While we acknowledge that this is an existing condition, we recommend that the design incorporate this flow to be directed to the on site system.

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

Sincerely,



Michael Maglio, P.E.
Town Engineer



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: July 19, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 40 Alpine Row
Site Plan

The DPCD has reviewed the above referenced Site Plan application for the Monday, July 26, 2021 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 40 Alpine Row in the Downtown Commercial Zoning District (Assessors Map 279 Lot 181).
2. The applicant is proposing to construct a 12,230 sq/ft structure with commercial, multi-family and under level parking and surface parking.
3. The Applicant is not required to file with the Conservation Commission.
4. Applicant has not requested any waivers.
5. Letters have been received from DPW, Fire, Conservation, Zoning and BETA.

Comments:

1. Applicant has received recommendation from the Design Review Commission.
2. Will the applicant need approval the MBTA to encroach on the property?
3. The applicant is required to provide 48 spaces and has provided 78 parking spaces.
4. Applicant should show where the snow storage will be located.
5. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues.



Town of Franklin

Inspection Department

Building Inspection • Division of Wires • Division of Gas
Division of Plumbing • Sealer of Weights & Measures
355 East Central Street
Franklin, MA 02038-1352

Lloyd "Gus" Brown
Building Commissioner
Zoning Officer

Office (508) 520-4926
FAX (508) 520-4906
gbrown@franklinma.gov

July 21, 2021

Franklin Planning Board
355 East Central Street
Franklin, MA. 02038

Re: 40 Alpine Row

Dear Mr. Chairman,

It is my opinion that after viewing the submitted site plan concerning the above referenced property, that it has met the town by-law requiring retail on the first floor.

It is incumbent upon the proponent to make sure all dwelling units are located on floors above the street level, there will be no exception unless a ZBA variance is applied for.

Lloyd Brown
Building Commissioner
Town of Franklin



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 25 JUNE 2021

RE : SITE PLAN MODIFICATION – 40 ALPINE ROW

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

In reviewing this plan we would like to see a truck turning analysis to make sure our largest truck is able to maneuver the site. In addition it is preferred that the rear access be 20 feet in width instead of the proposed 18 foot width. This is based on the requirements of our fire code 527 CMR 1. Finally, we would like to see at least one yard hydrant in the rear of the building.

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

cc: file



Amy Love <alove@franklinma.gov>

40 Alpine ROW

1 message

Jennifer Delmore <jdelmore@franklinma.gov>
To: Amy Love <alove@franklinma.gov>

Thu, Jul 1, 2021 at 5:57 PM

Amy,

I have reviewed the plan received for [40 Alpine ROW](#) and there are no Conservation jurisdictional areas.

Thanks,
Jen

--

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

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FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

TOWN OF FRANKLIN
TOWN CLERK
2021 JUN 23 P 2:09
RECEIVED

To the Franklin Planning Board:

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

1. Name of Applicant: Walker Development & Construction, Inc.
Address of Applicant: 5 Mount Royal Ave, Suite 40, Marlborough, MA 01752
Phone No.: _____ Email: Jeff Walker <jwalker@walker-dev.com>

2. Name of Owner (if not the Applicant): Landscape Network, LLC
Address of Owner: 99 Highland Street, Franklin, MA 02038
Phone No.: 508-254-1226 Email: NATURESEdge Landscape@yalloo.com

3. Name of Engineer: Level Design Group, LLC
Address of Engineer: 249 South Street, Unit 1, Plainville, MA 02762
Phone No.: 508.695.2221 Email: dcampbell@leveldg.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Norfolk Book 32828 , Page 272 , (or Certificate of Title No. _____)

5. Location and Description of Property:
40 Alpine Row, Existing site with multiple buildings and pavement

Square Footage of Building(s) Existing 5 bldgs 12,290 s.f., proposed, maintain 1 bldg 6,061
Assessor's Map 279 Lot 181 build, a second 12,230 s.f. ft prnt

6. Purpose of Site Plan: Redevelopment of Existing Property

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

Jeff Walker
Signature of Applicant

JEFF WALKER
Print Name of Applicant

Michael Z
Signature of Owner

MICHAEL LANG
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: The Engine Yard

Date of Plan: June 21, 2021 Assessor's Information: 279-181-000-000

Prepared by: Level Design Group, LLC, Plainville, MA

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

SECTION B:

Name of Record Owner(s): Landscape Network, LLC

Address of Record Owner(s): 99 Highland 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: _____

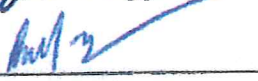
*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: _____

Executed as a sealed instrument this

day of 20


Signature of Applicant

JEFF WALKER
Print name of Applicant

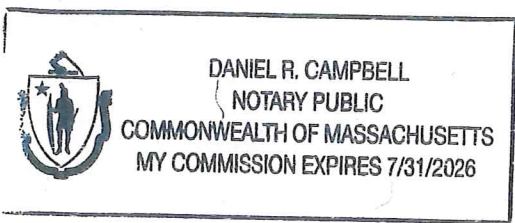

Signature of Owner

MICHAEL LANG
Print name of Owner

Norfolk ss.

2021

On this 22 day of June 2021, before me, the undersigned notary public, personally appeared Michael Lane (name of Applicant), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding document in my presence.



[Handwritten Signature]
(Official signature and seal of notary)
Notary Public: Daniel Campbell
My Commission Expires: 7-31-2026



TOWN OF FRANKLIN
TOWN CLERK

2021 JUN 23 P 2:07

RECEIVED

June 21, 2021

Town of Franklin, Planning Board
Attn: Mr. Anthony Padula, Chair
C/O Mrs. Amy Love, Planner
355 East Central Street
Franklin, MA 02038

Re: The Engine Yard
40 Alpine Row, Franklin, MA
LDG Proj. No.: 1880.00

Mr. Padula and Members of the Board:

Level Design Group, LLC (LDG) on behalf of Walker Development & Construction does hereby submit the application and certificate of ownership for the redevelopment of the above referenced parcel. The application includes the removal of the accessory buildings on property and replacement with on multi-story multi use structure with drive under garage space and surface parking for the property.

The redevelopment will include the removal of pavement, regrading and addition on of-site drainage system compliant with Town and DEP requirements for the use and development. LDG looks forward to presenting to the Board at the next hearing.

This application is being filed in accordance with the Franklin Zoning Bylaw §185-31 **Site Plan and Design Review** for construction of commercial with Multi-Family Housing.

EXISTING CONDITIONS

The project site is located at 40 Alpine Row, Franklin, MA. Assessor's Parcel ID: 279-181 is a 1.32 Acre Downtown Commercial zoned property with an existing office/warehouse building, several garages, and associated parking facilities, utilities, and drainage. The project is bordered to the south by Alpine Row, Alpine Place and residential lots, to the north by a Massachusetts Bay Transportation Railroad, and residential homes to the east and west.

The existing site drains principally to the northeast, with approximately 1.3 acres draining northeast through the existing parking lot and discharging through either the existing catch basin drywell in the center of the property or the existing catch basin on the east side of the property to the abutting railroad to the north. The existing drainage system provides minimal treatment, infiltration, or detention of stormwater runoff. The pre-development drainage area is modeled as a single hydrologic area. This hydrologic area is identified on the Pre-Development Watershed Plan attached to this report and is denoted as 1S. Hydrologic area 1S contains approximately 1.3 acres of contributing area and drains north and northeast to the abutting Massachusetts Bay Transportation Railroad. The model includes flow from Alpine as a separate subcatchment to detail flow conditions within the pipe network, influenced by the Town.



Ground cover of the site is primarily paved with some vegetation interior to areas where there have been previous items removed from the property. The current impervious coverage on-site is 53,360 s.f., which includes the “grassed” areas within the containment walls. This grass is growing through the gravel containment areas within the walls, it is not a grassed area as detailed in previous studies. On-site test pits were dug in the areas of the proposed stormwater management facilities to verify existing soil conditions and determine the estimated seasonal high groundwater elevation (ESHGWE). Soils documented in the soil test pits are gravelly sand with no evidence of ESHWE visible within the test pit holes.

PROPOSED CONDITIONS

The project site is located at 40 Alpine Row, Franklin, MA. Assessor’s Parcel ID: 279-181 is a 1.32 Acre Downtown Commercial zoned property with an existing office/warehouse building, several garages, and associated parking facilities, utilities, and drainage. The project is bordered to the south by Alpine Row, Alpine Place and residential lots, to the north by a Massachusetts Bay Transportation Railroad, and residential homes to the east and west.

The existing site drains principally to the northeast, with approximately 1.3 acres draining northeast through the existing parking lot and discharging through either the existing catch basin drywell in the center of the property or the existing catch basin on the east side of the property to the abutting railroad to the north. The existing drainage system provides minimal treatment, infiltration, or detention of stormwater runoff. The pre-development drainage area is modeled as a single hydrologic area. This hydrologic area is identified on the Pre-Development Watershed Plan attached to this report and is denoted as 1S. Hydrologic area 1S contains approximately 1.3 acres of contributing area and drains north and northeast to the abutting Massachusetts Bay Transportation Railroad. The model includes flow from Alpine as a separate subcatchment to detail flow conditions within the pipe network, influenced by the Town.

Ground cover of the site is primarily paved with some vegetation interior to areas where there have been previous items removed from the property. The current impervious coverage on-site is 53,360 s.f., which includes the “grassed” areas within the containment walls. This grass is growing through the gravel containment areas within the walls, it is not a grassed area as detailed in previous studies. On-site test pits were dug in the areas of the proposed stormwater management facilities to verify existing soil conditions and determine the estimated seasonal high groundwater elevation (ESHGWE). Soils documented in the soil test pits are gravelly sand with no evidence of ESHWE visible within the test pit holes

The on-site soils within the area of the limits of the development are classified by the Soil Survey for Bristol County Massachusetts, Northern Part:

602 -Urban Land, HSG based upon geotechnical

See the SCS soils documentation and test pit logs attached herein for additional on-site soil details.

Based on current MAGIS Mapping the site is NOT located in any of the following environmentally sensitive areas:



- Areas of Critical Environmental Concern
- Natural Heritage and Endangered Species Program – Priority Habitats of Rare Species
- Natural Heritage and Endangered Species Program – Estimated Habitats of Rare Wildlife
- Natural Heritage and Endangered Species Program – Natural Communities
- Natural Heritage and Endangered Species Program – Certified Vernal Pools
- MADEP Wellhead Protection Areas – Zone 1 & Zone 2
- Surface Water Supply Protection Areas – Zone A, Zone B, & Zone C
- MADEP Surface Water Supply Watersheds
- MA DFW Coldwater Fisheries Resource Area.

POST-DEVELOPMENT CONDITIONS

The Applicant is proposing the demolition of all but on on-site structure and the associated pavement due to regrading. The 6,061 s.f. structure to the west side of the property will remain and redevelopment will occur around the property. The applicant proposes the construction of a 12,230± s.f. Footprint structure with commercial, multi-family and underlevel parking, associated utilities and parking.

A new site drainage system is developed to capture and infiltrate the roof area of the proposed structure, and provide treatment of the entire parking area, with the exception of approximately 2,100 s.f. of the new parking lot between the proposed building and existing building. The existing building will not be captured in the drainage planning, however with the removal of pavement at the front of the building will be utilized and partially infiltrated prior to discharge to the roadway.

Runoff from all paved areas will be collected in deep-sump and hooded catch basins and treated by a CDS or VortSentry Stormwater Treatment Unit prior to discharge to the existing municipal system which crosses the property. This provides a required minimum 44% TSS removal required prior to discharging to an infiltration practice in the event the municipal system is modified at a later date. The infiltration pit configuration has been designed to fully infiltrate stormwater flows for the 2-, 10-, & 25- year design storms. With an overflow discharge after the final basin through a catch basin grate, which will flow to the on-site Double catch basin and through the CDS unit for the side of the parking lot.

The total proposed site impervious coverage is 45,146± sf . This is a total impervious lot coverage of 78.5% over the parcel the Building lot coverage is far less with a total coverage of 31.8%.

CONCLUSION

The development as proposed meets or exceeds the requirements of the Zoning district and associated site plan regulations for this development.

Enclosed please find:

- 2 Full Size sets of plans
- 5 reduced (11x17) size sets of plans



- 7 copies of associated documentation
- \$4,000 filing fee
- \$50 fee for the Fire department

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.

Truly yours,

LEVEL DESIGN GROUP, LLC

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

Daniel Campbell, P.E.

Principal

Attachments

Cc: Walker Development and Construction
jTa
File

ZONING BY-LAW REQUIREMENTS

ZONING DISTRICT: DOWNTOWN COMMERCIAL

USE: COMMERCIAL/OFFICE / RETAIL / MULTI-FAMILY HOUSING

	REQUIRED	EXISTING/PROPOSED
MIN. LOT AREA	5,000	57,500
MIN. LOT FRONTAGE	50'	332.88'
FRONT YARD SETBACK	5'*	19.0'/5.5'
SIDE YARD SETBACK	0'**	14.4'/34.9'
REAR YARD SETBACK	15'	1'/43.0'
% OF LOT UPLAND COVERAGE		
STRUCTURES	80%	21.1%/31.8%
STRUCTURES & PAVEMENT	90%	92.8%/78.5%
PARKING REQUIREMENTS	REQUIRED	PROVIDED
USE: MULTI-FAMILY (28 UNITS) 1.5 SPACES / UNIT	42	
USE: COMMERCIAL (6,061± S.F.) 1 SPACE / 500 S.F.	12.12	
USE: COMMERCIAL (1,500± S.F.) 1 SPACE / 500 S.F.	3	
REGULAR SPACES		71
HANDICAP SPACES	3	3
TOTAL SPACES	57	74

* *MINIMUM FIVE-FT SETBACK ON FIRST FLOOR/STREET LEVEL: UPPER FLOORS CAN OVERHANG REQUIRED FIRST FLOOR SETBACK.*

** *INCREASE TO 20' WHEN ABUTTING A RESIDENTIAL DISTRICT.*

APR 20 2021

BOARD OF ASSESSORS

Town of Franklin – Board of Assessors
355 East Central St
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

Abutters List Request Form

Please Note: A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)

Date of Request 4 / 12 / 2021

Assessors Parcel ID # (12 digits) 279 - 181 - 000 - 000

Property Street Address 40 Alpine Row

Distance Required From Parcel # listed above (Circle One) 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Landscape Network, LLC

Property Owner's Mailing Address 99 Highland St

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 254 - 1226

Requestor's Name (if different from Owner) Daniel Campbell, PE

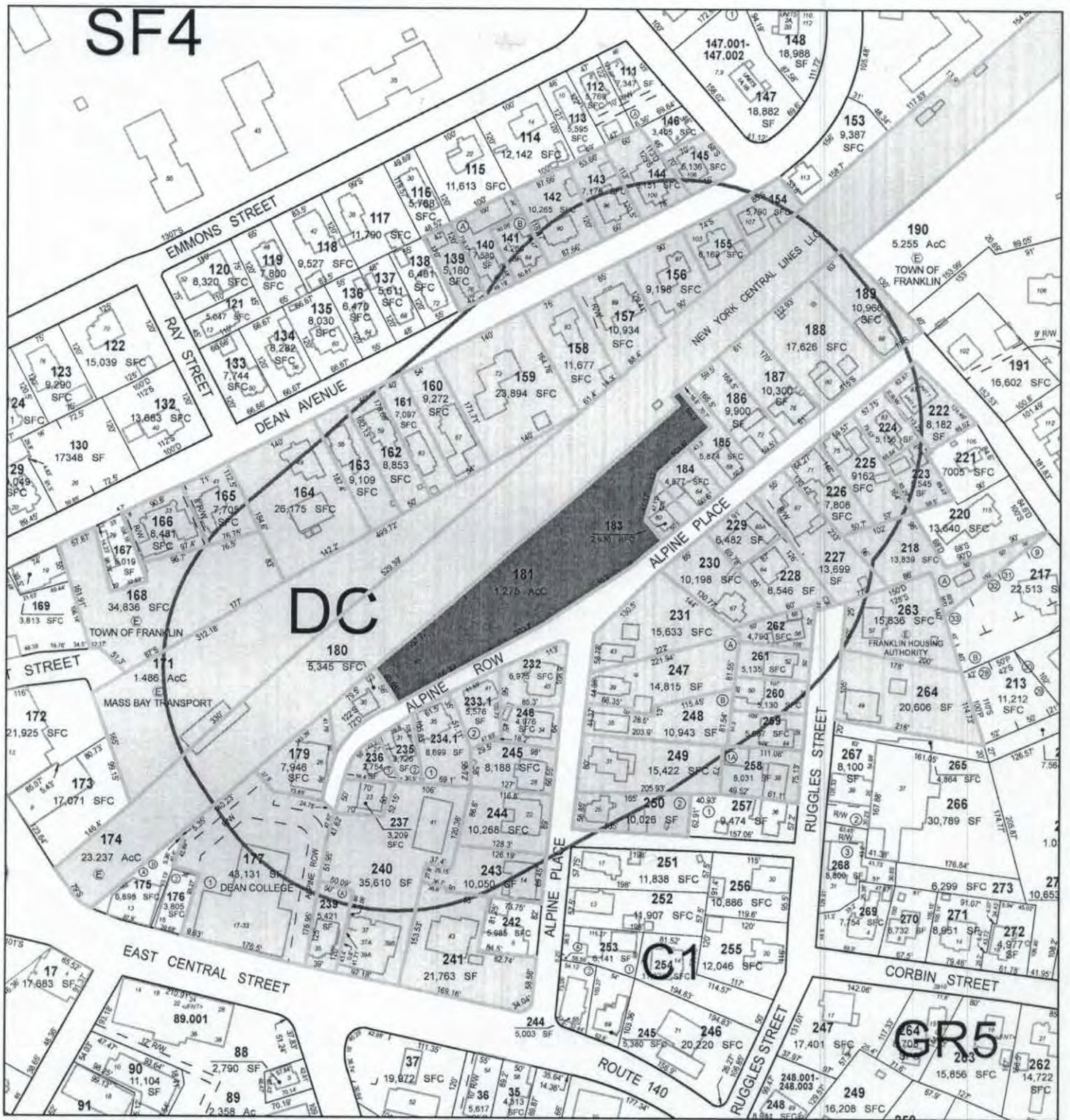
Requestor's Address Level Design Group, LLC, 249 South Street, Plainville, MA 02762

Requestor's Telephone # 508 - 954 - 8501

Office Use Only: Date Fee Paid / / Paid in Cash \$

Paid by Check \$ Check # Town Receipt #

SF4



40 ALPINE ROW - 300' ABUTTERS
Town of Franklin



4/20/2021



300' Abutters List Report

Franklin, MA
April 20, 2021

Subject Parcel:

Parcel Number: 279-181-000
CAMA Number: 279-181-000-000
Property Address: 40 ALPINE ROW

Mailing Address: LANDSCAPE NETWORK LLC
99 HIGHLAND STREET
FRANKLIN, MA 02038

Abutters:

Parcel Number: 279-139-000
CAMA Number: 279-139-000-000
Property Address: 76 DEAN AVE

Mailing Address: EDMONDS SEAN P EDMONDS SARAH J
76 DEAN AVE
FRANKLIN, MA 02038

Parcel Number: 279-140-000
CAMA Number: 279-140-000-000
Property Address: 80 DEAN AVE

Mailing Address: RONCI DAVID R RONCI CORNELIA H
80 DEAN AVE
FRANKLIN, MA 02038

Parcel Number: 279-141-000
CAMA Number: 279-141-000-000
Property Address: 84 DEAN AVE

Mailing Address: SWARR JAMES R SWARR JANET E
84 DEAN AVE
FRANKLIN, MA 02038

Parcel Number: 279-142-000
CAMA Number: 279-142-000-000
Property Address: 90 DEAN AVE

Mailing Address: 31 MASS AVE LLC
11 SUFFOLK DR
NORWOOD, MA 02062

Parcel Number: 279-143-000
CAMA Number: 279-143-000-000
Property Address: 96 DEAN AVE

Mailing Address: FAENZA LOUIS J & MADELEINE A
FAENZA FAMILY REALTY TRUST
96 DEAN AVE
FRANKLIN, MA 02038

Parcel Number: 279-144-000
CAMA Number: 279-144-000-000
Property Address: 100 DEAN AVE

Mailing Address: TOCCI DAMIEN
100 DEAN AVE
FRANKLIN, MA 02038

Parcel Number: 279-145-000
CAMA Number: 279-145-000-000
Property Address: 106 DEAN AVE

Mailing Address: SBORDON LAND LLC
2 GRANT CIR
FRANKLIN, MA 02038

Parcel Number: 279-154-000
CAMA Number: 279-154-000-000
Property Address: 107 DEAN AVE

Mailing Address: HARCOVITZ PHILIP J
88 PARK ST
NORFOLK, MA 02056

Parcel Number: 279-155-000
CAMA Number: 279-155-000-000
Property Address: 103 DEAN AVE

Mailing Address: DURLER NANCI E
103 DEAN AV
FRANKLIN, MA 02038

Parcel Number: 279-156-000
CAMA Number: 279-156-000-000
Property Address: 97 DEAN AVE

Mailing Address: EMS REAL ESTATE LLC
171 WINTER ST
WESTWOOD, MA 02090

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300' Abutters List Report

Franklin, MA
April 20, 2021

Parcel Number: 279-157-000 CAMA Number: 279-157-000-000 Property Address: 89 DEAN AVE	Mailing Address: LEVEL ONE REALTY LLC C/O DONALD W MAYNARD 13 MOUNTAIN TRAIL GUILFORD, CT 06437
Parcel Number: 279-158-000 CAMA Number: 279-158-000-000 Property Address: 83 DEAN AVE	Mailing Address: MASTROMATTEO ANITA 83 DEAN AVE FRANKLIN, MA 02038
Parcel Number: 279-159-000 CAMA Number: 279-159-000-000 Property Address: 73 DEAN AVE	Mailing Address: 73-77 DEAN AVENUE LLC 367 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 279-160-000 CAMA Number: 279-160-000-000 Property Address: 67 DEAN AVE	Mailing Address: 67 DEAN AVENUE LLC 367 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 279-161-000 CAMA Number: 279-161-000-000 Property Address: 63 DEAN AVE	Mailing Address: VERICKER CHRIS E VERICKER NADA B 63 DEAN AVE FRANKLIN, MA 02038
Parcel Number: 279-162-000 CAMA Number: 279-162-000-000 Property Address: 59 DEAN AVE	Mailing Address: TAMKIN LAURENCE TAMKIN SIMONE 35 CREST RD SHARON, MA 02067
Parcel Number: 279-163-000 CAMA Number: 279-163-000-000 Property Address: 55 DEAN AVE	Mailing Address: MELLICK GEORGE P MELLICK LAURA GUILD 80 DESERT BROOK ROAD WRENTHAM, MA 02093
Parcel Number: 279-164-000 CAMA Number: 279-164-000-000 Property Address: 49 DEAN AVE	Mailing Address: TESSICINI RICHARD A & GERALDIN RICHARD TESSICINI REVOCABLE TR 17 BRAMBLE RD MEDWAY, MA 02053
Parcel Number: 279-165-000 CAMA Number: 279-165-000-000 Property Address: 41 DEAN AVE	Mailing Address: DEWSNAP EDWARD J DEWSNAP JANET P 41 DEAN AVE FRANKLIN, MA 02038
Parcel Number: 279-166-000 CAMA Number: 279-166-000-000 Property Address: 33 DEAN AVE	Mailing Address: CARLUCCI DONALD A CARLUCCI LYDIA M 34 UNCAS BROOK ROW FRANKLIN, MA 02038
Parcel Number: 279-168-000 CAMA Number: 279-168-000-000 Property Address: DEAN AVE	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 279-171-000 CAMA Number: 279-171-000-000 Property Address: 25 DEPOT ST	Mailing Address: MASS BAY TRANSPORTATION AUTHOR PO BOX 845142 BOSTON, MA 02284-5142

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4/20/2021

Abutters List Report - Franklin, MA

Page 2 of 7

300' Abutters List Report

Franklin, MA
April 20, 2021

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

Parcel Number: 279-177-000
CAMA Number: 279-177-000-000
Property Address: 17 EAST CENTRAL ST

Mailing Address: DEAN COLLEGE
99 MAIN ST
FRANKLIN, MA 02038

Parcel Number: 279-179-000
CAMA Number: 279-179-000-000
Property Address: 26 ALPINE ROW

Mailing Address: R AND K INVESTMENTS LLC
30 WATER ST
WALPOLE, MA 02081

Parcel Number: 279-180-000
CAMA Number: 279-180-000-000
Property Address: 30 ALPINE ROW

Mailing Address: WHITE JORGE WHITE TIFFANIE C
30 ALPINE ROW
FRANKLIN, MA 02038

Parcel Number: 279-181-000
CAMA Number: 279-181-000-000
Property Address: 40 ALPINE ROW

Mailing Address: LANDSCAPE NETWORK LLC
99 HIGHLAND STREET
FRANKLIN, MA 02038

Parcel Number: 279-183-000
CAMA Number: 279-183-000-000
Property Address: 60 ALPINE PL

Mailing Address: FRANKLIN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 279-184-000
CAMA Number: 279-184-000-000
Property Address: 64 ALPINE PL

Mailing Address: HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 279-185-000
CAMA Number: 279-185-000-000
Property Address: 68 ALPINE PL

Mailing Address: FRANKLIN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 279-186-000
CAMA Number: 279-186-000-000
Property Address: 72 ALPINE PL

Mailing Address: DAVIDSON JOHN B JR ISSA JESSICA
72 ALPINE PL
FRANKLIN, MA 02038

Parcel Number: 279-187-000
CAMA Number: 279-187-000-000
Property Address: 76 ALPINE PL

Mailing Address: BOSTON GENERAL PROPERTIES LLC
200 LINCOLN ST - UNIT 402
BOSTON, MA 02111

Parcel Number: 279-188-000
CAMA Number: 279-188-000-000
Property Address: 80 ALPINE PL

Mailing Address: SMITH THOMAS C SMITH LYNN M
80 ALPINE PL
FRANKLIN, MA 02038

Parcel Number: 279-189-000
CAMA Number: 279-189-000-000
Property Address: 88 ALPINE PL

Mailing Address: D'ATTILIO RONALD H JR
88 ALPINE PL
FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
April 20, 2021

Parcel Number: 279-218-000 CAMA Number: 279-218-000-000 Property Address: MILLIKEN AVE	Mailing Address: DEBAGGIS NICHOLAS P DEBAGGIS JENNIFER L 115 ALPINE PL FRANKLIN, MA 02038
Parcel Number: 279-222-000 CAMA Number: 279-222-000-002 Property Address: 87 ALPINE PL	Mailing Address: CARDARELLI JENNIFER 87 ALPINE PL - UNIT 2 FRANKLIN, MA 02038
Parcel Number: 279-222-000 CAMA Number: 279-222-000-001 Property Address: 89 ALPINE PL	Mailing Address: ABRAMOVA OLGA TR ALPINE PLACE REALTY TRUST 11 BARBER ST MEDWAY, MA 02053
Parcel Number: 279-222-000 CAMA Number: 279-222-000-000 Property Address: 87 ALPINE PL	Mailing Address: NADTOCHIJ IGOR N 89 ALPINE PL, UNIT 1 FRANKLIN, MA 02038
Parcel Number: 279-223-000 CAMA Number: 279-223-000-000 Property Address: 85 ALPINE PL	Mailing Address: KRESSATY ZACHARY J NEWMAN NICOLE M 85 ALPINE PL FRANKLIN, MA 02038
Parcel Number: 279-224-000 CAMA Number: 279-224-000-000 Property Address: 83 ALPINE PL	Mailing Address: COTTO KATHERINE TATOS MICHAEL 83 ALPINE PL FRANKLIN, MA 02038
Parcel Number: 279-225-000 CAMA Number: 279-225-000-000 Property Address: 75 ALPINE PL	Mailing Address: BAKER TINA BAKER DAVID 75 ALPINE PL FRANKLIN, MA 02038
Parcel Number: 279-226-000 CAMA Number: 279-226-000-000 Property Address: 71 ALPINE PL	Mailing Address: GARCIA GUSTAVO E JR GARCIA RUTH 71-73 ALPINE PL FRANKLIN, MA 02038
Parcel Number: 279-227-000 CAMA Number: 279-227-000-000 Property Address: 67 ALPINE PL	Mailing Address: BRIDGES HAROLD S BRIDGES NANCY J 67 ALPINE PL FRANKLIN, MA 02038
Parcel Number: 279-228-000 CAMA Number: 279-228-000-000 Property Address: 64 RUGGLES ST	Mailing Address: FEDERICO ANTHONY L JR TR 64 RUGGLES ST REALTY TRUST 12306 VAN NUYS BOULEVARD LAKE VIEW TERRACE, CA 91342
Parcel Number: 279-229-000 CAMA Number: 279-229-000-000 Property Address: 65 ALPINE PL	Mailing Address: CARLOW KEVIN J CARLOW ROBERTA L 65 A ALPINE PL FRANKLIN, MA 02038
Parcel Number: 279-230-000 CAMA Number: 279-230-000-000 Property Address: 60 RUGGLES ST	Mailing Address: MCDONOUGH PATRICK T KING- MCDONOUGH ASHLEY 60 RUGGLES ST FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
April 20, 2021

Parcel Number: 279-231-000
CAMA Number: 279-231-000-000
Property Address: 43 ALPINE PL

Mailing Address: ACCAD STEPHAN M
43 ALPINE PL
FRANKLIN, MA 02038

Parcel Number: 279-232-000
CAMA Number: 279-232-000-000
Property Address: 40 ALPINE PL

Mailing Address: NEWELL GERALD F
P. O. BOX 94
FRANKLIN, MA 02038

Parcel Number: 279-233-001
CAMA Number: 279-233-001-000
Property Address: 41 ALPINE ROW

Mailing Address: ALPINE ROW LLC
11 DEAN STREET
MILLIS, MA 02054

Parcel Number: 279-234-001
CAMA Number: 279-234-001-000
Property Address: 35 ALPINE ROW

Mailing Address: DINH LINH H LE HANH
367 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 279-235-000
CAMA Number: 279-235-000-000
Property Address: 31 ALPINE ROW

Mailing Address: MURTY, K R KRISHNA TR HILLERY,
HILLERY/MURTY LIVING TRUST
19 RHODE ISLAND AVE #1
NEWPORT, RI 02840

Parcel Number: 279-236-000
CAMA Number: 279-236-000-000
Property Address: 27 ALPINE ROW

Mailing Address: MARCUS COLLIGAN JENNIFER
27 ALPINE ROW
FRANKLIN, MA 02038

Parcel Number: 279-237-000
CAMA Number: 279-237-000-000
Property Address: 23 ALPINE ROW

Mailing Address: CRANDALL JAMES M
447 LINWOOD AVE
WHITINSVILLE, MA 01588

Parcel Number: 279-239-000
CAMA Number: 279-239-000-000
Property Address: 35 EAST CENTRAL ST

Mailing Address: RANIERI DONALD G JR
P O BOX 175
FRANKLIN, MA 02038

Parcel Number: 279-240-000
CAMA Number: 279-240-000-000
Property Address: 37 EAST CENTRAL ST

Mailing Address: 37-41 EAST CENTRAL STREET LLC C/O
BRADFORD CHAFFEE
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 279-241-000
CAMA Number: 279-241-000-000
Property Address: 43 EAST CENTRAL ST

Mailing Address: NAKHOUL REALTY LLC
43 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 279-243-000
CAMA Number: 279-243-000-000
Property Address: 14 ALPINE PL

Mailing Address: COSTELLO ELAINE
14 ALPINE PL
FRANKLIN, MA 02038

Parcel Number: 279-244-000
CAMA Number: 279-244-000-000
Property Address: 22 ALPINE PL

Mailing Address: NEWELL GERALD F
PO BOX 94
FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
April 20, 2021

Parcel Number: 279-245-000
CAMA Number: 279-245-000-000
Property Address: 28 ALPINE PL

Mailing Address: GUINAN KEVIN J GUINAN CHERYL A
6 TALBOT DRIVE
NORTON, MA 02766

Parcel Number: 279-246-000
CAMA Number: 279-246-000-000
Property Address: 34 ALPINE PL

Mailing Address: ABRAHAM MAJU ABRAHAM SMITHA M
12 ROCKWOOD ROAD
MEDWAY, MA 02053

Parcel Number: 279-247-000
CAMA Number: 279-247-000-000
Property Address: 39 ALPINE PL

Mailing Address: BROWN WILLIAM G
39 ALPINE PL
FRANKLIN, MA 02038

Parcel Number: 279-248-000
CAMA Number: 279-248-000-000
Property Address: 35 ALPINE PL

Mailing Address: LOSANNO MATTHEW
6635 FLAGSTONE CT
CUMMING, GA 30028-2293

Parcel Number: 279-249-000
CAMA Number: 279-249-000-000
Property Address: 31 ALPINE PL

Mailing Address: MOGRASS JON N
81 BOX POND DRIVE
BELLINGHAM, MA 02019

Parcel Number: 279-250-000
CAMA Number: 279-250-000-000
Property Address: 25 ALPINE PL

Mailing Address: PENZA GERARD A PENZA HEATHER K
25 ALPINE PL
FRANKLIN, MA 02038

Parcel Number: 279-258-000
CAMA Number: 279-258-000-000
Property Address: 38 RUGGLES ST

Mailing Address: SCARBOROUGH KEITH
38 RUGGLES ST
FRANKLIN, MA 02038

Parcel Number: 279-259-000
CAMA Number: 279-259-000-000
Property Address: 44 RUGGLES ST

Mailing Address: RISTAINO-SIEGEL TIA SIEGEL SIDNEY
14 WORTH ST
CENTRAL FALLS, RI 02863

Parcel Number: 279-260-000
CAMA Number: 279-260-000-000
Property Address: 50 RUGGLES ST

Mailing Address: GLABICKY NICHOLAS M GLABICKY
ANDREW M
50 RUGGLES ST
FRANKLIN, MA 02038

Parcel Number: 279-261-000
CAMA Number: 279-261-000-000
Property Address: 52 RUGGLES ST

Mailing Address: STRATEGIC INVESTORS LLC
260 MILTON STREET
DEDHAM, MA 02026

Parcel Number: 279-262-000
CAMA Number: 279-262-000-000
Property Address: 56 RUGGLES ST

Mailing Address: WILLIAMSON LISA J
56 RUGGLES ST
FRANKLIN, MA 02038

Parcel Number: 279-263-000
CAMA Number: 279-263-000-000
Property Address: 57 RUGGLES ST

Mailing Address: FRANKLIN HOUSING AUTHORITY
1000 CENTRAL PARK TERRACE
FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
April 20, 2021

Parcel Number: 279-264-000
CAMA Number: 279-264-000-000
Property Address: 49 RUGGLES ST

Mailing Address: DIMICHELE NELLO ET AL TRS NDM FIVE
TRUST
20 WINTER ST
MEDFIELD, MA 02052

Kevin M. Doyle, 4-20-21

www.cai-tech.com

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4/20/2021

Abutters List Report - Franklin, MA

Page 7 of 7

EDMONDS SEAN P
EDMONDS SARAH J
76 DEAN AVE
FRANKLIN, MA 02038

LEVEL ONE REALTY LLC
C/O DONALD W MAYNARD
13 MOUNTAIN TRAIL
GUILFORD, CT 06437

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

RONCI DAVID R
RONCI CORNELIA H
80 DEAN AVE
FRANKLIN, MA 02038

MASTROMATTEO ANITA
83 DEAN AVE
FRANKLIN, MA 02038

MASS BAY TRANSPORTATION A
PO BOX 845142
BOSTON, MA 02284-5142

SWARR JAMES R
SWARR JANET E
84 DEAN AVE
FRANKLIN, MA 02038

73-77 DEAN AVENUE LLC
367 SUMMER ST
FRANKLIN, MA 02038

NEW YORK CENTRAL LINES LL
C/O CSX TRANSPORTATION IN
500 WATER ST (C910)
JACKSONVILLE, FL 32202

31 MASS AVE LLC
11 SUFFOLK DR
NORWOOD, MA 02062

67 DEAN AVENUE LLC
367 SUMMER ST
FRANKLIN, MA 02038

DEAN COLLEGE
99 MAIN ST
FRANKLIN, MA 02038

FAENZA LOUIS J & MADELEIN
FAENZA FAMILY REALTY TRUS
96 DEAN AVE
FRANKLIN, MA 02038

VERICKER CHRIS E
VERICKER NADA B
63 DEAN AVE
FRANKLIN, MA 02038

R AND K INVESTMENTS LLC
30 WATER ST
WALPOLE, MA 02081

TOCCI DAMIEN
100 DEAN AVE
FRANKLIN, MA 02038

TAMKIN LAURENCE
TAMKIN SIMONE
35 CREST RD
SHARON, MA 02067

WHITE JORGE
WHITE TIFFANIE C
30 ALPINE ROW
FRANKLIN, MA 02038

SBORDON LAND LLC
2 GRANT CIR
FRANKLIN, MA 02038

MELLICK GEORGE P
MELLICK LAURA GUILD
80 DESERT BROOK ROAD
WRENTHAM, MA 02093

LANDSCAPE NETWORK LLC
99 HIGHLAND STREET
FRANKLIN, MA 02038

HARCOVITZ PHILIP J
88 PARK ST
NORFOLK, MA 02056

TESSICINI RICHARD A & GER
RICHARD TESSICINI REVOCAB
17 BRAMBLE RD
MEDWAY, MA 02053

FRANKLIN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

DURLER NANCI E
103 DEAN AV
FRANKLIN, MA 02038

DEWSNAP EDWARD J
DEWSNAP JANET P
41 DEAN AVE
FRANKLIN, MA 02038

HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

EMS REAL ESTATE LLC
171 WINTER ST
WESTWOOD, MA 02090

CARLUCCI DONALD A
CARLUCCI LYDIA M
34 UNCAS BROOK ROW
FRANKLIN, MA 02038

DAVIDSON JOHN B JR
ISSA JESSICA
72 ALPINE PL
FRANKLIN, MA 02038

BOSTON GENERAL PROPERTIES
200 LINCOLN ST - UNIT 402
BOSTON, MA 02111

GARCIA GUSTAVO E JR
GARCIA RUTH
71-73 ALPINE PL
FRANKLIN, MA 02038

MARCUS COLLIGAN JENNIFER
27 ALPINE ROW
FRANKLIN, MA 02038

SMITH THOMAS C
SMITH LYNN M
80 ALPINE PL
FRANKLIN, MA 02038

BRIDGES HAROLD S
BRIDGES NANCY J
67 ALPINE PL
FRANKLIN, MA 02038

CRANDALL JAMES M
447 LINWOOD AVE
WHITINSVILLE, MA 01588

D'ATTILIO RONALD H JR
88 ALPINE PL
FRANKLIN, MA 02038

FEDERICO ANTHONY L JR TR
64 RUGGLES ST REALTY TRUS
12306 VAN NUYS BOULEVARD
LAKE VIEW TERRACE, CA 91342

RANIERI DONALD G JR
P O BOX 175
FRANKLIN, MA 02038

DEBAGGIS NICHOLAS P
DEBAGGIS JENNIFER L
115 ALPINE PL
FRANKLIN, MA 02038

CARLOW KEVIN J
CARLOW ROBERTA L
65 A ALPINE PL
FRANKLIN, MA 02038

37-41 EAST CENTRAL STREET
C/O BRADFORD CHAFFEE
37 EAST CENTRAL ST
FRANKLIN, MA 02038

ABRAMOVA OLGA TR
ALPINE PLACE REALTY TRUST
11 BARBER ST
MEDWAY, MA 02053

MCDONOUGH PATRICK T
KING-MCDONOUGH ASHLEY
60 RUGGLES ST
FRANKLIN, MA 02038

NAKHOUL REALTY LLC
43 EAST CENTRAL ST
FRANKLIN, MA 02038

NADTOCHIY IGOR N
89 ALPINE PL, UNIT 1
FRANKLIN, MA 02038

ACCAD STEPHAN M
43 ALPINE PL
FRANKLIN, MA 02038

COSTELLO ELAINE
14 ALPINE PL
FRANKLIN, MA 02038

CARDARELLI JENNIFER
87 ALPINE PL - UNIT 2
FRANKLIN, MA 02038

NEWELL GERALD F
P. O. BOX 94
FRANKLIN, MA 02038

NEWELL GERALD F
PO BOX 94
FRANKLIN, MA 02038

KRESSATY ZACHARY J
NEWMAN NICOLE M
85 ALPINE PL
FRANKLIN, MA 02038

ALPINE ROW LLC
11 DEAN STREET
MILLIS, MA 02054

GUINAN KEVIN J
GUINAN CHERYL A
6 TALBOT DRIVE
NORTON, MA 02766

COTTO KATHERINE
TATOS MICHAEL
83 ALPINE PL
FRANKLIN, MA 02038

DINH LINH H
LE HANH
367 SUMMER ST
FRANKLIN, MA 02038

ABRAHAM MAJU
ABRAHAM SMITHA M
12 ROCKWOOD ROAD
MEDWAY, MA 02053

BAKER TINA
BAKER DAVID
75 ALPINE PL
FRANKLIN, MA 02038

MURTY, K R KRISHNA TR HIL
HILLERY/MURTY LIVING TRUS
19 RHODE ISLAND AVE #1
NEWPORT, RI 02840

BROWN WILLIAM G
39 ALPINE PL
FRANKLIN, MA 02038

LOSANNO MATTHEW
6635 FLAGSTONE CT
CUMMING, GA 30028-2293

MOGRASS JON N
81 BOX POND DRIVE
BELLINGHAM, MA 02019

PENZA GERARD A
PENZA HEATHER K
25 ALPINE PL
FRANKLIN, MA 02038

SCARBOROUGH KEITH
38 RUGGLES ST
FRANKLIN, MA 02038

RISTAINO-SIEGEL TIA
SIEGEL SIDNEY
14 WORTH ST
CENTRAL FALLS, RI 02863

GLABICKY NICHOLAS M
GLABICKY ANDREW M
50 RUGGLES ST
FRANKLIN, MA 02038

STRATEGIC INVESTORS LLC
260 MILTON STREET
DEDHAM, MA 02026

WILLIAMSON LISA J
56 RUGGLES ST
FRANKLIN, MA 02038

FRANKLIN HOUSING AUTHORIT
1000 CENTRAL PARK TERRACE
FRANKLIN, MA 02038

DIMICHELE NELLO ET AL TRS
NDM FIVE TRUST
20 WINTER ST
MEDFIELD, MA 02052

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, July 12, 2021 and again on July 19, 2021

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, July 26, 2021 at 7:05 PM**, for a Site Plan application at 40 Alpine Row in Franklin, MA prepared by Level Design Group, LLC, Plainville, MA 02762, and submitted to the Department of Planning & Community Development, by Walker Development & Construction, Inc., Marlborough, MA 01752.

The property is located in the Downtown Commercial District (Assessors Map 279 Lot 181) on Alpine Row. The applicant is proposing to construct a 27-unit multi-family residential building and 7,500 +/- sq/ft of Commercial space.

The hearing will provide an open forum for the discussion. This meeting will be held at the Franklin Municipal Building at 355 East Central Street in the Town Council Chambers on the second floor. It will also be broadcasted via zoom platform.

Please note: This will be your only written notice of this public hearing. All future Public Hearings on this matter, will be posted on the Planning Board's website under Agendas.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

To access records for this project please visit <https://www.franklinma.gov/planning-board/pages/projects>.

Anthony Padula, Chairman