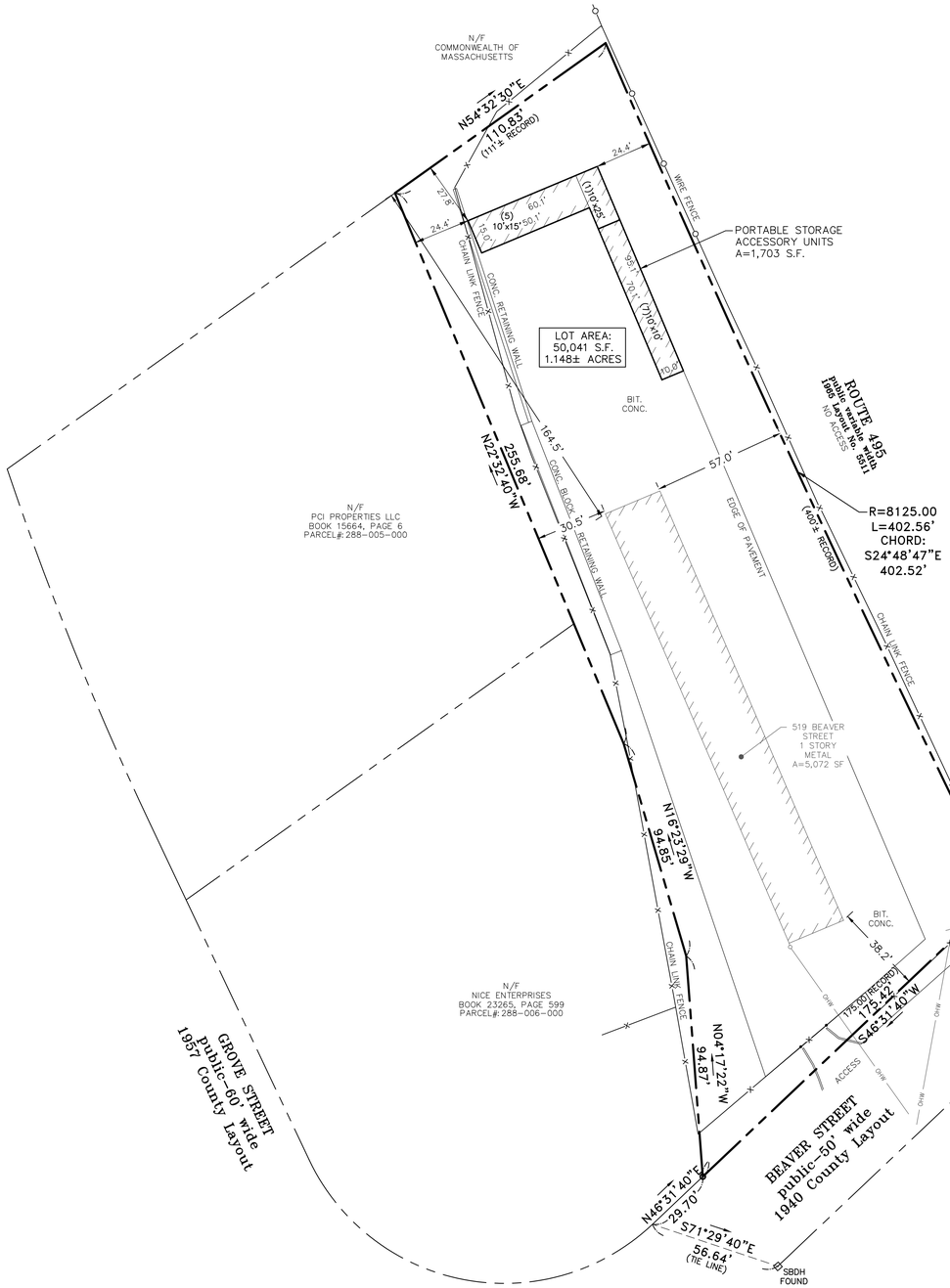

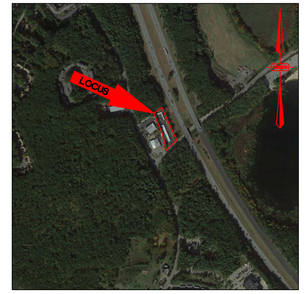

LOCUS MAP
Scale: 1" = 800'

ZONING TABLE

ZONE: INDUSTRIAL DISTRICT
USES: INDUSTRIAL

	REQUIRED	PROVIDED
LOTS		
MIN. AREA	40,000 SF	50,014 SF
MIN. FRONTAGE	157.5 FT	175 FT
MIN. LOT WIDTH	175 FT	108.4 FT*
MIN. LOT DEPTH	200 FT	395.6 FT
BUILDINGS		
MAX. LOT COVERAGE	80%	55%
MAX. STRUCTURE LOT COVERAGE	70%	14%
MIN. FRONT YARD	40 FT	38.2 FT*
MIN. SIDE YARD	30 FT	30.5 FT
MIN. REAR YARD	30 FT	164.5 FT
MAX. BUILDING HEIGHT	3 STORIES	1 STORIES

*EXISTING, NONCONFORMING

NOTES:
1. EXISTING FEATURES ARE BASED ON A GROUND SURVEY THAT WAS CONDUCTED ON NOVEMBER 15, 2022.
2. BASED ON THE MASSGIS DATABASE, THERE ARE NO WETLANDS, FEMA FLOOD HAZARD AREAS, ACEC, CERTIFIED VERNAL POOLS, POTENTIAL VERNAL POOLS, ESTIMATED HABITATS OF RARE WILDLIFE, PRIORITY HABITATS OF RARE SPECIES, OR SURFACE WATER SUPPLY PROTECTION AREAS ON OR WITHIN 200 FEET OF THE SITE.
3. THE SITE IS WITHIN A ZONE II WELLHEAD PROTECTION AREA FOR THE FRANKLIN WATER DEPARTMENT.
4. THE TEMPORARY STORAGE UNITS ARE LOCATED ON AREAS OF EXISTING PAVEMENT, AND AS A RESULT, THE TOTAL IMPERVIOUS AREA AND STORMWATER MANAGEMENT OF THE SITE HAS NOT CHANGED DUE TO THE ADDITION OF THESE STRUCTURES.

CONECO

LEGEND

- CBDH — CONCRETE BOUND WITH DRILL HOLE
- SBLP — STONE BOUND WITH LEAD PIN
- SBDH — STONE BOUND WITH DRILL HOLE
- IP — IRON PIN
- DH — DRILL HOLE
- HYDRANT
- LIGHT POLE
- LIGHT POLE (OVERHEAD)
- UP — UTILITY POLE
- CB — CATCH BASIN
- DRAIN MANHOLE
- OHW — OHW — OVERHEAD WIRES
- PROPERTY LINE

30' 0 30' 60'
SCALE IN FEET

OWNER OF RECORD:

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

BOOK 40355, PAGE 332
PARCEL#: 288-007-000

NOTE: EXISTING FEATURES ARE BASED ON A GROUND SURVEY THAT WAS CONDUCTED ON NOVEMBER 15, 2022.

THE SUBJECT OF THIS AS-BUILT PLAN IS THE STORAGE UNITS (1,703± S.F.) TO THE REAR OF THE PROPERTY.
I CERTIFY THAT THE AS-BUILT INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY THAT WAS CONDUCTED ON NOVEMBER 15, 2022.

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY S. BODAH #46110
REGISTERED LAND SURVEYOR

TIMOTHY S. BODAH, PLS
MA REG. NO. 46110

COMMONWEALTH OF MASSACHUSETTS
DAMIEN J. DMITRUK
CIVIL
No. 55386
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CUBESMART LP
519 BEAVER STREET
FRANKLIN, MA 02038

DRAWING:
SITE LAYOUT

PROJECT:
CUBESMART
519 BEAVER STREET
FRANKLIN, MA 02038

PLAN SET:
LIMITED SITE PLAN

CONECO
Engineers & Scientists
PHONE: 800-548-3355 WEBSITE: www.coneco.com

DATE	5/24/2023
DESIGNED:	CHECKED: MSD
DRAFTED: BTM	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	12297.0
SHEET NO.	1 OF 1

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352

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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: **June 16, 2023**

TO: **Franklin Planning Board**

FROM: **Department of Planning and Community Development**

RE: **519 Beaver Street**
Limited Site Plan Modification

The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, June 26, 2023 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 519 Beaver St located in the Industrial Zoning District
2. The Limited Site Plans shows that temporary storage units were added to the site. The Building Commissioner required a Limited Site Plan be filed with the Planning Board.
3. The Applicant is not required to file with the Conservation Commission.
4. BETA was not asked to review the plan.

Comments:

1. Original Site Plans included the pavement where the temporary storage units have been added. There is no increase to impervious from the last approved plan.

FORM P

APPLICATION FOR APPROVAL OF A LIMITED SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan entitled "CubeSmart - 519 Beaver Street" for approval under the provisions of the Zoning By-Laws of the Town of Franklin Section §185-31.1.D covering Limited Site Plans.

1. Name of Applicant: CubeSmart LP
   Address of Applicant: 519 Beaver St., Franklin, MA 02038
   Phone No.: 610-960-0466 Email: mkolb@cubesmart.com

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

3. Name of Engineer: Coneco Engineers & Scientists
   Address of Owner: 4 First St. Bridgewater, MA 02324
   Phone No.: 508-697-3191 Email: ddmitruk@coneco.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 40355, Page 332, (or Certificate of Title No. _____)

5. Location and Description of Property:
   Self storage facility (5,072 sf); portable storage accessory units at rear of property (1,703 sf)

   Square Footage of Building(s) 6,775
   Assessor's Map 288 Lot 7

6. Purpose of Site Plan: For approval of portable storage accessory units (1,703 sf)

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

Signature of Applicant — Print Name of Applicant: Matt Kolb

Signature of Owner — Print Name of Owner: Matt Kolb

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: CubeSmart - 519 Beaver Street

Date of Plan: May 24, 2023 Assessor's Information: Based on survey

Prepared by: Coneco Engineers & Scientists

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

SECTION B:

Name of Record Owner(s): CubeSmart LP

Address of Record Owner(s): 5 Old Lancaster Road

Malvern, PA 19355

*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 14th day of June 2024

Matt Kolb
Signature of Applicant

Matt Kolb
Print name of Applicant

Matt Kolb
Signature of Owner

Matt Kolb
Print name of Owner

COMMONWEALTH OF ~~MASSACHUSETTS~~ PENNSYLVANIA

_____ss. 20____

On this 14TH day of JUNE 2023, before me, the undersigned notary public, personally appeared MATTHEW KOLB *(name of Applicant)*, proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.

Commonwealth of Pennsylvania - Notary Seal
Matthew Pesot, Notary Public
Chester County
My commission expires February 7, 2024
Commission number 1284272
Member, Pennsylvania Association of Notaries

(Official signature and seal of notary)
Notary Public:
My Commission Expires: FEB 7, 2024