



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907

### **MEMORANDUM**

**DATE:** June 14, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Housing Production Plan – Follow up

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DPCD has put together the Housing Production Plan (HPP). The purpose of the plan is to assist the Town with maintaining its 10% affordable units and help to make progress in facilitating the development of diverse housing supply for Franklin's low and moderate income residents. The HPP can be found on DPCD website at:

<https://www.franklinma.gov/planning-community-development/files/2021-draft-housing-production-plan-hpp>

DPCD first presented the HPP to the Planning Board on May 24, 2021. The Public Outreach period will end on June 25, 2021

DPCD will develop a complete list of all comments received during the Public Comment Period. Once the public comment period is over, all input received will be considered and a Final HPP will be developed. The final draft will be presented to the Planning Board and Town Council for review, consideration and formal adoption. Once formally adopted by both elected Bodies, the HPP will be submitted to the Massachusetts Department of Housing and Community Development for review and formal approval.



**FRANKLIN PLANNING & COMMUNITY  
DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907

**MEMORANDUM**

**DATE:** June 15, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 12 Forge Parkway  
Special Permit & Site Plan Modification

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**General:**

1. The site is located at 12 Forge Parkway in the Industrial Zoning District (Assessors Map 275 Lot 003).
2. The applicant is proposing a change in use. The proposed use is for outdoor Storage Containers to be stored in the parking area. Storage facilities require a Special Permit in the Industrial Zoning District, under 185 Attachment 3, 2.11.

Planning Board closed the public hearing on June 7, 2021. The Planning Board is required to take a roll call vote.

**Suggested Special Conditions:**

1. Prior to endorsement, the Applicant will add arborvitae around the parking area on the Site Plan.
2. Prior to endorsement, the Applicant will add a 10 ft fence in the details of the Site Plan and show the location of the fence on the Site Plan.
3. There is to be no light spillage onto the abutting property.
4. Saturday Hours \_\_\_\_\_. The Planning Board discussed limiting Saturday hours and should determine what the hours will be.

## ROLE CALL VOTE:

This determination shall be in addition to the following specific findings:

- (1) **Special Permit:** To allow a storage facility in the Industrial Zoning District, 185 Attachment 3 Section 2.11

*(2) If you vote NO on any of the following, please state reason why you are voting NO:*

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

- (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.

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

- (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.

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

- (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.

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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.

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

### **STANDARD CONDITIONS OF APPROVAL**

1. This Special Permit shall not be construed to run with the land and shall run with the Site Plan as endorsed by the Planning Board. A new Special Permit shall be required from the Planning Board if any major change of use or major change to the site plan is proposed.
2. This Special Permit shall lapse if a substantial use or construction has not begun, except for good cause, within twenty four (24) months of approval, unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the Special Permit have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements and received approval by the Planning Board. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #4.
3. Construction or operations under this Special Permit shall conform to any subsequent amendment of the Town of Franklin Zoning Bylaw (§185) unless the use or construction is commenced within a period of six (6) months after the issuance of this Special Permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
4. **The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction.** The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
5. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #4.
6. No alteration of the Special Permit and the plans associated with it shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
7. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
8. Prior to the endorsement of the site plan, the following shall be done:
  - The owner/applicant shall make a notation on the site plan that references the Special Permit and the conditions and dates of this Certificate of Vote.



- A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
  - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
  - The owner/applicant shall submit a minimum of six copies of the approved version of the plan.
9. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
  10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
  11. **Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.**
  12. Any signage requires the Applicant to file with the Design Review Commission.
  13. Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.



# TOWN OF FRANKLIN - SITE OBSERVATION REPORT

## 1256 West Central Street

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Report No.:	<b>4831 91 - 22</b>	Date:	<b>June 16, 2021</b>	Arrive:	<b>3:45 PM</b>
Observer:	<b>Matt Crowley, PE</b>	Weather:	<b>Sunny, ~75°</b>	Leave:	<b>4:45 PM</b>

Applicant: **GTE Franklin, LLC**  
**120 Bergeron Way**  
**Stoughton, MA**

Contractor: **Bella Construction**  
**119 East Central Street**  
**Franklin, MA**

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Completion**

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### **OBSERVATIONS**

**Observation Requested By:** Rick Goodreau – United Consultants

**Met/walked site with:** N/A

**Current Activity on Site:** No current activity

**Observed Construction:** BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Completion. The required Form H dated June 10, 2021, and as-built plan dated June 7, 2021, both prepared by United Consultants, were provided via email. BETA’s site walk and review of the as-built plans confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- Items listed by the Engineer or Record on the As-built Plan
- The designer should confirm that the revised tree species are included on the acceptable planting list from the Best Development Practices Guidebook.
- The designer should confirm that the revised rain garden outlet orifice elevation does not adversely affect the drainage calculations.
- Erosion control measures should be removed at the discretion of the Conservation Agent.
- The As-built plan should be updated to show the drainage pipe from CB3 to the detention basin.

**Photos Attached:**

**Site Photos**



Northerly parking area



Southerly parking area





Dumpster, pad, and enclosure



Retaining wall and plantings





Typical shade tree

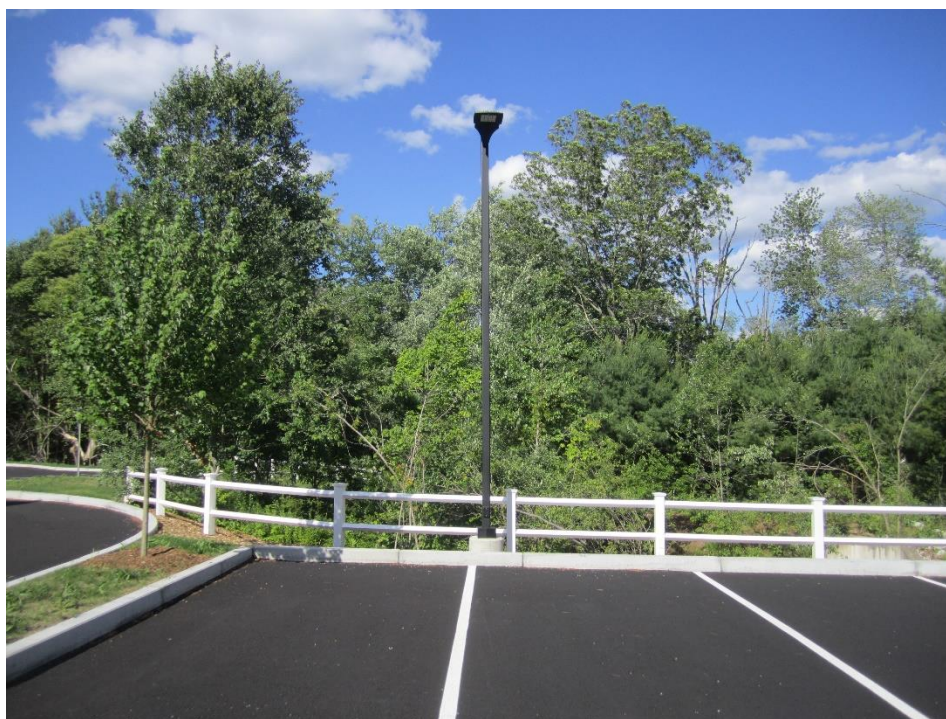


Rain garden





Mulch placement on basin slopes in place of approved "New England Wetmix"



Typical lighting



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

### **MEMORANDUM**

**DATE:** July 8, 2020  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 1256 West Central St – Marijuana Retail  
Final Form H

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#### **General**

1. On September 23, 2019, the Planning Board approved an application for a Special Permit and Site Plan Modification for 1256 West Central St. The purpose of the Site Plan is to open a retail marijuana facility in 4,000 sq/ft of the existing 16,000 sq/ft building, with additional parking spaces and drainage are proposed for the site.
2. The applicant is requesting acceptance for the above referenced Final Form H.
3. BETA has performed an on site observation and provided a report.

SITE PLAN OF LAND

FORM H  
ENGINEER'S CERTIFICATE OF COMPLETION  
(to be executed by developer's engineer)

Site plan known as 1256 West Central Street

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled: Site Plan 1256 West Central Street prepared by United Consultants, Inc. and dated: March 27, 2019 Last Revised May 15, 2020, as approved by the said Planning Board on September 23, 2019.


Signed this 10th day of June, 20 21

By , Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

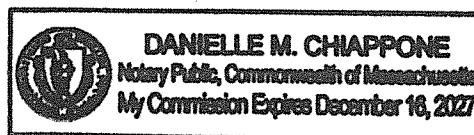
\_\_\_\_\_, SS.

On this 10th day of June, 20 21, before me, the undersigned notary public, personally appeared Carlos Quintal (name of engineer), proved to me through satisfactory evidence of identification, which were a drivers license to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.

  
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Dec. 16th, 2027





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:

Type of Plan (circle one)      ANR 81-P;    Preliminary Subdivision      Form H

Definitive Subdivision.;    Site Plan;    Special Permit

Title of Plan: Site Plan 1256 West Central Street

Date of Plan: March 27, 2019 Last Revised May 15, 2020

Assessor's Information: Map 274 Parcel 001

Prepared by: United Consultants, Inc.

Applicant Name & Address: GTE Franklin, LLC. – 120 Bergeron Way Stoughton, MA

SECTION B:

Name of Record Owner(s): GTE Franklin Realty, LLC

Address of Record Owner(s): 120 Bergeron Way

Stoughton, MA

**\*\*Attach Property Deed matching the owner name's listed above.**


\*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

\*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

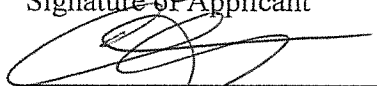
\*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Executed as a sealed instrument this

day of June 8<sup>th</sup> 2021

  
Signature of Applicant

Chirag Patel  
Print name of Applicant

  
Signature of Owner

Chirag Patel  
Print name of Owner

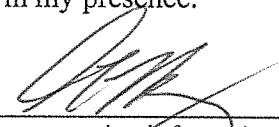
COMMONWEALTH OF MASSACHUSETTS

Bristol ss.

2021

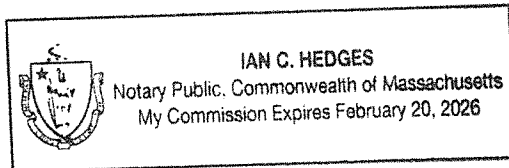
On this 8 day of June 2021, before me, the undersigned notary public, personally appeared Chirag Patel \* (name of owner), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding document in my presence.

\*as Manager for GTE  
Franklin Realty, LLC

  
(Official signature and seal of notary)

Notary Public:

My Commission Expires: \_\_\_\_\_



Doc#1,432,400 10-21-2019 3:30  
Ctf#201364  
Norfolk County Land Court

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DORHAM, MA  
OFFICIAL  
CERTIFICATE  
*William P. O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

BIN 07263 P#393 #96095  
10-21-2019 @ 03:39p

OFFICIAL MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 10-21-2019 @ 03:39pm  
Ct# 1264 Doc# 96095  
Fee: \$9,120.00 Cons: \$2,000,000.00

HAND TO  
LAND COURT

## QUITCLAIM DEED

We, **MICHAEL P. FABIANO** and **RICHARD J. BEAULIEU**, Trustees of the **COLEBROOK REALTY TRUST** u/d/t dated May 10, 2001 and registered with the Norfolk County Registry of Deeds District of the Land Court as Document No. 884810, for consideration paid, and in full consideration of Two Million Dollars (\$2,000,000.00) grant to **GTE FRANKLIN REALTY, LLC**, a Massachusetts Limited Liability Company having a usual place of business at 120 Bergeron Way, Stoughton, MA 02072 with quitclaim covenants

### PARCEL I

A certain parcel (the "Premises") of unregistered land, together with the buildings and other improvements thereon, if any, situated in Franklin, Norfolk County, Massachusetts, shown as a portion of registered and unregistered land containing 11.01 acres of land, more or less, on a plan (the "Unregistered Plan") entitled, "Plan of Property Owned By Trustees of Forge Park Realty Trust in Forge Parkway, Franklin, Massachusetts" dated December 10, 1997, by Andrews Survey & Engineering, Inc., recorded with the Norfolk County Registry of Deeds as Plan No. 863 of 1997 in Plan Book No. 453, bounded and described as follows:

NORTHWESTERLY	by the southeasterly side-line of West Central Street as shown on the Unregistered Plan, in three courses measuring together three hundred sixty-nine and 40/100 (369.40) feet;
EASTERLY	by Lot 160 as shown on the Unregistered Plan, one hundred ninety-two and 00/100 (192.00) feet;
NORTHERLY	by the same, one hundred one and 06/100 (101.06) feet;
EASTERLY	by the same, seven hundred sixty-three and 19/100 (763.19) feet;
NORTHEASTERLY	by the same, in four courses measuring together four hundred ninety-six and 64/100 (496.64) feet;
SOUTHEASTERLY	by land shown on the Unregistered Plan as now or formerly of Knickerbocker Properties, Inc., four hundred twenty-nine and 71/100 (429.71) feet;

PROPERTY ADDRESS: 1256 West Central Street, Franklin, MA 02038

HAND TO  
LAND COURT

884809

SOUTHWESTERLY N O T by the northeasterly side-line of Spring Street as shown on the  
A N Unregistered Plan four hundred seven and 37/100 (407.37)  
feet;

O F F I C I A L C O P Y O F F I C I A L C O P Y

WESTERLY by the easterly side-line of Spring Street as shown on the  
Unregistered Plan, one hundred sixty-five and 99/100 (165.99)  
feet;

SOUTHWESTERLY by the same, in three courses measuring together three hundred  
eighty-four and 88/100 (384.88) feet;

NORTHWESTERLY by land shown on the Unregistered Plan as now or formerly of  
Eugene M. and Lucia E. Negrone, in two courses measuring  
together three hundred one and 47/100 (301.47) feet; and

WESTERLY by the same, in three courses measuring together five hundred  
eighteen and 79/100 (518.79) feet.

Subject to and with the benefit of restrictions as contained in a Deed dated July 11, 2001 and  
recorded with the Norfolk County Registry of Deeds in Book 15264, Page 546.

Meaning and intending to convey and hereby conveying a portion of the premises described  
in a Deed dated July 11, 2001 and recorded with the Norfolk County Registry of Deeds in  
Book 15264, Page 546.

## PARCEL II

That certain parcel of land situate in Franklin in the County of Norfolk and Commonwealth  
of Massachusetts, described as follows:

Said parcel is shown as lot numbered 161 on a plan drawn by Andrews Survey &  
Engineering, Inc., Surveyors, dated July 9, 1997, as approved by the Land Court, filed in the  
Land Registration Office as No. 7594-37, a copy of a portion of which is filed in Norfolk  
Registry District with Certificate No. 150942, Book 755.

There is appurtenant to the above described land the easement set forth in Document No.  
493443.

There is also appurtenant to the above described land the rights, etc., set forth in Document  
Nos. 519870, 521795, 530758, 543304, 550914, 558206, 560079, 572090, 576835, 593083,  
606510, 634103, 634107, 697150, 712935, 726970, 764594 and 769598.

The above described land is subject to the water rights etc., as set forth in Document No.  
294607, so far as applicable.

N O T

N O T

The above described land is subject to the restrictions set forth in Document Nos. 778685 and 884809.

O F F I C I A L

O F F I C I A L

C O P Y

C O P Y

For title reference, see Certificate of Title No. 159654.

The undersigned Trustees hereby certify and affirm under the pains and penalties of perjury that no beneficiary of the Trust occupies or intends to occupy the granted premises as his/her principal residence and is therefore not entitled to claim the benefit of an estate of homestead in the premises.

Witness our hands and seals this 21<sup>ST</sup> day of October, 2019.

COLEBROOK REALTY TRUST

by: Michael P. Fabiano  
Michael P. Fabiano, Trustee

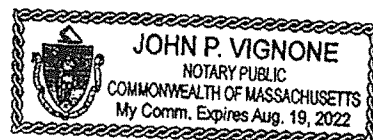
by: Richard J. Beaulieu  
Richard J. Beaulieu, Trustee

COMMONWEALTH OF MASSACHUSETTS

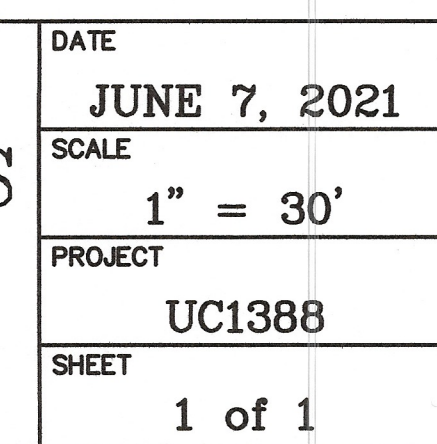
Norfolk, ss.

On this 21<sup>ST</sup> day of October, 2019, before me, the undersigned notary public, personally appeared **Michael P. Fabiano and Richard J. Beaulieu, Trustees of the COLEBROOK REALTY TRUST**, and proved to me through satisfactory evidence of identification, being (check whichever applies): Driver's License or other state or federal governmental document bearing a photographic image, Oath or Affirmation of a credible witness known to me who knows the above signatory, or ☒ My Own personal knowledge of the identity of the signatory, to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief

John P. Vignone  
Notary Public John P. Vignone  
My commission expires: 8/19/2022











## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
FAX: 508-520-4906

### **MEMORANDUM**

**DATE:** June 15, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Prospect Hill Estates  
Preliminary Subdivision Plan

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DPCD wants to make the Planning Board aware that we received a Public Hearing notice from the Bellingham Planning Board for a 23-lot Preliminary Subdivision plan off of Prospect Street in Franklin. DPCD notes that Section 300-10.B(4)(b), states "Roads shall not provide access to undeveloped land in other towns".

If the developer intends to keep the roadway private, there is no required action from the Franklin Planning Board. If the developer is constructing a public way to be accepted by the Town, then the Applicant would be required to file a Subdivision with the Planning Board.

The Applicant will be required to file a Scenic Road permit.

I have attached a copy of the Preliminary Subdivision Plan for your review.





# Andrews Survey & Engineering, Inc.

*Land Surveying • Civil Engineering • Site Planning*

June 16, 2021

Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

**Re:    *Public Hearing Continuation Request***  
***900 Washington St., MA (AKA Olam Estates)***  
***ASE Project No.: 2019-032***

Dear Board Members:

On behalf of the applicant, Temple ETZ Chaim, please accept this letter as a formal request to continue the public hearing for the above referenced project from June 21, 2021 to the next regularly scheduled Planning Board meeting and to extend the decision deadline to September 1, 2021.

We hope this serves your needs at this time. Should you have any questions or require additional information, please contact this office.

Sincerely,  
**ANDREWS SURVEY & ENGINEERING, INC.**



Jude Gauvin  
Senior Project Engineer

CC: Andrew Rubenstein, Applicant Representative