

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

May 25, 2023

Breka LÍ Goodlander, CWS, PWS, CERPIT
Conservation Agent/Natural Resource Protection Manager
Town of Franklin
355 Central Street
Franklin, MA 02038

via mail and email: bgoodlander@franklinma.gov

RE: Request for Determination of Applicability (“RFDA”) under the Massachusetts Wetlands Protection Act and Franklin Wetlands Bylaw; Proposed Environmental Investigations and related work, 21 Grove Street, Franklin, Massachusetts; Applicant: Town of Franklin

To the Commission:

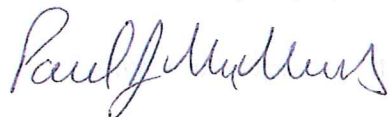
Enclosed please find nine (9) copies of the RFDA filed under the Massachusetts Wetlands Protection Act and the Franklin local wetlands bylaw for the above-referenced property. Note that because the Town of Franklin is the owner and applicant, no filing fees are required. EcoTec will pay the Legal Advertisement fee promptly upon notification of the cost of the advertisement. This filing is comprised of:

1. This cover letter;
2. The RFDA Form with all required Appendices and Attachments;
3. The USGS Map Locus with the site indicated;
4. GIS Project Locus;
5. Site Sketch 1”=30’;
6. Site Report dated 5/24/2023;
7. Local Application Process Signature Form

One copy of this filing and payment has been submitted by certified mail, return receipt requested to the Central Regional Office of the Department of Environmental Protection. In compliance with the Bylaw, all abutters to the site have been notified of this filing via certified mail, return receipt requested. A certified list of abutters and the form by which the abutters were notified are included in the filing. An affidavit of service is provided in the Site Report.

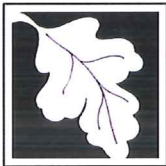
We look forward to meeting with the Commission regarding this filing. If you have any questions, please feel free to contact me at any time.

Cordially,
ECOTEC, INC.



Paul J. McManus, PWS
President

Cc: DEP-CRO
Bryan W. Taberner, AICP - Director, Planning and Community Development
Tracey Costa, LSP – Verdantas, LLC



WPA Form 1- Request for Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:
- Bryan W. Taberner, AICP, Dir. Planning and Comm Dev
Name btaberner@franklinma.gov
E-Mail Address
- 355 Central Street
Mailing Address
- Franklin MA 02038
State Zip Code
- 508-520-4907
Phone Number Fax Number (if applicable)
2. Representative (if any):
- EcoTec Inc.
Firm
- Paul J. McManus pmcmanus@ecotecinc.com
E-Mail Address
- Contact Name
- 102 Grove Street
Mailing Address
- Worcester MA 01605
State Zip Code
- 508-752-9666 ext 1
Phone Number Fax Number (if applicable)

B. Determinations

1. I request the Franklin Conservation Commission make the following determination(s). Check any that apply:
- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
 - b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
 - c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
 - d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Franklin
Name of Municipality
 - e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

21 Grove Street

Street Address

Franklin

City/Town

276

Assessors Map/Plat Number

022

Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

See attached Site Report and associated figures

c. Plan and/or Map Reference(s):

Site Report

Title

5/24/2023

Date

Title

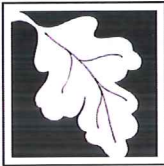
Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Proposed environmental investigations with limited vegetation clearing, as detailed in the attached Site Report.



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The proposed test borings and sampling are exempt activities under the Act. The proposed vegetation removal is very limited in scope and will have negligible effect on wetland interests.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Franklin
City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Town of Franklin

Name

355 Central Street

Mailing Address

Franklin

City/Town

MA

State

02038

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

5/24/2023

Date

Paul J. Matthews
Signature of Representative (if any)

5/24/2023

Date

Town of Franklin Conservation Commission

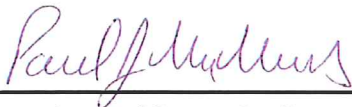
APPLICATION PROCESS SIGNATURE FORM

There are three different applications that can be submitted to undertake work in a jurisdictional area: a Notice of Intent (NOI), a Request for Determination (RDA) and a Minor Buffer Zone Activity (MBZA). All three applications have different criteria for submission and approval and the NOI and RDA are governed by both the state law and the local bylaw. The MBZA is issued under the local bylaw only.

When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto private property at any time until after an application is filed or permission of the property owner is given.

It is important that all applicants understand that after an application is filed, additional information may come to light e.g. via a field inspection or a review of the application, that may impact the scope of the submitted application and the approval process. **Therefore, it is the ultimate responsibility of the applicant to decide which application to file.**

In light of the above, please sign below indicating an understanding of this policy and submit it with the application.



Signature of Property Owner Representative

Paul J. McManus, EcoTec Inc.

5/24/2023

Date

Signature of Property Owner

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

Site Report To Accompany Request for Determination of Applicability

**Proposed Environmental Investigations
21 Grove Street
[Assessor's Lot 276-022]
Franklin, MA**

Prepared for:

Bryan W. Taberner, AICP
Director, Planning and Community Development
Town of Franklin
355 Central Street
Franklin, MA 02038

Prepared by:

Paul J. McManus, LSP, SPWS
President
EcoTec Inc.
102 Grove Street
Worcester, MA 01605

Tracey Costa, LSP, CHMM, TURP, ENV-SP
Senior Project Manager
Verdantas LLC
273 West Main Street
Norton, MA 02766

May 24, 2023

INTRODUCTION

This Site Report has been prepared by EcoTec and Verdantas to supplement a Request for Determination of Applicability ("RFDA") filing related to Town of Franklin property located at 21 Grove Street in Franklin, MA. Information contained herein related to site history, past and proposed environmental investigations and findings, has been provided by Tracey Costa, LSP, of Verdantas, LLC. Wetland resource characterization and related information is provided by Paul McManus, LSP, PWS of EcoTec.

SITE LOCATION

The area subject to this Site Report and related RFDA filing is located on the west side of Grove Street, abutting Mine Brook in the Unionville portion of Franklin. A USGS Locus Map, a more localized locus map, and a site figure are appended. Investigations are proposed to evaluate the site in accordance with the Massachusetts Contingency Plan ("MCP") regulations at 310 CMR 40.000, as outlined below.

PROJECT DESCRIPTION AND SITE HISTORY

The Site consists of an approximate 0.83-acre parcel and is improved with an approximately 4,000 square-foot (SF) collapsing building (constructed circa 1945) situated at the western portion of the Site, which shares a northern structural wall with a commercial building located at Lot 28 (abutting property). The Site building is surrounded on three sides by a fenced enclosure. A former building at the eastern portion of the Site (formerly referenced as 87 Grove Street/Lot 27) was demolished in 2012. The Town acquired Lot 22 in 2002 and Lot 27 in 2005 as tax takings. The two lots have been combined and are now referred to as Lot 22. Lot 26 abuts Lot 22 on the southern Site property boundary.

The Site is in an area of mixed residential, industrial, and commercial use. Mine Brook flows along the western and southern perimeter of the Site. Lot 26 is south of Mine Brook. The Site is abutted by a marble and granite commercial business to the north/northeast; a Massachusetts Bay Transportation Authority (MBTA) commuter rail line to the north; Grove Street to the east/southeast; and, Old Forge Road to the west/southwest.

The following is a brief summary of the environmental history of the Site, based on a cursory review of available reports and documents:

1. **Site History:** In the 1800s, the Site building was used as the "Old Mill" by the Whitney Worsted Co. textile factory and dye house. The Site (Lot 22) was occupied by Franklin Paint Co. in the 1950s and NuStyle Jewelry Factory (NuStyle) in the 1980s. The Lot 27 building was occupied by Unionville Woolen Mills in the 1960s. A 1975 plan for a proposed addition to the Lot 27 building indicated that this building was a manufacturing plant and the Lot 22 building was a garage. The Lot 22 building was most recently used by a construction company for vehicular repair until it was vacated in 1989 (IES, 1990). Operations on both site parcels ceased in late 1989.
2. **Oil and/or hazardous material (OHM) Storage and Usage:** Industrial processes used at the Site included electroplating and metals finishing, and chemicals including heavy metals (including nickel and chromium), acids, bases, cyanides, oils, and

chlorinated solvents. Process equipment and chemicals were abandoned at the site when Nu-Style declared bankruptcy in approximately 1991 and were removed by USEPA during a CERCLA Removal Action in 1992.

3. **Underground Storage Tanks (USTs):** Two 2,000-gallon, one 5,000-gallon and one 1,000-gallon USTs were removed from the Site in 1990 and one or more of the USTs reportedly contained solvents. One (5,000-gallon) No. 2 fuel oil UST (located to the west of the former Site building) was removed from the Lot 27 parcel in 2007. Reportedly, "A heating oil tank reportedly existed in an underground bunker on the same side of the building". It is unclear if this is a separate tank and whether it was removed.
4. **Raceway:** An approximate 70-foot-long underground raceway extended beneath the former (Lot 27) building and westerly to Lot 22 and the existing Site building and reportedly connected to Mine Brook. Impacted soils within a portion of the raceway (Lot 27) were remediated in 2013 under a Release Abatement Measure (RAM) Plan.
5. **Hazardous Building Materials:** A 2014 hazardous building material survey indicated the presence of asbestos-containing materials (ACM) in building materials.
6. **Building Condition:** Based on an engineering evaluation conducted in 2015, there is evidence of structural engineering issues to the northerly (Lot 28) building, attributed to the collapsing Lot 22 Site building. Stabilization of the structural wall is required to mitigate ongoing damage to the adjacent occupied building.
7. **Release Condition:** A release of tetrachloroethylene (PCE), trichloroethene (TCE) and lead to groundwater and polycyclic aromatic hydrocarbons (PAHs), lead, nickel and PCE to soil were reported to the Massachusetts Department of Environmental protection (MassDEP) in May 2007 and assigned RTN 2-16694.
8. **Contaminant Impacts and Regulatory Status:** Investigative activities have been conducted at the Site from 2007 to 2015 and summarized in a Phase I Initial Site Investigation (Fuss & O'Neill, May 2008), Phase II Environmental Site Assessment (Fuss & O'Neill, September 2007) and Phase II ESA Addendum (Fuss & O'Neill, February 2008) and Partial Permanent Solution Statement (PPSS) (Tata & Howard, October 2015). According to the PPSS, the Massachusetts Contingency Plan (MCP) Disposal Site boundary was defined to include Lots 22 and 27 and a portion of Lot 26 to the southeast. According to the PPSS, "the sources of the release, which are the former manufacturing operations at other areas of the Site, have been terminated and the concentrations of CVOCs in the monitoring wells located at the Property (referring to Lot 26) have been reduced to background as defined in the Massachusetts Contingency Plan."

OBJECTIVES OF THE PROPOSED WORK

The objectives of proposed activities are to:

- Address data gaps and assess potential impacts based on current and likely foreseeable Site uses and activities.

- Assess the potential presence of abandoned USTs and/or other anomalies, including discharge pipes.

SCOPE OF WORK

Vegetation Clearing

Most of the property is regularly maintained by mowing, and can be readily accessed by vehicles and necessary equipment without any additional clearing or alteration. Limited vegetation clearing will be conducted, primarily of invasive and noxious plants (such as Japanese knotweed and poison ivy) to facilitate access to sampling locations at the perimeter of the existing Site building (see attached Site Sketch). The proposed vegetation clearing will not remove any trees or result in ground disturbance.

Geophysical Survey

Verdantas' subcontractor, Atlantic Geosciences, Inc. (Atlantic) will perform a geophysical survey at accessible areas of the Site to assess the exterior areas to locate existing groundwater monitoring wells and potential presence of USTs and other anomalies, including discharge pipes. The geophysical survey is non-invasive and will not result in disturbance to soils or vegetation.

Supplemental Subsurface Investigation

Verdantas will oversee its subcontractor, Technical Drilling Services, Inc. (TDS) of Sterling, Massachusetts to perform drilling activities using an all-terrain vehicle (ATV) drill rig, equipped with hollow stem auger and air rotary drilling techniques. The investigations will be conducted at the exterior portions of the Site. Drilling and soil sampling are anticipated to be conducted over a 4-day period.

Up to 4 overburden soil borings will be advanced to an approximate depth of 15 feet below ground surface (bgs), using a hollow stem auger.

The four (4) soil borings will be completed as overburden monitoring wells. In addition, to assess groundwater in shallow bedrock, four (4) bedrock wells will be advanced using air rotary drilling to an approximate depth of 25 feet bgs.

The eight (8) wells will be constructed as 2-inch diameter flush-mount groundwater monitoring wells, constructed of 40-schedule polyvinyl chloride (PVC) casing and 0.010-slot polyvinyl chloride (PVC) screen.

The proposed drilling vehicle will traverse the site to the selected boring locations. Minor soil compaction and rutting may occur from vehicle movement, however the site is thickly vegetated with herbaceous species and disturbance from the drill rig movement will be minimal. At each boring location, the drilling auger will generate several cubic feet of drill cutting soil. Most of the drill cuttings will be returned to the borehole, and any

excess soil from drill cuttings will be collected with hand tools and placed in a secure drum(s) for off-site disposal.

Sediment Sampling

Verdantas will perform sediment sampling within accessible portions of Mine Brook. Up to four (4) sediment samples will be collected. Disturbance to the Brook will be minimal. Sediment sampling will be conducted by workers on foot, using a hand-held 2-inch to 4-inch diameter coring device.

WETLAND RESOURCE AREAS

The subject site is bordered to the south and west by Mine Brook, a perennial stream. The Banks of Mine Brook at the site are entirely human-altered and consist in large part of vertical block retaining walls, including a small bridge over the Brook in the southwest portion of the site. Mine Brook has an associated 200-foot Riverfront Area which projects from the Bank and encompasses the entire property. Much of the area abutting the Brook consists of a sharp transition to upland (i.e., not vegetated wetland) however as indicated in the attached Site Sketch, a small area of Bordering Vegetated Wetland ("BVW") is located within a low-lying area adjacent to the Brook in the southeast portion of the site. A 100-foot Buffer Zone projects from the BVW and Bank (where BVW is not present). No work is proposed in BVW.

REQUEST FOR NEGATIVE DETERMINATION OF APPLICABILITY

As described above, the proposed work is limited to investigations of environmental conditions. With the exception of very limited vegetation clearing adjacent to the existing building, State Wetland Regulations at 310 CMR 10.02(2) [for the 100-foot Buffer Zone] and 310 CMR 10.58(6)(b)[for Riverfront Area] provide an exemption for that work and state that:

*"2. The following minor activities, provided that they comply with 310 CMR 10.02(2)(b)1., are not otherwise subject to regulation under M.G.L. c. 131, § 40:
g. Activities that are temporary in nature, have negligible impacts, and are necessary for planning and design purposes (e.g., installation of monitoring wells, exploratory borings, sediment sampling and surveying and percolation tests for septic systems provided that resource areas are not crossed for site access);"*

Under this exemption, 310 CMR 10.02(2)(b)1 requires that:

"...the work is performed: solely within the buffer zone, as prescribed in 310 CMR 10.02(2)(b)2.a. through q., in a manner so as to reduce the potential for any adverse impacts to the resource area during construction, and with post-construction measures implemented to stabilize any disturbed areas." Note that 310 CMR 10.58(6)(b) provides for the same provision in riverfront Area.

It is EcoTec's opinion that the proposed investigations qualify for the above exemption. We note that the Franklin Wetlands Bylaw and associated regulations do not include the specific exemptions, however it is our opinion that the proposed work, including the limited vegetation removal adjacent to the building, will not alter the Wetland Resource Areas present. Therefore, on behalf of the applicant, Town of Franklin, we request a Negative Determination of Applicability (#2, #3 and #6) under both state and local wetland regulations.

Enc:

- WPA Form 1: Request for Determination of Applicability
- USGS Locus Map
- GIS site locus map
- Site sketch
- Site photographs
- Abutter notification materials
 1. Certified abutters list
 2. Abutter notice
 3. Affidavit of abutter notice

Affidavit of abutter notice

I certify that the attached abutter notice was or will be mailed by certified mail, return receipt requested to all parties on the attached abutters list. Proof of mailing will be provided to the Conservation Commission.



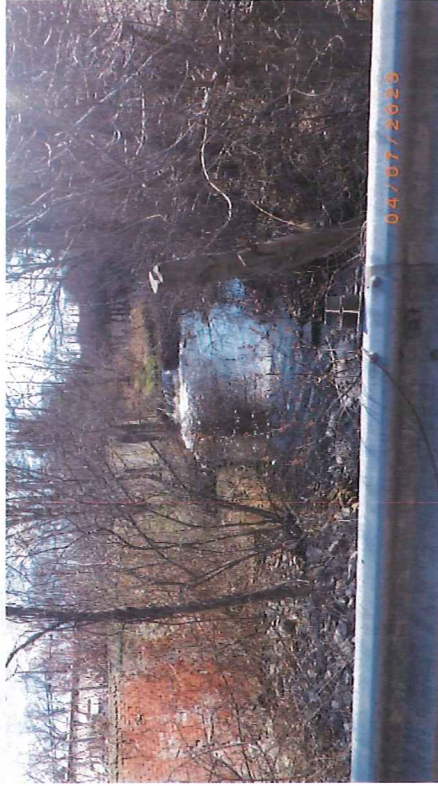
Paul J. McManus



View into site from site bridge



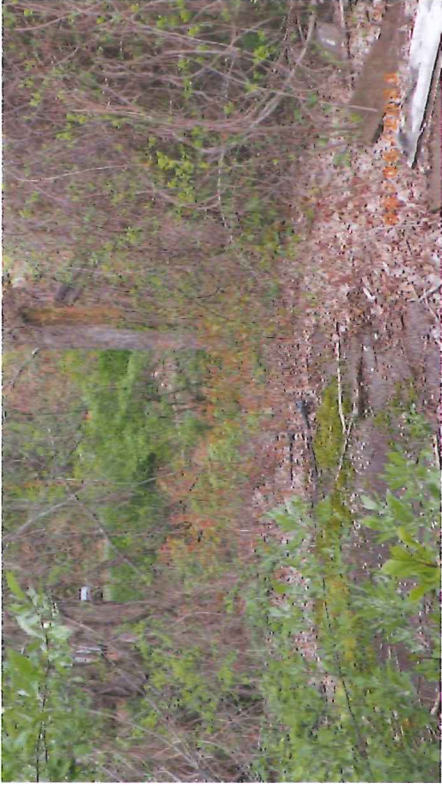
View of site toward Grove Street



View upstream from site bridge toward Grove Street



View downstream from site bridge



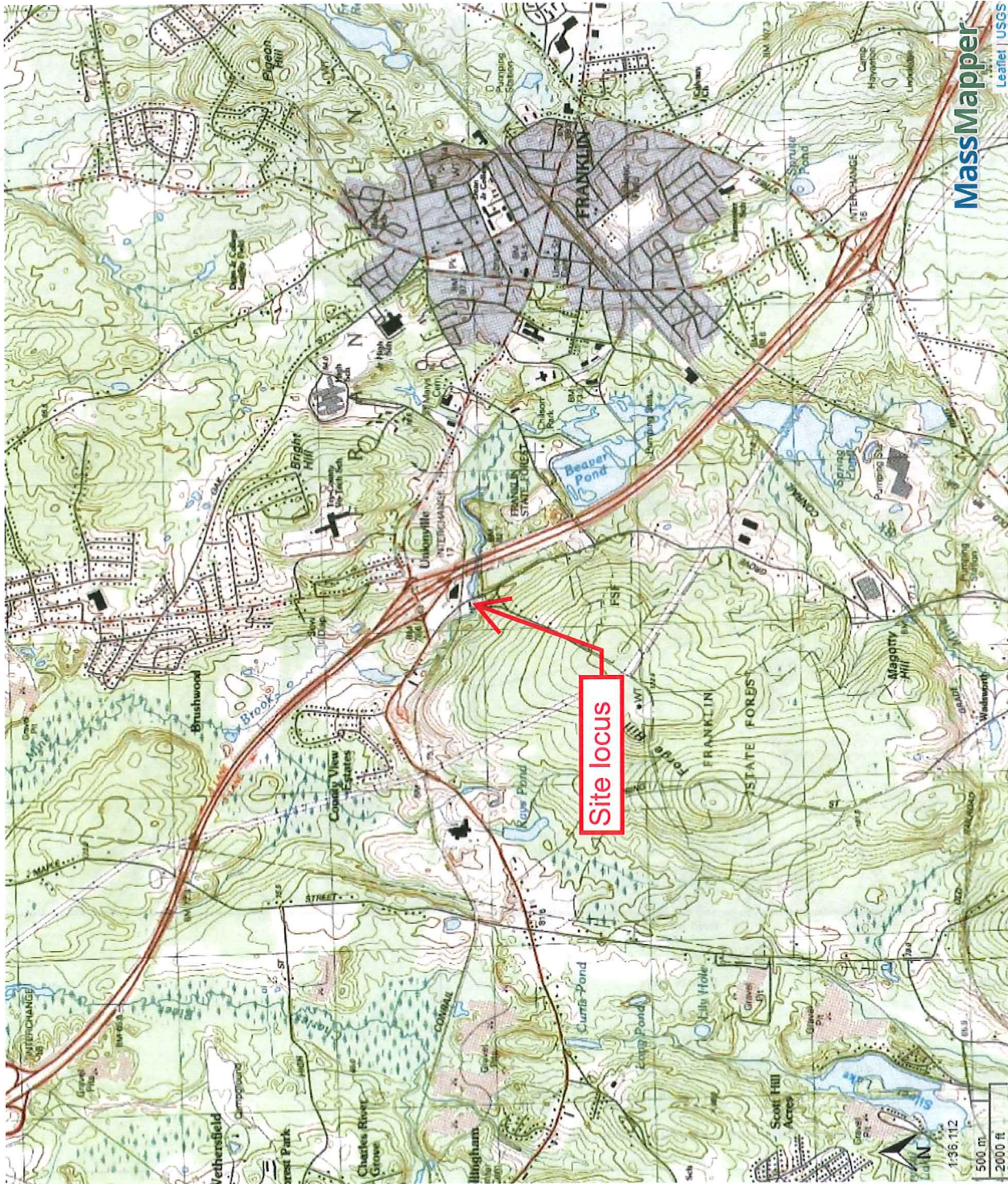
Area of proposed vegetation cutting adjacent to site building



View into site across site bridge

USGS Locus - 21 Grove Street, Franklin

Property Tax Parcels





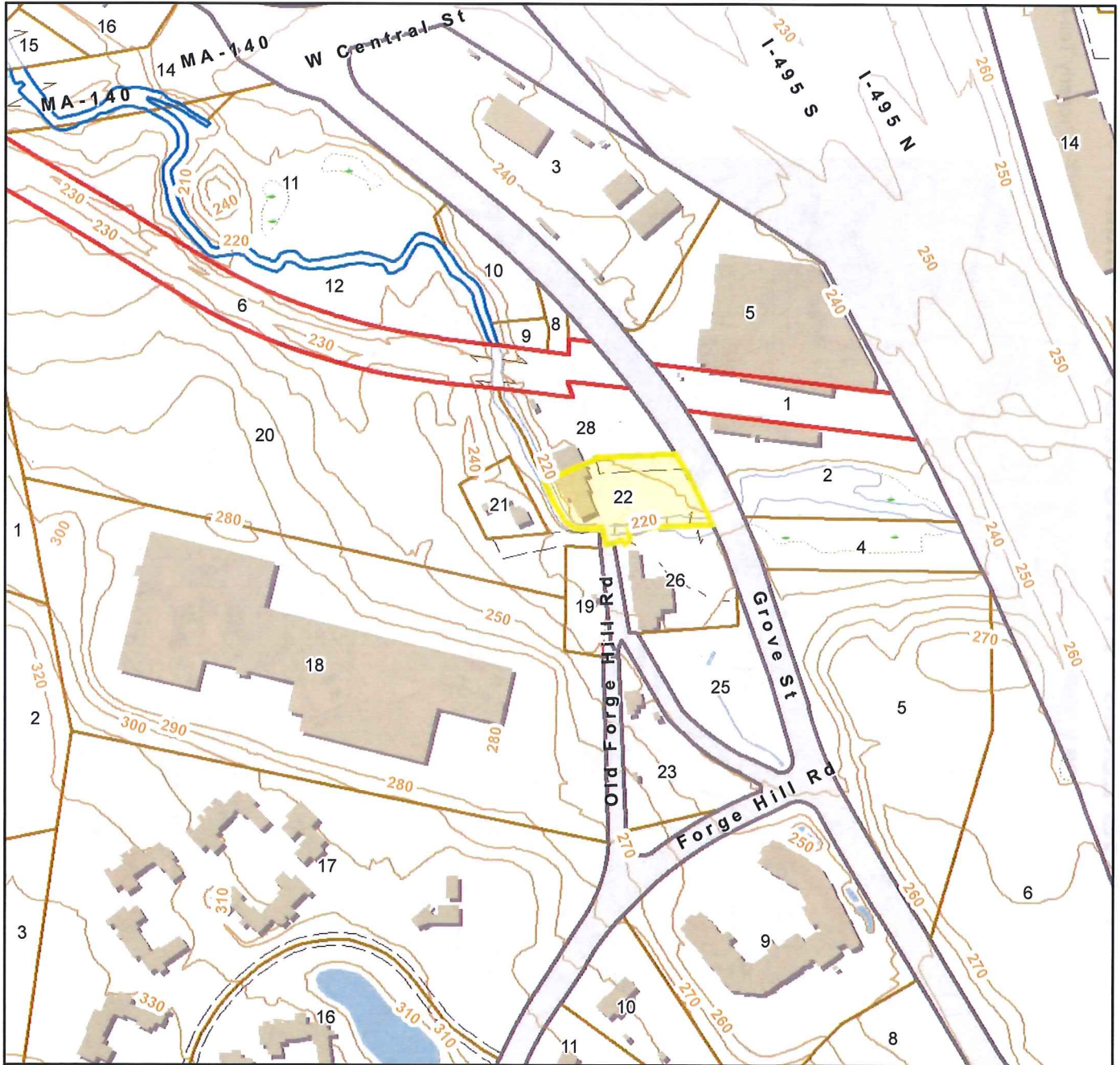
Franklin, MA



May 24, 2023

1 inch = 279 Feet

www.cai-tech.com



TownPoly	Property TIC	BuildingPolys
PWater	RoadNotPar	Shadow
Property Line	Travel Way	Right of Ways
Public Road	Wetland	Wet Areas
Railroad	Private Road ROW	WaterLines
PropNotPar	Right of Way	Water-poly
Property Hook	Utility	CONTOUR ELEVATIONS (10 FOOT INTERVAL)

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



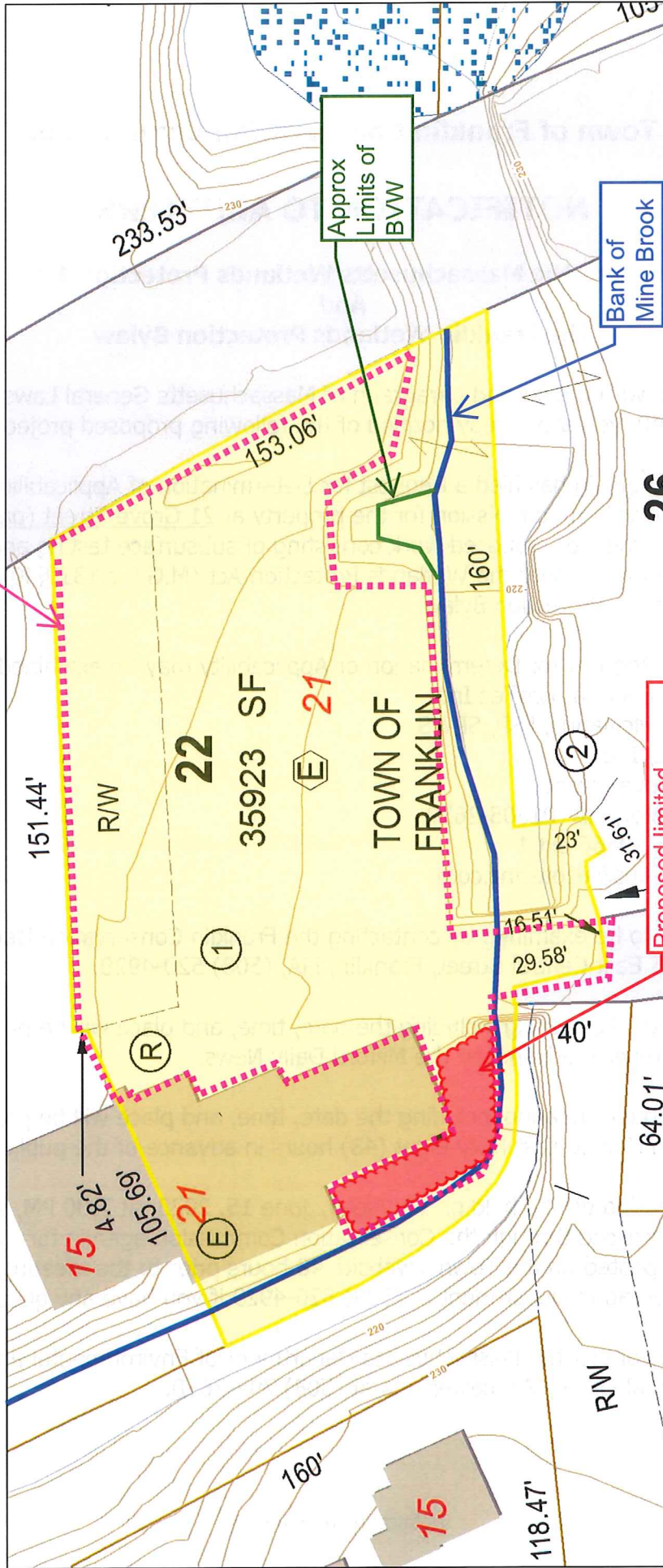
May 24, 2023

Franklin, MA

1 inch = 30 Feet



Limits of proposed area of investigations



Approx Limits of BVW

Bank of Mine Brook

Proposed limited vegetation cutting area

TownPoly	Wetland	CONTOUR ELEVATIONS (10 FOOT INTERVAL)
PWater	Right of Way	CONTOUR ELEVATIONS (2 FOOT INTERVAL)
Property Line	BuildingPolys	Marsh
Public Road	Shadow	
Property Hook	Right of Ways	
Property TIC	WaterLines	

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

Site Sketch for Request for Determination of Applicability
Base Map: Franklin GIS
Edited by EcoTec Inc.

Town of Franklin Conservation Commission

NOTIFICATION TO ABUTTERS

Under the Massachusetts Wetlands Protection Act And The Franklin Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following proposed project:

The Town of Franklin has filed a Request for Determination of Applicability with the Franklin Conservation Commission for the property at 21 Grove Street (parcel 276-022) seeking review of proposed work consisting of subsurface testing and limited vegetation removal, under the Wetlands Protection Act (M.G.L c.131 §40) and The Franklin Wetlands Protection Bylaw.

Copies of the Request for Determination or Applicability may be examined during regular office hours at EcoTec Inc.

Paul J. McManus, LSP, SPWS
EcoTec, Inc.
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 ext 1
pmcmanus@ecotecinc.com

Copies may also be examined by contacting the Franklin Conservation Department located at 355 East Central Street, Franklin, MA, (508) 520-4929.

Notice of the public hearing including the date, time, and place will be published at least five (5) days in advance in the Milford Daily News.

Notice of the public hearing including the date, time, and place will be posted in the Franklin Town Hall at least forty eight (48) hours in advance of the public hearing.

The public hearing will be held on Thursday, June 15, 2023, at 7:00 PM, via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

You may also contact the Massachusetts Department of Environmental Protection, Central Regional Office, Worcester, MA at (508) 792-7650.

124371

Abutter's List Request Form

Status: Active

Date Created: May 24, 2023

Applicant

Paul McManus
pmcmanus@ecotecinc.com
EcoTec Inc
102 Grove Street
Worcester, Massachusetts 01605
15087529666

Primary Location

21 GROVE ST
FRANKLIN, MA 02038

Owner:

FRANKLIN TOWN OF
355 EAST CENTRAL ST FRANKLIN, MA 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?

Conservation Commission

What is the purpose for the request?

Request for Determination of Applicability Filing by Town for subsurface testing and related work

How would you like to receive this abutters list?

Emailed

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

pmcmanus@ecotecinc.com

General Parcel Information

Assessor's Parcel ID 276-022-000-000	Property Street Address 21 Grove Street
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Property Owner Information

Property Owner Town of Franklin	Property Owner's Mailing Address 355 East Central Street
Town/City Franklin	Zip/Postal Code 02038
State MA	Property Owner Telephone Number 508-520-4929

Requestor's Information



21 GROVE ST - 300' ABUTTERS

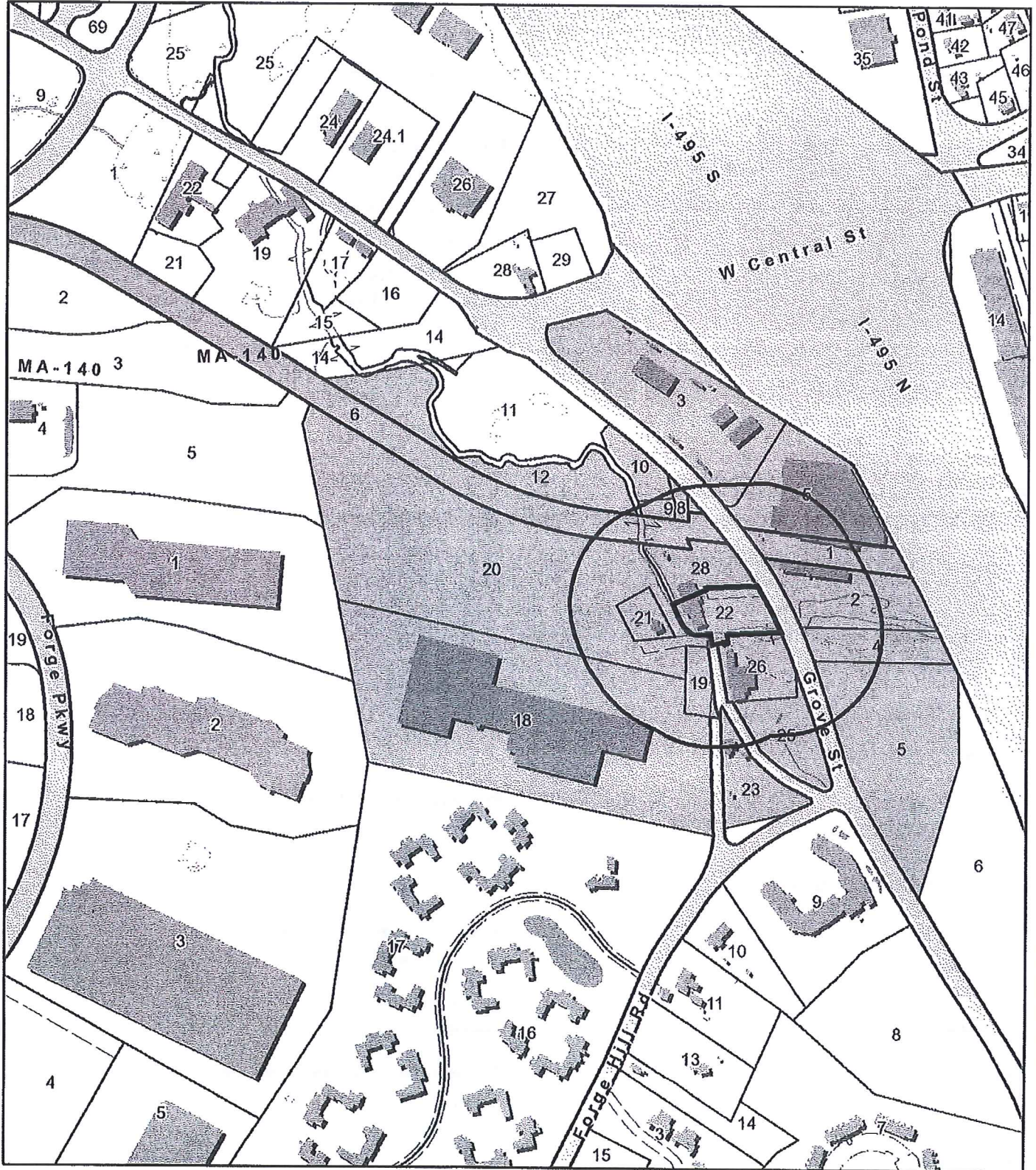
Franklin, MA



May 24, 2023

1 inch = 400 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Franklin, MA
May 24, 2023

Subject Property:

Parcel Number: 276-022-000
CAMA Number: 276-022-000-000
Property Address: 21 GROVE ST

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 271-003-000
CAMA Number: 271-003-000-000
Property Address: 3-5 GROVE ST

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS HIGHWAY
DEPARTMENT
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 271-005-000
CAMA Number: 271-005-000-000
Property Address: 14 GROVE ST

Mailing Address: CUBESMART L.P.
5 OLD LANCASTER ROAD
MALVERN, PA 19355

Parcel Number: 271-006-000
CAMA Number: 271-006-000-000
Property Address: GROVE ST

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

Parcel Number: 271-007-000
CAMA Number: 271-007-000-000
Property Address: GROVE ST

Mailing Address: FRANKLIN TOWN OF
355 CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 271-008-000
CAMA Number: 271-008-000-000
Property Address: GROVE ST

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 271-009-000
CAMA Number: 271-009-000-000
Property Address: 61 GROVE ST

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 271-010-000
CAMA Number: 271-010-000-000
Property Address: GROVE ST

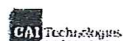
Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL
FRANKLIN, MA 02038

Parcel Number: 271-012-000
CAMA Number: 271-012-000-000
Property Address: WEST CENTRAL ST

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 276-001-000
CAMA Number: 276-001-000-000
Property Address: CONRAIL

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



www.cal-tech.com

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

5/24/2023

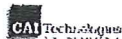
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300 foot Abutters List Report

Franklin, MA
May 24, 2023

Parcel Number: 276-002-000 CAMA Number: 276-002-000-000 Property Address: 20 GROVE ST	Mailing Address: COMPTON PAUL R TR UNGALA GROVE REALTY TRUST FINKELSTEIN, JAMES TR 54 MILL ST FRANKLIN, MA 02038
Parcel Number: 276-004-000 CAMA Number: 276-004-000-000 Property Address: GROVE ST	Mailing Address: COMPTON PAUL R 221 POND ST FRANKLIN, MA 02038
Parcel Number: 276-005-000 CAMA Number: 276-005-000-000 Property Address: GROVE ST	Mailing Address: COMMONWEALTH OF MASSACHUSETTS DIVISION OF STATE PARKS AND RE 251 CAUSEWAY STREET - SUITE 600 BOSTON, MA 02114-2104
Parcel Number: 276-018-000 CAMA Number: 276-018-000-000 Property Address: 1 OLD FORGE HILL RD	Mailing Address: FRANKLIN LIMITED PARTNERSHIP C/O IRON MOUNTAIN ONE FEDERAL ST BOSTON, MA 02110
Parcel Number: 276-019-000 CAMA Number: 276-019-000-000 Property Address: 7 OLD FORGE HILL RD	Mailing Address: FRANKLIN ALLOYS INC C/O PAUL COMPTON 221 POND ST FRANKLIN, MA 02038
Parcel Number: 276-020-000 CAMA Number: 276-020-000-000 Property Address: GROVE ST	Mailing Address: MARGARET C RANIERI TR CATHERINE R MILLER TR RANIERI TRUST 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 276-021-000 CAMA Number: 276-021-000-000 Property Address: 15 OLD FORGE HILL RD	Mailing Address: DELUCIA RALPH F 15 OLD FORGE HILL RD FRANKLIN, MA 02038
Parcel Number: 276-022-000 CAMA Number: 276-022-000-000 Property Address: 21 GROVE ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 276-023-000 CAMA Number: 276-023-000-000 Property Address: 2 OLD FORGE HILL RD	Mailing Address: HAINES SHEILA M 2 OLD FORGE HILL ROAD FRANKLIN, MA 02038
Parcel Number: 276-025-000 CAMA Number: 276-025-000-000 Property Address: GROVE ST	Mailing Address: COMMONWEALTH OF MASSACHUSETTS DIVISION OF STATE PARKS AND RE 251 CAUSEWAY STREET - SUITE 600 BOSTON, MA 02114-2104
Parcel Number: 276-026-000 CAMA Number: 276-026-000-000 Property Address: 25 GROVE ST	Mailing Address: UNIFIED VENTURES LLC 51 ROBINSON AVE ATTLEBORO FALLS, MA 02763



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5/24/2023

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300 foot Abutters List Report

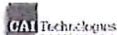
Franklin, MA

May 24, 2023

Parcel Number: 276-028-000
CAMA Number: 276-028-000-000
Property Address: 15 GROVE ST

Mailing Address: 15 GROVE STREET LLC
142 HANCOCK ST
EVERETT, MA 02149

Kevin W. Doyle, 5-24-2023



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5/24/2023

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15 GROVE STREET LLC
142 HANCOCK ST
EVERETT, MA 02149

FRANKLIN TOWN OF
355 CENTRAL ST
FRANKLIN, MA 02038

COMMONWEALTH OF
MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY STREET - SUITE
600
BOSTON, MA 02114-2104

FRANKLIN TOWN OF
355 EAST CENRTAL
FRANKLIN, MA 02038

COMMONWEALTH OF
MASSACHUS
HIGHWAY DEPARTMENT
10 PARK PLAZA
BOSTON, MA 02116

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

COMPTON PAUL R
221 POND ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

COMPTON PAUL R TR
UNGALA GROVE REALTY TRUST
54 MILL ST
FRANKLIN, MA 02038

HAINES SHEILA M
2 OLD FORGE HILL ROAD
FRANKLIN, MA 02038

CUBESMART L.P.
5 OLD LANCASTER ROAD
MALVERN, PA 19355

MARGARET C RANIERI TR CAT
RANIERI TRUST
59 PLEASANT ST
FRANKLIN, MA 02038

DELUCIA RALPH F
15 OLD FORGE HILL RD
FRANKLIN, MA 02038

NEW YORK CENTRAL LINES LL
C/O CSX TRANSPORTATION IN
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FRANKLIN, MA 02038

UNIFIED VENTURES LLC
51 ROBINSON AVE
ATTLEBORO FALLS, MA 02763

FRANKLIN LIMITED PARTNERS
C/O IRON MOUNTAIN
ONE FEDERAL ST
BOSTON, MA 02110

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038