



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: March 20, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 585 King St
Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, March 25, 2024 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 585 King St in the Business Zoning District. The property consists of several lots, as listed below:
 - Map 313, Lots 007, 0055, 053, 054, 006, 007, 005
2. The applicant is proposing to modify the plans to increase the building from 40 feet to 43 feet.

Comments:

1. The Applicant should indicate on the Special Permit findings the specific Special Permit use section of the Zoning By-Law.
2. The maximum allowed height is 40 feet or 3 stories. The Applicant has filed a Special permit to exceed the 40 feet.
3. Applicant is required to file with the Design Review Commission.

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

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To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled
“MP King St. Development Warehouse Building” and Special
Permit(s) for increase of height from 40' to 43' 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: MCP III 555 King Street LLC
Address of Applicant: 201 Washington, St., Ste 2100, Boston, MA
Phone No.: 508-541-3000 Email: evc@ddcrwlaw.com

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

3. Name of Engineer: J.A. Kucich - Bohler Engineering
Address of Engineer: 352 Turnpike Road, Southborough, MA 01772
Phone No.: 508-480-9900 Email: jkucich@bohlereng.com

1. Deed of Property recorded with Norfolk Registry of Deeds in
Book 41117, Page 460, (or Certificate of Title No. _____)

2. Location and Description of Property:
Vacant Land at 555 King Street

Zoning District: B
Assessor's Map: 313 Lot: 053, 054, 055, 007 & 008
Square Footage of Building(s): 255,400
Impervious Coverage of Existing Upland: _____

3. Purpose of Site Plan:
Applicant seek approval to increase building height from 40' to 43'

4. Special Permit(s) Requested:
Special Permit request to increase building height from 40' to 43'

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TOWN CLERK

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 *Please see attached*

(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. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: _____

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

Josh Berman as Agent for MP Development, LLC

Print Name of Applicant



Signature of Owner

Josh Berman as Agent for MP Development, LLC

Print Name of Owner

MP PROPERTIES III, LLC
APPLICATION FOR APPROVAL OF
MODIFICATION OF SITE PLAN & SPECIAL PERMIT

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MAR 05 2024

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FINDINGS

a. The proposed project addresses or is consistent with neighborhood or Town need.

MP Properties III, LLC's ("MP") proposed Warehouse/Distribution Facility is consistent with the neighborhood and Town need because it is located in the Business zoning district where such a use is allowed by special permit from the Planning Board.

Access to locus will be via King Street just south of Route 495 and is located in an area where there is a lot of commercial and industrial activity. The closest residential homes are hundreds of feet away from the proposed building. The proposed Warehouse use will fit in seamlessly with the other surrounding commercial and industrial uses.

The proposed use will address town need because it will turn close to 30 acres into revenue producing valuable commercial property and the operation itself will generate new employment opportunities for the community.

b. Vehicular traffic flow, access, parking, and pedestrian safety are property addressed.

Traffic flow from locus will blend in nicely with King Street traffic because the access drive will align with Constitution Boulevard and will be integrated into the traffic signal at King Street which will be upgraded and replaced as a part of the project and expanded to include the King Street driveway serving Fire Station No. 2. Also, the bulk of the traffic coming to and leaving the facility will be directly from and on to Route 495.

The applicant will be providing more than the required parking by the zoning bylaw. The applicant is proposing 298 parking spaces while the zoning bylaw calls for only 294 spaces.

Although there is little pedestrian activity on this section of King Street at the intersection of Route 495, the fact that the access drive meets King Street at a signalized intersection will lead to better pedestrian safety. A sidewalk will be provided along the project site driveway that will extend to and connect with the existing sidewalk along King Street and the crosswalk across King Street at the signalized intersection of King Street at Constitution Boulevard that includes pedestrian pushbuttons and phasing, all of which will be upgrade and improved as a part of the project.

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

1. Public Roadways

Access from and to locus for the vast majority of traffic will be via Route 495 and King Street, both of which are more than sufficient to support the proposed Warehouse. In addition, the traffic signal at the King Street/Constitution Boulevard will be upgraded and replaced, and will be expanded to include the King Street driveway to Fire Station No. 2 in order to reduce the potential for the driveway to be blocked and to clear the driveway for responding emergency vehicles.

2. Drainage

The applicant will install an on-site drainage system that must be approved by the Board with the help of the Board's expert consultant, and the applicant will be constructing a new septic system to handle all effluent and waste water. However, the proposed Warehouse use does not generate much need for water use.

3. Utilities & Other Infrastructure

The applicant will be providing all new utility service to the site as well as constructing a new Warehouse and associated parking and other site improvements, all which will be adequate to accommodate the proposed Warehouse use.

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

The proposed Warehouse will be nestled right next to Route 495. The majority of vehicular traffic will come and go directly from and on to Route 495. The Warehouse will fit in well with the other surrounding commercial and industrial uses, while keeping several hundred feet away from the nearest homes. Accordingly, the proposed use will have no negative impact on the neighborhood character and social structure. The proposed use will actually be a benefit for the community by generating increased municipal tax revenue and providing new employment opportunities. In addition, the new and expanded traffic signal system that is to be installed at the King Street/Constitution Boulevard intersection will improve safe and efficient emergency response from Fire Station No. 2.

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 Warehouse will not destroy or cause substantial damage to any environmentally significant natural resource, habitat or feature. There is no environmentally sensitive area on locus. The Warehouse operation will not excrete contaminants into the air, ground, or wastewater systems.

- f. Number, height, bulk, location, and siting of buildings and structures 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.**

MP proposes to construct a new warehouse and parking area on what is now vacant land. Locus is in the Business zoning district surrounded mostly by other commercial and industrial uses and it abuts Route 495. The closest homes are several hundred feet away from the proposed building. Accordingly, abutting properties will not be deprived of light or fresh air circulation or be exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

1. No Deprivation of Light

The proposed building is not close enough to any other structures to deprive them of light.

2. No Deprivation of Fresh Air Circulation

The proposed building is not close enough to any other structures such that fumes, odors, or airborne particulates generated on locus will not adversely impact the fresh air circulation of abutting properties.

3. Flood Exposure

All improvements to locus will be subject to Site Plan Approval such that all drainage will be newly constructed and forced to comply with up-to-date stormwater management requirements. In addition, given the distance that the improvements will be from other properties, no flooding risk will be created for any abutting properties.

4. Excessive Noise, Odor, Light, Vibrations, or Airborne Particulates

The proposed Warehouse will utilize state of the art lighting to reduce impacts on abutting properties, and while it will generate some noise, odor, and vibrations, they will be minor compared to what is generated on a daily basis a few feet away on Route 495. Plus the distance between the proposed Warehouse and other building in the neighborhood is so great that they will be exposed to very little additional 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 Warehouse will be connected to the municipal water system and will utilize a private septic system. Typically a Warehouse use generates comparatively small demand for town water, and the private septic system means that there will be no impact on the town's sewer capacity.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 11 MARCH 2024

RE : 555 KING ST.

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

The proposed building height increase would have a limited impact on our department. Our Tower truck will be able to reach this height and we will have access around the building.

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

cc: file

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, March 11, 2024 and again on March 18, 2024

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, March 25, 2024 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit and Site Plan modification prepared by RKB Architects, Inc., Braintree, MA, and submitted to the Department of Planning & Community Development on March 5, 2024, by MCP III 555 King Street LLC, Boston, MA.

The properties are located in the Business Zoning District at the intersection of Rte 495 (assessors Map 313, Lots 053, 054, 055, 007 and 008) and King Street. The applicant is proposing to increase the height of the building from 40 feet to 43 feet. The applicant is applying for a Special Permit under Chapter 185 Attachment 9: Maximum Height of Building.

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

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

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman

ALSTON JOSHUA J
ALSTON MICHELLE L
659 KING ST
FRANKLIN, MA 02038

NBPIV CONSTITUTION II LLC
C/O NORTHBRIDGE PARTNERS
401 EDGEWATER PLACE SUITE
265
WAKEFIELD, MA 01880

AMERICAN EAST COAST 1 LLC
5 TAM O SHANTER RD
FRANKLIN, MA 02038

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

CHESTERCOVE RICHARD P TR
CHESTERCOVE FAMILY REALTY
627 KING ST
FRANKLIN, MA 02038

PERCUOCO CHRISTINA
637 KING ST
FRANKLIN, MA 02038

DELLORCO VIRGINIA M TR
DELLORCO REALTY TRUST
731 KING ST
FRANKLIN, MA 02038

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RANIERI TRUST MILLER , CA
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