



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

November 10, 2020

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

**RE: Site Plan and Special Permit – 52 East Central St Drive-thru**

Dear Mr. Chairman and Members:

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

1. The application is for a proposed coffee-shop within the existing convenience store building. As per DPW requirements, the commercial kitchen will require an exterior grease-trap to be installed prior to discharging to the town sewer system. Calculations for the sizing of the grease trap based on Title V requirements will need to be submitted to DPW.
2. We highly recommend that the proposed drive-thru lane be wide enough to allow vehicles to bypass the drive-up window. We note this has been required in recent drive-thru projects in town.
3. The project description indicates that there is no stormwater infrastructure on site and all runoff currently flows to Summer Street and East Central Street.

Although the proposed project proposes no increase to the overall existing impervious area, it is a redevelopment project and must meet the Massachusetts Stormwater Standards to the maximum extent practicable in accordance with Standard 7 and the Checklist for Redevelopment Projects.

4. Proposed grading should be shown for the new pavement areas to insure proper drainage flows.

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

Sincerely,

Michael Maglio, P.E.  
Town Engineer



# Town of Franklin

## 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  
[www.Franklin.MA.US](http://www.Franklin.MA.US)

11/09/2020

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

Re: 52 East Central Street

Dear Board Members,

I have reviewed the proposal for the above referenced address and I recommend a bypass lane for the drive through. All of the recently approved VSE (Vehicle Service Establishments) have this feature as part of their town approval.

Lloyd Brown  
Building Commissioner  
Town of Franklin



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

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

**DATE:** November 10, 2020  
**TO:** Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 52 East Central Street  
Special Permit and Site Plan Modification

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The DPCD has reviewed the above reference Special Permit and Site Plan Application for the Monday, November 16, 2020 Planning Board meeting and offers the following commentary:

### **General**

1. The project is located at 52 East Central Street in the Downtown Commercial Zoning District (Assessor's Map 286, Lot 037).
2. The applicant is proposing to add a drive-thru window to the existing building on site. The drive-thru windows includes adding a drive-thru lane and re-structured parking spaces.
3. One Special Permit have been filed
  - Zoning By-Law §185 Attachment 3 Use Regulation Schedule Part II: Vehicular Service Establishment.
4. The applicant has not requested any waivers.

### **Comments:**

1. DPCD has provided letters from DPW, Fire and Building Commissioner. BETA is currently reviewing the submitted plans.
2. Applicant has submitted a traffic & development analysis.
3. DPCD recommends submitting any color renderings if the applicant is changing the outside of the building. Any new signage will need to be submitted to Design Review Commission for recommendation.



# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 22 OCTOBER 2020

RE : SITE PLAN – 52 EAST CENTRAL ST.

Thank you for the opportunity to review the above referenced plan. We have no comments at this time.

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

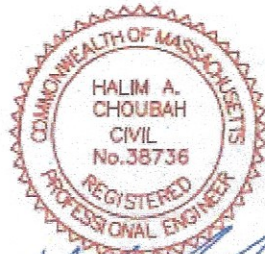
cc: file



**DEVELOPMENT & TRAFFIC**  
**IMPACT STATEMENT**  
**FOR**  
**PROPOSED DRIVE THRU**  
**AT**  
**EXISTING GASOLINE FILLING STATION**  
**WITH**  
**CONVENIENCE STORE**  
**52 EAST CENTRAL STREET**  
**FRANKLIN, MASSACHUSETTS**

**PREPARED FOR:**

*52 EAST CENTRAL STREET, LLC  
1 IRON GATE DRIVE  
FRANKLIN, MA 02038  
(617) 504-5364  
nabilnakhoul@hotmail.com*



*HALIM A. CHOUBAH*

**PREPARED BY:**



**CHOUBAH ENGINEERING GROUP, P.C.**  
**CONSULTING PROFESSIONAL ENGINEERS**  
**112 STATE ROAD (RTE. 6)**  
**N. DARMOUTH, MA 02747**

**CEG # 20-572**  
**August 21, 2020**

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## **PROJECT DESCRIPTION**

Attached plans and supporting documents are for the conversion of approximately 600 square feet of retail space at the existing 2,225 square foot convenience store at 52 East Central Street to a coffee shop with a drive-up window.

The site is an existing filling station with a convenience store located at 52 East Central Street in Franklin MA. The site measures approximately 20,800 square feet (0.48 Acres) and is located in the Downtown Commercial District.

It is bound to the north by East Central Street, to the east and south by developed commercial properties and to the west by Summer Street. Access to the site is via two full access driveways (entering and exiting) on East Central Street and one full access (entering and exiting) driveway on Summer Street.

Approximately 82% of the entire site is covered with impervious surfaces including buildings, access driveways and parking areas. Currently there is a 2,225 square-foot convenience store, four fuel dispensers with a steel overhead canopy and three underground fuel storage tanks at the site.

The Applicant is proposing to convert approximately 600 square feet of retail space along the southeast corner of the building to accommodate a small coffee shop with a drive-up window including site improvements to the parking layout, landscape, traffic and pedestrian circulation.

Presently all runoff generated from impervious and developed areas on site sheet flows in a westerly direction and drains to the East Central Street and Summer Street stormwater collection system. There is no drainage structures or a stormwater collection system on site.

An erosion barrier consisting of staked silt sock with a siltation fence will be placed around the entire proposed limits of construction as shown on the site plan prior to construction. The contractor will be responsible for maintaining the erosion barrier during the entire construction period. Erosion control devices will be removed after construction is completed and all disturbed areas are restored to pre-existing conditions.



## TRAFFIC IMPACT

### TRIP GENERATION

To estimate the traffic volume expected to be generated by the proposed project, traffic volume projections were derived from trip generation data published by the Institute of Transportation Engineers (ITE). It was determined that the most appropriate Land Use Code (LUC) for the existing use is (LUC) 945 - Gasoline/Service Station with Convenience Market and for proposed uses are (LUC) 945 - Gasoline/Service Station with Convenience Market and (LUC) 934 - Fast-Food Restaurant with Drive-Through Window for the proposed 600 square-foot coffee shop with drive through window.

Calculations were performed for the average weekday trips, weekday morning peak hour trips and weekday afternoon peak hour trips. A trip is defined as a single or one direction vehicle movement entering or exiting a facility. Therefore, the calculated trips are the total of vehicles entering and vehicles exiting during the time period specified.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, the proposed development is expected to generate a total of 1,600 vehicle trips per weekday (800 Entering/800 Exiting), 116 total vehicle trips (58 Entering/58 Exiting) and 136 total vehicle trips (68 Entering/68 Exiting) during typical weekday morning and evening peak hours, respectively (refer to Table 1 "Trip Generation Summary" below).

**Table 1**

**Trip Generation Summary**

<u>Time Period</u>	<u>Existing Uses</u>	<u>Proposed Uses</u>	<u>Increase</u>	<u>Pass-By</u>	<u>New Trips</u>
Weekday Daily	1,302	1,600	298	179	119
Weekday AM Peak					
Hour	42	58	16	10	6
Enter	<u>42</u>	<u>58</u>	<u>16</u>	<u>10</u>	<u>6</u>
Exit	84	116	32	20	12
Total					
Weekday PM Peak					
Hour	54	68	14	8	6
Enter	<u>54</u>	<u>68</u>	<u>14</u>	<u>8</u>	<u>6</u>
Exit	108	136	28	16	12
Total					



**PROPOSED USES TRIP GENERATION:**

Land Use code (945) Gasoline/Service Station with Convenience Market  
Per institute of transportation engineers (ITE), trip generation (7<sup>th</sup> Edition).

- Gasoline/Service Station with Convenience Market (8 Vehicle Fueling Positions)

Average Weekday vehicle trip ends = 8 (vehicle fuel. positions) x 162.78 (Average Rate)  
= 1,302 trips/day where 651 Enter  
651 Exit

Average A.M. peak hour vehicle trip ends = 8 (Fueling Positions) x 10.56 (Average Rate)  
= 84 trips/hour where 42 Enter  
42 Exit

Average P.M. peak hour vehicle trip ends = 8 (Fueling Positions) x 13.57 (Average Rate)  
= 108 trips/hour where 54 Enter  
54 Exit

Land Use code (934) Fast-Food Restaurant with Drive-Through Window  
Per institute of transportation engineers (ITE), trip generation (7<sup>th</sup> Edition).

- 600 square-foot coffee shop with Drive-Through Window

Average Weekday trip ends 600 SF/1,000 SF x 496.12 = 298 trips/day where 149 Enter  
149 Exit

Average A.M. peak trip ends 600 SF/1,000 SF x 54.81 = 32 trips/hour where 16 Enter  
16 Exit

Average P.M. peak trip ends 600 SF/1,000 SF x 46.68 = 28 trips/hour where 14 Enter  
14 Exit

**TRAFFIC INCREASES**

Based on this distribution pattern, weekday peak hour traffic increases by 6 new vehicle trips are expected on East Central Street and Summer Street. These increases are minimal and are not expected to change the operational characteristics of the adjacent street and nearby intersections.



## **SITE ACCESS AND ON-SITE CIRCULATION**

Site plans submitted show proposed 4 dispenser islands with 8 vehicle fueling positions and 10 parking spaces in compliance with the Town of Franklin Zoning bylaw parking requirements. Drive-through lane has a stacking capacity for 10 cars from pickup window to existing driveway opening on Summer Street. No traffic backups to Summer Street or East Central Street are anticipated. A fire truck can easily access and maneuver the site in case of an emergency.

Internal traffic and pedestrian circulation were designed to maximize safety by restricting flow around building for drive thru to counter clockwise one directional only. Access and egress to site is via two existing full access driveway from East Central Street and one full access driveway opening on Summer Street. The existing most westerly full access driveway on East Central Street close to the intersection with Summer Street will be restricted to a right turn only with no left turns allowed out of the site in order to improve traffic circulation and maximize safety. Proper signage, sidewalks, crosswalks and pavement markings are provided for a safe pedestrian movement between the building and the parking spaces.

## **IMPACT TO ADJACENT PROPERTIES**

The site is already developed as a gasoline filling station with four fuel dispensing pumps, overhead steel canopy, and a convenience store including paved parking. It is located in the Downtown Commercial District and surrounded by established commercial businesses. The project is not a traffic destination (gasoline filling station with a convenience store) where most of the traffic to the site is from pass-by traffic on adjacent streets. Site development is in harmony of the surrounding neighborhood and there are no residential properties in the vicinity of the site.

## **IMPACT TO UTILITIES**

The site is already developed as a gasoline filling station with four fuel dispensing pumps, overhead steel canopy, and a convenience store including paved parking and serviced by town water and sewer. The existing building has electric and gas services. In addition, proposed site redevelopment and modifications have no impact to schools or other existing infrastructures.

## **DRAINAGE IMPACT**

Presently all runoff generated from impervious and developed areas on site sheet flows in a westerly direction and drains to the East Central Street and Summer Street stormwater collection system. Currently there are no drainage structures or a stormwater collection system on site. There will be no changes to the drainage patterns or increase in stormwater or impervious surfaces from proposed modifications.

An erosion barrier consisting of staked silt sock with a siltation fence will be placed around the entire proposed limits of construction as shown on the site plan prior to construction. The contractor will be responsible for maintaining the erosion barrier during the entire construction period. Erosion control devices will be removed after construction is completed and all disturbed areas are restored to pre-existing conditions.

## **EARTH EXCAVATION & CONSTRUCTION IMPACT**

Prior to construction, an erosion barrier consisting of staked silt sock with a siltation fence will be placed around the entire proposed limits of disturbances as shown on the site. The contractor will be responsible for maintaining the erosion barrier during the entire construction period. Erosion control devices will be removed after construction is completed and all disturbed areas are restored to pre-existing conditions.

Any stockpiled soils on site will be placed on poly and securely covered with poly with sock bales around stockpiles in properly designated areas until proper disposal can occur.

Most of the land disturbances associated with the proposed site modifications are within areas previously developed and paved.



**Appendix "A"**  
**Trip Generation Data**

# Land Use: 945

## Gasoline/Service Station with Convenience Market

### Description

This land use includes gasoline/service stations with convenience markets where the primary business is the fueling of motor vehicles. These service stations may also have ancillary facilities for servicing and repairing motor vehicles. Some commonly sold convenience items are newspapers, coffee or other beverages and snack items that are usually consumed in the car. These service stations are generally located at intersections or interchanges. This land use does not include stations with car washes. Convenience market—open 24 hours (Land Use 851), convenience market—open 15–16 hours (Land Use 852), convenience market with gasoline pumps (Land Use 853), gasoline/service station (Land Use 944) and gasoline/service station with convenience market and car wash (Land Use 946) are related uses.

### Additional Data

The independent variable vehicle fueling position is defined as the maximum number of vehicles that can be fueled simultaneously.

Gasoline/service stations in this land use include “pay-at-the-pump” and traditional fueling stations.

The weekday peak hours of the generator typically coincided with the peak hours of the adjacent street traffic.

The sites were surveyed from the late 1980s to the 1990s throughout the United States, with many conducted in New England.

### Source Numbers

221, 255, 288, 347, 350, 351, 355, 440

# Gasoline/Service Station with Convenience Market (945)

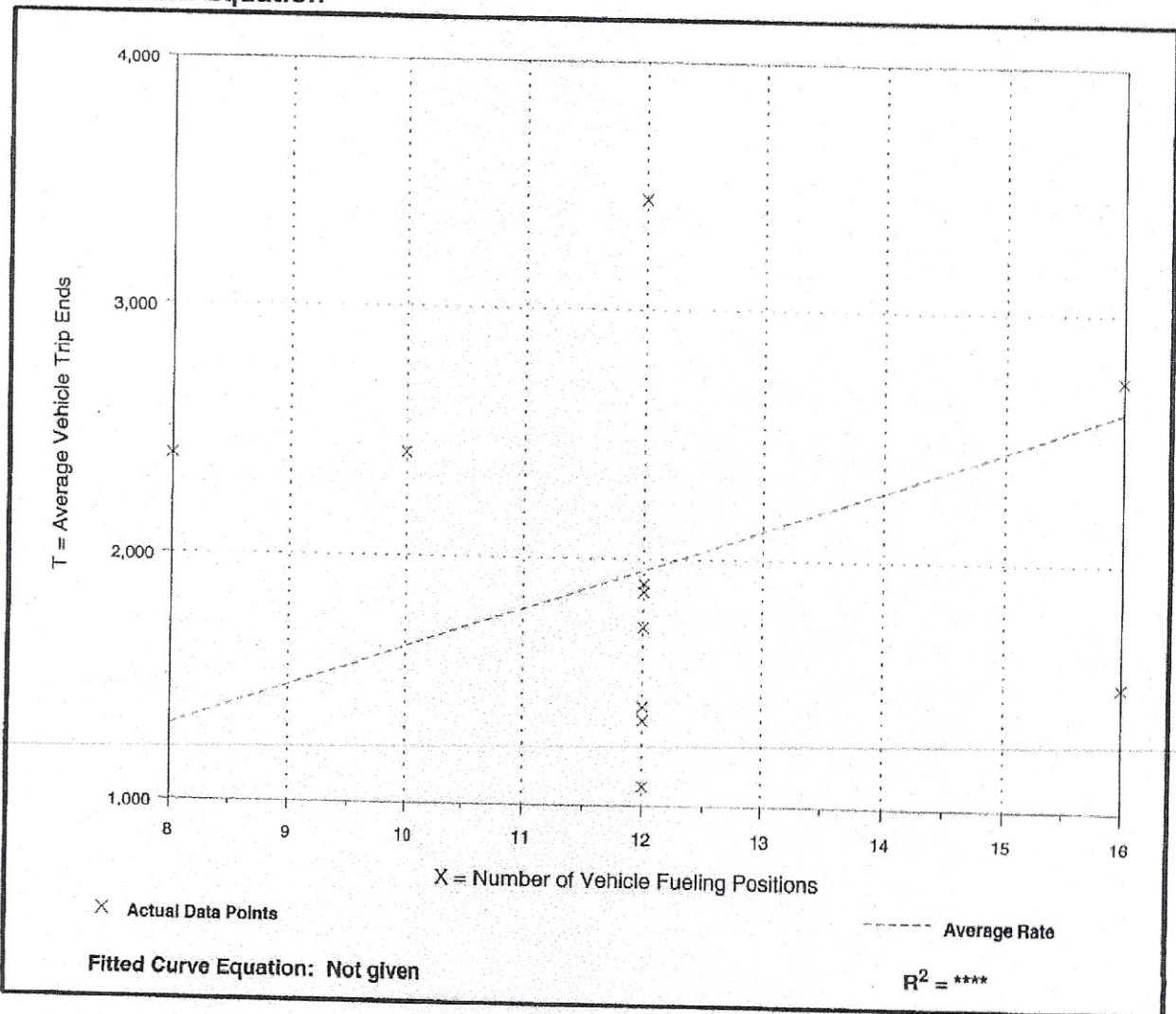
Average Vehicle Trip Ends vs: Vehicle Fueling Positions  
On a: Weekday

Number of Studies: 11  
Average Vehicle Fueling Positions: 12  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
162.78	90.67 - 299.50	68.16

## Data Plot and Equation





# Gasoline/Service Station with Convenience Market (945)

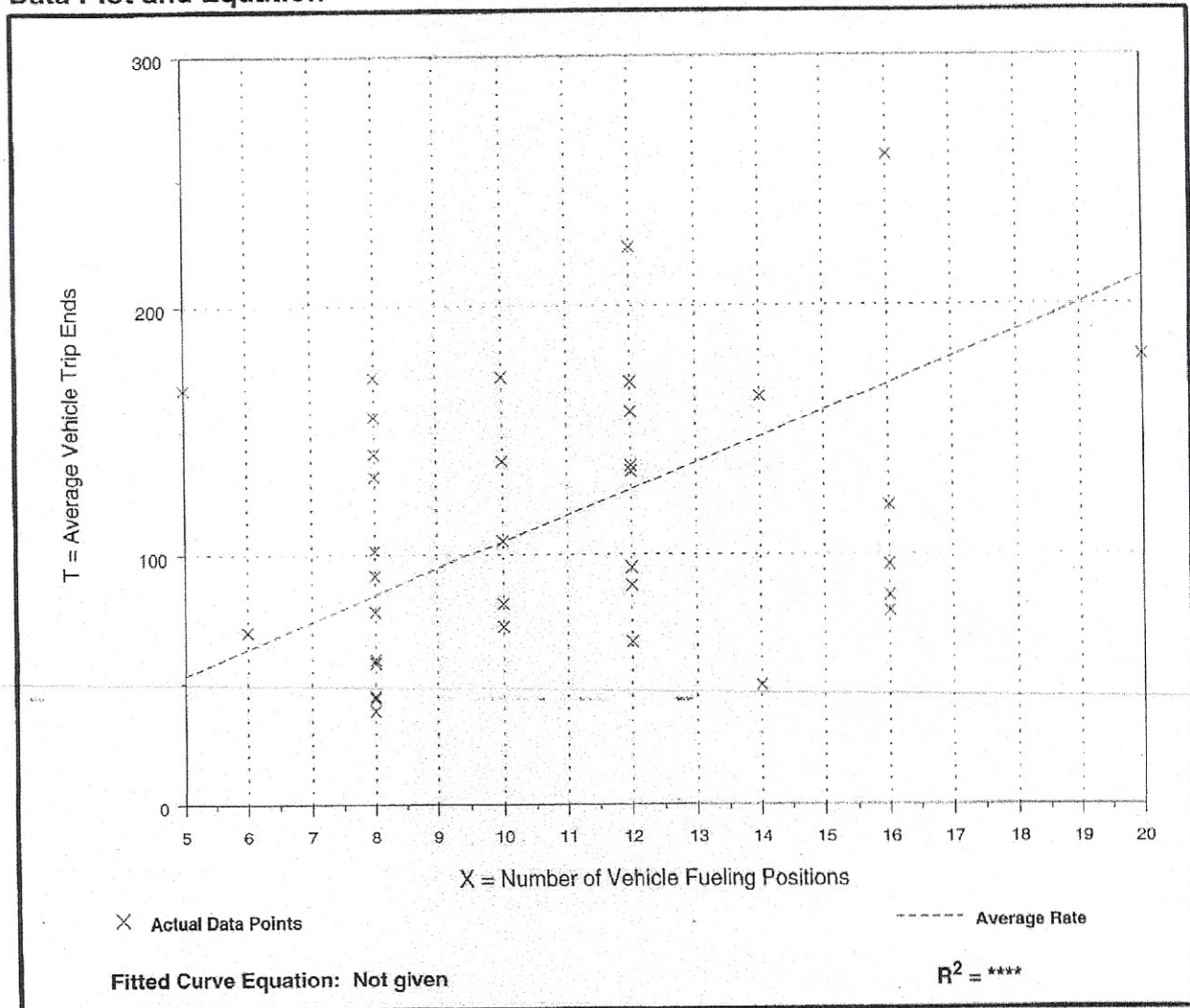
**Average Vehicle Trip Ends vs: Vehicle Fueling Positions**  
**On a: Weekday,**  
**A.M. Peak Hour of Generator**

Number of Studies: 35  
 Average Vehicle Fueling Positions: 11  
 Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
10.56	3.50 - 33.40	6.15

## Data Plot and Equation



# Gasoline/Service Station with Convenience Market (945)

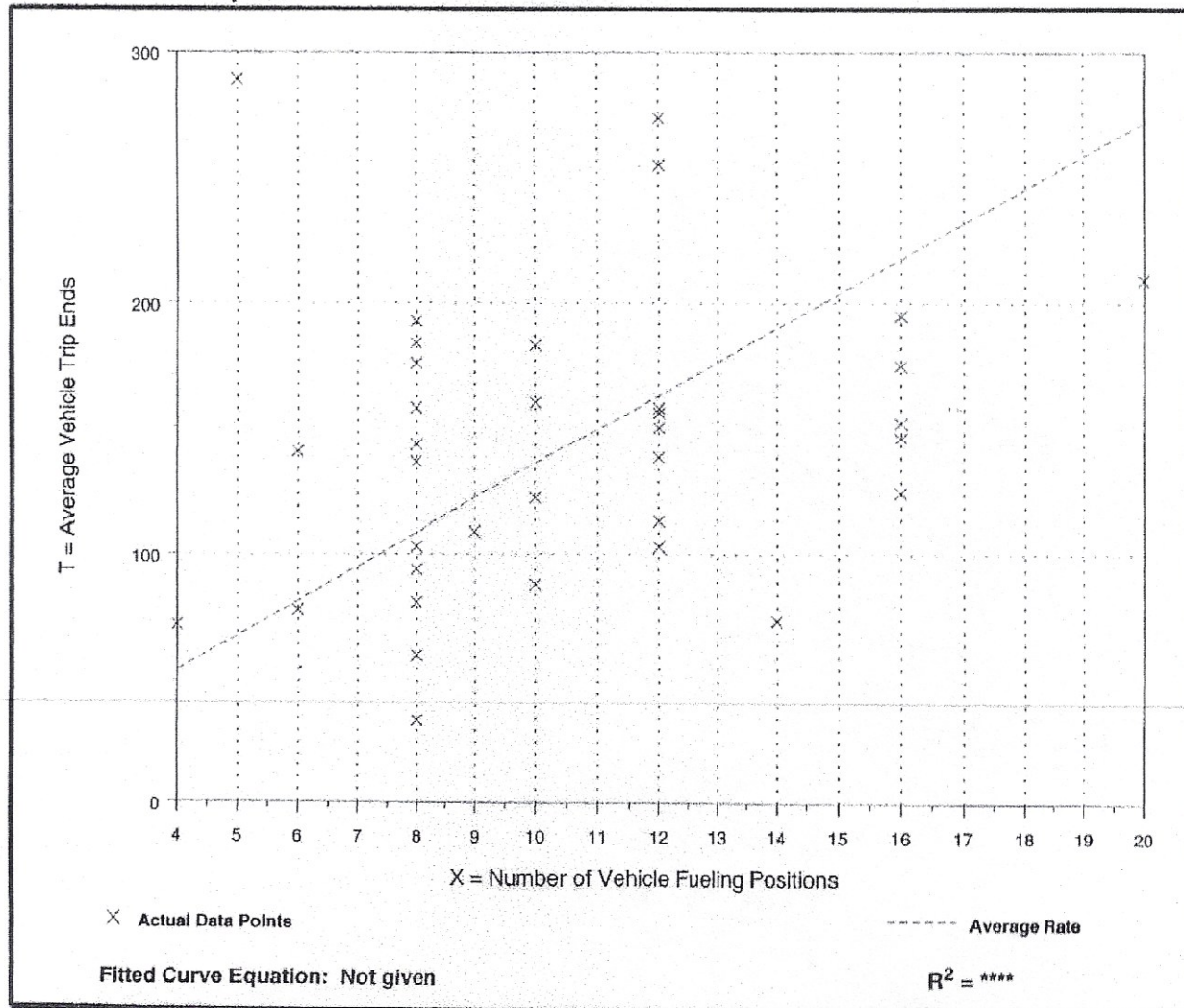
**Average Vehicle Trip Ends vs: Vehicle Fueling Positions**  
**On a: Weekday,**  
**P.M. Peak Hour of Generator**

Number of Studies: 37  
 Average Vehicle Fueling Positions: 10  
 Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.57	4.25 - 57.80	7.94

### Data Plot and Equation





# Fast-Food Restaurant with Drive-Through Window (934)

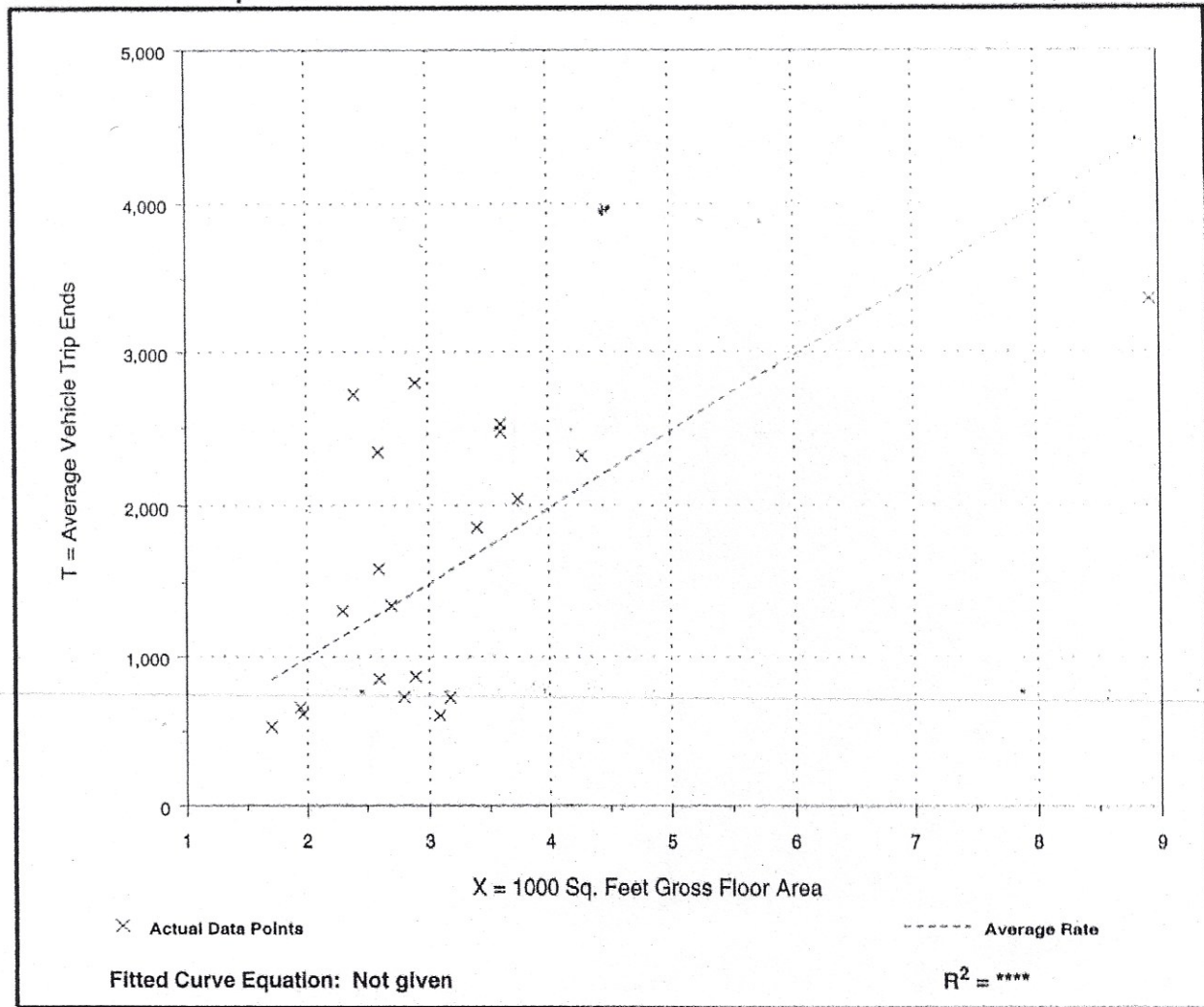
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday

Number of Studies: 21  
Average 1000 Sq. Feet GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
496.12	195.98 - 1132.92	242.52

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

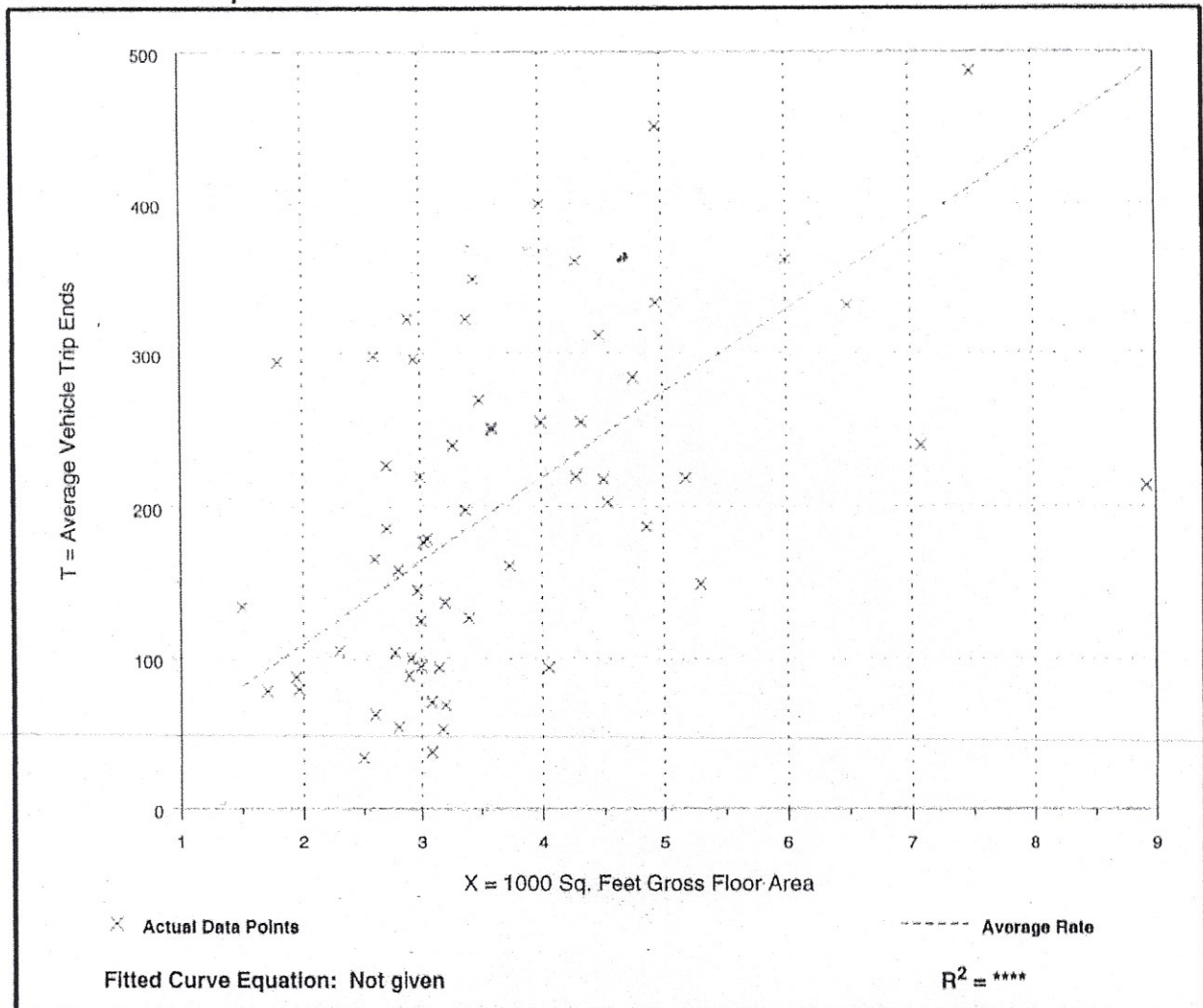
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
A.M. Peak Hour of Generator

Number of Studies: 60  
Average 1000 Sq. Feet GFA: 4  
Directional Distribution: 51% entering, 49% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
54.81	12.96 - 163.33	26.98

## Data Plot and Equation





# Fast-Food Restaurant with Drive-Through Window (934)

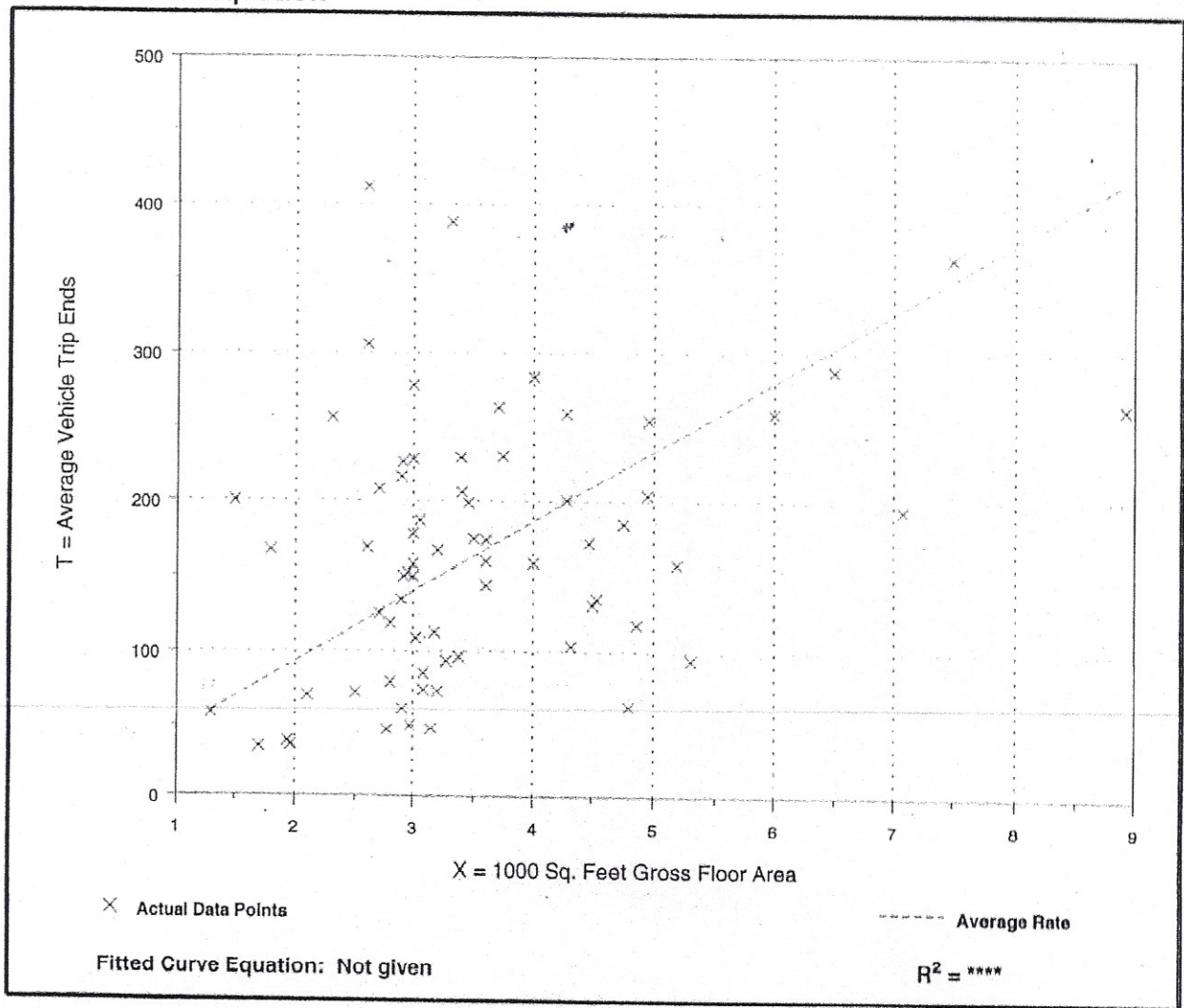
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
P.M. Peak Hour of Generator

Number of Studies: 69  
Average 1000 Sq. Feet GFA: 4  
Directional Distribution: 52% entering, 48% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
46.68	13.33 - 158.46	26.41

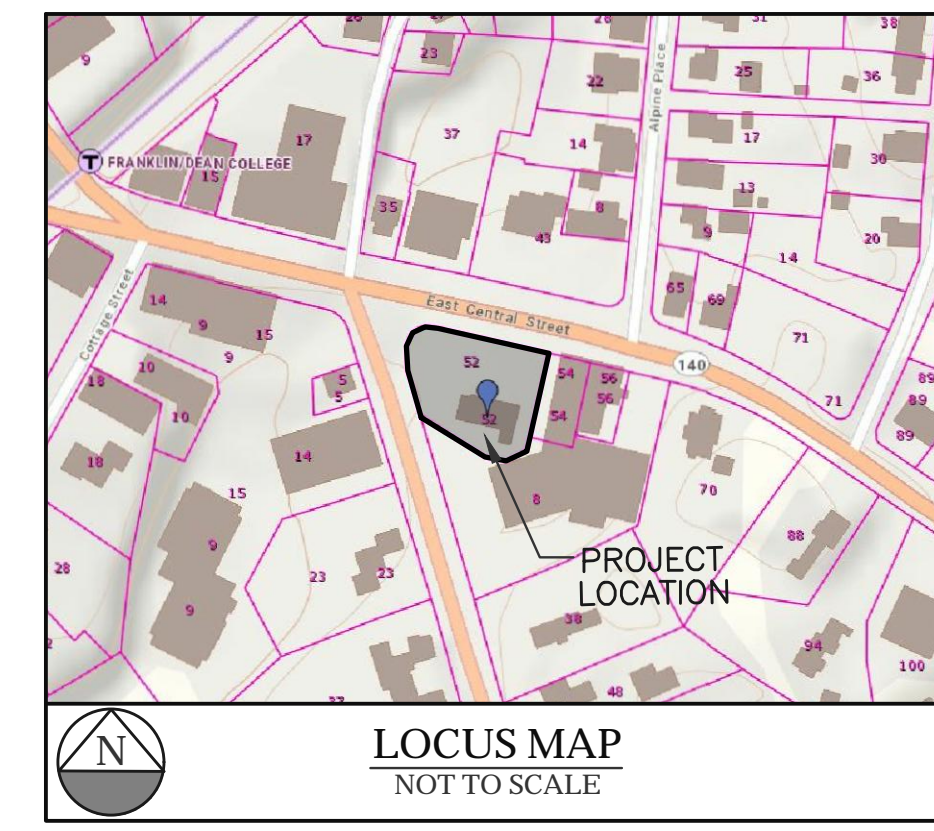
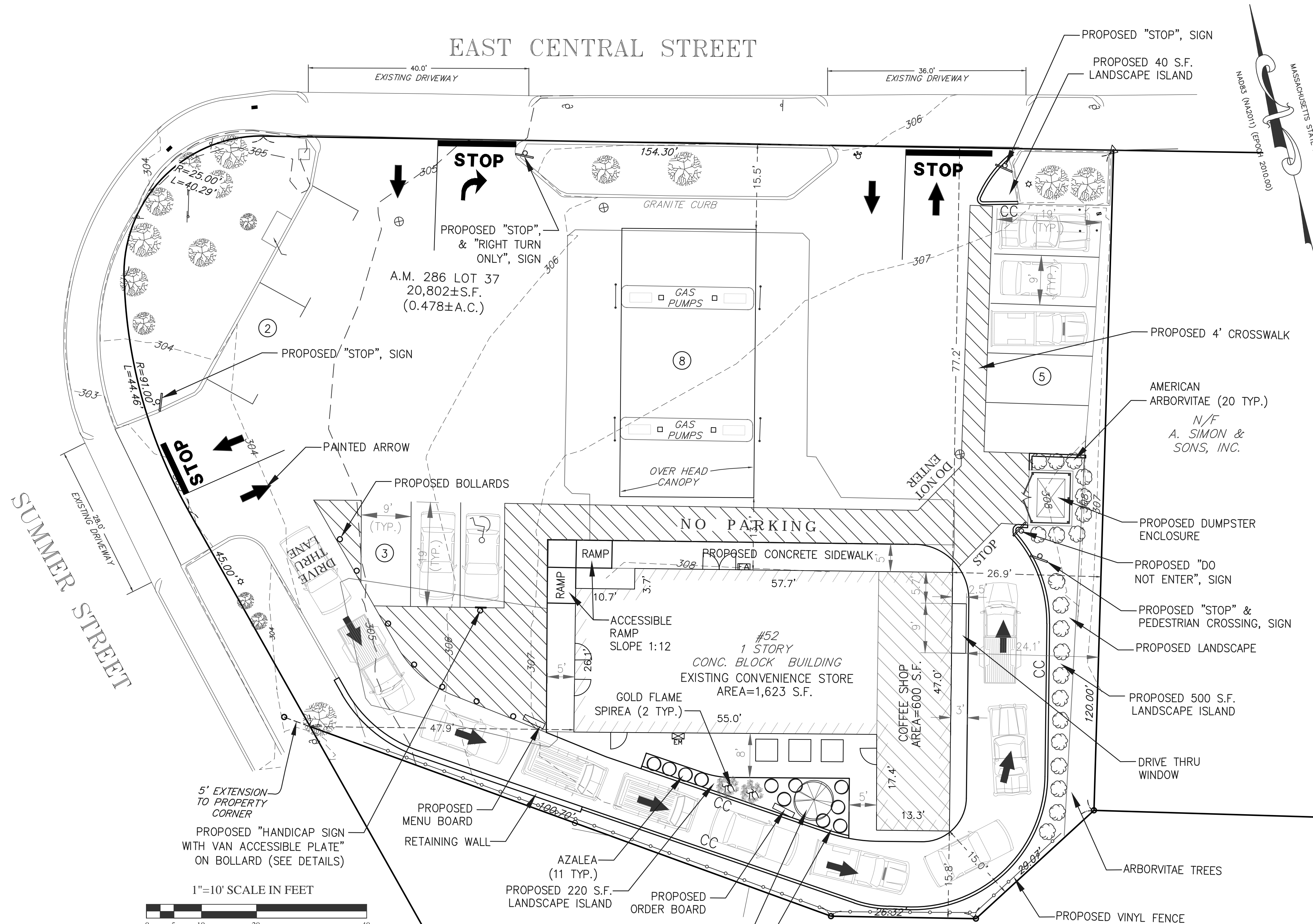
## Data Plot and Equation





**Appendix "B"**  
**Site Layout Plan**



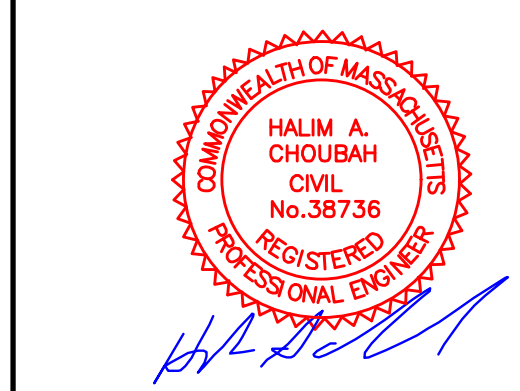


Choubah Engineering Group, p.c.  
**CEG**  
 Consulting Professional Engineers  
 112 STATE ROAD (ROUTE 6),  
 No. DARTMOUTH, MA 02747  
 TEL: (508) 858-5040 FAX: (508) 858-5041  
 www.choubahgroup.com

Project:  
**PROPOSED DRIVE THRU  
 AT  
 52 EAST CENTRAL STREET,  
 FRANKLIN, MA 02038**

Prepared For:  
**52 EAST CENTRAL ST, LLC  
 52 EAST CENTRAL STREET,  
 FRANKLIN, MA 02038**

LEGEND	
SYMBOL	DESCRIPTION
	EXIST. CONTOUR
	PROP. CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	EASEMENT LINE
	PROPERTY LINE
	SOCK BALES
	EDGE OF TREES/WOODED AREA
	EXIST. SEWER LINE
	PROP. SEWER LINE
	EXIST. WATER LINE
	PROP. WATER LINE
	EXIST. ELECTRIC LINE
	PROP. ELECTRIC LINE
	EXIST. GAS LINE
	PROP. GAS LINE
	EXIST. TELEPHONE LINE
	PROP. TELEPHONE LINE
	EXIST. DRAINAGE LINE
	PROP. DRAINAGE LINE
	EXIST. OVERHEAD WIRE
	PROP. OVERHEAD WIRE
	EXIST. CATCH BASIN
	PROP. CATCH BASIN
	EXIST. ELECTRIC MANHOLE
	PROP. ELECTRIC MANHOLE
	EXIST. SEWER MANHOLE
	PROP. SEWER MANHOLE
	EXIST. ELECTRIC MANHOLE
	PROP. ELECTRIC MANHOLE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	EXIST. GAS PUMPS
	PROP. GAS PUMPS
	EXIST. EDGE OF PAVEMENT
	PROP. EDGE OF PAVEMENT
	EXIST. VERTICAL GRANITE CURB
	PROP. VERTICAL GRANITE CURB
	EXIST. VERTICAL CONC. CURB
	PROP. VERTICAL CONC. CURB
	EXIST. PYLON SIGN
	PROP. PYLON SIGN
	EXIST. GATE
	PROP. GATE
	EXIST. MA HIGHWAY BOUND
	PROP. MA HIGHWAY BOUND
	EXIST. NUMBER OF PARKING SPACES
	PROP. NUMBER OF PARKING SPACES
	EXIST. SNOW STORAGE AREA
	PROP. SNOW STORAGE AREA
	EXIST. TEST PIT
	PROP. TEST PIT



Issue Date: 08/21/2020		
Revisions		
No.	Date	Description

Project Number: 20-572  
 Scale: As Shown  
 Designed By: CMS  
 Drawn By: CMS    Checked By: HC

Sheet Title:  
**SITE LAYOUT PLAN**

Sheet Number: 3 OF 8

52 EAST CENTRAL STREET, FRANKLIN, MA			
ZONING ANALYSIS TABLE DOWNTOWN COMMERCIAL (DC)			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 S.F.	20,802 S.F.	20,802 S.F.
MIN. FRONTAGE	50'	243.30'	243.30'
MIN. LOT WIDTH	50'	>50'	>50'
MIN. LOT DEPTH	45'	>45'	>45'
MIN. FRONT SETBACK	5'	15.5'	15.5'
MIN. REAR SETBACK	N/A*	N/A*	N/A*
MIN. SIDE SETBACK	0'	15'	15'
MAX. BLDG. HEIGHT	40'/3 STORIES	20'+/-	20'+/-
MAX. BLDG. COVERAGE	80%	16%	16%
MAX. LOT COVERAGE	90%	82%	82%

PARKING DATA	
PROPOSED C-STORE:	ONE (1) SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF OF GROSS FLOOR AREA TOTAL AREA = 2,223 S.F./500 S.F.
TOTAL PARKING SPACES REQUIRED:	= 5 SPACES
PARKING SPACES PROVIDED:	= 10 SPACES
PLUS 8 SPACES @ PUMPS	= 8 SPACES
TOTAL PARKING PROVIDED	= 18 SPACES

**DRAINAGE NOTES:**  
 1. THERE WILL BE NO CHANGE IN GRADE FROM PROPOSED MODIFICATIONS SHOWN ON SITE PLAN.  
 2. THERE WILL BE NO INCREASE IN RUNOFF OR IMPERVIOUS AREAS WITH PROPOSED MODIFICATIONS SHOWN ON SITE PLAN.  
 3. THERE WILL BE NO CHANGE TO EXISTING DRAINAGE PATTERNS FROM PROPOSED MODIFICATIONS SHOWN ON SITE PLAN.

**SITE DATA :**  
 ADDRESS: 52 EAST CENTRAL STREET,  
 FRANKLIN, MA 02038  
 ZONING DISTRICT:  
 DOWNTOWN COMMERCIAL DISTRICT  
 TOTAL AREA: 0.46± ACRES  
 OWNER ON RECORD:  
 52 EAST CENTRAL, LLC  
 1 IRON GATE DRIVE  
 FRANKLIN, MA 02038  
 PROPOSED USE:  
 GASOLINE FILLING STATION  
 WITH CONVENIENCE STORE &  
 COFFEE SHOP WITH DRIVE THRU

(PER FRANKLIN, MA ZONING BY LAWS ARTICLE 1 SECTION 185-3 DEFINITIONS, "FRONTAGE")  
 \* ON CORNER LOTS, WITH REGARDS TO SETBACK REQUIREMENTS,  
 BOTH SIDES OF THE LOT ABUTTING THE STREET SHALL SERVE AS  
 FRONTAGE. SUCH LOTS SHALL BE CONSIDERED AS HAVING TWO FRONT  
 YARDS, AND ALL OTHER YARDS SHALL BE CONSIDERED SIDE YARDS.





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112 State Road / N. Dartmouth MA 02747  
Tel: (508) 858-5040 / Fax: (508) 858-5041 / [www.choubahgroup.com](http://www.choubahgroup.com)

October 16, 2020

To: Ms. Amy Love, Town Planner  
Franklin Town Hall  
355 East Central Street  
Franklin, MA 02038

Re: Special Permit  
52 East Central Street  
Franklin, MA 02038  
CEG#20-572

Applicant:

52 East Central Street, LLC  
52 East Central Street  
Franklin, MA 02038  
CEG#20-572

Dear Ms. Love,

Attached please find a Planning Board Special Permit Application and supporting documents to install a drive-thru lane and a drive-up window at the existing gasoline filling station and convenience store building located at 52 East Central Street per our discussions

The property is located in the Downtown Commercial District. A drive thru lane (Vehicular Service Establishment) is allowed by a Special Permit from the Planning Board. As I mentioned during our conversation I did communicate with the Building Commissioner regarding the existing gasoline filling station use and the proposed drive thru. We both concurred that a ZBA permit is not needed as there are no changes to the existing gasoline filling station use or to the existing conforming building. Minor modifications to the existing building structure to accommodate the drive up window will meet required setbacks in the zoning district.

The following documents are included in this submittal:

Site Plan and Special Permit Application  
Certificate of Ownership  
Certified Abutters List  
Two large sets of Plans (24x36)  
Five small sets of Plans (11x17)  
Five copies of the Development & Traffic Impact Statement  
Site Plan Review Application fee (\$1,500.00)  
Special Permit Application fee (check for \$750.00)  
Fire Department fee (check for \$25.00)

We kindly ask to be placed on the next available Planning Board Agenda.

Please do not hesitate to contact my office if you have any questions or need additional information.

Sincerely,  
Choubah Engineering Group, P.C.

*Halim A. Choubah, P.E.*

Halim A. Choubah, P.E., President  
Cc: File, 52 East Central Street, LLC

**APPLICATION FOR APPROVAL OF A SITE PLAN  
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled  
“ Proposed Drive Thru at 52 E. Central Street ” and Special  
Permit(s) for additional use "Vehicular Service Establishment" and requests approval for  
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and  
Special Permits.

1. Name of Applicant: 52 E. Central St, LLC (Nabil Nakhoul, Manager)  
Address of Applicant: 1 Iron Gate Drive, Franklin MA 02038  
Phone No.: (617)-504-5364 Email: \_\_\_\_\_

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

3. Name of Engineer: Choubah Engineering Group, P.C. (Halim A. Choubah, P.E.)  
Address of Engineer: 112 State Road, N. Dartmouth, MA 02747  
Phone No.: (508)-858-5040 Email: hchoubah@choubahgroup.com

1. Deed of Property recorded with Norfolk Registry of Deeds in  
Book 36481, Page 149, (or Certificate of Title No. \_\_\_\_\_)

2. Location and Description of Property:

The subject property is identified as Assessor's Parcel I.D. 286-037-000-000 (52 E. Central Street) and measures 20,802 sq. ft. (0.46 Acres).

The project is in the Downtown Commercial District. The property is bound to the north by E. Central Street, to the west by Summer Street,

the south and east by commercial properties. Access to the site are via three existing driveways, two on E. Central Street and one on Summer street.

Zoning District: Downtown Commercial

Assessor's Map: 286 Lot: 37

Square Footage of Building(s): 2,223 s.f.

Impervious Coverage of Existing Upland: 82%

3. Purpose of Site Plan:

The purpose of this site plan is for Planning Board's approval for a drive thru window to the existing building.

(See attached plans)

4. Special Permit(s) Requested:

Special permit is required for addition of a drive thru window, (Vehicular Service Establishment) from the Planning Board.

Per Franklin MA Zoning Bylaws - Section 185 Attachment 3 - Use Regulations Schedule Part II



5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
  - (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
  - (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
  - (d) Neighborhood character and social structure will not be negatively impacted.
  - (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
  - (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
  - (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
6. Other issues requiring Planning Board Consideration: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.
8. Certificate of Ownership.

  
\_\_\_\_\_  
Signature of Applicant

52 E. Central St, LLC (Nabil Nakhoul, Manager)  
Print Name of Applicant

  
\_\_\_\_\_  
Signature of Owner

52 E. Central St, LLC (Nabil Nakhoul, Manager)  
Print Name of Owner





Executed as a sealed instrument this 4

day of August 2020

[Signature]  
Signature of Applicant

52 E. Central St, LLC (Nabil Nakhoul, Manager)  
Print name of Applicant

[Signature]  
Signature of Owner

52 E. Central St, LLC (Nabil Nakhoul, Manager)  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2020

On this 4 day of August 2020, before me, the undersigned notary public, personally appeared Nabil Nakhoul (name of owner), proved to me through satisfactory evidence of identification, which were MADL to be the person whose name is signed on the preceding document in my presence.



BRANDON AARON CARRICO  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 4, 2027

[Signature]  
(Official signature and seal of notary)

Notary Public:

My Commission Expires: March 4, 2027



**CHOUBAH ENGINEERING GROUP P C**  
 112 STATE ROAD  
 NO DARTMOUTH, MA 02747

52 EAST CENTRAL ST.  
 SIDE PLAN 3142

53-8273/2113  
 03

DATE 10/16/2020

PAY TO THE ORDER OF TOWN OF FRANKLEN \$ 1500.00  
ONE THOUSAND FIVE HUNDRED + 0/100 DOLLARS

FOR 52 EAST CENTRAL ST.  
SIDE PLAN

STANNE'S CREDIT UNION

003 142 21 38 2737 003 3000 1546

CHECK ARMOR  
 PHOTO SAFE DEPOSIT

**CHOUBAH ENGINEERING GROUP P C**  
 112 STATE ROAD  
 NO DARTMOUTH, MA 02747

52 E. CENTRAL ST.  
 special permit 3143

53-8273/2113  
 03

DATE 10/16/2020

PAY TO THE ORDER OF TOWN OF FRANKLIN \$ 750.00  
SEVEN HUNDRED FIFTY + 0/100 DOLLARS

FOR 52 EAST CENTRAL ST.  
special permit

STANNE'S CREDIT UNION

003 143 21 38 2737 003 3000 1546

CHECK ARMOR  
 PHOTO SAFE DEPOSIT

**CHOUBAH ENGINEERING GROUP P C**  
 112 STATE ROAD  
 NO DARTMOUTH, MA 02747

52 E. CENTRAL ST.  
 FINE Fee 3144

53-8273/2113  
 03

DATE 10/16/2020

PAY TO THE ORDER OF TOWN OF FRANKLIN FINE DEPT. \$ 25.00  
TWENTY FIVE + 0/100 DOLLARS

FOR 52 E. CENTRAL ST.  
review fee

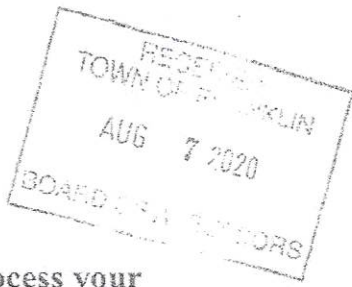
STANNE'S CREDIT UNION

003 144 21 38 2737 003 3000 1546

CHECK ARMOR  
 PHOTO SAFE DEPOSIT

Pd. 8/17/20

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 PARCEL 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 payment and submission of the form for the Assessors office to complete the processing of your request.

Date of Request 8/05/2020

Assessors Parcel ID # (12 digits) 286 - 037 - 000 - 000 ✓

Property Street Address 52 East Central Street, Franklin MA 02038 ✓

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 52 East Central Street, LLC

Property Owner's Mailing Address 1 Iron Gate Drive

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # (617) - 504 - 5364

Requestor's Name (if different from Owner) Choubah Engineering Group, P.C.

Requestor's Address 112 State Road, N. Dartmouth MA 02747

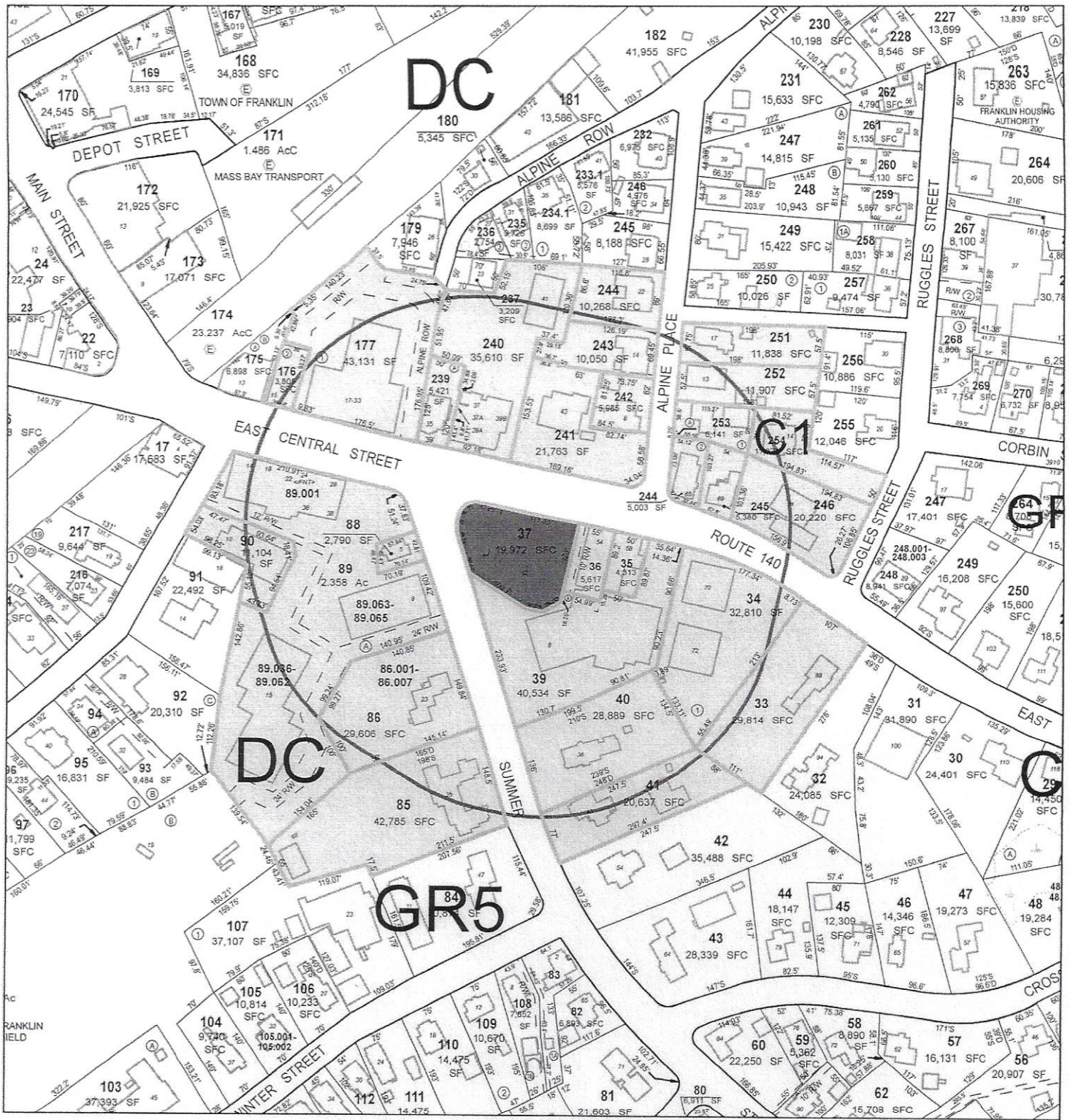
Requestor's Telephone # (508) - 858 - 5040

Office Use Only: Date Fee Paid 8/10/20 Paid in Cash \$       

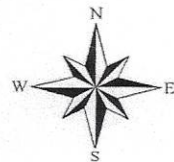
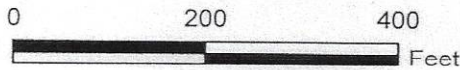
Paid by Check \$ 25.00 Check # 11722 Town Receipt # NA

RETURN TO LEEANNE





**52 EAST CENTRAL ST - 300' ABUTTERS**  
 Town of Franklin



8/11/2020



# 300' Abutters List Report

Franklin, MA  
August 11, 2020

## Subject Parcel:

Parcel Number: 286-037-000  
CAMA Number: 286-037-000-000  
Property Address: 52 EAST CENTRAL ST

Mailing Address: 52 EAST CENTRAL ST LLC  
1 IRON GATE DRIVE  
FRANKLIN, MA 02038

## Abutters:

Parcel Number: 279-176-000  
CAMA Number: 279-176-000-000  
Property Address: 15 EAST CENTRAL ST

Mailing Address: KINCH VALENTINA TR FERRARA FAMILY  
REALTY TRUST DE  
P O BOX 482  
FRANKLIN, MA 02038

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: 279-239-000  
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: 279-242-000  
CAMA Number: 279-242-000-000  
Property Address: 8 ALPINE PL

Mailing Address: CORNETTA RICHARD & PRISCILLA T  
CORNETTA REALTY TRUST CORNETTA  
50 CORBIN 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

Parcel Number: 279-251-000  
CAMA Number: 279-251-000-000  
Property Address: 17 ALPINE PL

Mailing Address: DOLABANY MICHAEL B  
17 ALPINE PL  
FRANKLIN, MA 02038

Parcel Number: 279-252-000  
CAMA Number: 279-252-000-000  
Property Address: 13 ALPINE PL

Mailing Address: CURLEY BRIAN C  
13 ALPINE PL  
FRANKLIN, MA 02038

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# 300' Abutters List Report

Franklin, MA  
August 11, 2020

Parcel Number: 279-253-000 CAMA Number: 279-253-000-000 Property Address: 9 ALPINE PL	Mailing Address: MCB ENTERPRISES LLC 66 COMMONWEALTH AVE UNIT 1 BOSTON, MA 02116
Parcel Number: 279-254-000 CAMA Number: 279-254-000-000 Property Address: 14 RUGGLES ST	Mailing Address: FRANCO DARREN C TR FRANCO RUGGLES ST REALTY TRUST 5 KINGS ROAD CANTON, MA 02021
Parcel Number: 286-033-000 CAMA Number: 286-033-000-000 Property Address: 88 EAST CENTRAL ST	Mailing Address: SHERRY JOHN E SHERRY CARMEL 88 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-000 Property Address: 70 EAST CENTRAL ST	Mailing Address: 70 EAST CENTRAL ST LLC 37 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-202 Property Address: 70 EAST CENTRAL ST	Mailing Address: ONEILL SHAWN C 70 EAST CENTRAL ST UNIT 202 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-401 Property Address: 70 EAST CENTRAL ST	Mailing Address: MODENA MARK 70 EAST CENTRAL ST UNIT 401 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-702 Property Address: 72 EAST CENTRAL ST	Mailing Address: SWENSON ROBERT C JR SWENSON KAREN E 72 EAST CENTRAL ST UNIT 302 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-601 Property Address: 72 EAST CENTRAL ST	Mailing Address: CIMMINO KELLY J 72 EAST CENTRAL ST UNIT 201 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-802 Property Address: 72 EAST CENTRAL ST	Mailing Address: FERGUSON BETH E L/E FERGUSON, STEPHEN S FERGUSON, 72 EAST CENTRAL ST UNIT 402 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-102 Property Address: 70 EAST CENTRAL ST	Mailing Address: 70 EAST CENTRAL ST LLC 37 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-602 Property Address: 72 EAST CENTRAL ST	Mailing Address: MYERS ADAM 72 EAST CENTRAL ST UNIT 202 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-801 Property Address: 72 EAST CENTRAL ST	Mailing Address: KIM KYUNG OK 72 EAST CENTRAL ST UNIT 401 FRANKLIN, MA 02038

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Abutters List Report - Franklin, MA

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# 300' Abutters List Report

Franklin, MA  
August 11, 2020

Parcel Number: 286-034-000 CAMA Number: 286-034-000-301 Property Address: 70 EAST CENTRAL ST	Mailing Address: LUCIANO ROBERT A LUCIANO FRANCES M 70 EAST CENTRAL ST UNIT 301 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-402 Property Address: 70 EAST CENTRAL ST	Mailing Address: HAMMEL BARBARA F 70 EAST CENTRAL ST UNIT 402 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-101 Property Address: 70 EAST CENTRAL ST	Mailing Address: 70 EAST CENTRAL ST LLC 37 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-302 Property Address: 70 EAST CENTRAL ST	Mailing Address: MCCORMACK MICHAEL A MCCORMACK MARRY LEE 70 EAST CENTRAL ST UNIT 302 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-201 Property Address: 70 EAST CENTRAL ST	Mailing Address: BOTELHO KATHERINE A 70 EAST CENTRAL ST UNIT 201 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-701 Property Address: 72 EAST CENTRAL ST	Mailing Address: DIFFER DAVID W DIFFER LYNN M 72 EAST CENTRAL ST UNIT 301 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-501 Property Address: 72 EAST CENTRAL ST	Mailing Address: 70 EAST CENTRAL ST LLC 37 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-035-000 CAMA Number: 286-035-000-000 Property Address: 56 EAST CENTRAL ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERIN 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 286-036-000 CAMA Number: 286-036-000-000 Property Address: 54 EAST CENTRAL ST	Mailing Address: SIMON A & SONS INC 8 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 286-037-000 CAMA Number: 286-037-000-000 Property Address: 52 EAST CENTRAL ST	Mailing Address: 52 EAST CENTRAL ST LLC 1 IRON GATE DRIVE FRANKLIN, MA 02038
Parcel Number: 286-039-000 CAMA Number: 286-039-000-000 Property Address: 8 SUMMER ST	Mailing Address: G & K SIMON INC 8 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 286-040-000 CAMA Number: 286-040-000-000 Property Address: 38 SUMMER ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERIN 59 PLEASANT ST FRANKLIN, MA 02038

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# 300' Abutters List Report

Franklin, MA  
August 11, 2020

Parcel Number: 286-041-000  
CAMA Number: 286-041-000-000  
Property Address: 48 SUMMER ST

Mailing Address: THAYER BRIAN J  
64 SUMMER STREET  
FRANKLIN, MA 02038

Parcel Number: 286-085-000  
CAMA Number: 286-085-000-000  
Property Address: 37 SUMMER ST

Mailing Address: LANDRY REALTY TRUST ETAL LANDRY  
ROBERT TRUSTEE  
41 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 286-086-000  
CAMA Number: 286-086-000-005  
Property Address: 23 SUMMER ST

Mailing Address: LONGOBARDI PETER B & PAUL A C/O  
PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 286-086-000  
CAMA Number: 286-086-000-003  
Property Address: 23 SUMMER ST

Mailing Address: LONGOBARDI PETER B & PAUL A C/O  
PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 286-086-000  
CAMA Number: 286-086-000-007  
Property Address: 23 SUMMER ST

Mailing Address: LONGOBARDI PETER B & PAUL A C/O  
PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 286-086-000  
CAMA Number: 286-086-000-000  
Property Address: 23 SUMMER ST

Mailing Address: LONGOBARDI PETER B & PAUL A  
PAINTERS CONDOMINIUM  
38 ARLINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 286-086-000  
CAMA Number: 286-086-000-001  
Property Address: 23 SUMMER ST

Mailing Address: LONGOBARDI PETER B & PAUL A C/O  
PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 286-086-000  
CAMA Number: 286-086-000-004  
Property Address: 23 SUMMER ST

Mailing Address: LONGOBARDI PETER B & PAUL A C/O  
PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 286-086-000  
CAMA Number: 286-086-000-002  
Property Address: 23 SUMMER ST

Mailing Address: LONGOBARDI PETER LONGOBARDI  
PAUL  
38 ARLINGTON STREET  
FRANKLIN, MA 02038

Parcel Number: 286-086-000  
CAMA Number: 286-086-000-006  
Property Address: 23 SUMMER ST

Mailing Address: LONGOBARDI PETER B LONGOBARDI  
PAUL A  
38 ARLINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 286-088-000  
CAMA Number: 286-088-000-000  
Property Address: 5 SUMMER ST

Mailing Address: LONGOBARDI PETER ET AL TR PAL'S  
REALTY TRUSTEE  
38 ARLINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-044  
Property Address: 15 SUMMER ST

Mailing Address: HAWKES BRENDA M  
15 SUMMER ST - UNIT 110  
FRANKLIN, MA 02038

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Abutters List Report - Franklin, MA

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# 300' Abutters List Report

Franklin, MA  
August 11, 2020

Parcel Number: 286-089-000 CAMA Number: 286-089-000-041 Property Address: 15 SUMMER ST	Mailing Address: BOUCHER STEPHEN 15 SUMMER ST - UNIT 107 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-000 Property Address: 14 EAST CENTRAL ST	Mailing Address: 12-36 EAST CENTRAL STREET LLC 535 BOYLSTON ST BROOKLINE, MA 02445-5701
Parcel Number: 286-089-000 CAMA Number: 286-089-000-037 Property Address: 15 SUMMER ST	Mailing Address: MCCARTHY MARY ANN TR MARY ANN MCCARTHY TRUST 15 SUMMER ST UNIT 102 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-049 Property Address: 15 SUMMER ST	Mailing Address: GREENWOOD DONNA 15 SUMMER ST - UNIT 205 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-060 Property Address: 15 SUMMER ST	Mailing Address: LYNCH JOHN & ANNE MARIE TRS THE LYNCH FAMILY TRUST 15 SUMMER ST - UNIT 308 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-058 Property Address: 15 SUMMER ST	Mailing Address: MURPHY SUZANNE V L/E MURPHY, DANIEL J MURPHY THOMAS 15 SUMMER ST - UNIT 305 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-047 Property Address: 15 SUMMER ST	Mailing Address: MCCORMICK KEVIN B TR KEVIN B MCCORMICK REVOCABLE TR 15 SUMMER ST UNIT 203 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-001 Property Address: 14 EAST CENTRAL ST	Mailing Address: 12-36 EAST CENTRAL STREET LLC 535 BOYLSTON ST BROOKLINE, MA 02445-5701
Parcel Number: 286-089-000 CAMA Number: 286-089-000-064 Property Address: 9 SUMMER ST	Mailing Address: SUMMER COMMONS LLC 460 HILLSIDE AVE NEEDHAM, MA 02494
Parcel Number: 286-089-000 CAMA Number: 286-089-000-061 Property Address: 15 SUMMER ST	Mailing Address: CONNOLLY MICHAEL J 15 SUMMER ST - UNIT 309 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-062 Property Address: 15 SUMMER ST	Mailing Address: STEED SUSAN MOSNY 15 SUMMER ST - UNIT 310 FRANKLIN, MA 02038
Parcel Number: 286-089-000 CAMA Number: 286-089-000-053 Property Address: 15 SUMMER ST	Mailing Address: MAYO GARY S MAYO LAURA 658 SOUTH LOOP PARKWAY ST. AUGUSTINE, FL 32095

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# 300' Abutters List Report

Franklin, MA

August 11, 2020

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-042  
Property Address: 15 SUMMER ST

Mailing Address: CAMPISANO MARION  
15 SUMMER ST - UNIT 108  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-063  
Property Address: 9 SUMMER ST

Mailing Address: SUMMER COMMONS LLC  
460 HILLSIDE AVE  
NEEDHAM, MA 02494

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-055  
Property Address: 15 SUMMER ST

Mailing Address: SUMMER STREET 302 LLC  
21 WOODHAVEN DR  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-050  
Property Address: 15 SUMMER ST

Mailing Address: ABRAHAM BEULAH  
15 SUMMER ST UNIT 207  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-052  
Property Address: 15 SUMMER ST

Mailing Address: GOVADA ANIL KUMAR GOVADA ANEELA  
124 HEMMINGWAY PL  
WRENTHAM, MA 02093

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-043  
Property Address: 15 SUMMER ST

Mailing Address: SHETTY SUSHANT  
15 SUMMER ST - UNIT 109  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-036  
Property Address: 15 SUMMER ST

Mailing Address: LYNCH ROBERTA M TR LYNCH SUMMER  
REALTY TRUST  
15 SUMMER ST #101  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-040  
Property Address: 15 SUMMER ST

Mailing Address: HOOD LISA PANTANO ROBERT E  
15 SUMMER ST - UNIT 105  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-051  
Property Address: 15 SUMMER ST

Mailing Address: CORBOSIERO ALICIA CORBOSIERO  
PAUL F  
15 SUMMER ST UNIT 208  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-045  
Property Address: 15 SUMMER ST

Mailing Address: DU GUYU  
15 SUMMER ST UNIT 201  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-046  
Property Address: 15 SUMMER ST

Mailing Address: KENNEY MYRNA H KENNEY CHARLES T  
15 SUMMER ST UNIT 202  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-048  
Property Address: 15 SUMMER ST

Mailing Address: BARRETT DONNA L  
15 SUMMER ST - UNIT 204  
FRANKLIN, MA 02038

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Abutters List Report - Franklin, MA

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# 300' Abutters List Report

Franklin, MA  
August 11, 2020

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-059  
Property Address: 15 SUMMER ST

Mailing Address: CUNNINGHAM JUDITH F TR  
CUNNINGHAM LIVING TRUST  
15 SUMMER ST UNIT 307  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-039  
Property Address: 15 SUMMER ST

Mailing Address: BROWN AMY P STUART ALISTAIR R  
15 SUMMER ST - UNIT 104  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-056  
Property Address: 15 SUMMER ST

Mailing Address: KOMMINENI DEVENDRA K KORIPPELLA  
SREEDEVI  
15 SUMMER ST - UNIT 303  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-065  
Property Address: 9 SUMMER ST

Mailing Address: SUMMER COMMONS LLC  
460 HILLSIDE AVE  
NEEDHAM, MA 02494

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-038  
Property Address: 15 SUMMER ST

Mailing Address: MUIR LORI A  
14 SANFORD STREET UNIT 21  
MEDWAY, MA 02053

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-057  
Property Address: 15 SUMMER ST

Mailing Address: CARROLL JACQUELINE  
15 SUMMER ST UNIT 304  
FRANKLIN, MA 02038

Parcel Number: 286-089-000  
CAMA Number: 286-089-000-054  
Property Address: 15 SUMMER ST

Mailing Address: JURCHAK MARTHA L TR MARIE JURCHAK  
2012 IRREVOC TST  
15 SUMMER ST UNIT 301  
FRANKLIN, MA 02038

Parcel Number: 286-090-000  
CAMA Number: 286-090-000-000  
Property Address: 10 COTTAGE ST

Mailing Address: CARLOW KEVIN J  
65A ALPINE PL  
FRANKLIN, MA 02038

Parcel Number: 286-244-000  
CAMA Number: 286-244-000-000  
Property Address: 65 EAST CENTRAL ST

Mailing Address: MCB ENTERPRISES LLC  
66 COMMONWEALTH AVE UNIT 1  
BOSTON, MA 02116

Parcel Number: 286-245-000  
CAMA Number: 286-245-000-000  
Property Address: 69 EAST CENTRAL ST

Mailing Address: CORNETTA ROSE MARIE TR C/O  
PRISCILL CORNETTA  
50 CORBIN ST  
FRANKLIN, MA 02038

Parcel Number: 286-246-000  
CAMA Number: 286-246-000-000  
Property Address: 71 EAST CENTRAL ST

Mailing Address: FRANKLIN SERVICE AUTOCARE LLC  
71 EAST CENTRAL STREET  
FRANKLIN, MA 02038

*Kevin J Doyle, 8-11-20*

www.cai-tech.com  
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.





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112 State Road / N. Dartmouth MA 02747  
Tel: (508) 858-5040 / Fax: (508) 858-5041 / www.choubahgroup.com

October 26, 2020

To: Ms. Amy Love, Town Planner  
Franklin Town Hall  
355 East Central Street  
Franklin, MA 02038

Re: Special Permit Criteria  
52 East Central Street  
Franklin, MA 02038  
CEG#20-572

Applicant:

52 East Central Street, LLC  
52 East Central Street  
Franklin, MA 02038  
CEG#20-572

Dear Ms. Love,

Below please Special Permit Findings for the proposed drive thru window at the existing gasoline filling station and convenience store building located at 52 East Central Street per Chapter 185, Section 45.E.

The Applicant is proposing to convert approximately 600 square feet of existing retail space along the southeast corner of the convenience store building to accommodate a small coffee shop with a drive-up window including site improvements to the parking layout, landscape, traffic and pedestrian circulation.

(a) Proposed project addresses or is consistent with neighborhood or Town need.

**Proposed Special Permit is to install a drive thru window at an existing gasoline filling station and convenience store located in the Downtown Commercial District. The project is similar to other commercial facilities in the zoning district and is consistent with the neighborhood and surrounding.**

- (b) Vehicular Traffic flow, access and parking and pedestrian safety are properly addressed.

**Internal traffic and pedestrian circulation were designed to maximize safety by restricting flow around building for drive thru to counter clockwise one directional only. Access and egress to site is via two existing full access driveways from East Central Street and one full access driveway opening on Summer Street. The existing most westerly full access driveway on East Central Street close to the intersection with Summer Street will be restricted to a right turn only with no left turns allowed out of the site in order to improve traffic circulation and maximize safety. Proper signage, sidewalks, crosswalks and pavement markings are provided for a safe pedestrian movement between the building and the parking spaces.**

- (c) Public roadways, drainage, utilities, and other infrastructure are adequate or will be upgraded to accommodate the development.

**The site is already developed as a gasoline filling station with four fuel dispensing pumps, overhead steel canopy, and a convenience store including paved parking and serviced by town water and sewer. The existing building has electric and gas services. The proposed project will have no impacts to public roadways, drainage, utilities and other infrastructures.**

- (d) Neighborhood character and social structure will not be negatively impacted.

**The site is already developed as a gasoline filling station with four fuel dispensing pumps, overhead steel canopy, and a convenience store including paved parking. It is located in the Downtown Commercial District and surrounded by established similar commercial businesses. Site development is in harmony with the surrounding neighborhood and will not negatively impact neighborhood character and social structure.**

- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resources, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

**The site is already developed as a gasoline filling station with four fuel dispensing pumps, overhead steel canopy, and a convenience store including paved parking. There are no environmentally significant natural resources, habitat, or feature on site. The project will not destroy or cause substantial damage to any substantially significant natural resources, habitat, or feature.**

- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

**The site is already developed as a gasoline filling station with four fuel dispensing pumps, overhead steel canopy, and a convenience store including paved parking.**



**The project is to convert approximately 600 square feet of existing retail space along the southeast corner of the convenience store building to accommodate a small coffee shop with a drive-up window. The project will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.**

- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

**The proposal is to convert approximately 600 square feet of existing retail space along the southeast corner of the convenience store building to accommodate a small coffee shop with a drive-up window. The proposed use will have no impacts to local water supply and demand and wastewater treatment capacity.**

Please do not hesitate to contact my office if you have any questions or need additional information.

Sincerely,  
Choubah Engineering Group, P.C.  
*Halim A. Choubah, P.E.*  
Halim A. Choubah, P.E., President  
Cc: File, 52 East Central Street, LLC

## Town of Franklin



## Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, November 2, 2020 and again on November 9, 2020

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### FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a Remote Public Hearing on **Monday, November 16, 2020 at 7:10 PM**, for a Special Permit and Site Plan application titled “Proposed Drive Thru at 52 East Central Street” Franklin, MA prepared by Choubah Engineering, N. Dartmouth, MA, and submitted to the Department of Planning & Community Development on October 20, 2020, by 52 East Central St, LLC, 1 Iron Gate Dr, Franklin, MA.

The property is located in the Downtown Commercial Zoning District (Assessors Map 286 Lot 037) at 52 East Central Street. The applicant is proposing to construct a drive thru window at the existing building. The purpose of the Special Permit and Site Plan Modification is to allow a drive thru facility under 185 Attachment 3, Part II Section 2.16 of Franklin’s Zoning By-Law regulations.

**Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board’s website under Agendas.**

This meeting will be done remotely via “ZOOM” platform. Residents can view the Town Website and click on the Town Calendar for up to date information on access to the meeting.

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 and files for this project, please go to <https://www.franklinma.gov/planning-board/pages/52-east-central-street>

Anthony Padula, Chairman



KINCH VALENTINA TR  
FERRARA FAMILY REALTY TRU  
P O BOX 482  
FRANKLIN, MA 02038

MCB ENTERPRISES LLC  
66 COMMONWEALTH AVE UNIT 1  
BOSTON, MA 02116

70 EAST CENTRAL ST LLC  
37 EAST CENTRAL ST  
FRANKLIN, MA 02038

DEAN COLLEGE  
99 MAIN ST  
FRANKLIN, MA 02038

FRANCO DARREN C TR  
FRANCO RUGGLES ST REALTY  
5 KINGS ROAD  
CANTON, MA 02021

HAMMEL BARBARA F  
70 EAST CENTRAL ST UNIT 402  
FRANKLIN, MA 02038

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

SHERRY JOHN E  
SHERRY CARMEL  
88 EAST CENTRAL ST  
FRANKLIN, MA 02038

FERGUSON BETH E L/E  
FERGUSON, STEPHEN S FERGU  
72 EAST CENTRAL ST UNIT 402  
FRANKLIN, MA 02038

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

MODENA MARK  
70 EAST CENTRAL ST UNIT 401  
FRANKLIN, MA 02038

70 EAST CENTRAL ST LLC  
37 EAST CENTRAL ST  
FRANKLIN, MA 02038

NAKHOUL REALTY LLC  
43 EAST CENTRAL ST  
FRANKLIN, MA 02038

KIM KYUNG OK  
72 EAST CENTRAL ST UNIT 401  
FRANKLIN, MA 02038

SWENSON ROBERT C JR  
SWENSON KAREN E  
72 EAST CENTRAL ST UNIT 302  
FRANKLIN, MA 02038

CORNETTA RICHARD & PRISCI  
CORNETTA REALTY TRUST COR  
50 CORBIN ST  
FRANKLIN, MA 02038

ONEILL SHAWN C  
70 EAST CENTRAL ST UNIT 202  
FRANKLIN, MA 02038

CIMMINO KELLY J  
72 EAST CENTRAL ST UNIT 201  
FRANKLIN, MA 02038

COSTELLO ELAINE  
14 ALPINE PL  
FRANKLIN, MA 02038

MYERS ADAM  
72 EAST CENTRAL ST UNIT 202  
FRANKLIN, MA 02038

BOTELHO KATHERINE A  
70 EAST CENTRAL ST UNIT 201  
FRANKLIN, MA 02038

NEWELL GERALD F  
PO BOX 94  
FRANKLIN, MA 02038

LUCIANO ROBERT A  
LUCIANO FRANCES M  
70 EAST CENTRAL ST UNIT 301  
FRANKLIN, MA 02038

70 EAST CENTRAL ST LLC  
37 EAST CENTRAL ST  
FRANKLIN, MA 02038

DOLABANY MICHAEL B  
17 ALPINE PL  
FRANKLIN, MA 02038

MCCORMACK MICHAEL A  
MCCORMACK MARRY LEE  
70 EAST CENTRAL ST UNIT 302  
FRANKLIN, MA 02038

70 EAST CENTRAL ST LLC  
37 EAST CENTRAL ST  
FRANKLIN, MA 02038

CURLEY BRIAN C  
13 ALPINE PL  
FRANKLIN, MA 02038

DIFFER DAVID W  
DIFFER LYNN M  
72 EAST CENTRAL ST UNIT 301  
FRANKLIN, MA 02038

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

SIMON A & SONS INC  
8 SUMMER ST  
FRANKLIN, MA 02038

LONGOBARDI PETER B & PAUL  
C/O PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

BARRETT DONNA L  
15 SUMMER ST - UNIT 204  
FRANKLIN, MA 02038

52 EAST CENTRAL ST LLC  
1 IRON GATE DRIVE  
FRANKLIN, MA 02038

LONGOBARDI PETER  
LONGOBARDI PAUL  
38 ARLINGTON STREET  
FRANKLIN, MA 02038

CONNOLLY MICHAEL J  
15 SUMMER ST - UNIT 309  
FRANKLIN, MA 02038

G & K SIMON INC  
8 SUMMER ST  
FRANKLIN, MA 02038

LONGOBARDI PETER B & PAUL  
C/O PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

LYNCH ROBERTA M TR  
LYNCH SUMMER REALTY TRUST  
15 SUMMER ST #101  
FRANKLIN, MA 02038

THAYER BRIAN J  
64 SUMMER STREET  
FRANKLIN, MA 02038

LONGOBARDI PETER ET AL TR  
PAL'S REALTY TRUSTEE  
38 ARLINGTON ST  
FRANKLIN, MA 02038

SUMMER COMMONS LLC  
460 HILLSIDE AVE  
NEEDHAM, MA 02494

LANDRY REALTY TRUST ETAL  
LANDRY ROBERT TRUSTEE  
41 SUMMER ST  
FRANKLIN, MA 02038

CORBOSIERO ALICIA  
CORBOSIERO PAUL F  
15 SUMMER ST UNIT 208  
FRANKLIN, MA 02038

MCCORMICK KEVIN B TR  
KEVIN B MCCORMICK REVOCAB  
15 SUMMER ST UNIT 203  
FRANKLIN, MA 02038

LONGOBARDI PETER B & PAUL  
PAINTERS CONDOMINIUM  
38 ARLINGTON ST  
FRANKLIN, MA 02038

GREENWOOD DONNA  
15 SUMMER ST - UNIT 205  
FRANKLIN, MA 02038

GOVADA ANIL KUMAR  
GOVADA ANEELA  
124 HEMMINGWAY PL  
WRENTHAM, MA 02093

LONGOBARDI PETER B  
LONGOBARDI PAUL A  
38 ARLINGTON ST  
FRANKLIN, MA 02038

SUMMER COMMONS LLC  
460 HILLSIDE AVE  
NEEDHAM, MA 02494

12-36 EAST CENTRAL STREET  
535 BOYLSTON ST  
BROOKLINE, MA 02445-5701

LONGOBARDI PETER B & PAUL  
C/O PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

BROWN AMY P  
STUART ALISTAIR R  
15 SUMMER ST - UNIT 104  
FRANKLIN, MA 02038

KENNEY MYRNA H  
KENNEY CHARLES T  
15 SUMMER ST UNIT 202  
FRANKLIN, MA 02038

LONGOBARDI PETER B & PAUL  
C/O PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

JURCHAK MARTHA L TR  
MARIE JURCHAK 2012 IRREVO  
15 SUMMER ST UNIT 301  
FRANKLIN, MA 02038

MUIR LORI A  
14 SANFORD STREET UNIT 21  
MEDWAY, MA 02053

LONGOBARDI PETER B & PAUL  
C/O PETER B LONGOBARDI  
38 ARLINGTON ST  
FRANKLIN, MA 02038

MAYO GARY S  
MAYO LAURA  
658 SOUTH LOOP PARKWAY  
ST. AUGUSTINE, FL 32095

SUMMER STREET 302 LLC  
21 WOODHAVEN DR  
FRANKLIN, MA 02038



12-36 EAST CENTRAL STREET  
535 BOYLSTON ST  
BROOKLINE, MA 02445-5701

CAMPISANO MARION  
15 SUMMER ST - UNIT 108  
FRANKLIN, MA 02038

SUMMER COMMONS LLC  
460 HILLSIDE AVE  
NEEDHAM, MA 02494

SHETTY SUSHANT  
15 SUMMER ST - UNIT 109  
FRANKLIN, MA 02038

HAWKES BRENDA M  
15 SUMMER ST - UNIT 110  
FRANKLIN, MA 02038

CUNNINGHAM JUDITH F TR  
CUNNINGHAM LIVING TRUST  
15 SUMMER ST UNIT 307  
FRANKLIN, MA 02038

DU GUYU  
15 SUMMER ST UNIT 201  
FRANKLIN, MA 02038

CARROLL JACQUELINE  
15 SUMMER ST UNIT 304  
FRANKLIN, MA 02038

KOMMINENI DEVENDRA K  
KORIPPELLA SREEDEVI  
15 SUMMER ST - UNIT 303  
FRANKLIN, MA 02038

ABRAHAM BEULAH  
15 SUMMER ST UNIT 207  
FRANKLIN, MA 02038

BOUCHER STEPHEN  
15 SUMMER ST - UNIT 107  
FRANKLIN, MA 02038

LYNCH JOHN & ANNE MARIE T  
THE LYNCH FAMILY TRUST  
15 SUMMER ST - UNIT 308  
FRANKLIN, MA 02038

STEED SUSAN MOSNY  
15 SUMMER ST - UNIT 310  
FRANKLIN, MA 02038

CARLOW KEVIN J  
65A ALPINE PL  
FRANKLIN, MA 02038

HOOD LISA  
PANTANO ROBERT E  
15 SUMMER ST - UNIT 105  
FRANKLIN, MA 02038

CORNETTA ROSE MARIE TR  
C/O PRISCILL CORNETTA  
50 CORBIN ST  
FRANKLIN, MA 02038

MURPHY SUZANNE V L/E  
MURPHY, DANIEL J MURPHY T  
15 SUMMER ST - UNIT 305  
FRANKLIN, MA 02038

FRANKLIN SERVICE AUTOCARE  
71 EAST CENTRAL STREET  
FRANKLIN, MA 02038

MCCARTHY MARY ANN TR  
MARY ANN MCCARTHY TRUST  
15 SUMMER ST UNIT 102  
FRANKLIN, MA 02038