

Town of Franklin



Planning Board

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Planning Board Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).

Please click on the link <https://us02web.zoom.us/j/84204106132> or call on your phone at 312-626-6799, meeting # 84204106132

October 19, 2020

- | | | |
|----------------|--|---|
| 7:00 PM | Commencement/General Business | |
| 7:05 PM | <u>PUBLIC HEARING</u> - Continued
70, 72 & 94 East Central St – Multi-Family
Special Permit & Site Plan Modification | <i>Adv.: Jan 27 & Feb 3, 2020</i>
<i>Abuts: Jan. 22, 2020</i> |
| 7:10 PM | <u>PUBLIC HEARING</u> – Continued
164 Grove Street
Special Permit & Site Plan | <i>Adv.: July 13 & July 20, 2020</i>
<i>Abuts: July 13, 2020</i> |

GENERAL BUSINESS:

- A. **Decision:** 162 Grove Street
- B. **Endorsement:** Panther Way – Site Plan
- C. **81-P ANR:** 310 Chestnut St
- D. **Limited Site Plan:** 100 Financial Way – Parking Configuration
- E. **81-P ANR:** 100 Financial Way
- F. **Final Form H:** Lakeview Terrace

This agenda is subject to change. Last updated: October 13, 2020
The next meeting of the Planning Board is scheduled for November 2, 2020.



**FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT**

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

MEMORANDUM

DATE: October 15, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 162 Grove Street – NETA
Special Permit & Site Plan Modification

General:

1. The site is approximately 4 acres and is located at 162 Grove Street in the Industrial Zoning and Marijuana Overlay District; Assessor's Map 306 Lot 003.
2. Applicant has filed for a Special Permits: To allow Non-medical marijuana facility under 185 Attachment 3, Part II Section 2.23 and To allow Medical Marijuana under 185-49(4)(b)(iii)
3. The footprint of the existing buildings is approximately 12,421 square feet. NETA proposes to expand the existing buildings, as shown on the proposed Site Plans and to convert the existing buildings into approximately 3,856 square feet of retail space, approximately 4,647 square feet of office space, and approximately 7,584 square feet of warehouse space. There will be no product manufacturing, testing or research operations at the Facility.
4. Applicant has been approved by the Conservation Commission.
5. Applicant has received recommendation from Design Review.

Waiver Requests:

1. To allow less than 42" of cover over the RCP drain pipe, proposed class V RCP
2. To allow the use of HDPE pipe for manifolds and pond 11. Existing roof piping is 8' PVC
3. To allow minimal light spillage onto the abutting properties.

Suggested Special Conditions based on the last Meeting:

1. The proposed facility will operate as a Reserve Ahead-only dispensary, which would require customers and patients to place an order in advance and select a scheduled pick up time to retrieve the product. Applicant may request this be reviewed after 30 days of opening.
2. The Transportation Demand Management Plan, submitted by the applicant, shall be included with the Certificate of Vote.
3. Town Council will authorize funding in the form of a traffic control light at the intersection of Washington and Grove Streets.
4. Design Review color recommendations shall be included in the endorsed set of plans.

ROLE CALL VOTE:

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

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

(1) **Special Permits:** To allow Non-medical marijuana facility under 185 Attachment 3, Part II Section 2.23 and To allow Medical Marijuana under 185-49(4)(b)(iii).

(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.



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DEVELOPMENT**

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TELEPHONE: 508-520-4907

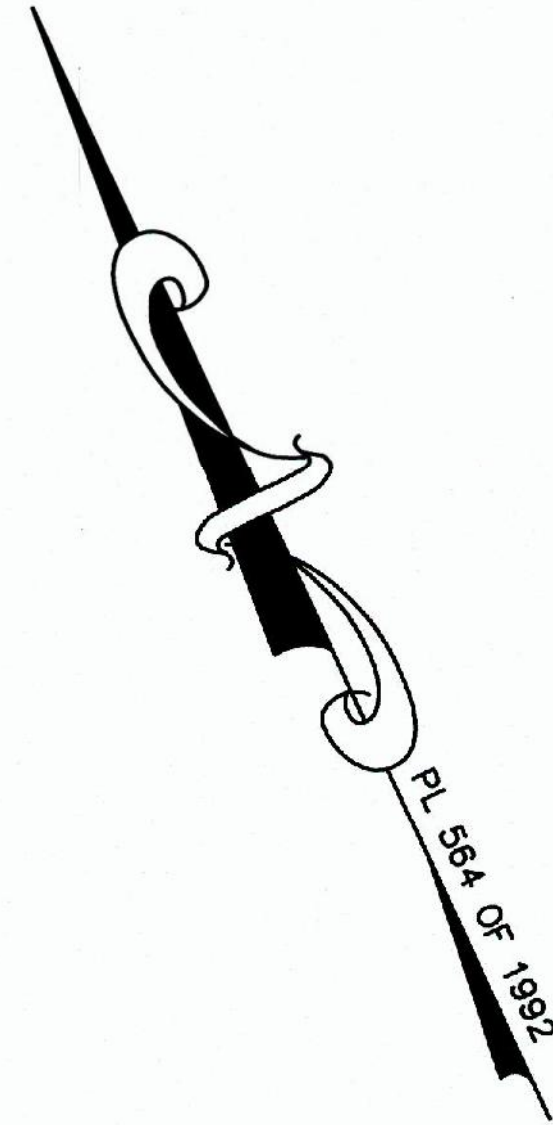
MEMORANDUM

DATE: October 13, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: West Central St & Panther Way
Special Permit & Site Plan - Endorsement

General:

- The Planning Board approved the Site plan and Special Permits on June 29, 2020 for Panther Way and West Central St.
 - Applicant has added to the Certificate of Vote to the Site Plans.
- DPCD recommends the Planning Board endorse the Site Plan.

SITE PLAN PANTHER WAY



ZONING:
THE PROPERTY IS LOCATED WITHIN A COMMERCIAL II ZONE

REQUIREMENTS:	EXISTING	PROPOSED
COMMERCIAL II AREA:	40,000 S.F.	591,830 ± S.F.
FRONTAGE:	175'	499.73'
DEPTH:	200'	1,150'+
HEIGHT:	3 STORIES - 40'	N/A
WIDTH:	157.5'	465'+
COVERAGE - STRUCTURES:	70%	0%
STRUC. & PAVING:	80%	0%
SETBACKS- FRONT:	40'	0
SIDE:	30'	0
REAR:	30'	0
		165'
		45'
		284'

THE PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE PROPERTY IS NOT LOCATED WITHIN A ZONE A OR B BASED ON FEMA FIRM MAP 25021C0308E DATED JULY 17, 2012.

NO BUILDINGS EXIST ON SITE.
SITE IS USED FOR SCHOOL BUS PARKING.

PROPOSED USES:
WHOLESALE OFFICE, SALESROOM: WITH STORAGE - SEE ZONING BYLAW CHAPTER 185 ATTACHMENT 4 SECTION 3.11g.
PERMITTED AS OF RIGHT WITH WATER CONSUMPTION UNDER 15,000 GALLONS PER DAY.

PROPOSED USE FOR BUS PARKING - MOTOR VEHICLE LEASING - SEE ZONING BYLAW CHAPTER 185 ATTACHMENT 3 SECTION 2.6.a.
ALLOWED WITH SPECIAL PERMIT FROM THE PLANNING BOARD.

DRAWING INDEX:

- C-1 COVER SHEET
- I-1 INDEX PLAN
- EC-1 TO EC-3 EXISTING CONDITIONS PLAN
- SL-1 SITE LAYOUT PLAN
- GU-1 SITE GRADING AND UTILITY PLAN
- PP-1 SITE PLANTING PLAN
- ERC-1 EROSION CONTROL PLAN
- CD-1 TO CD-5 CONSTRUCTION DETAILS
- CV-1 CERTIFICATE OF VOTE - SPECIAL PERMITS/SITE PLAN APPROVAL
- SITE LIGHTING-LIGHTING PLAN, PHOTOMETRICS AND SCHEDULES BY SK & ASSOCIATES

REFERENCES:

- DEED BOOK 37290 PAGE 474
- DEED BOOK 37152 PAGE 343
- DEED BOOK 5602 PAGE 614
- DEED BOOK 5804 PAGE 316
- DEED BOOK 5844 PAGE 87
- DEED BOOK 5924 PAGE 180
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- LAST REVISED AUG. 28, 2000
- SITE PLAN FOR "THREE" RESTAURANT LAST REVISED 10-17-06
- PLAN OF LAND BY PAUL ROBINSON DATED NOVEMBER 14, 1978
- PLAN OF KNIGHTS OF COLUMBUS LAST REVISED 3-8-2000
- PLAN 1062 OF 1972
- PLAN 901 OF 1974

OWNERS:
MAP 270 PARCEL 38
PANTHER WAY 2019 LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

MAP 270 PARCEL 39
HOLMES LAND TRUST
12 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

COVER SHEET
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
FEBRUARY 19, 2020
SCALE: 1" = 100'

- WAIVER REQUESTS:**
1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.
 2. TO ALLOW THE USE OF HPDE PIPE FOR DRAINAGE POND 1 AND THE ROOF DRAIN COLLECTION SYSTEMS.
 3. TO ALLOW THE INDEX SHEET TO BE AT A SCALE OF 1" = 60'
 4. TO NOT REQUIRE THE CONSTRUCTION OF A SIDEWALK ALONG PANTHER WAY.
 5. TO ALLOW THE SITE LIGHTING TO EXTEND PAST THE PROPERTY LINE.
 6. TRAFFIC STUDY WAIVER.

LOCUS MAP
SCALE: 1" = 100'

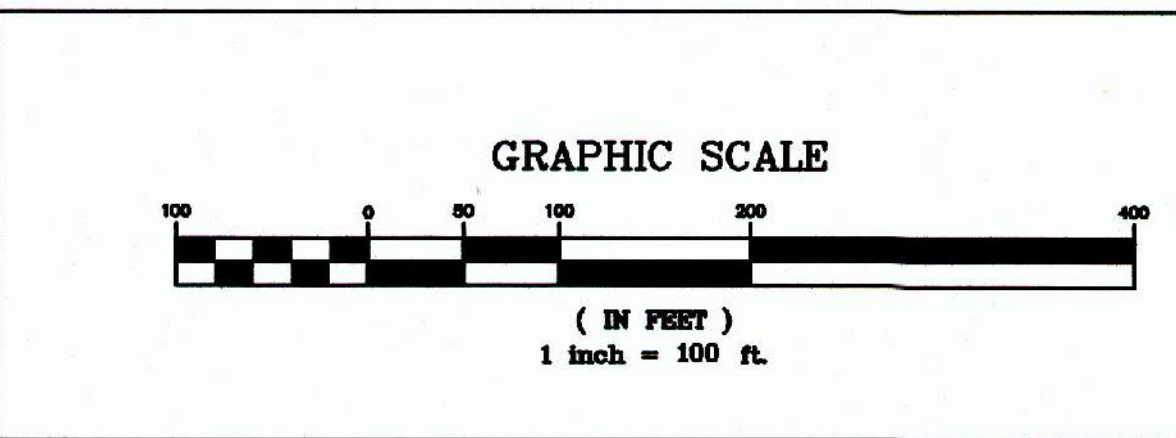
- REFERENCE CERTIFICATE OF VOTE - SPECIAL PERMIT/SITE PLAN PANTHER WAY WEST CENTRAL STREET AS WELL AS THE STANDARD AND SPECIAL CONDITIONS OF APPROVAL.
DATED JULY 6, 2020 RECORDED WITH THE TOWN CLERK ON JULY 10, 2020.
- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.
- REFERENCE DETAILED ZONING RECORD AND DECISION ISSUED BY THE TOWN OF FRANKLIN ZONING BOARD OF APPEALS DATED AUGUST 20, 2020.



Carlos A. Quintal
CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE



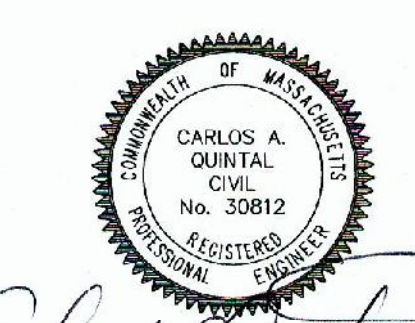
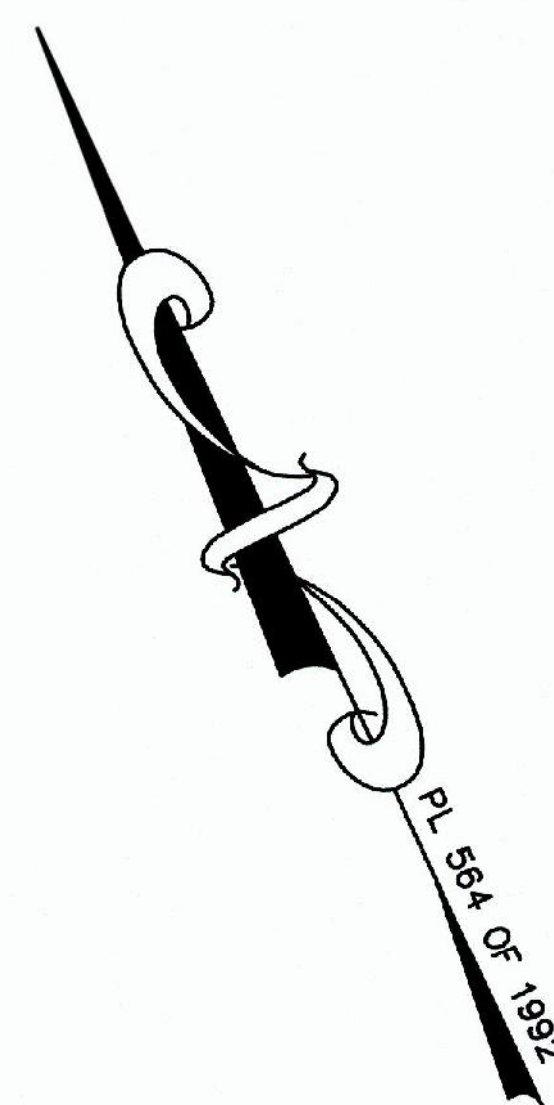
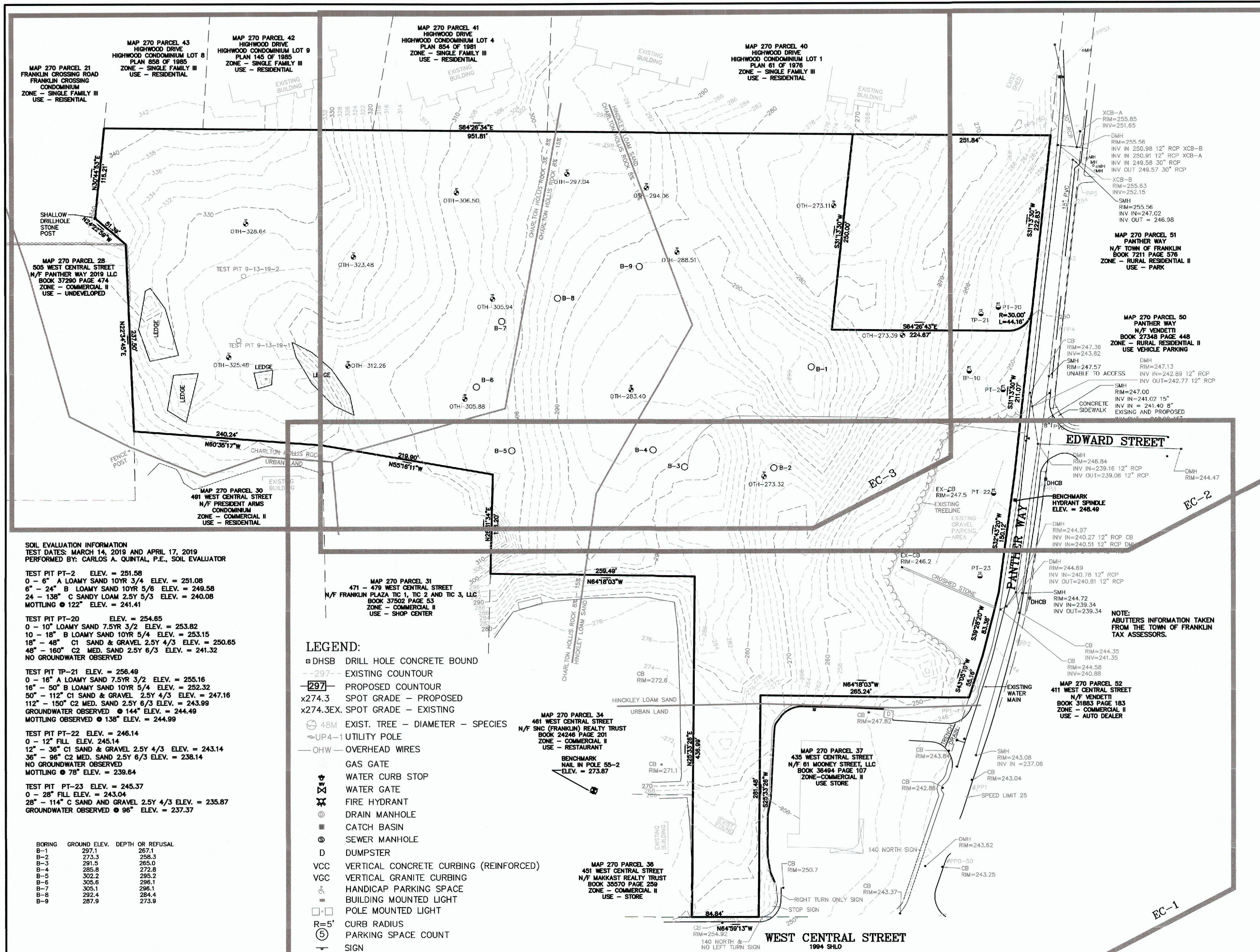
NO.	DATE	DESCRIPTION	BY
2	9/28/20	ADDED CERTIFICATE OF VOTE	RRG
1	6/9/20	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
12/18	BL	BL
BK#	FIELD BOOK	PG#
2/20	CALCS BY:	RRG
2/20	DESIGNED BY:	RRG
2/20	DRAWN BY:	COMP
2/20	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE
FEB. 19, 2020
SCALE
1" = 100'
PROJECT
UC1378
SHEET
C-1



CARLOS A. QUINTAL P.E. #30812

SOIL EVALUATION INFORMATION
 TEST DATES: MARCH 14, 2019 AND APRIL 17, 2019
 PERFORMED BY: CARLOS A. QUINTAL, P.E., SOIL EVALUATOR

- TEST PIT PT-2 ELEV. = 251.58
- 0 - 6" A LOAMY SAND 10YR 3/4 ELEV. = 251.08
- 6" - 24" B LOAMY SAND 10YR 5/8 ELEV. = 249.58
- 24 - 138" C SANDY LOAM 2.5Y 5/3 ELEV. = 240.08
- MOTTLING @ 122" ELEV. = 241.41

- TEST PIT PT-20 ELEV. = 254.65
- 0 - 10" A LOAMY SAND 7.5YR 3/2 ELEV. = 253.82
- 10 - 18" B LOAMY SAND 10YR 5/4 ELEV. = 253.15
- 18" - 48" C1 SAND & GRAVEL 2.5Y 4/3 ELEV. = 250.65
- 48" - 160" C2 MED. SAND 2.5Y 6/3 ELEV. = 241.32
- NO GROUNDWATER OBSERVED

- TEST PIT TP-21 ELEV. = 258.49
- 0 - 10" A LOAMY SAND 7.5YR 3/2 ELEV. = 255.16
- 10" - 50" B LOAMY SAND 10YR 5/4 ELEV. = 252.32
- 50" - 112" C1 SAND & GRAVEL 2.5Y 4/3 ELEV. = 247.16
- 112" - 150" C2 MED. SAND 2.5Y 6/3 ELEV. = 243.99
- GROUNDWATER OBSERVED @ 144" ELEV. = 244.49
- MOTTLING OBSERVED @ 138" ELEV. = 244.99

- TEST PIT PT-22 ELEV. = 246.14
- 0 - 12" FILL ELEV. = 245.14
- 12" - 36" C1 SAND & GRAVEL 2.5Y 4/3 ELEV. = 243.14
- 36" - 96" C2 MED. SAND 2.5Y 6/3 ELEV. = 238.14
- NO GROUNDWATER OBSERVED
- MOTTLING @ 78" ELEV. = 239.64

- TEST PIT PT-23 ELEV. = 245.37
- 0 - 28" FILL ELEV. = 243.04
- 28" - 114" C SAND AND GRAVEL 2.5Y 4/3 ELEV. = 235.87
- GROUNDWATER OBSERVED @ 96" ELEV. = 237.37

- LEGEND:**
- DHSB DRILL HOLE CONCRETE BOUND
 - 297- EXISTING COUNTOUR
 - 297- PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
 - UP4-1 UTILITY POLE
 - OHW- OVERHEAD WIRES
 - GAS GATE
 - WATER CURB STOP
 - WATER GATE
 - FIRE HYDRANT
 - ⊙ DRAIN MANHOLE
 - CATCH BASIN
 - ⊙ SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING (REINFORCED)
 - VGC VERTICAL GRANITE CURBING
 - HANDICAP PARKING SPACE
 - BUILDING MOUNTED LIGHT
 - POLE MOUNTED LIGHT
 - R=5' CURB RADIUS
 - ⊙ PARKING SPACE COUNT
 - ↑ SIGN

- NOTES:**
1. ELEVATION DATUM NGVD 1929.
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN DECEMBER 27, 2018 AND JANUARY 19, 2019.
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

OWNERS:
 MAP 270 PARCEL 38
 PANTHER WAY 2019 LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

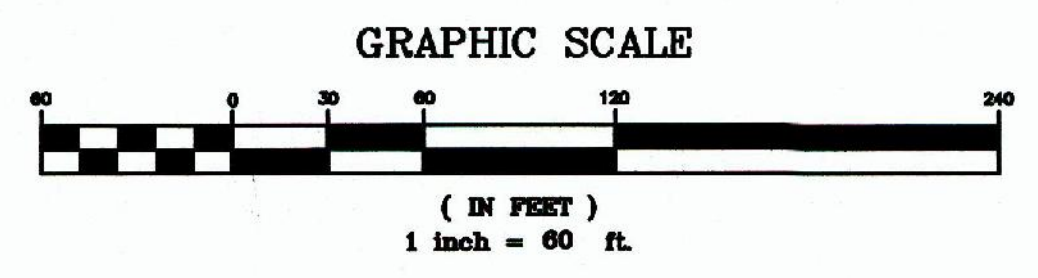
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APPLICANT:
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 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

INDEX PLAN
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 FRANKLIN, MASSACHUSETTS
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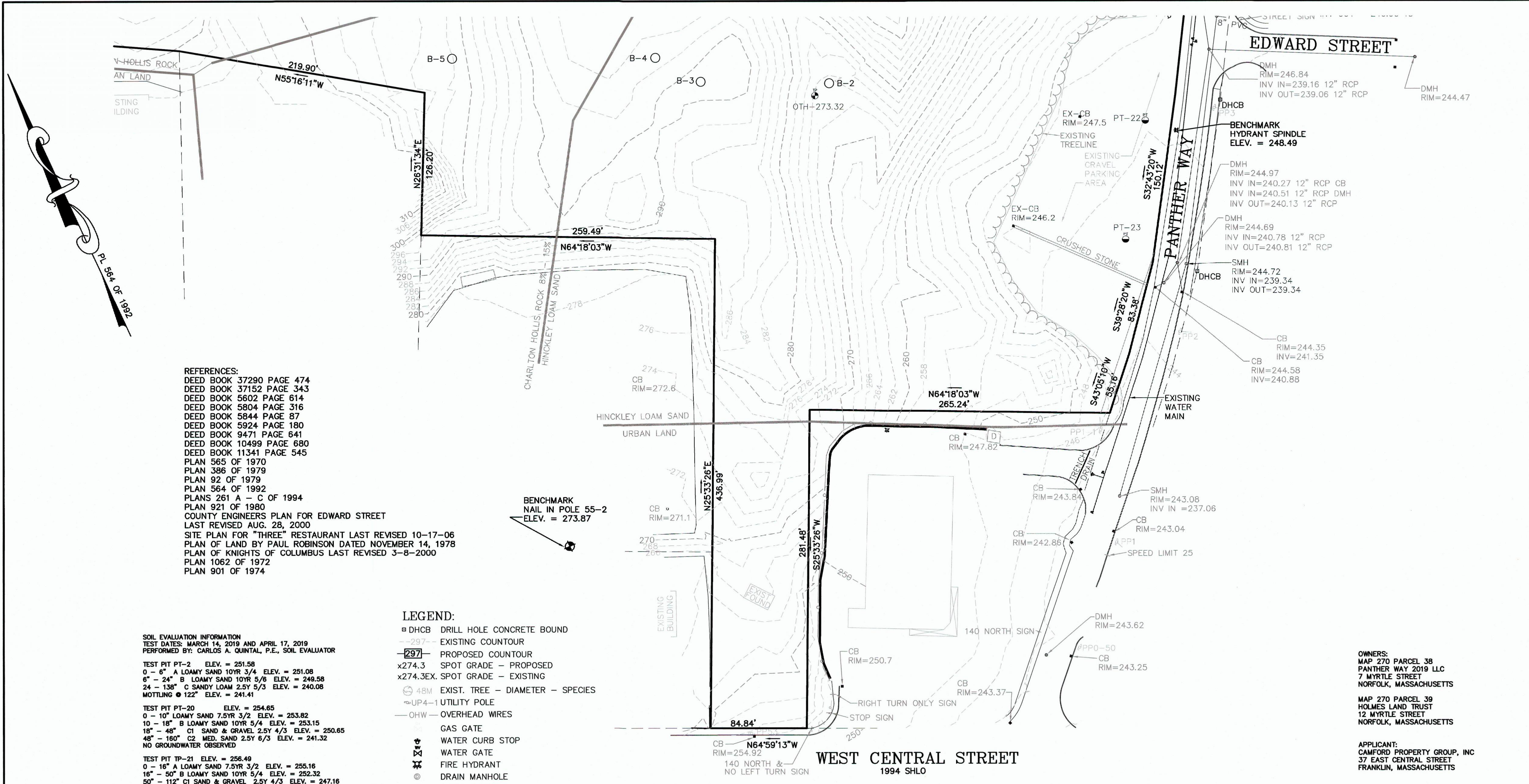


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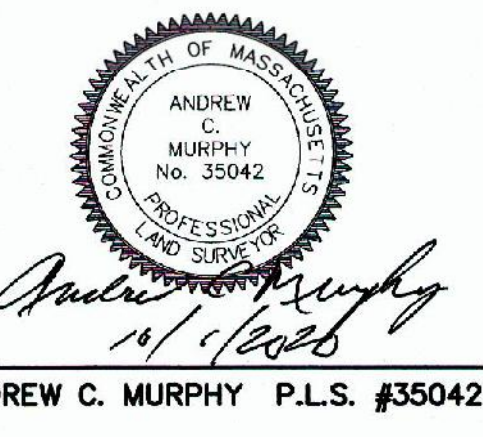
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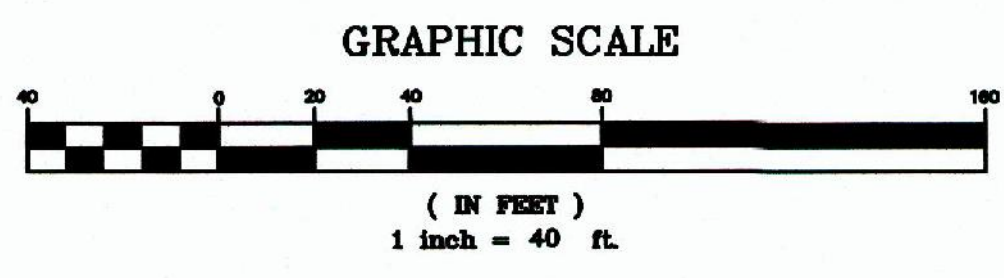
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 NORFOLK, MASSACHUSETTS

APPLICANT:
 CAMFORD PROPERTY GROUP, INC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

EXISTING CONDITIONS PLAN - 1
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 FEBRUARY 19, 2020
 SCALE: 1" = 40'

**SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD**

DATE	

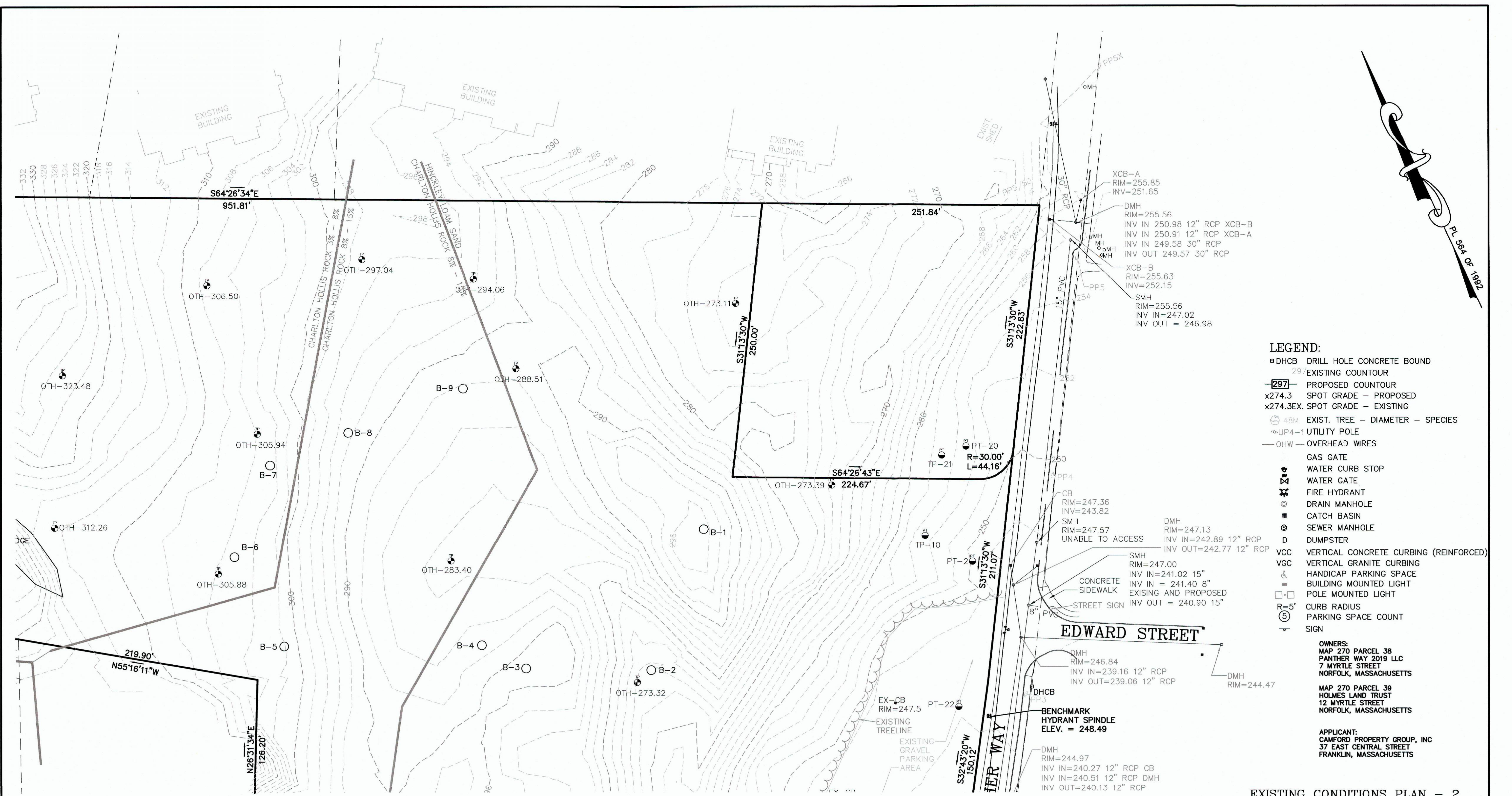


NO.	DATE	DESCRIPTION	BY
2	9/28/20	ADDED CERTIFICATE OF VOTE	RRG
1	6/9/20	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
12/18		BL
BK#	FIELD BOOK	PG#
2/20	CALCS BY:	RRG
2/20	DESIGNED BY:	RRG
2/20	DRAWN BY:	COMP
2/20	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8580 FAX 508-384-8586

DATE	FEB. 19, 2020
SCALE	1" = 40'
PROJECT	UC1378
SHEET	EC-1



- LEGEND:**
- DHCB DRILL HOLE CONCRETE BOUND
 - 297- EXISTING COUNTOUR
 - 297- PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX SPOT GRADE - EXISTING
 - 4BM EXIST. TREE - DIAMETER - SPECIES
 - UP4-1 UTILITY POLE
 - OHW- OVERHEAD WIRES
 - GAS GATE
 - WATER CURB STOP
 - WATER GATE
 - FIRE HYDRANT
 - DRAIN MANHOLE
 - CATCH BASIN
 - SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING (REINFORCED)
 - VGC VERTICAL GRANITE CURBING
 - Handicap symbol HANDICAP PARKING SPACE
 - Light symbol BUILDING MOUNTED LIGHT
 - Pole symbol POLE MOUNTED LIGHT
 - R=5' CURB RADIUS
 - (5) PARKING SPACE COUNT
 - Sign symbol SIGN

OWNERS:
 MAP 270 PARCEL 38
 PANTHER WAY 2019 LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

MAP 270 PARCEL 39
 HOLMES LAND TRUST
 12 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

APPLICANT:
 CAMFORD PROPERTY GROUP, INC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

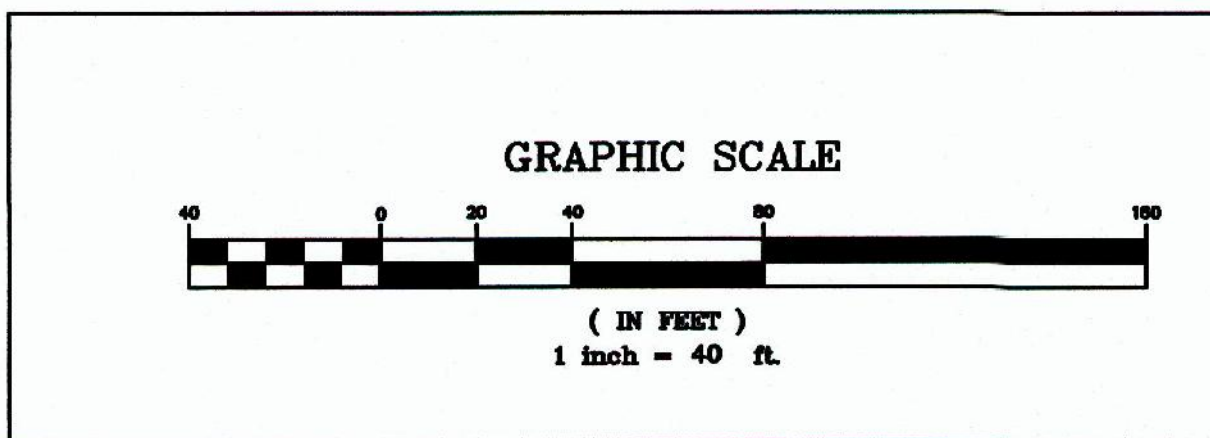
EXISTING CONDITIONS PLAN - 2
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 FEBRUARY 19, 2020
 SCALE: 1" = 40'

NOTES:
 1. ELEVATION DATUM NGVD 1929.
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN DECEMBER 27, 2018 AND JANUARY 19, 2019.
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

Andrew C. Murphy
 1/11/2020
 ANDREW C. MURPHY P.L.S. #35042

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



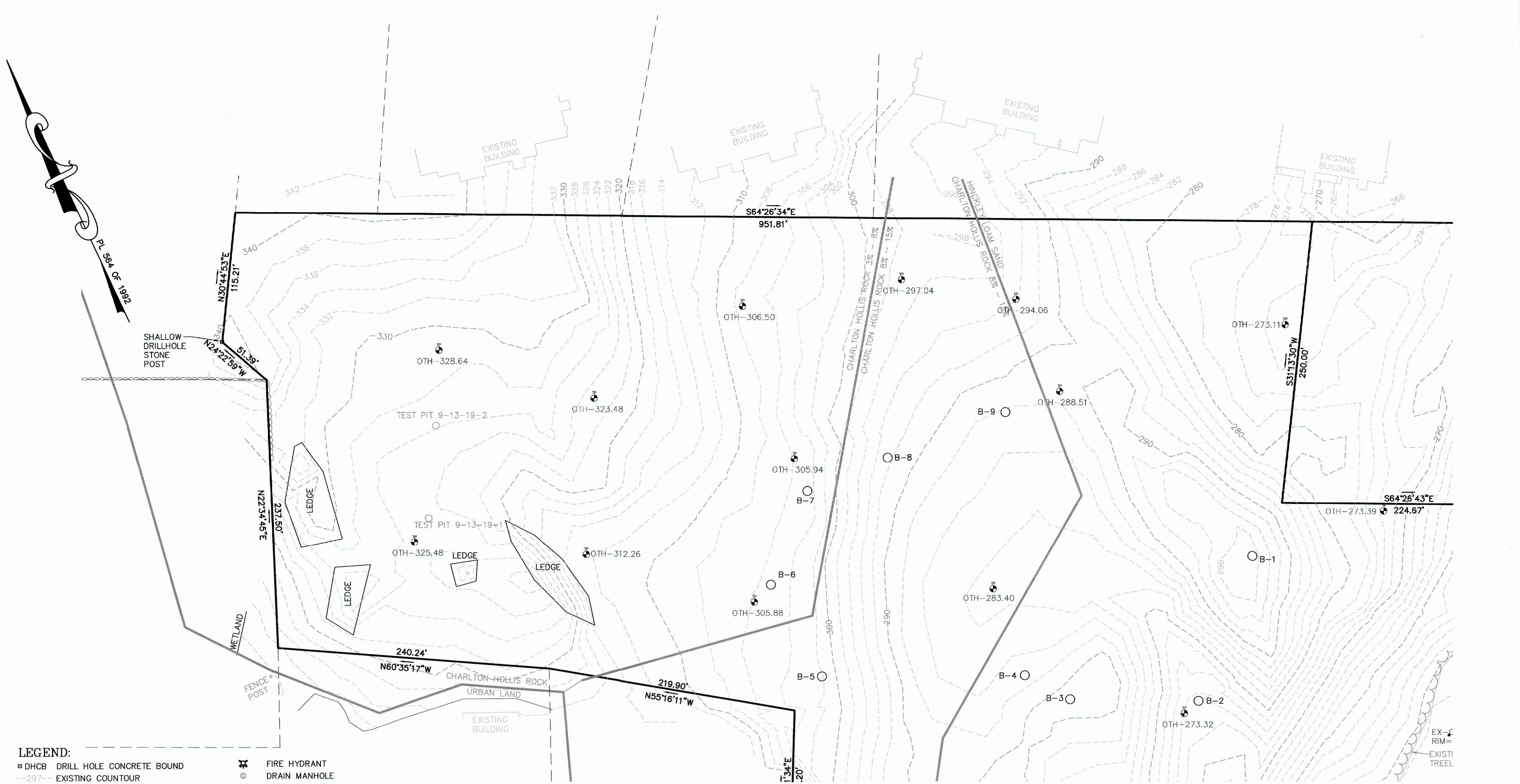
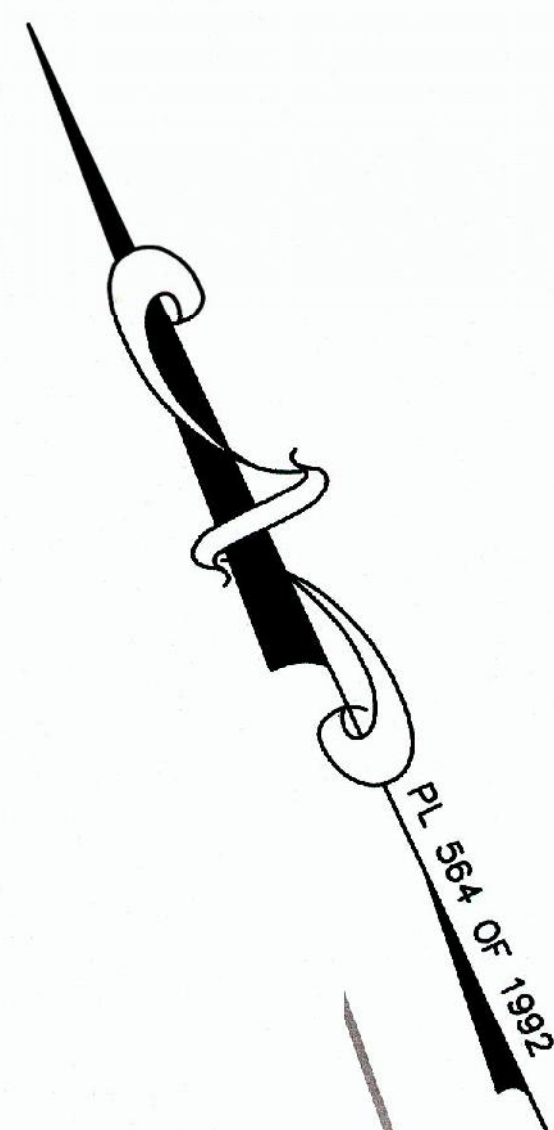
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UNITED CONSULTANTS INC.

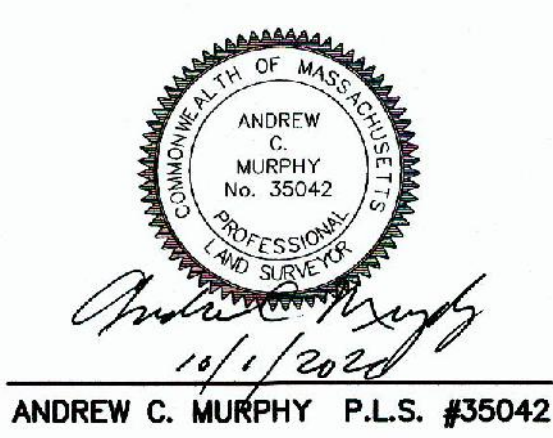
850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6660 FAX 508-384-6566

DATE: FEB. 19, 2020
 SCALE: 1" = 40'
 PROJECT: UC1378
 SHEET: EC-2



- LEGEND:**
- DHCB DRILL HOLE CONCRETE BOUND
 - 297- EXISTING COUNTOUR
 - 297- PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - 48M EXIST. TREE - DIAMETER - SPECIES
 - UP4-1 UTILITY POLE
 - OHW- OVERHEAD WIRES
 - GAS GATE
 - WATER CURB STOP
 - WATER GATE
 - ⊗ FIRE HYDRANT
 - ⊙ DRAIN MANHOLE
 - ⊞ CATCH BASIN
 - ⊙ SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING (REINFORCED)
 - VGC VERTICAL GRANITE CURBING
 - ⊠ HANDICAP PARKING SPACE
 - ⊠ BUILDING MOUNTED LIGHT
 - ⊠ POLE MOUNTED LIGHT
 - R=5' CURB RADIUS
 - ⊕ PARKING SPACE COUNT
 - ⊠ SIGN

NOTES:
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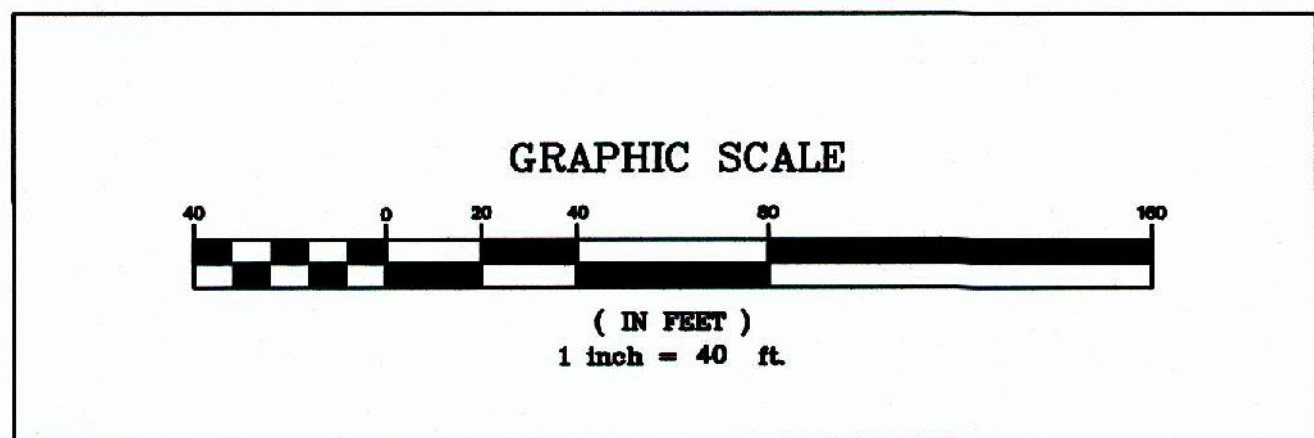
OWNERS:
 MAP 270 PARCEL 38
 PANTHER WAY 2019 LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

MAP 270 PARCEL 39
 HOLMES LAND TRUST
 12 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

APPLICANT:
 CAMFORD PROPERTY GROUP, INC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

EXISTING CONDITIONS PLAN - 3
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 FEBRUARY 19, 2020
 SCALE: 1" = 40'

SITE PLAN APPROVAL REQUIRED	
FRANKLIN PLANNING BOARD	
DATE	

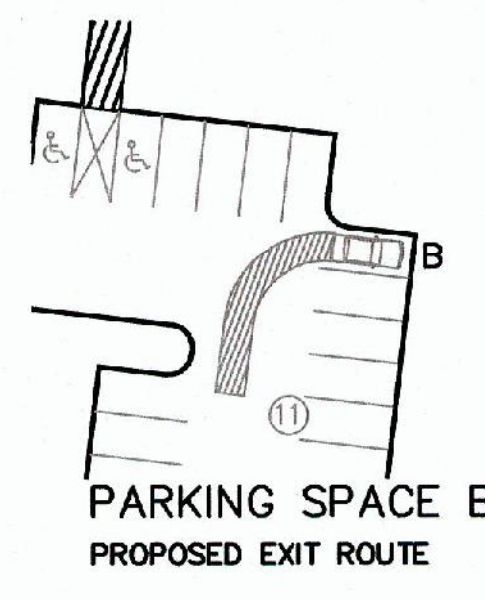
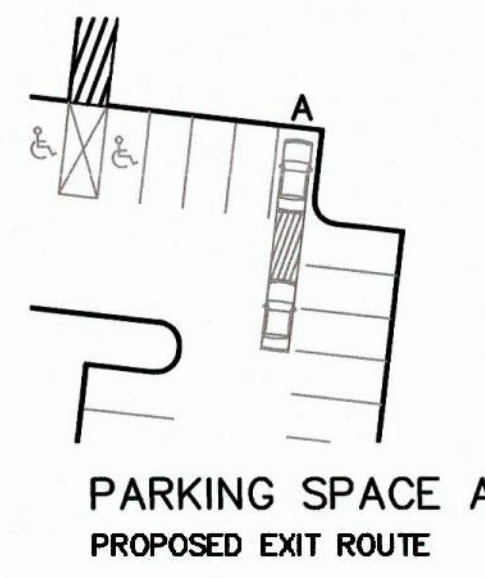


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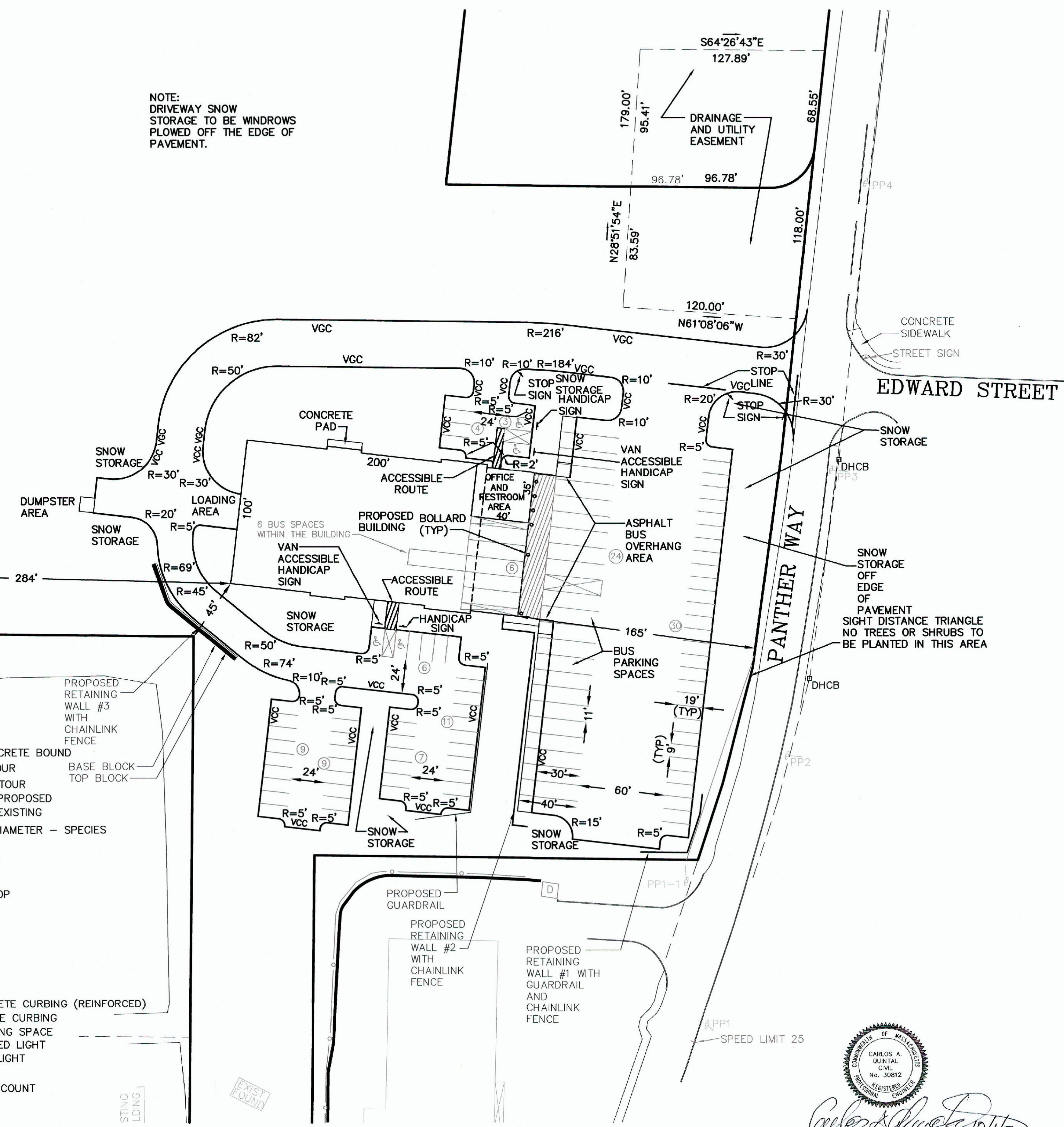
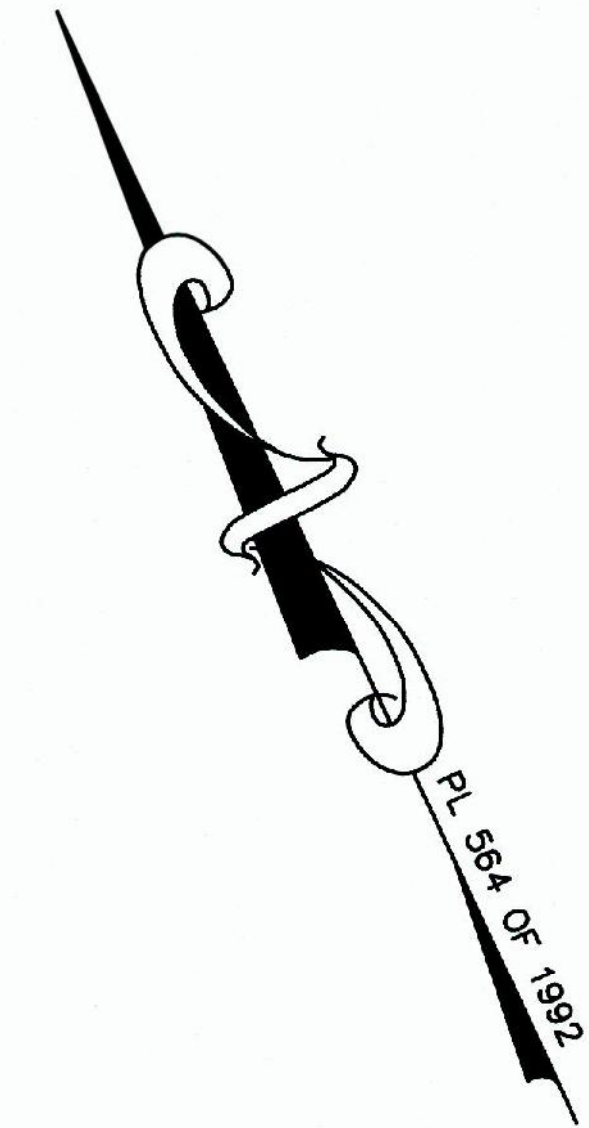
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UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6660 FAX 508-384-6666

DATE	FEB. 19, 2020
SCALE	1" = 40'
PROJECT	UC1378
SHEET	EC-3



NOTE:
DRIVEWAY SNOW
STORAGE TO BE WINDROWS
PLOWED OFF THE EDGE OF
PAVEMENT.



SITE PARKING

FIRST LEVEL
OFFICE = 1,414 SQ. FT. - 6 SPACES
WAREHOUSE = 18,810 SQ. FT. - 19 SPACES
PARKING SPACES REQUIRED = 25
PARKING SPACES PROPOSED = 37 INCLUDING 2 HANDICAP SPACES

SECOND LEVEL
OFFICE 1,924 SQ. FT. - 8 SPACES
WAREHOUSE = 15,000 SQ. FT. - 15 SPACES

THIRD LEVEL
OFFICE 3,328 SQ. FT. - 14 SPACES

UPPER PARKING AREA
PARKING SPACES REQUIRED = 37
PARKING SPACES PROPOSED = 42 INCLUDES 2 HANDICAP SPACES

TOTAL 9' x 19' PARKING SPACES PROVIDED = 79
TOTAL 11' x 40' BUS PARKING SPACES PROVIDED = 30
- REFERENCE FRANKLIN ZONING BYLAW SECTION 185-21(3)(b)iii AND 185-21(3)(b)iv.
- REFERENCE 521 CMR 23.2.1

MOTOR VEHICLE REPAIR
MINOR MOTOR VEHICLE REPAIRS TO CONSIST OF WINDSHIELD WIPER BLADE REPAIR OR REPLACEMENT, FLAT TIRE CHANGES AND MINOR SAFETY REPAIRS. ALL REPAIRS TO BE COMPLETED IN THE BUS PARKING AREA.

- LEGEND:**
- DHCB DRILL HOLE CONCRETE BOUND
 - 297- EXISTING COUNTOUR
 - 297- PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
 - ⊙ UP4-1 UTILITY POLE
 - OHW- OVERHEAD WIRES
 - ⊕ GAS GATE
 - ⊕ WATER CURB STOP
 - ⊕ WATER GATE
 - ⊕ FIRE HYDRANT
 - ⊕ DRAIN MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING (REINFORCED)
 - VGC VERTICAL GRANITE CURBING
 - ⊕ HANDICAP PARKING SPACE
 - ⊕ BUILDING MOUNTED LIGHT
 - ⊕ POLE MOUNTED LIGHT
 - R=5' CURB RADIUS
 - (5) PARKING SPACE COUNT
 - ⊕ SIGN
 - ⊕ BASE BLOCK
 - ⊕ TOP BLOCK
 - ⊕ PROPOSED RETAINING WALL #3 WITH CHAINLINK FENCE

OWNERS:
MAP 270 PARCEL 38
PANTHER WAY 2019 LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

MAP 270 PARCEL 39
HOLMES LAND TRUST
12 MYRTLE STREET
NORFOLK, MASSACHUSETTS

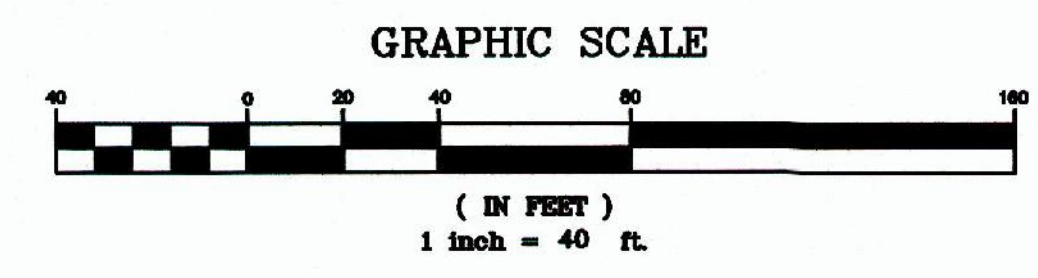
APPLICANT:
CAMFORD PROPERTY GROUP, INC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

SITE LAYOUT PLAN
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
FEBRUARY 19, 2020
SCALE: 1" = 40'

CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



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UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE
FEB. 19, 2020

SCALE
1" = 40'

PROJECT
UC1378

SHEET
SL-1

NOTE:
DRIVEWAY SNOW STORAGE TO BE WINDROWS PLOWED OFF THE EDGE OF PAVEMENT.

DRAINAGE STRUCTURE SCHEDULE TO POND 1

- CB 1 - RIM = 250.3
12" RCP INV = 246.72 CL-V
- DOUBLE CB 2 - RIM = 251.0
12" RCP INV = 246.20
- CB 4 - RIM = 249.6
12" RCP INV OUT = 245.63 CL-V
- CB 5 - RIM = 248.43
12" RCP INV OUT = 245.43 CL-V STORMCEPTOR 450I
- CB 6 - RIM = 249.1
12" RCP INV OUT = 245.92 CL-V
- CB 7 - RIM = 250.8
12" RCP INV OUT = 246.69 CL-V
- CB 8 - RIM = 253.0
12" RCP INV OUT = 247.50
- DMH 1 - RIM = 250.5
12" RCP INV IN = 246.10 CL-V
12" RCP INV OUT = 246.00
- DMH 2 - RIM = 251.3
12" RCP INV IN = 245.37
12" ADS INV OUT = 245.37 STORMCEPTOR 900
- DMH 3 - RIM = 250.0
12" RCP INV IN = 245.38 CL-V
12" RCP INV OUT = 246.38 ADS STORMCEPTOR 900
- DMH 4 - RIM = 249.9
12" RCP INV IN = 245.50 CL-V
12" RCP INV OUT = 245.40 CL-V
- DMH 5 - RIM = 249.2
12" RCP INV IN = 245.73 CL-V
12" RCP INV OUT = 245.63 CL-V

DRAINAGE STRUCTURE SCHEDULE TO POND 2

- CB 9 - RIM = 255.95
12" RCP INV = 252.81 CL-V
- CB 10 - RIM = 263.2
12" RCP INV = 257.38
- CB 11 - RIM = 263.2
12" RCP INV = 257.65
- CB 12 - RIM = 2700
12" RCP INV = 262.18
- CB 13 - RIM = 273.0
12" RCP INV = 266.18
- CB 14 - RIM = 271.0
12" RCP INV OUT = 267.00 CL - V
- DI 16 - RIM = 280.5
15" RCP INV OUT = 261.35
- DMH 6 - RIM = 256.0
12" RCP INV IN = 252.70 CL-V
15" RCP INV IN = 252.45 DMH 7 CL - V
18" RCP INV OUT = 252.20 CL - V
CDS UNIT 2015-5
- DMH 7 - RIM = 261.3 - 5' DIA
12" RCP INV IN = 256.45 CB 10-11
12" RCP INV IN = 255.20 DMH 8
15" RCP INV OUT = 254.95 CL - V
- DMH 8 - RIM=271.0 - 5' DIA
12" ADS INV IN = 262.30 ROOF
12" RCP INV IN = 260.30 CB 12
12" RCP INV IN = 258.40 DMH 9
12" RCP INV OUT = 258.30
- DMH 9 - RIM = 273.5
12" ADS INV IN = 266.22 ROOF
12" RCP INV IN = 263.22 DMH 10
12" RCP INV OUT = 262.22
- DMH 10 - RIM = 273.4
12" RCP INV IN = 266.00 CB 14 CL - V
12" RCP INV OUT = 265.90
- DMH 11 - RIM = 257.0
12" RCP INV IN = 251.72
12" RCP INV OUT = 251.62 CL - V
- DMH 20 - RIM = 248.5
12" HDPE INV IN = 244.7
12" RCP INV OUT = 241.77
- DMH 21 - RIM = 266.0
15" RCP INV IN = 259.43
15" RCP INV OUT = 259.33
- DMH 22 - RIM = 258.5
15" RCP INV IN = 254.85
15" RCP INV OUT = 254.75

OWNERS:
MAP 270 PARCEL 38
PANTHER WAY 2019 LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

MAP 270 PARCEL 39
HOLMES LAND TRUST
12 MYRTLE STREET
NORFOLK, MASSACHUSETTS

APPLICANT:
CAMFORD PROPERTY GROUP, INC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

PANTHER WAY - POSTED
SPEED 25 MPH
STOPPING SIGHT
DISTANCE - 25 MPH
GRADE
0 PERCENT - 155 FEET
3 PERCENT - 158 FEET
6 PERCENT - 165 FEET
REFERENCE MASS HIGHWAY
EXHIBIT 3-8 2006 EDITION

INTERSECTION SIGHT
DISTANCE - 25 MPH
NORTHERLY 280 FEET
SOUTHERLY 240 FEET
REFERENCE MASS HIGHWAY
EXHIBIT 3-11 CASE B
2006 EDITION

EMERGENCY
OVERFLOW

CB
RIM=247.36
INV=243.82

SMH
RIM=247.57
UNABLE TO ACCESS

DMH
RIM=247.13
INV IN=242.89 12" RCP
INV OUT=242.77 12" RCP

SMH
RIM=247.00
INV IN=241.02 15"
INV IN = 241.40 8"
EXISTING AND PROPOSED
INV OUT = 240.90 15"

CONCRETE
SIDEWALK

STREET SIGN

SNOW STORAGE
RIM=246.84
INV IN=239.16 12" RCP
INV OUT=239.06 12" RCP

BENCHMARK
HYDRANT SPINDLE
ELEV. = 248.49

DMH
RIM=244.97
INV IN=240.27 12" RCP CB
INV IN=240.51 12" RCP DMH
INV OUT=240.13 12" RCP

DMH
RIM=244.69
INV IN=240.78 12" RCP
INV OUT=240.81 12" RCP

SMH
RIM=244.72
INV IN=239.34
INV OUT=239.34

PROPOSED 12" RCP
36" - S=0.035

CB
RIM=244.35
INV=241.35

CB
RIM=244.58
INV=240.88

DHSB DRILL HOLE STONE BOUND
-297- EXISTING COUNTOUR
-297- PROPOSED COUNTOUR
x274.3 SPOT GRADE - PROPOSED
x274.3EX. SPOT GRADE - EXISTING
UP4-1 UTILITY POLE
OHW - OVERHEAD WIRES
GAS GATE
WATER CURB STOP
WATER GATE

DMH
RIM=244.47

DMH
RIM=244.47

NOTE:
CONTRACTOR TO
EXCAVATE A TEST PIT IN
PANTHER WAY WHICH WILL
EXPOSE THE EXISTING
WATER MAIN. THE DESIGN
ENGINEER SHALL BE
NOTIFIED OF THE WATER
MAIN SIZE AND MATERIAL.
CONTRACTOR TO PROVIDE
A WATER MAIN TEE TO
CONNECT THE PROPOSED
WATER MAIN TO THE
EXISTING WATER MAIN.

NOTE:
SNOW STORAGE
ALONG THE
DRIVEWAY SHALL BE
WINDROWS TYPICAL
OF A ROADWAY.
PARKING LOT
AREAS SHALL HAVE
SNOW STORAGE IN
DESIGNATED AREAS.

RETAINING WALL AND GUARDRAIL NOTES:
1. THE PROPOSED RETAINING WALLS AND
GUARDRAIL SHALL BE DESIGNED BY THE PROJECT
STRUCTURAL ENGINEER.
2. ALL WALLS EXCEEDING 48" IN HEIGHT SHALL
HAVE A NON CLIMABLE FENCE LOCATED ON TOP
OF THE WALL.

BOLLARD NOTES:
1. BOLLARDS TO BE INSTALLED AT ALL GARAGE
DOOR OPENINGS.
2. BOLLARDS TO BE INSTALLED ALONG THE
BUILDING AT 10' INTERVALS AT THE OFFICE /
RESTROOM WALL AREA.

LEGEND:

- ⊗ FIRE HYDRANT
- ⊙ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊙ SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- SGC SLOPED GRANITE CURBING
- CCB CAPE COD BERM
- ⊕ HANDICAP PARKING SPACE
- ⊕ BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT

GRADING AND UTILITY PLAN
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
FEBRUARY 19, 2020
SCALE: 1" = 40'

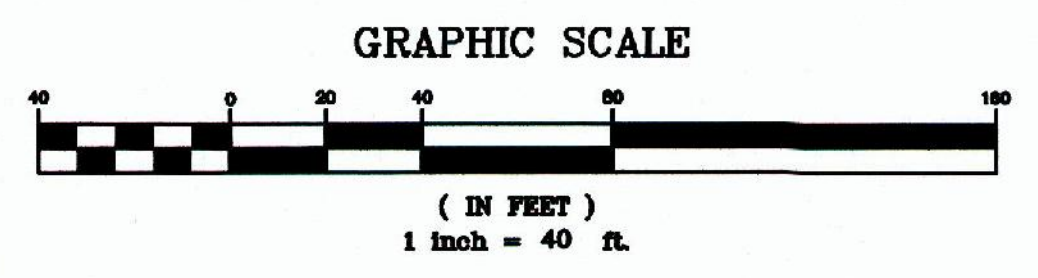
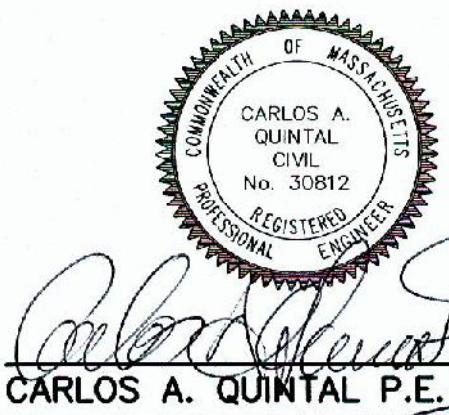
SEWER STRUCTURE SCHEDULE

- SMH 1 - RIM = 253.0
8" PVC INV IN = 244.77
8" PVC INV OUT = 244.67
- SMH 2 - RIM = 253.4
6" CI INV IN = 247.14 FROM BUILDING CI
4" CI INV IN = 247.30 FROM MDC 3 CI
8" PVC INV OUT = 246.97
- MDC TRAP 3 - RIM = 253.6
4" CI INV IN = 248.54
4" CI INV OUT = 248.21

SEWER NOTES:
1. INV AT BUILDING = 247.94 - SLOPE TO SMH 2 IS 3%
2. INV AT BUILDING = 248.84 - SLOPE TO SMH 3 IS 3%
3. 8" SEWER PIPE TO BE SDR 35 PVC.
4. 4" AND 6" SEWER PIPE TO CAST IRON.

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

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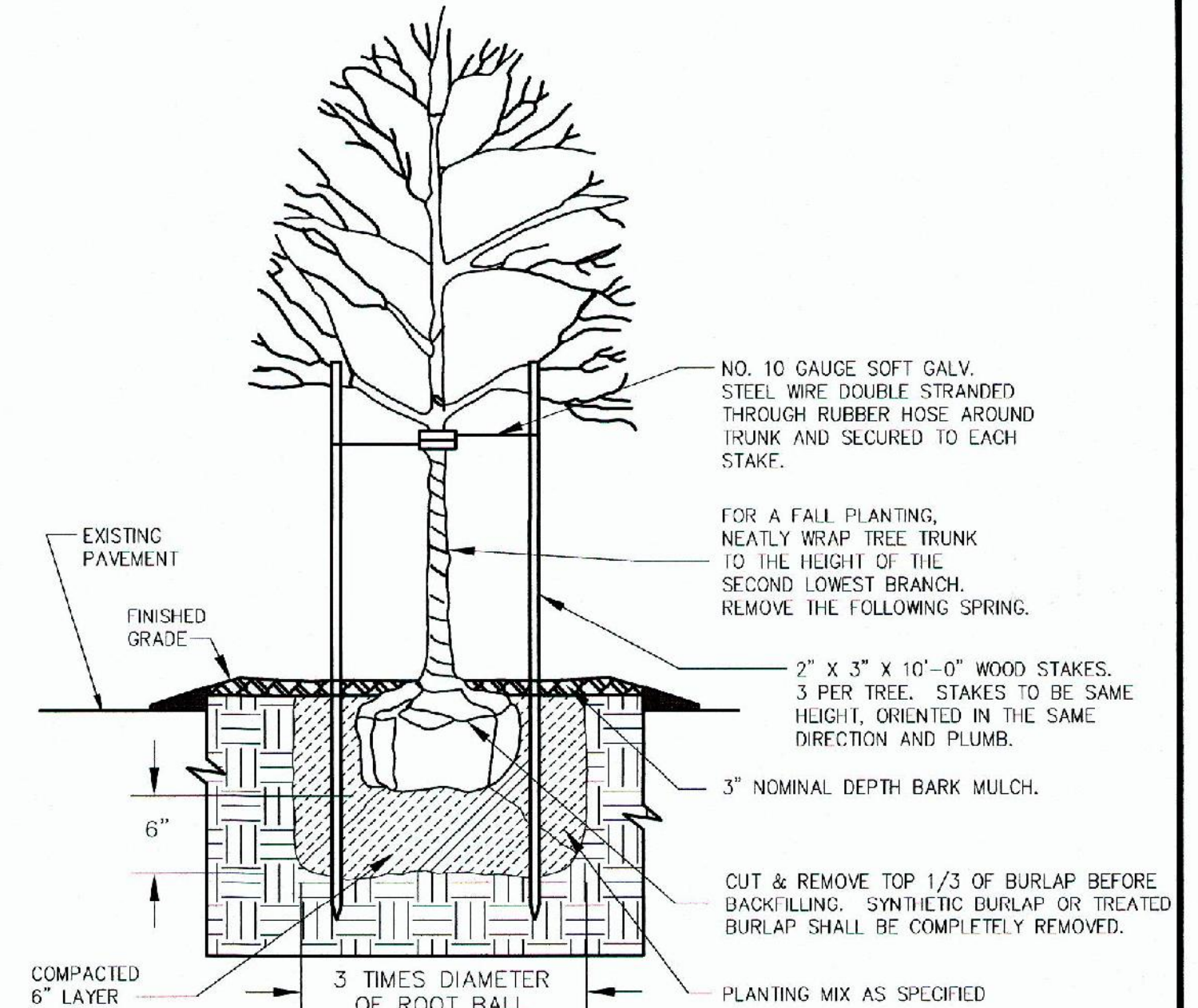
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508-384-6560 FAX 508-384-6566

DATE	SCALE
FEB. 19, 2020	1" = 40'
PROJECT	UC1378
SHEET	GU-1

PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
6	AMERICAN ELM - AE	ULMUS AMERICANA	2 - 2 1/2"	B&B
6	SUGAR MAPLE - SM	ACER SACCHARUM	2 - 2 1/2"	B&B
6	WHITE BIRCH - WB	BETULA Papyrifera	4 - 6 FEET	B&B
SHRUBS				
11	AY	AMERICAN YEW	TAXUS CANADENSIS	
4	BB	BAYBERRY	MORELLA CARLINIENSIS	
5	HB	HILLSIDE BLUEBERRY	VACCINIUM PALLIDUM	

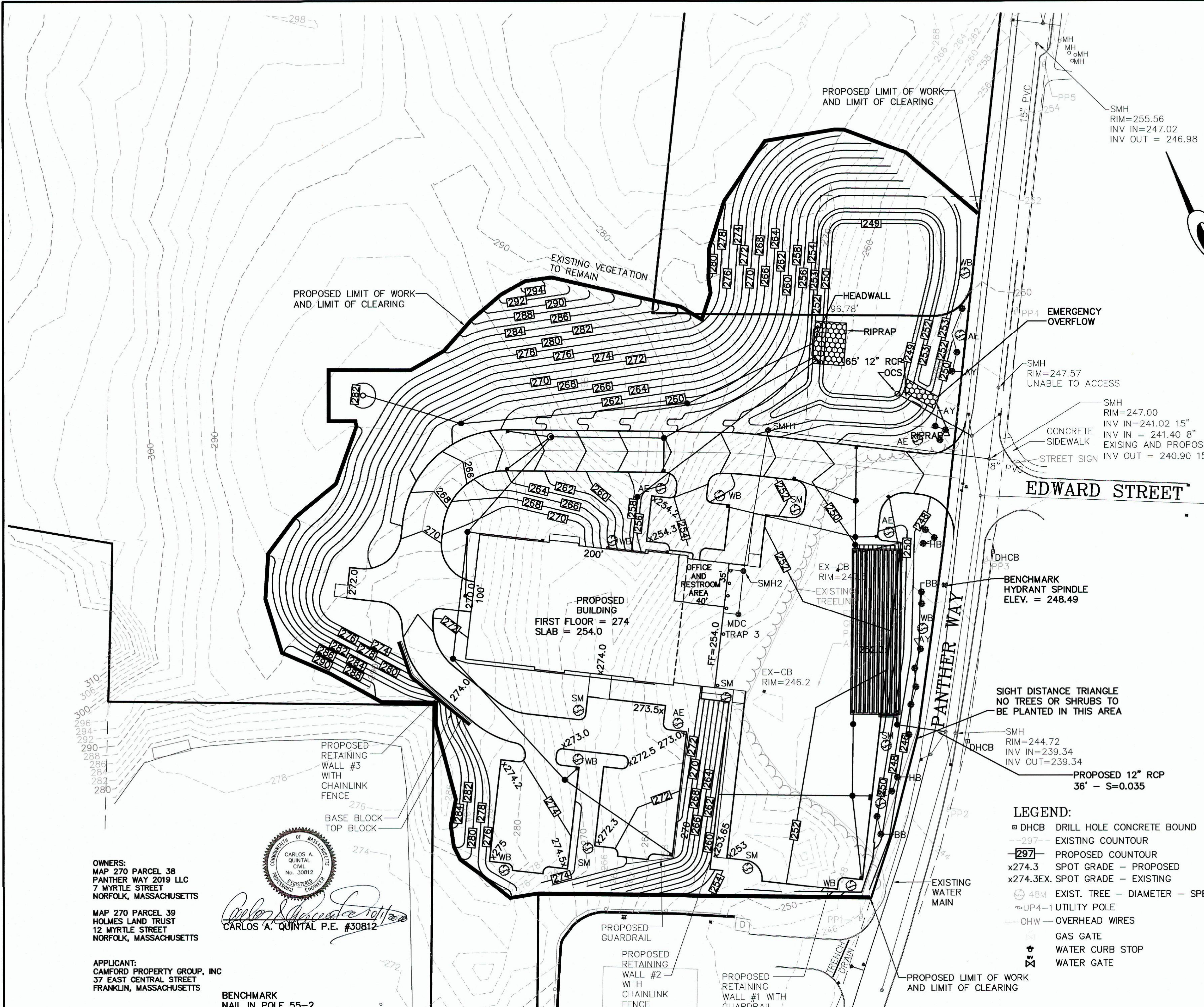
- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 109 PARKING SPACES = 11 TREES
 - 18 TREES PROVIDED.
 - 20 SHRUBS PROVIDED
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.



DECIDUOUS TREE PLANTING

GENERAL NOTES

1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)



LEGEND:

- DHC B DRILL HOLE CONCRETE BOUND
- 297- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- 48M EXIST. TREE - DIAMETER - SPECIES
- UP4-1 UTILITY POLE
- OHW OVERHEAD WIRES
- GAS GATE
- WATER CURB STOP
- WATER GATE

- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- DUMPSTER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT
- R=5' CURB RADIUS
- (5) PARKING SPACE COUNT
- SIGN

OWNERS:
 MAP 270 PARCEL 38
 PANTHER WAY 2019 LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

MAP 270 PARCEL 39
 HOLMES LAND TRUST
 12 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

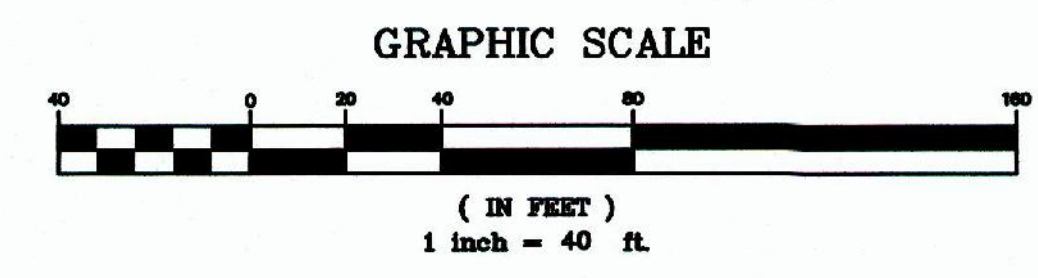
CARLOS A. QUINTAL P.E. #30812
 REGISTERED PROFESSIONAL ENGINEER
 CARLOS A. QUINTAL CIVIL No. 30812

APPLICANT:
 CAMFORD PROPERTY GROUP, INC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

BENCHMARK NAIL IN POLE 55-2

SITE PLAN APPROVAL REQUIRED
 FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
2	9/28/20	ADDED CERTIFICATE OF VOTE	RRG
1	6/9/20	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
12/18	BL	
BK#	FIELD BOOK	PG#
2/20	CALCS BY:	RRG
2/20	DESIGNED BY:	RRG
2/20	DRAWN BY:	COMP
2/20	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8560 FAX 508-384-8566

DATE	SCALE	PROJECT	SHEET
FEB. 19, 2020	1" = 40'	UC1378	PP1

OPERATION AND MAINTENANCE PLAN

CONSTRUCTION PHASE

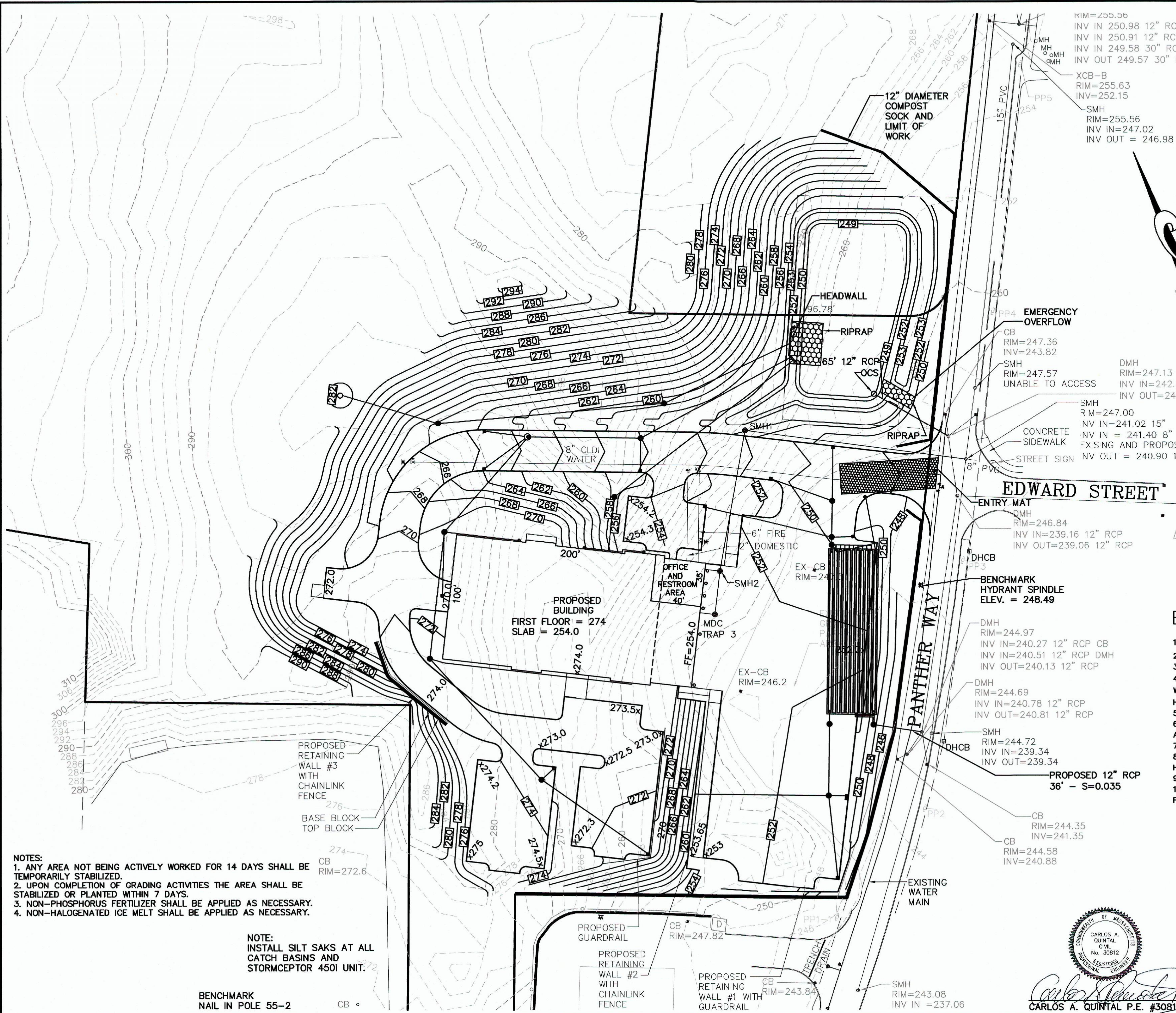
1. THE OWNERS REPRESENTATIVE, BRIAN HOLMES (1-508-528-4550), SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
5. DAMAGED OR DETERIORATED COMPOST SOCK AREAS SHALL BE REPLACED IMMEDIATELY.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.
9. THE STORMCEPTOR AND CDS UNITS SHALL BE CLEANED WITH A VACUUM TRUCK.

CONSTRUCTION SEQUENCE NOTES:

1. INSTALL SILT SAKS, COMPOST SOCK AND ENTRY SEDIMENTATION CONTROL MATS.
2. CONSTRUCT POND 2 TO A BOTTOM ELEVATION OF 250.0. LOAM AND SEED SIDE SLOPES
3. INSTALL AND CONNECT DI 16 TO POND 2, ONCE POND 2 IS STABILIZED.
4. COMMENCE WITH SITE WORK BY BRINGING THE SITE TO SUB-GRADE. EXCAVATE AND CONSTRUCT THE BUILDING FOUNDATION. CONSTRUCT RETAINING WALLS 1-3, WHILE THE BUILDING IS UNDER CONSTRUCTION THE SITE UTILITIES WILL BE INSTALLED. THIS WILL INCLUDE THE DRAINAGE SYSTEM INSTALLATION.
5. UPON COMPLETION OF THE SITE UTILITIES, BRING THE PROPOSED PAVEMENT AREAS TO SUB-GRADE AND PAVE THE BINDER COURSE.
6. INSTALL THE CURBING AND WALKWAYS.
7. INSTALL THE LANDSCAPING AND LOAM AND SEED ALL DISTURBED AREAS.
8. PAVE THE SITE WITH A FINISH COURSE.
9. ONCE ALL CONTRIBUTORY AREAS HAVE BEEN STABILIZED EXCAVATE THE EXCESS SOIL FROM POND 2 AND COMPLETE THE CONSTRUCTION OF POND 2.
10. REMOVE COMPOST SOCK AND SILT SAKS. COMPOST SOCK AND SILT SAKS ARE TO REMAIN IN PLACE UNTIL ALL CONTRIBUTORY AREAS HAVE BEEN SATISFACTORILY STABILIZED.

EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. ENTRY MAT TO BE INSTALLED.
3. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
4. 3' HORIZONTAL TO 1' VERTICAL SLOPES AND SLOPES GREATER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE STABILIZED WITH HYDROSEED, SECURED GEOTEXTILE FABRIC OR RIPRAP AS REQUIRED TO PREVENT EROSION. ALL SLOPE FLATTER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE HYDROSEED.
5. CATCH BASINS, STORMCEPTOR, CDS UNITS AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
6. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
8. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
10. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.



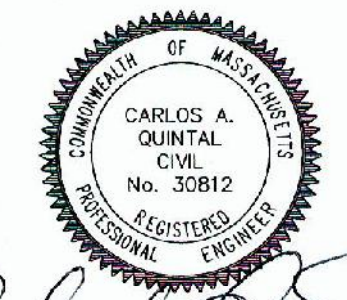
NOTES:
 1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.
 2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 DAYS.
 3. NON-PHOSPHORUS FERTILIZER SHALL BE APPLIED AS NECESSARY.
 4. NON-HALOGENATED ICE MELT SHALL BE APPLIED AS NECESSARY.

NOTE:
 INSTALL SILT SAKS AT ALL CATCH BASINS AND STORMCEPTOR 450I UNIT.

BENCHMARK
 NAIL IN POLE 55-2

OWNERS:
 MAP 270 PARCEL 38
 PANTHER WAY 2019 LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

MAP 270 PARCEL 39
 HOLMES LAND TRUST
 12 MYRTLE STREET
 NORFOLK, MASSACHUSETTS



Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812

EROSION CONTROL PLAN
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 FEBRUARY 19, 2020
 SCALE: 1" = 40'

APPLICANT:
 CAMFORD PROPERTY GROUP, INC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

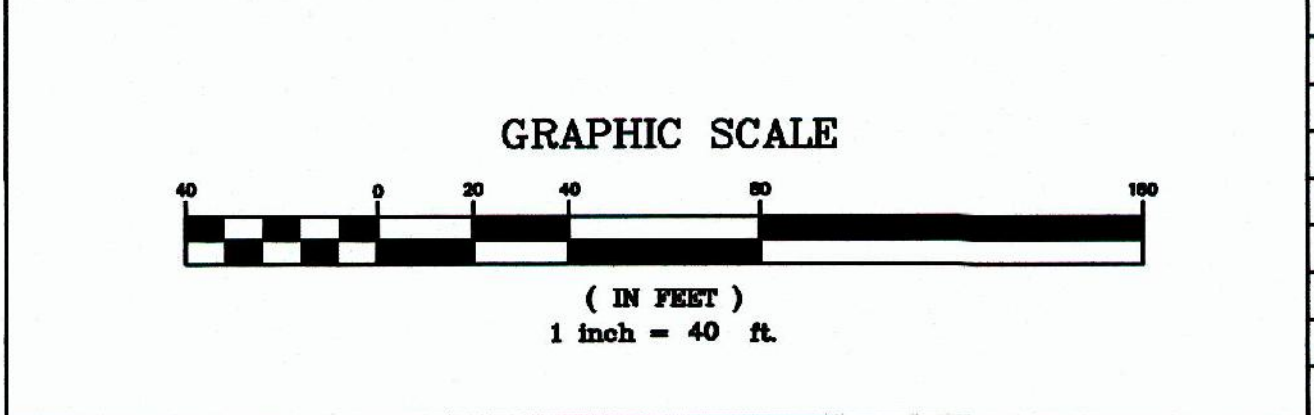
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12/18		BL
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2/20	CALCS BY:	RRG
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2/20	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8580 FAX 508-384-8588

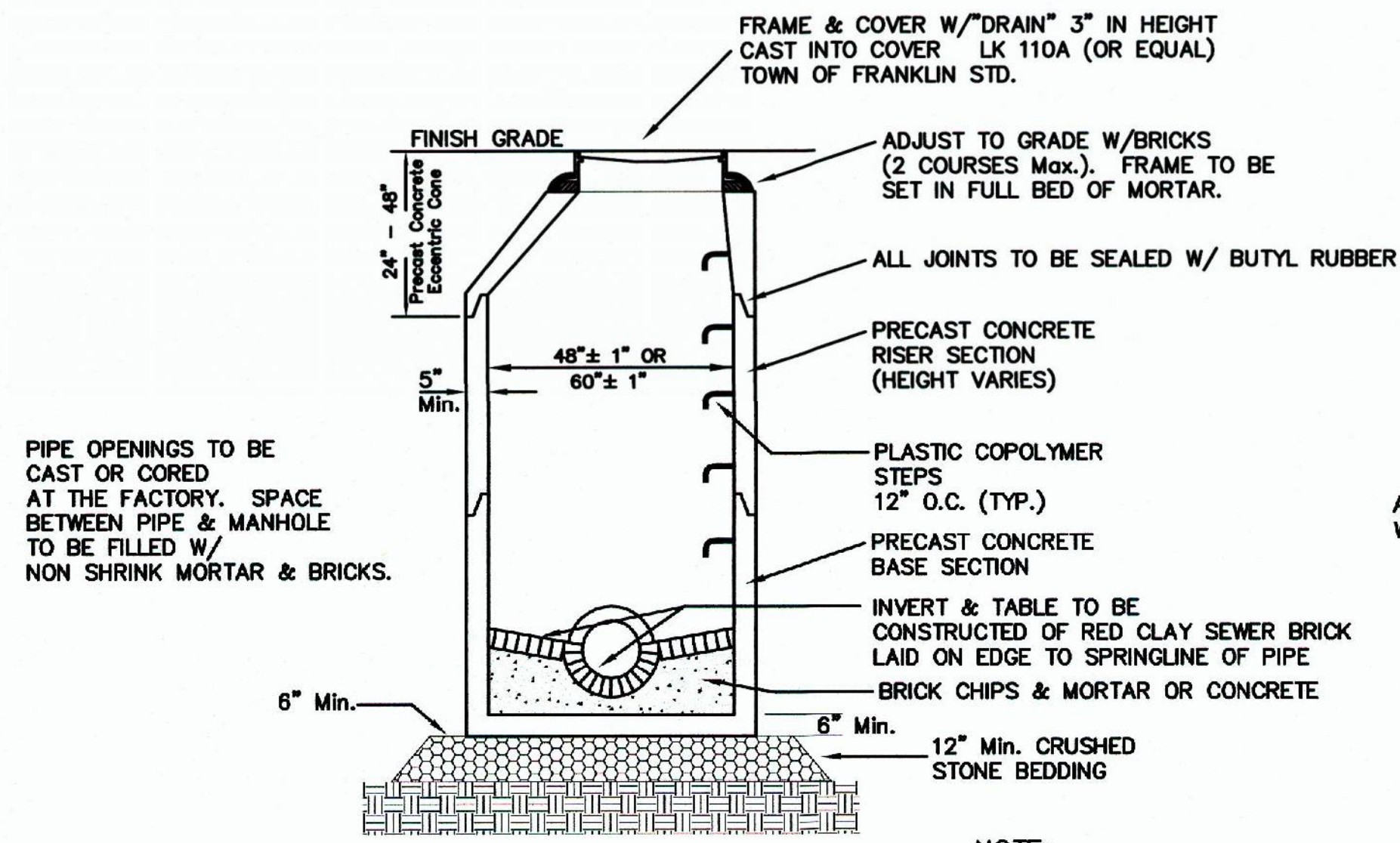
DATE
FEB. 19, 2020
SCALE
1" = 40'
PROJECT
UC1378
SHEET
ERC1

SITE PLAN APPROVAL REQUIRED
 FRANKLIN PLANNING BOARD

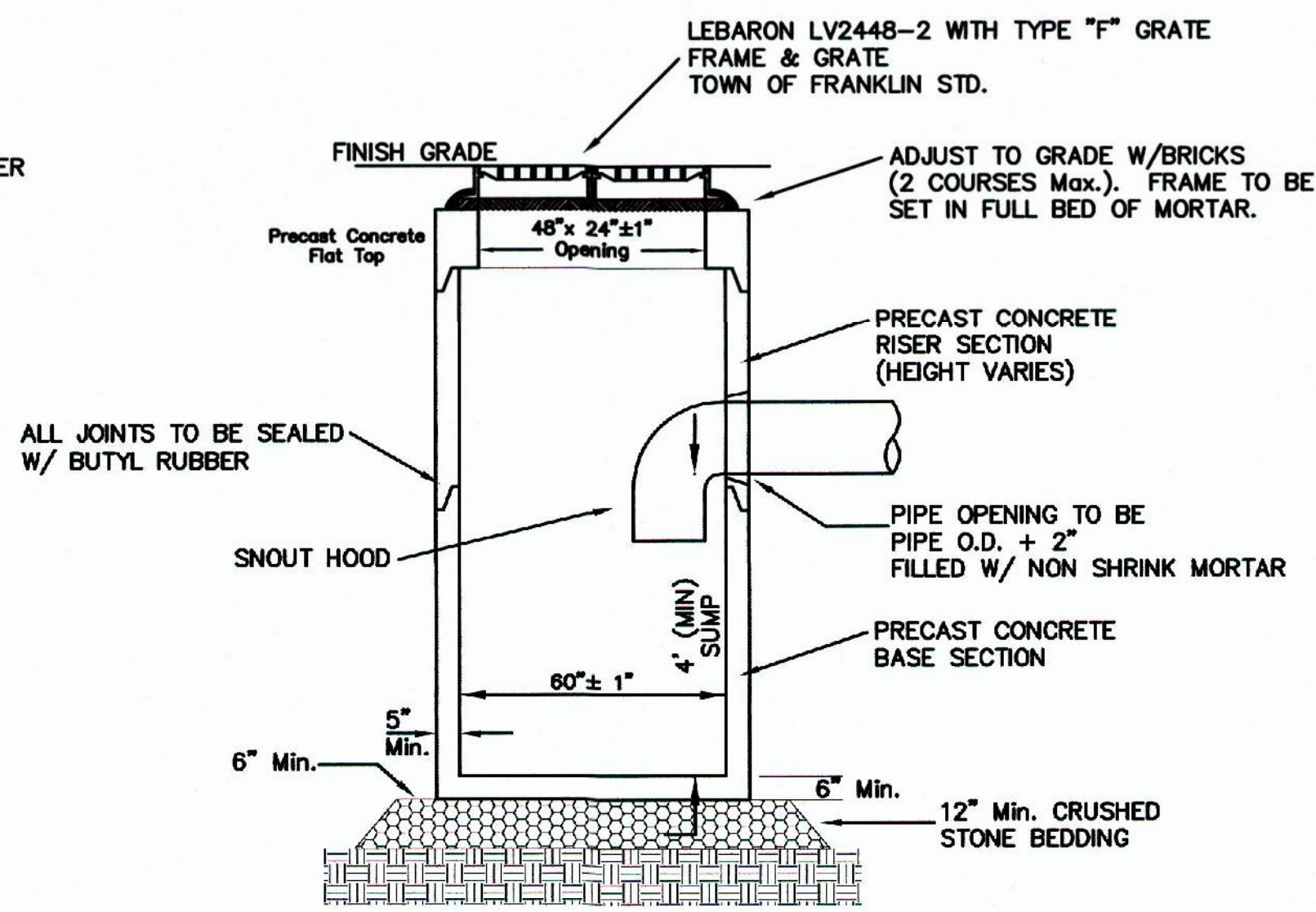
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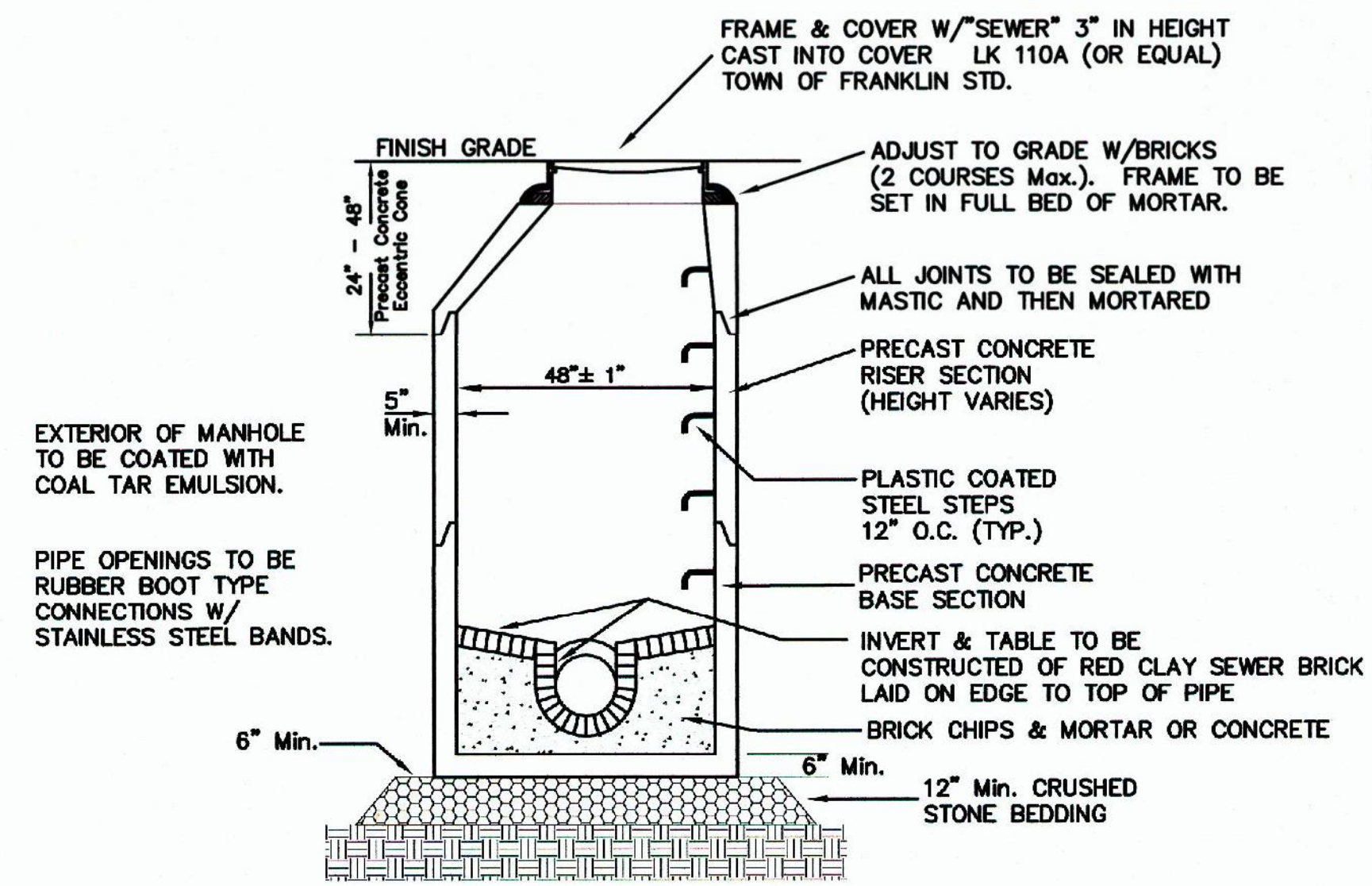
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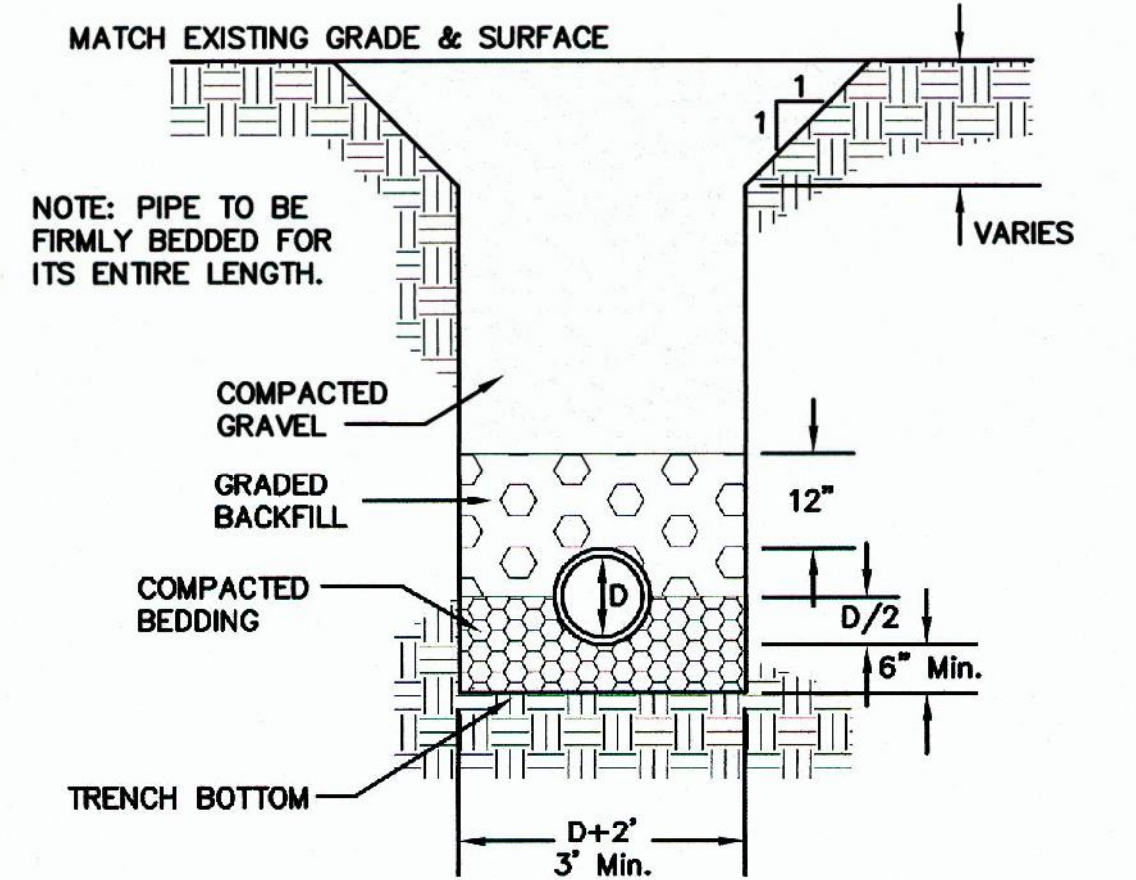
PRECAST DRAIN MANHOLE



DOUBLE GRATE PRECAST CATCH BASIN W/ DEEP SUMP

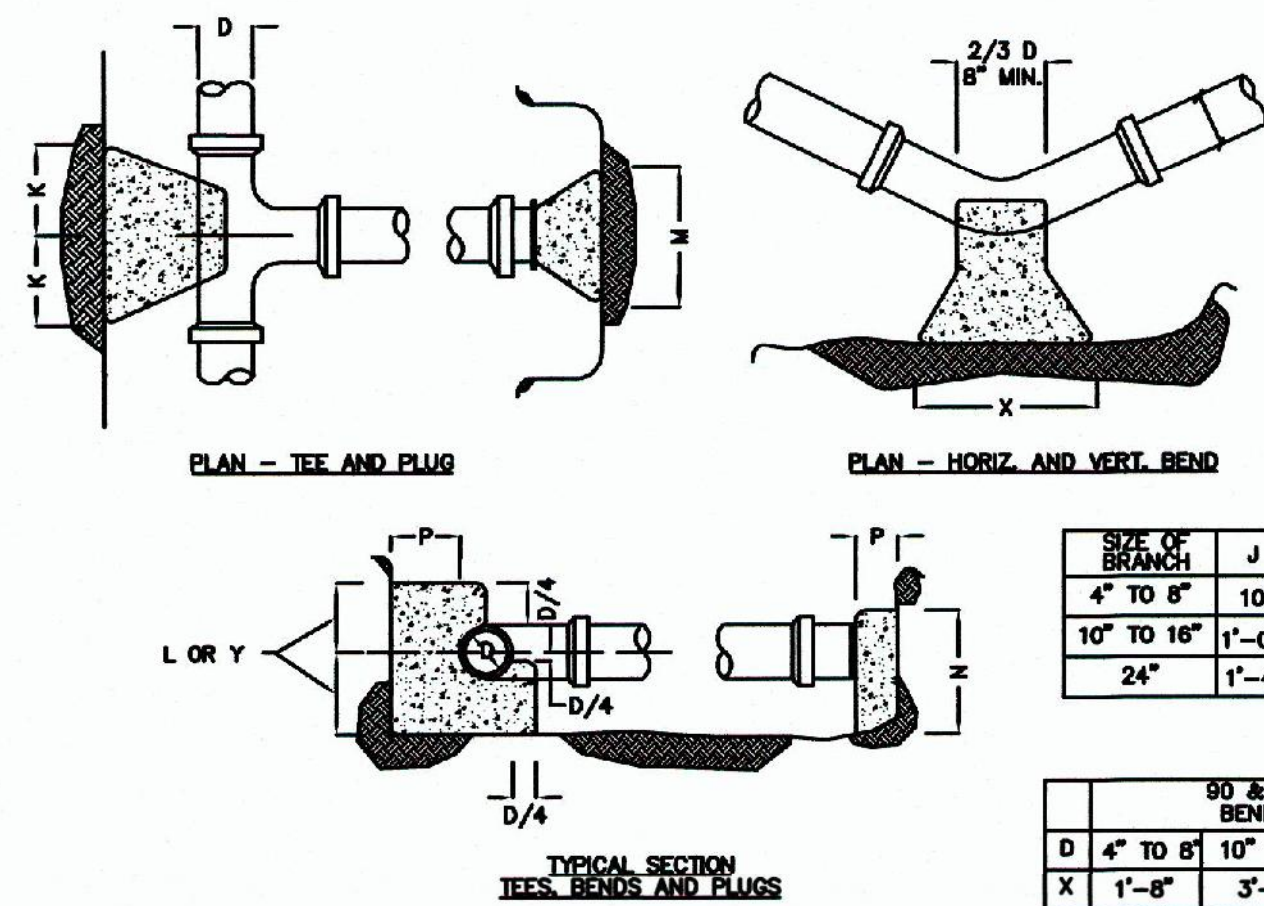


PRECAST SEWER MANHOLE



TYPE OF PIPE	RCP DRAIN	CLDI WATER	PVC SEWER	D.I. SEWER
BEDDING MATERIAL	PROC. GRAVEL	SAND	3/4" STONE	3/8" STONE
BACKFILL MATERIAL	ORD. FILL	SAND	3/4" STONE	3/8" STONE

UTILITY TRENCH DETAIL



SIZE OF BENDS	J	K	L	M	N	O
4" TO 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" TO 16"	1'-0"	1'-6"	1'-6"	3'-10"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-8"	5'-0"	3'-6"	1'-8"

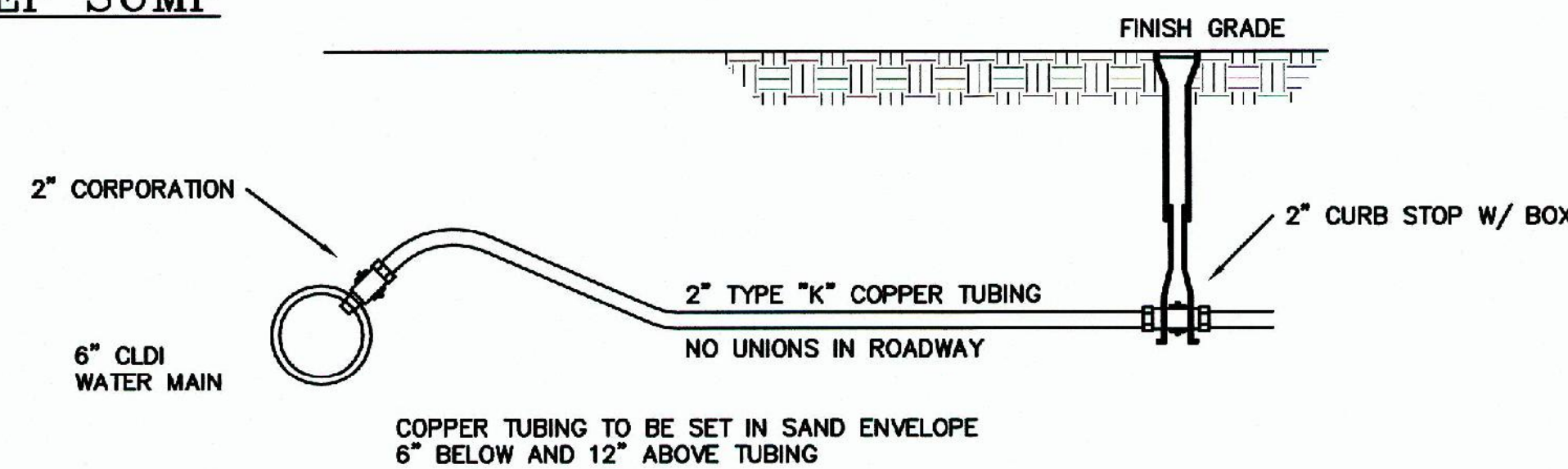
TEES AND PLUGS

	90 & 45 BENDS	22 1/2 & 11 1/4 BENDS
D	4" TO 8" 10" TO 16" 24"	4" TO 8" 10" TO 16" 24"
X	1'-8" 3'-4" 3'-6"	1'-4" 2'-0" 3'-6"
Y	1'-2" 1'-8" 2'-4"	1'-0" 1'-2" 2'-4"

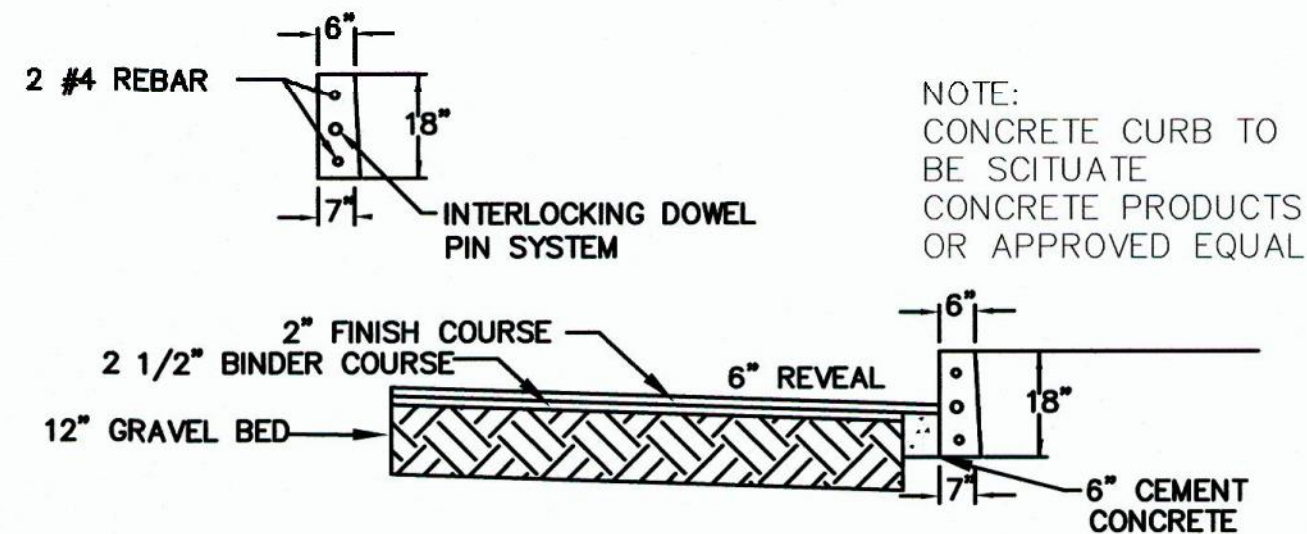
BENDS

THRUST BLOCK DETAILS

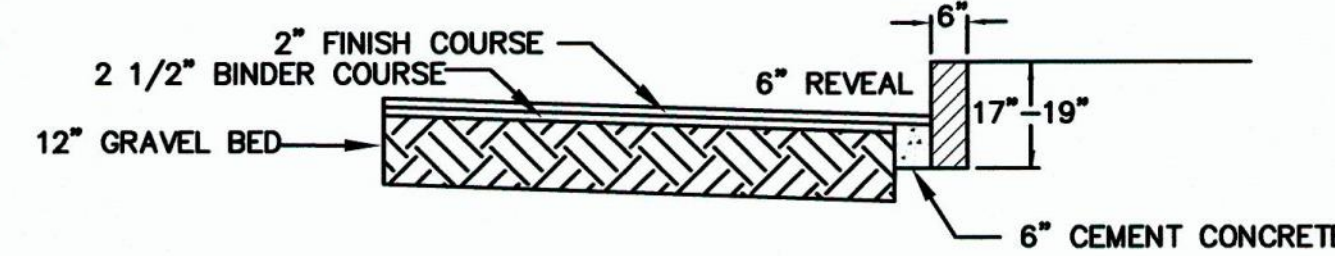
- NOTES:
- CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 - ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 - MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.



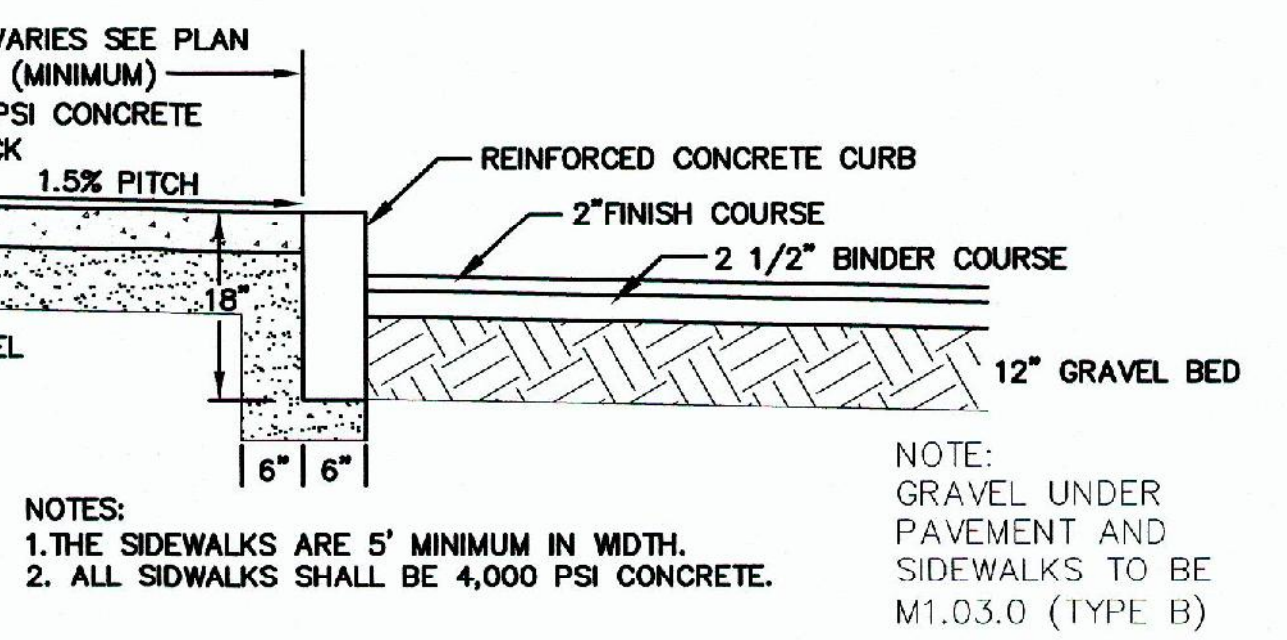
2" DOMESTIC WATER SERVICE



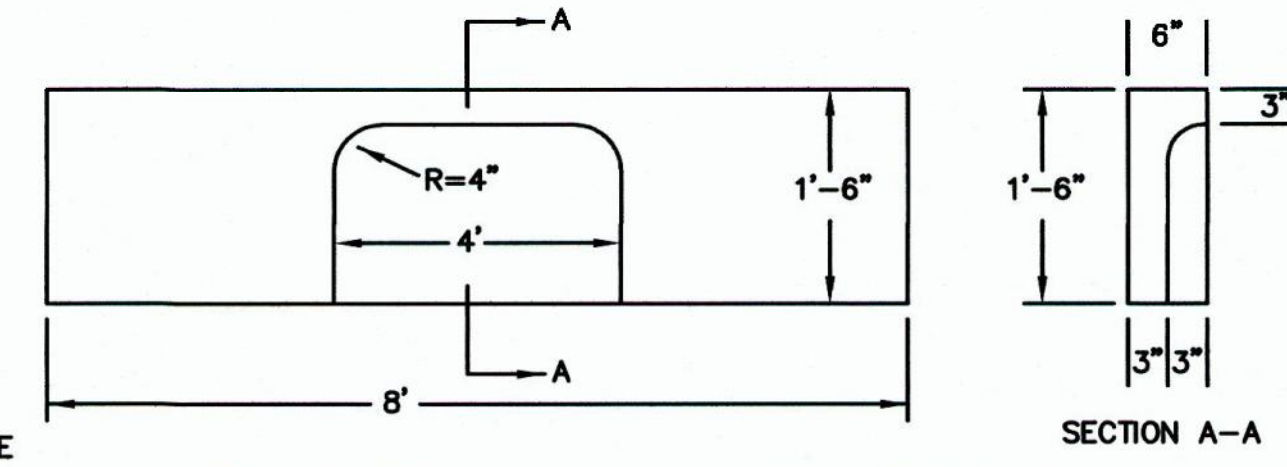
PAVEMENT AND VERTICAL CONCRETE CURBING



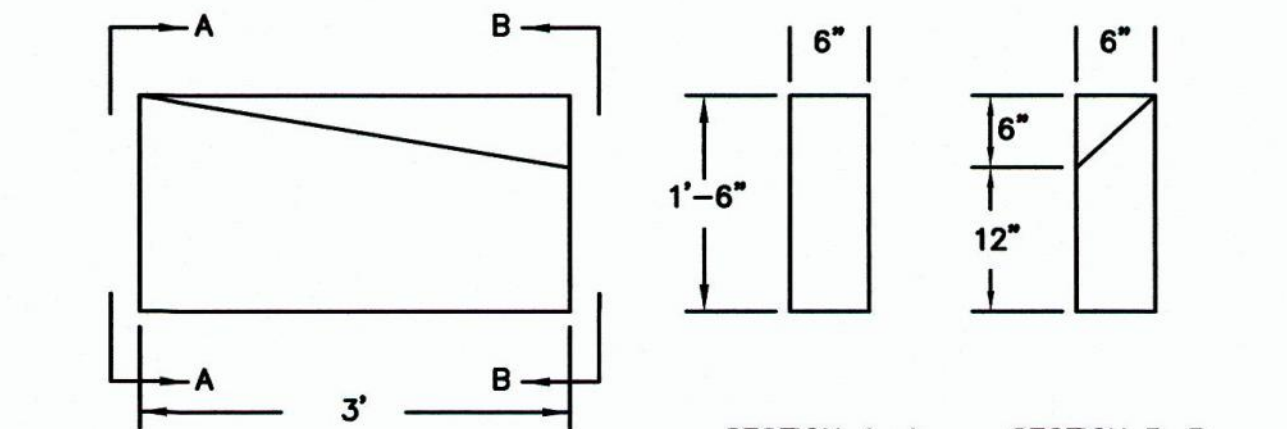
PAVEMENT AND VA-4 VERTICAL GRANITE CURBING



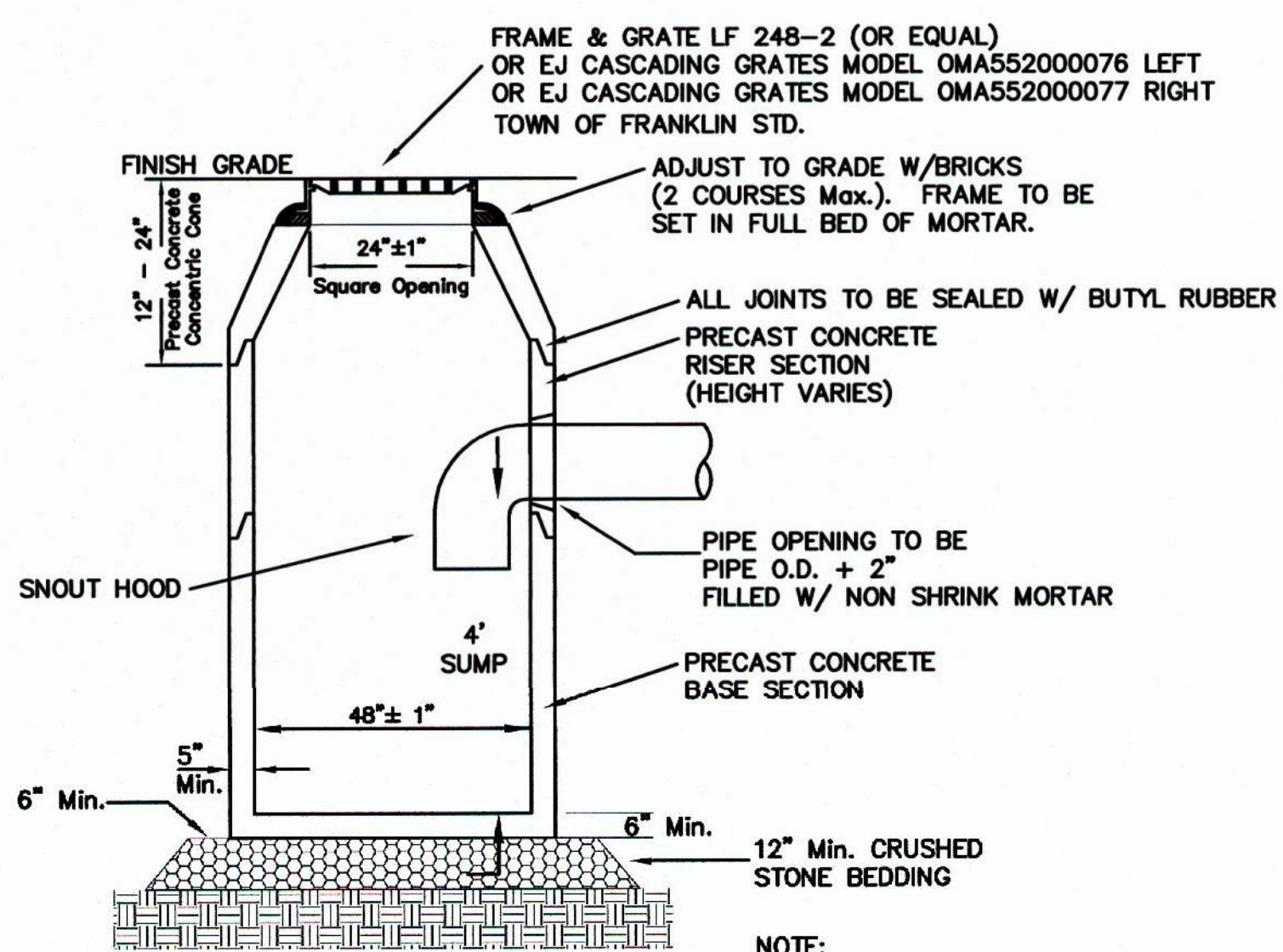
SIDEWALK DETAIL N.T.S.



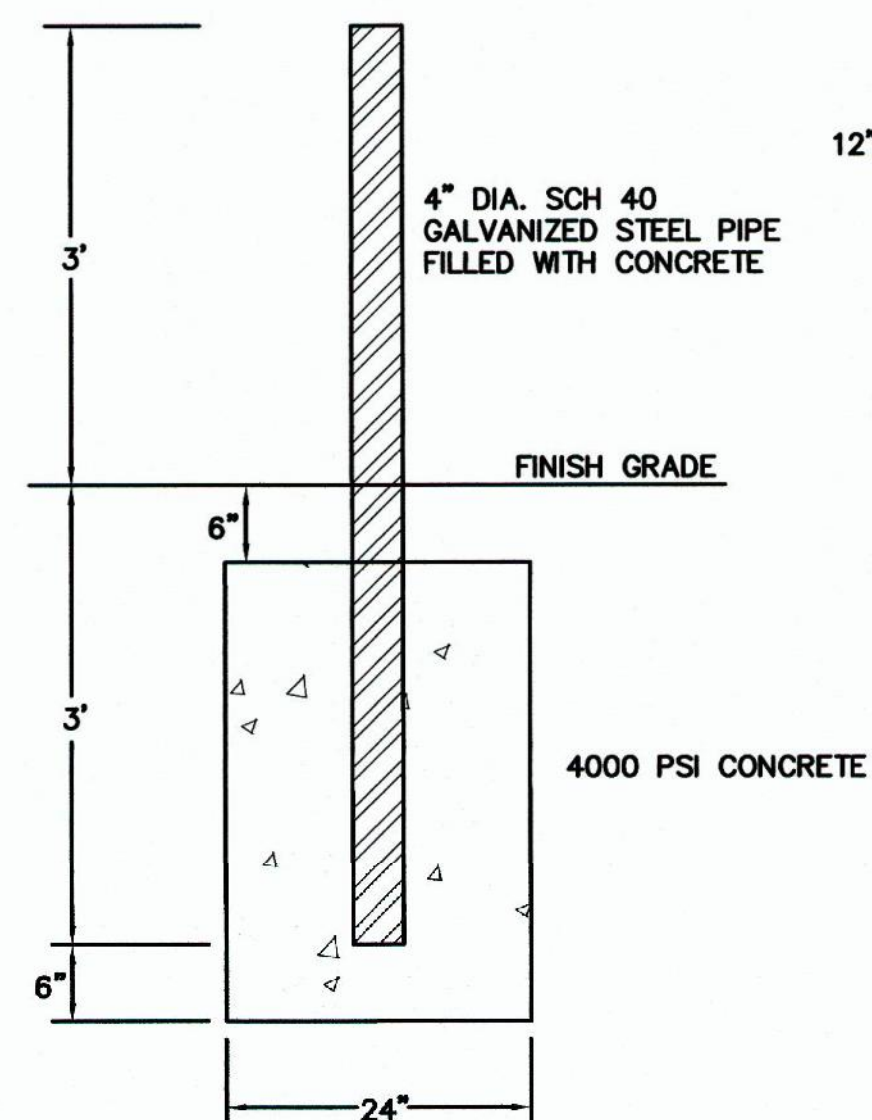
GRANITE CURB INLET DETAIL



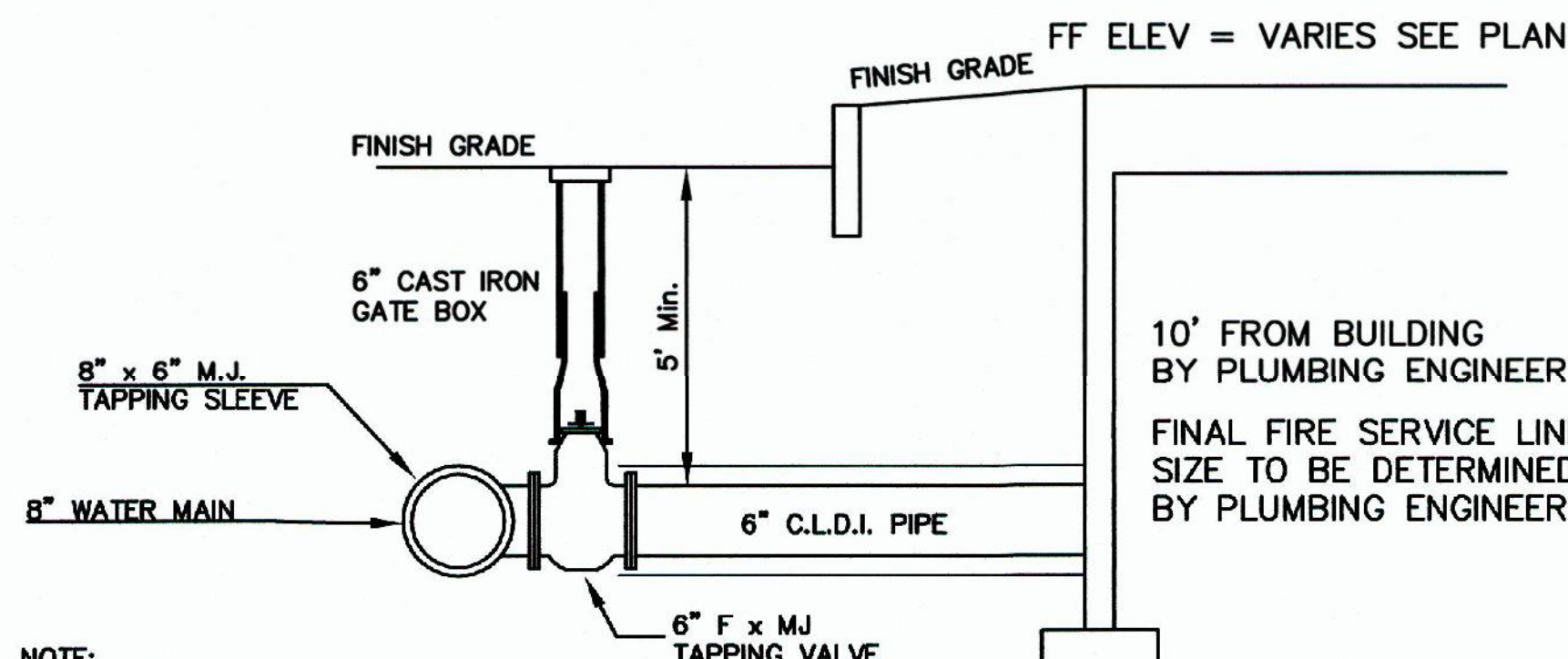
GRANITE CURB TRANSITION DETAIL



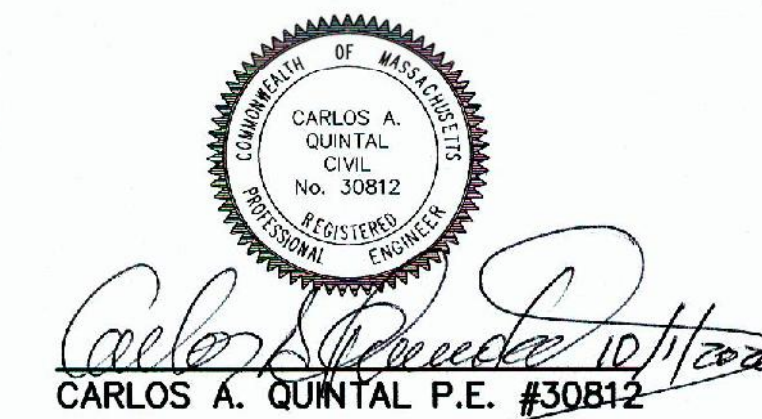
PRECAST CATCH BASIN



BOLLARD DETAIL

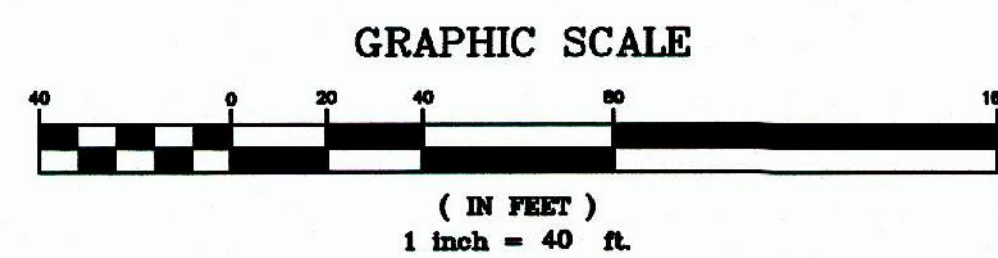


FIRE SERVICE CONNECTION



SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD

DATE



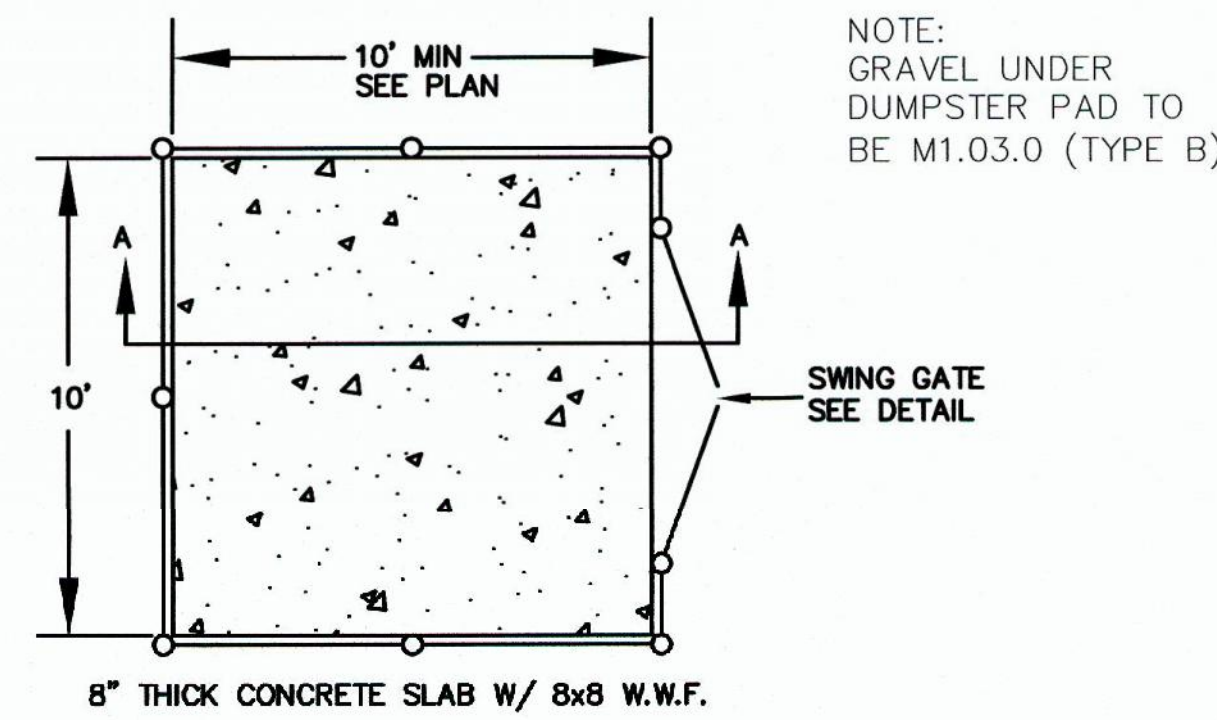
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UNITED CONSULTANTS INC.

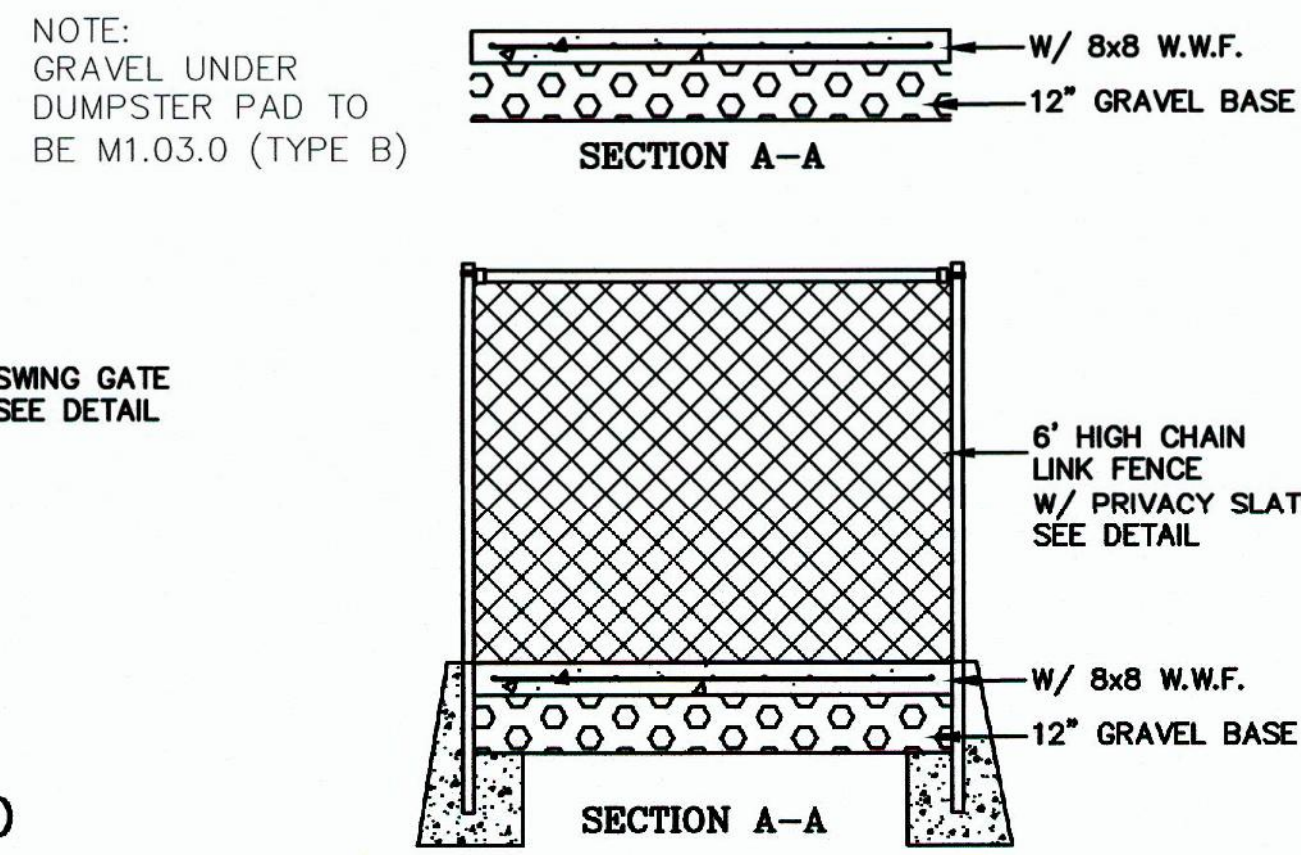
850 FRANKLIN STREET SUITE 11D WRENTHAM, MASSACHUSETTS 02093 508-384-6660 FAX 508-384-6666

DATE	SCALE	PROJECT	SHEET
FEB. 19, 2020	1" = 40'	UC1378	CD1



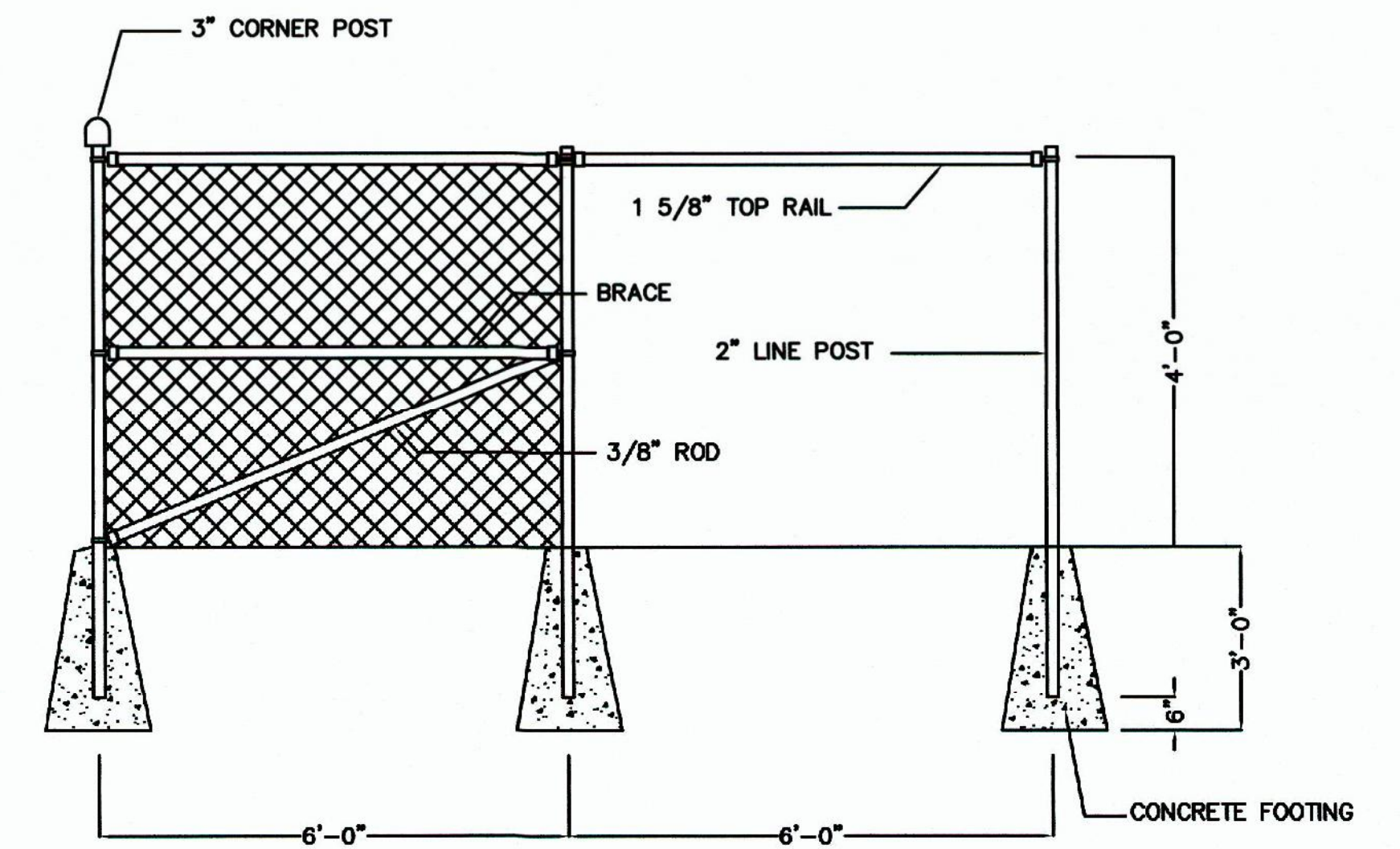
CONCRETE DUMPSTER PAD

NOTE: DUMPSTER PAD AT BUILDING 1 WILL HAVE THE FENCE CONNECT TO THE RETAINING WALL. NO FENCE IS PROPOSED TO THE REAR OF THE DUMPSTER PAD.



DUMPSTER AREA FENCE

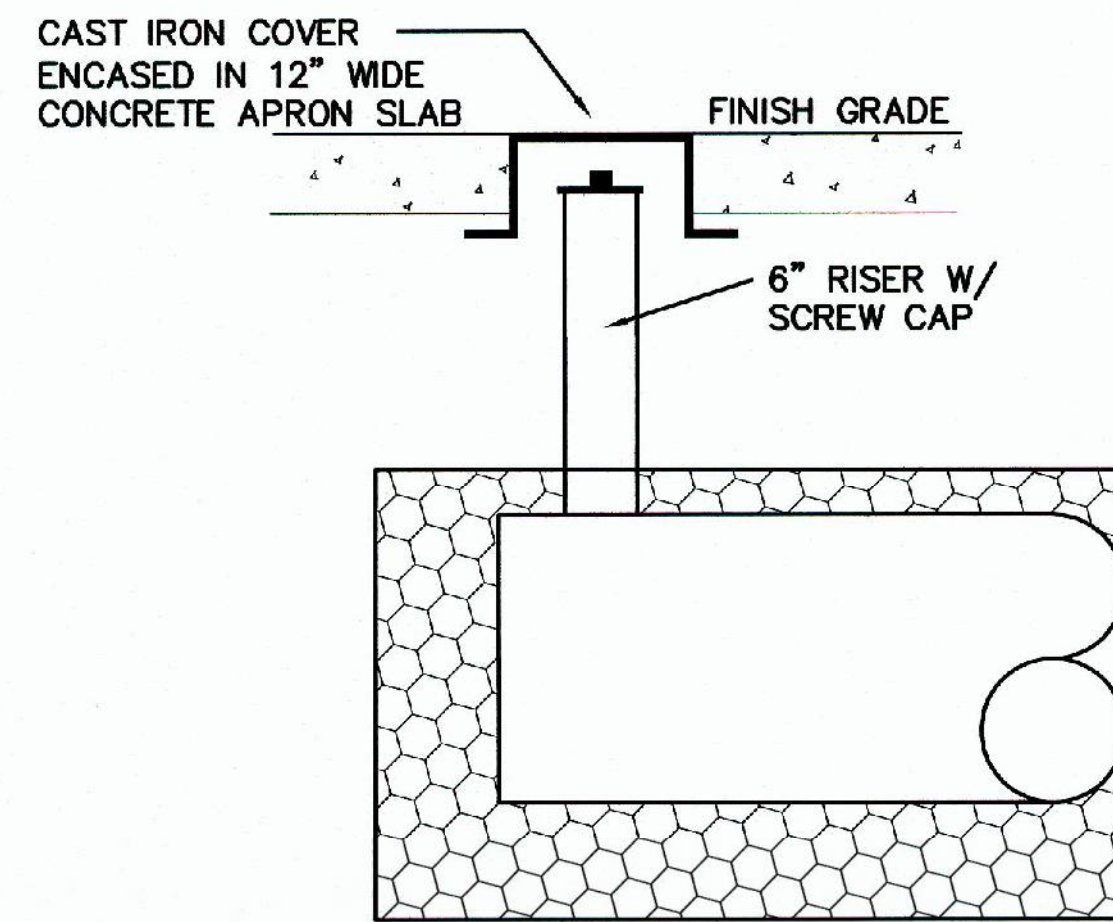
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 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.



CHAIN LINK FENCE - CORNER & LINE SECTION

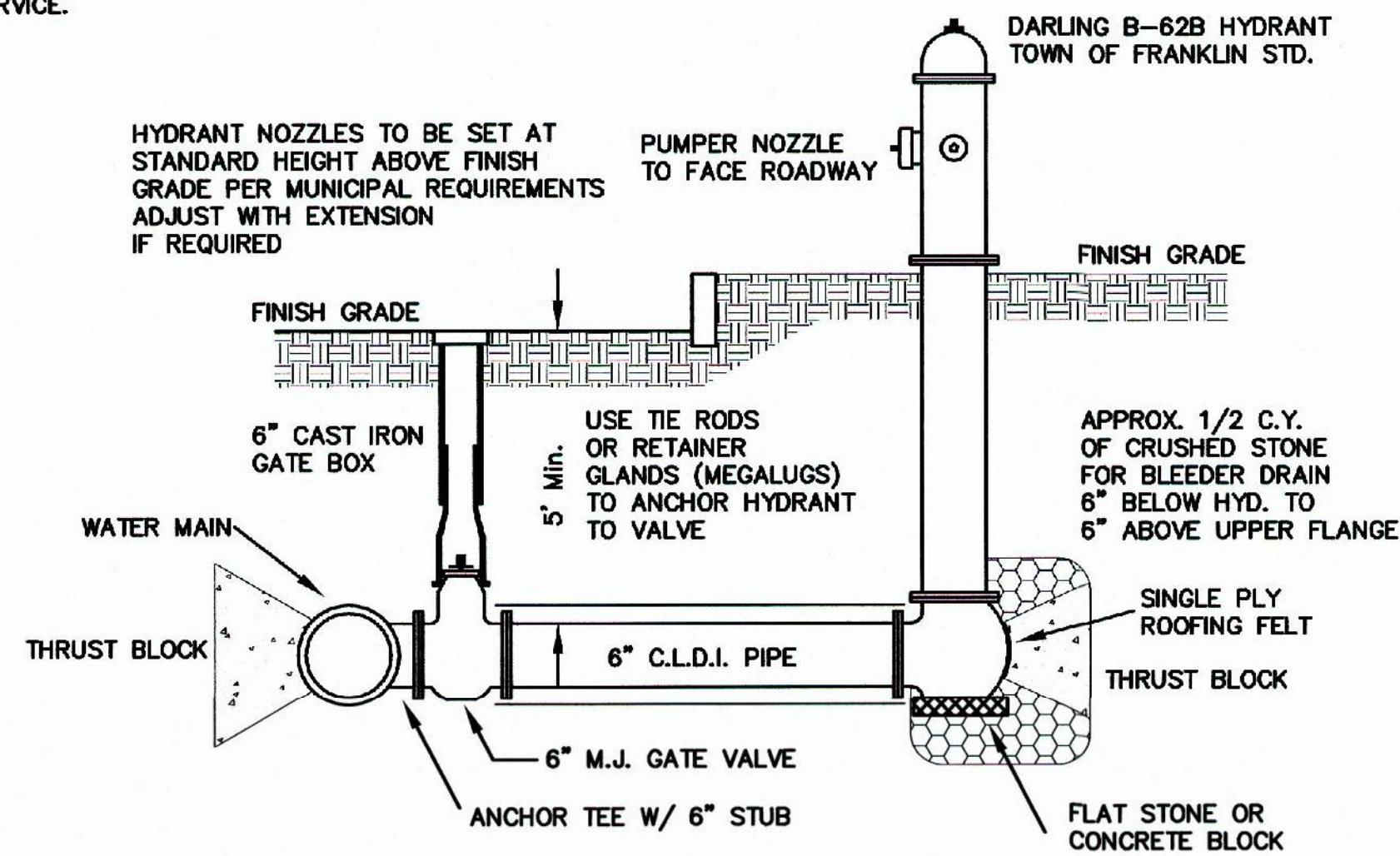
NOT TO SCALE

NOTE: CHAIN LINK FENCE TO BE INSTALLED AT RETAINING WALLS EXCEEDING 4' IN HEIGHT.

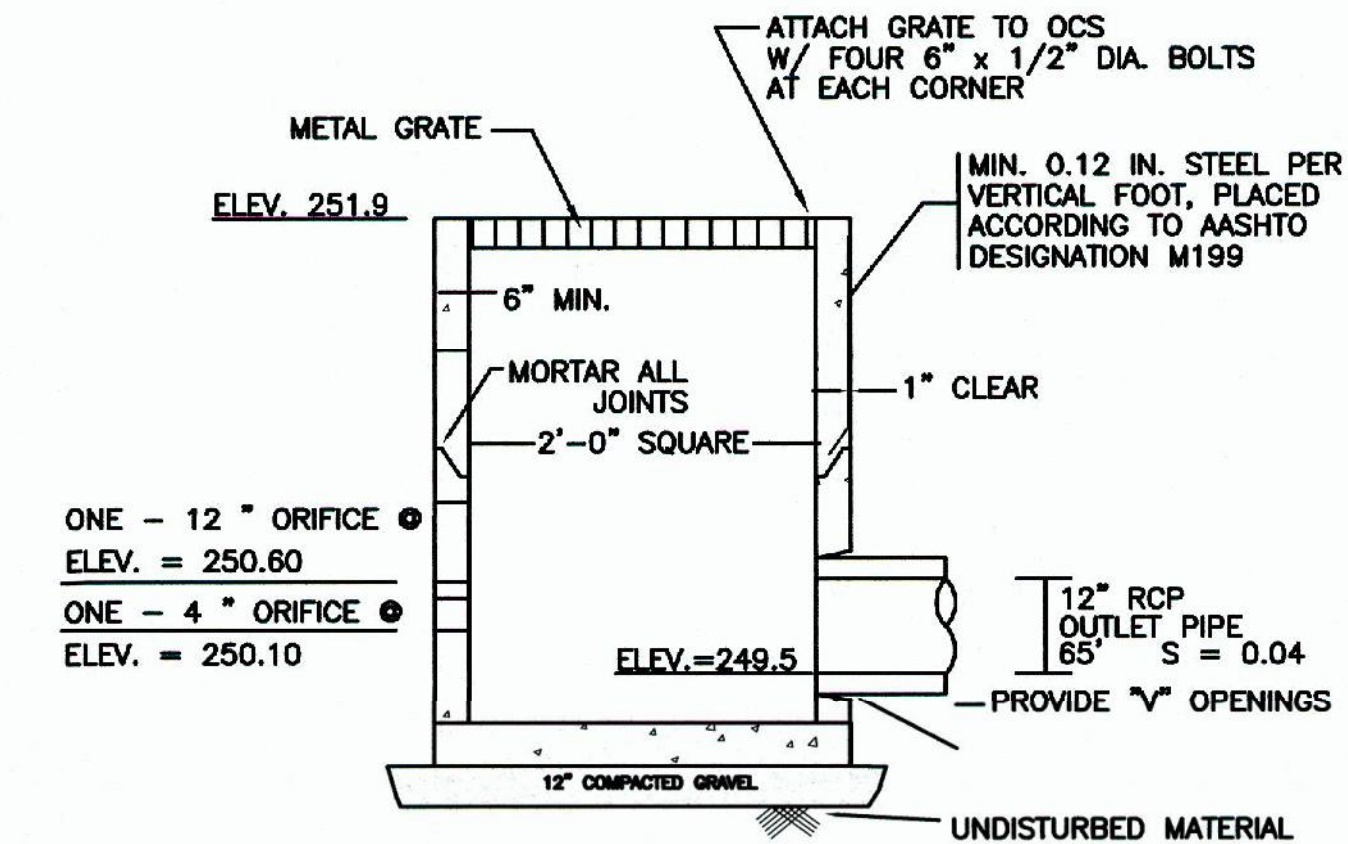


**INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS**

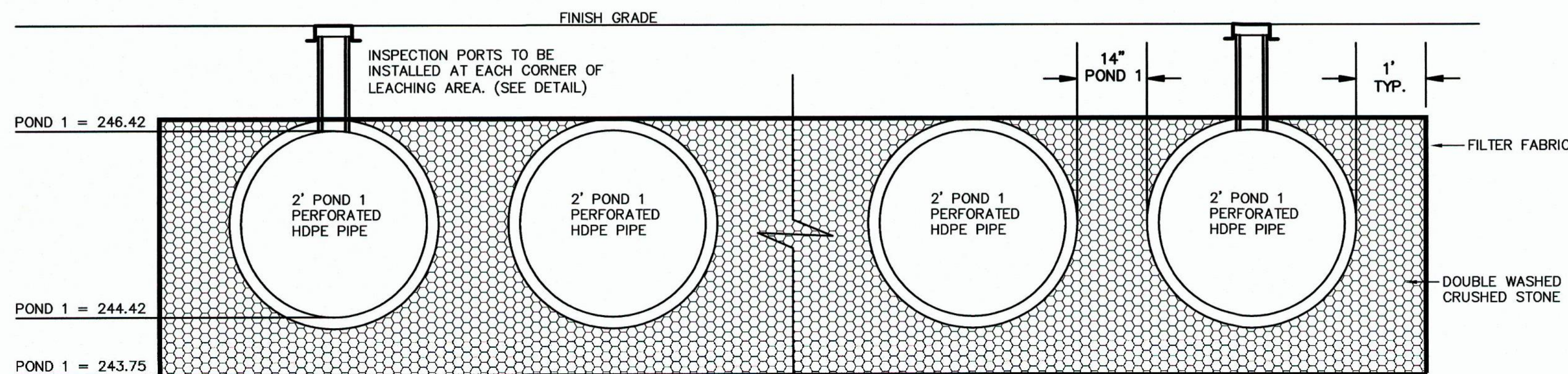
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HYDRANT CONNECTION



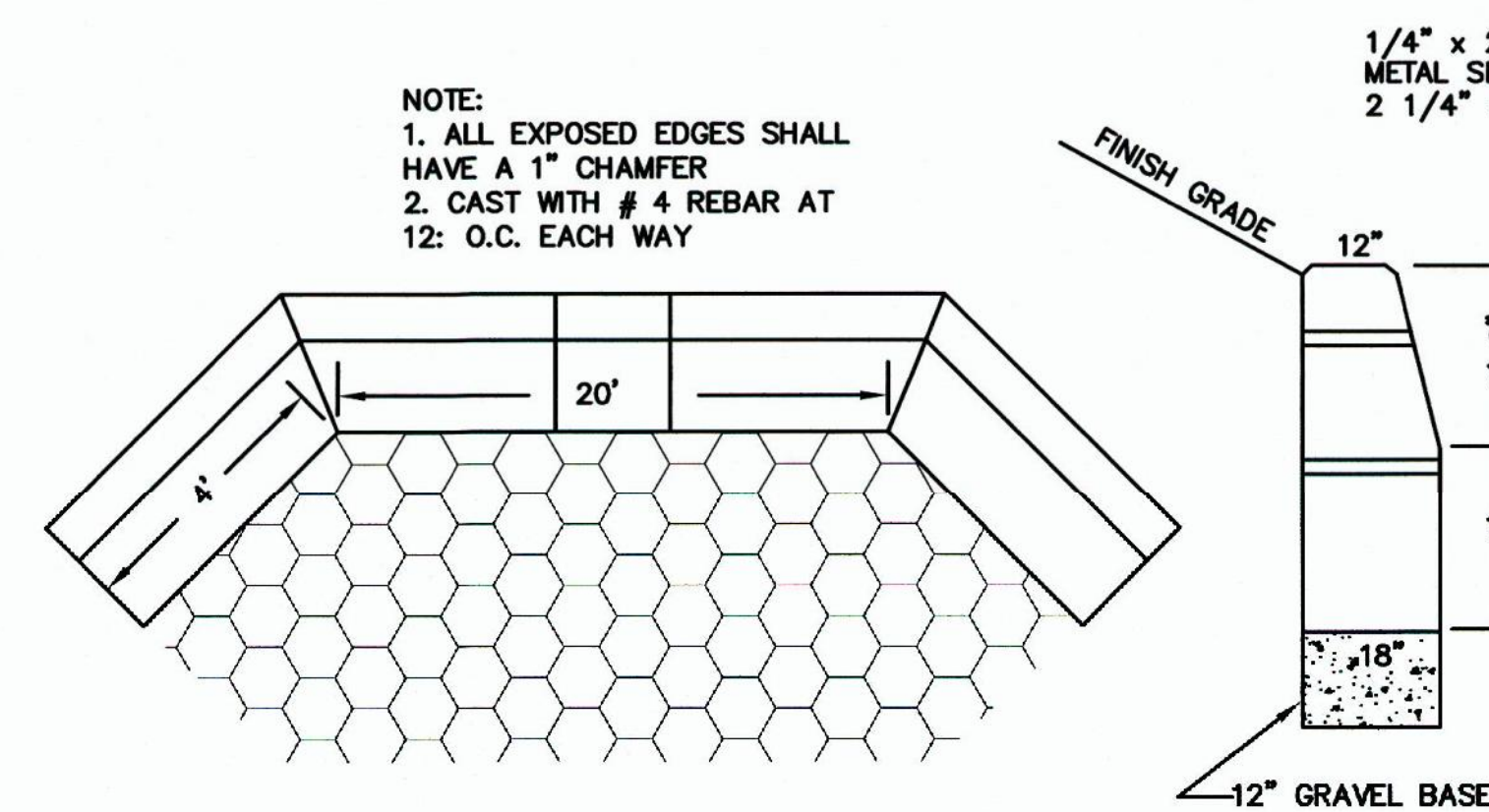
OCS
NOT TO SCALE



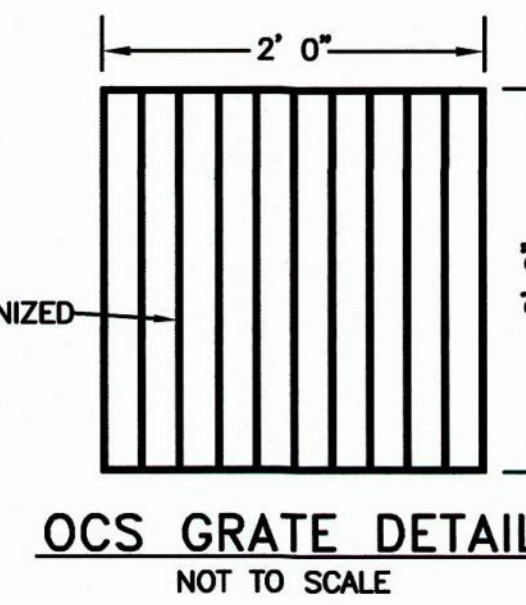
INFILTRATION POND 1

NOTE:
INFILTRATION POND 1 CONSISTS OF 11 ROWS OF 2' DIAMETER PERFORATED HDPE PIPE 130' IN LENGTH.

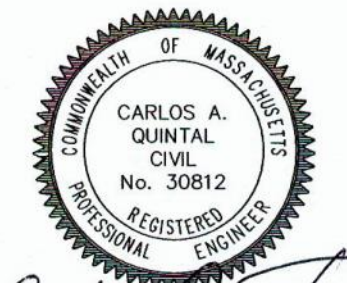
- NOTE:
1. ALL EXPOSED EDGES SHALL HAVE A 1" CHAMFER
 2. CAST WITH # 4 REBAR AT 12" O.C. EACH WAY



TYPE "B" PRECAST HEADWALL



OCS GRATE DETAIL
NOT TO SCALE



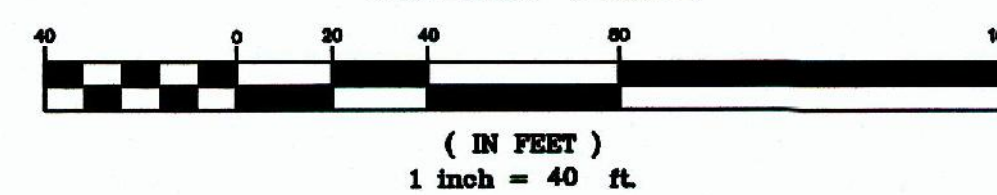
Carlos A. Quintal
CARLOS A. QUINTAL P.E. #30812

CONSTRUCTION DETAILS - 2
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
FEBRUARY 19, 2020
SCALE: 1" = 40'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE

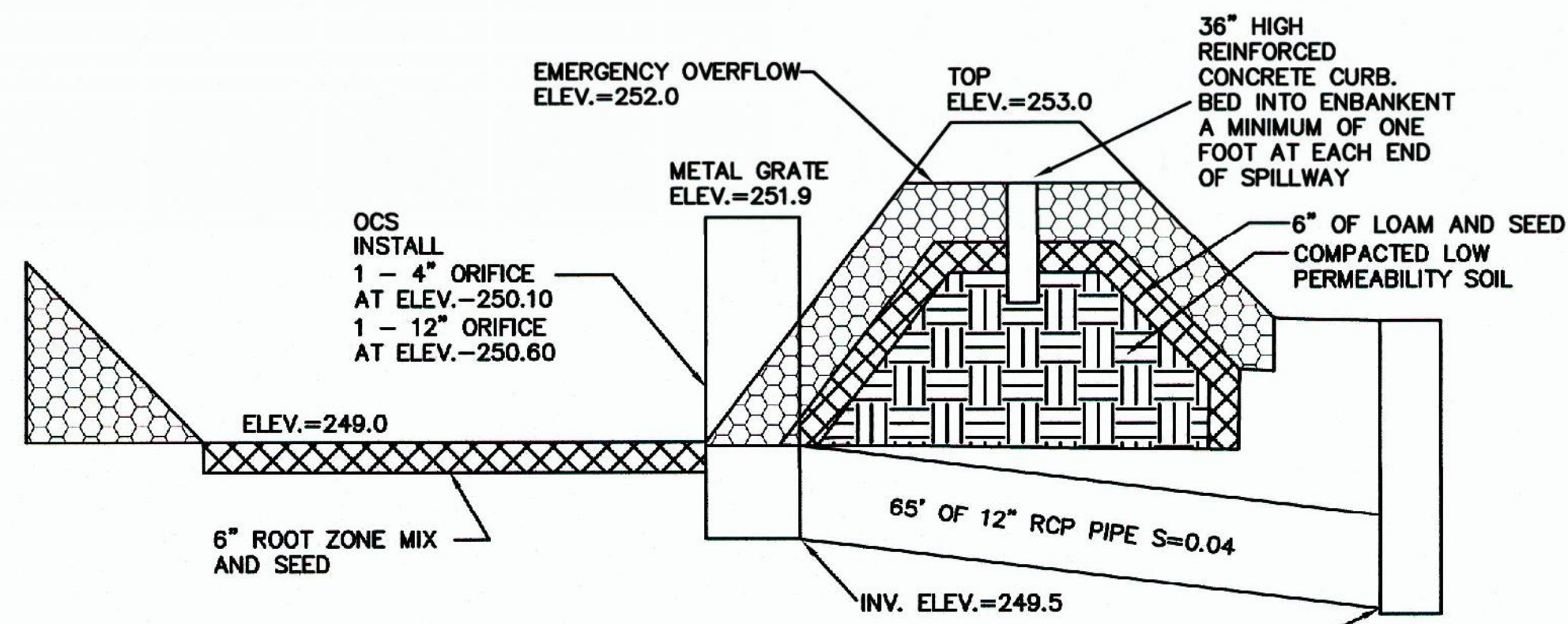


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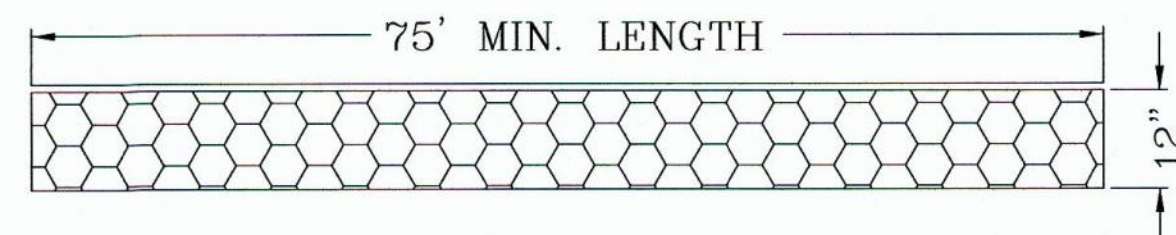
UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8568

DATE	SCALE	PROJECT	SHEET
FEB. 19, 2020	1" = 40'	UC1378	CD2



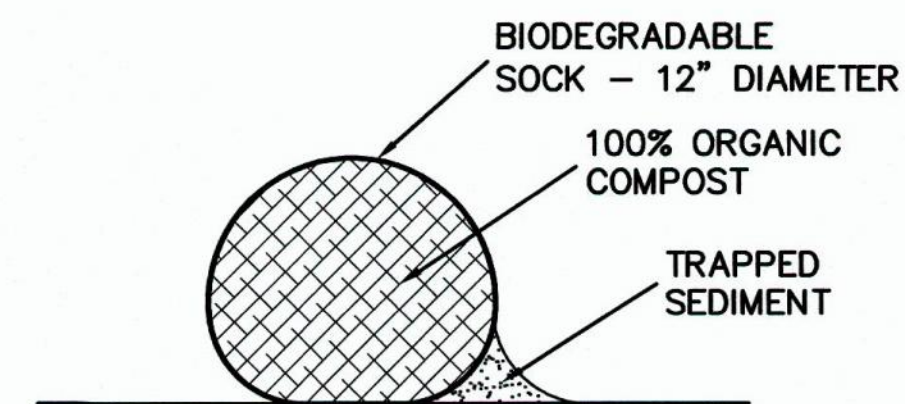
INFILTRATION BASIN SECTION
N.T.S.

- CONSTRUCTION NOTES:**
1. RIP RAP TO BE MAXIMUM OF 24" AVERAGE OF 18" AND MINIMUM OF 12".
 2. RIP RAP TO BE PLACED OVER A FILTER FABRIC.
 3. RIP RAP MINIMUM DEPTH SHALL BE 24"
 4. RIP RAP INLET TO BE 25' x 34'.
 5. BOTTOM OF INFILTRATION BASIN SHALL HAVE ALL A AND B HORIZON SOIL REMOVED, FILLED WITH CLEAN SAND AND GRAVEL AND SHALL THEN HAVE A 6" MINIMUM LAYER OF ROOT ZONE MIX APPLIED. ROOT ZONE MIX TO HAVE A PERMEABILITY RATE OF 20" PER HOUR. CONTRACTOR TO PROVIDE SPECIFICATION OF THE ROOT ZONE MIX TO THE DESIGN ENGINEER FOR APPROVAL.
 6. SIDE SLOPES TO HAVE A MINIMUM OF 6" OF LOAM.
 7. INFILTRATION BASIN SHALL BE SEEDED WITH WATER TOLERANT SEED MIX.
 8. THE AREA UNDER EMBANKMENTS SHALL BE STRIPPED OF ALL TOPSOIL, TREES, ROOTS, VEGETATION AND DELETERIOUS MATERIALS.
 9. COMPACTED LOW PERMEABILITY SOIL SHALL BE USED FOR THE EMBANKMENT (SILTY GRAVELY SAND) WHICH SHALL BE FREE OF STONES GREATER THAN 6", ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW AND FROZEN SOIL. THE COMPACTED LOW PERMEABILITY SOIL SHALL BE INSTALLED IN ALL EMBANKMENT AREAS 6" LOWER THAN FINISH GRADE. AT RIP RAP AREAS IT SHALL BE INSTALLED 6" BELOW THE BOTTOM OF THE RIPRAP.
 10. EMBANKMENTS SOIL TO BE PLACED IN 8" LIFTS AND SHALL BE COMPACTED.

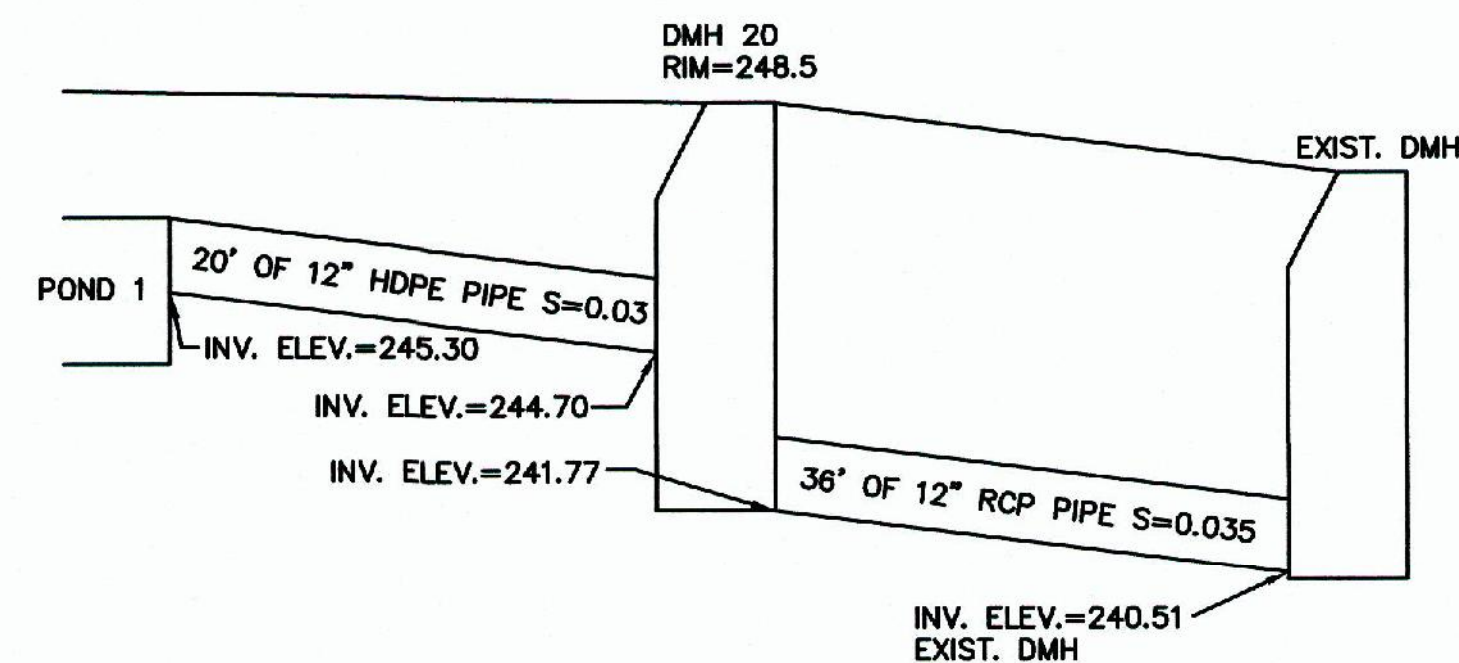


ENTRY SEDIMENTATION CONTROL MAT SECTION
N.T.S.

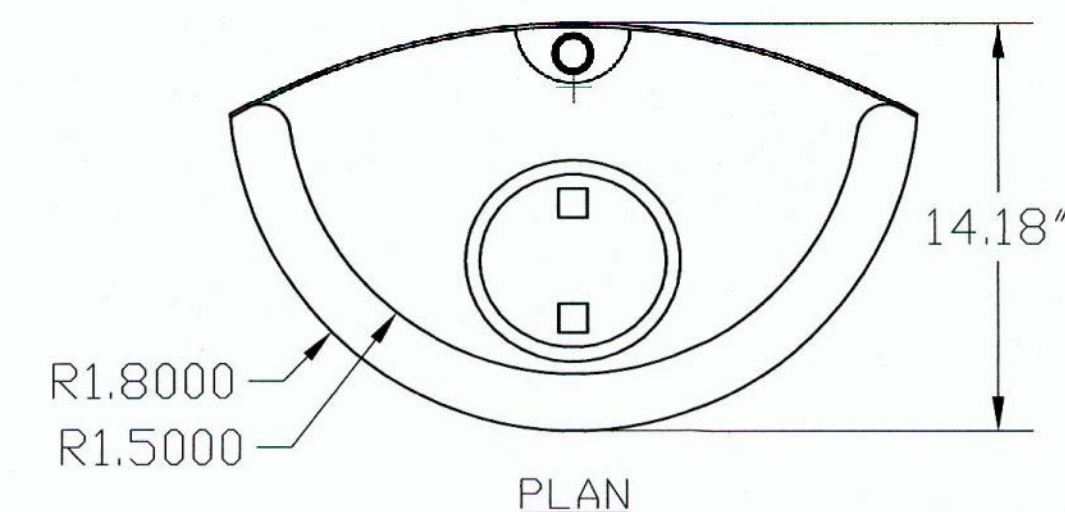
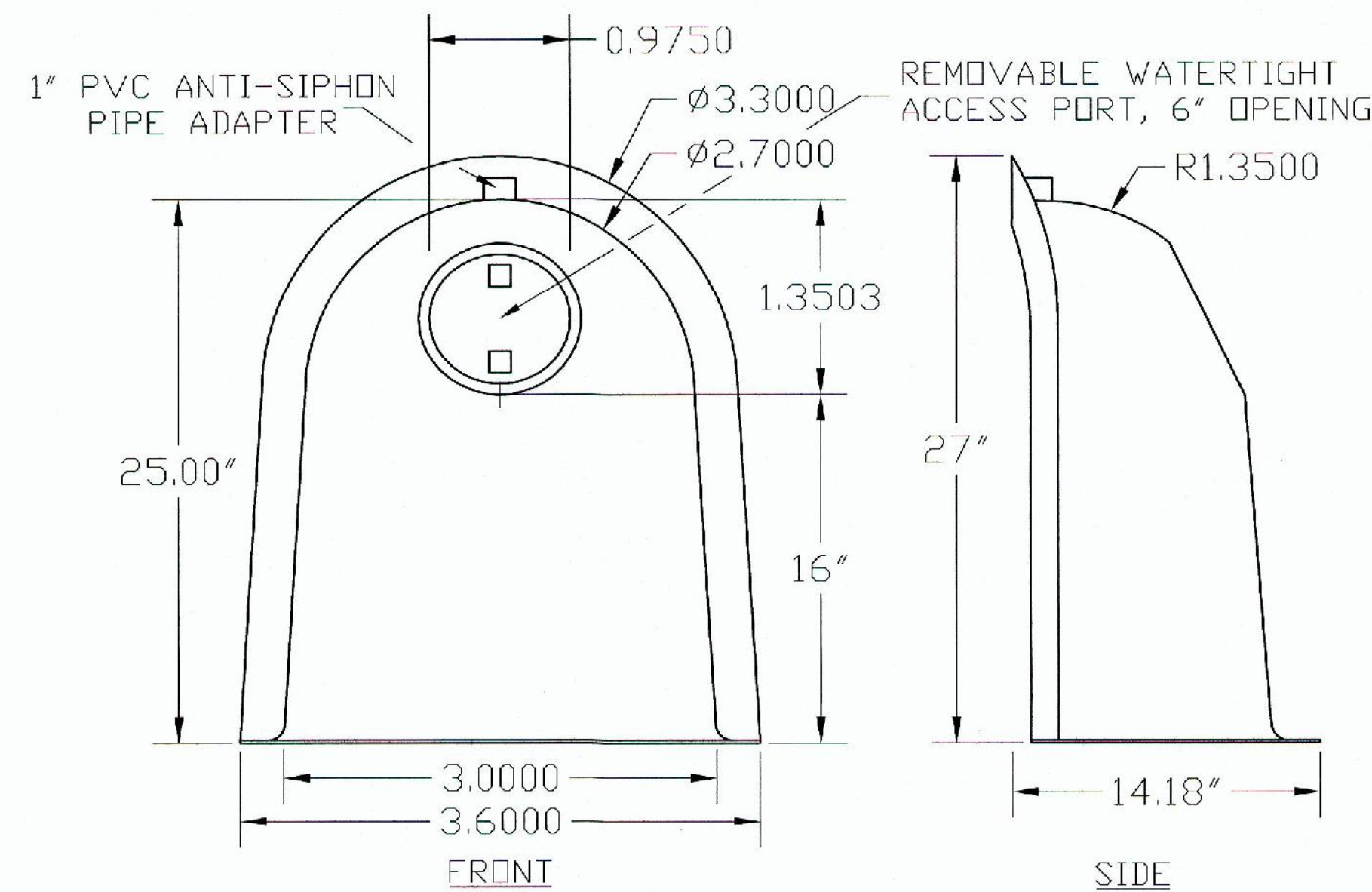
- NOTES:**
1. PAD SHALL BE A MINIMUM OF 24 FEET IN WIDTH.
 2. PAD SHALL CONSIST OF 4" STONE 8" IND DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.



COMPOST SOCK DETAIL



POND 1 OUTLET DETAIL
N.T.S.



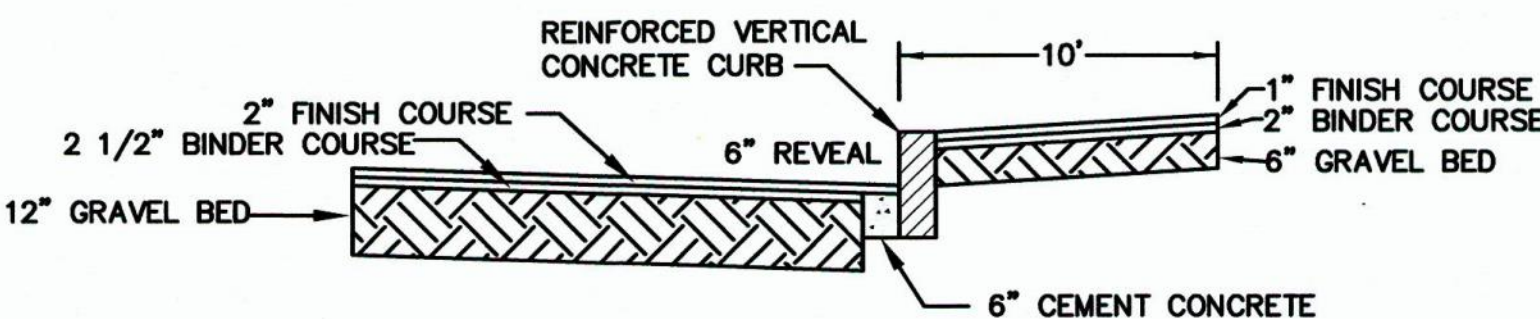
DESIGNED TO FIT
48" - 60" DIAM.
STRUCTURES

US PATENT # 6126817
ADDITIONAL PATENTS PENDING

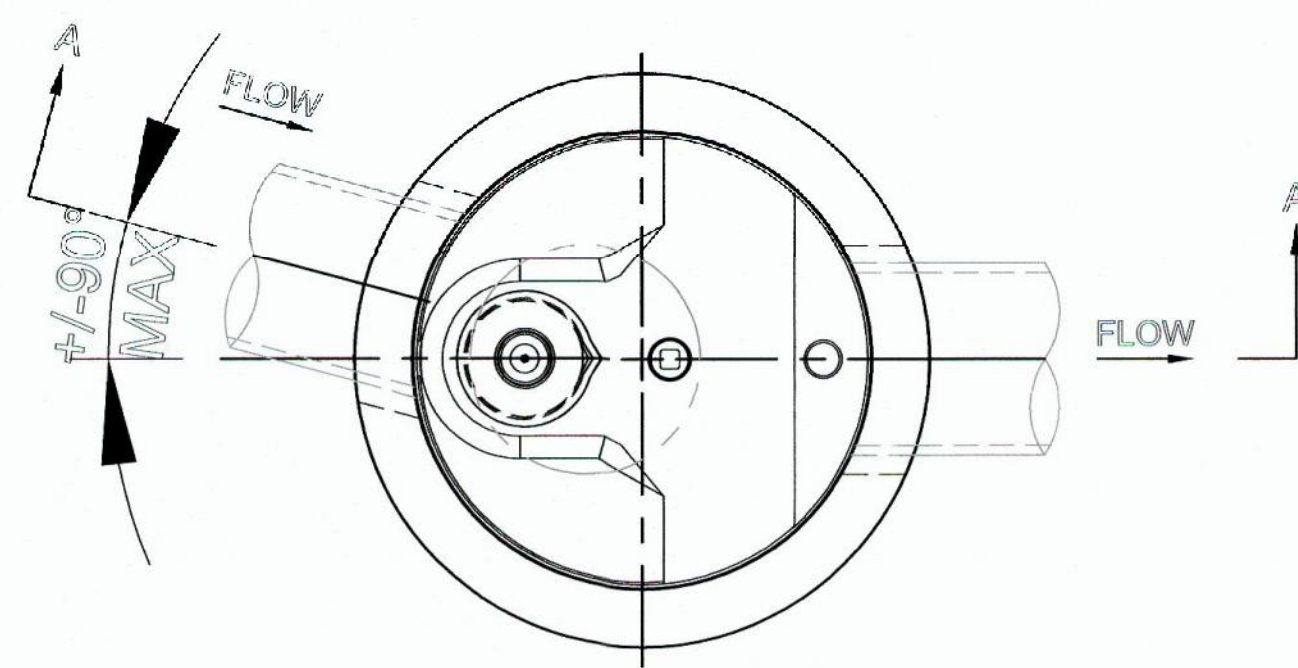
BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION 18R SNOUT OIL & DEBRIS STOP	DATE 09/06/99	SCALE NONE
DRAWING NUMBER 18R		

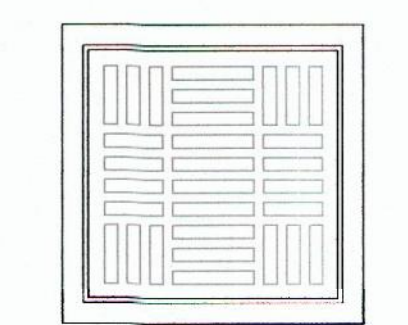
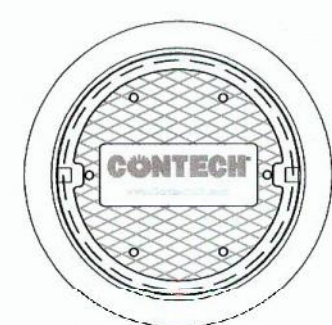
SNOUT DETAIL



ASHPALT OVERHAND PAVEMENT AND VERTICAL CONCRETE CURB CURBING

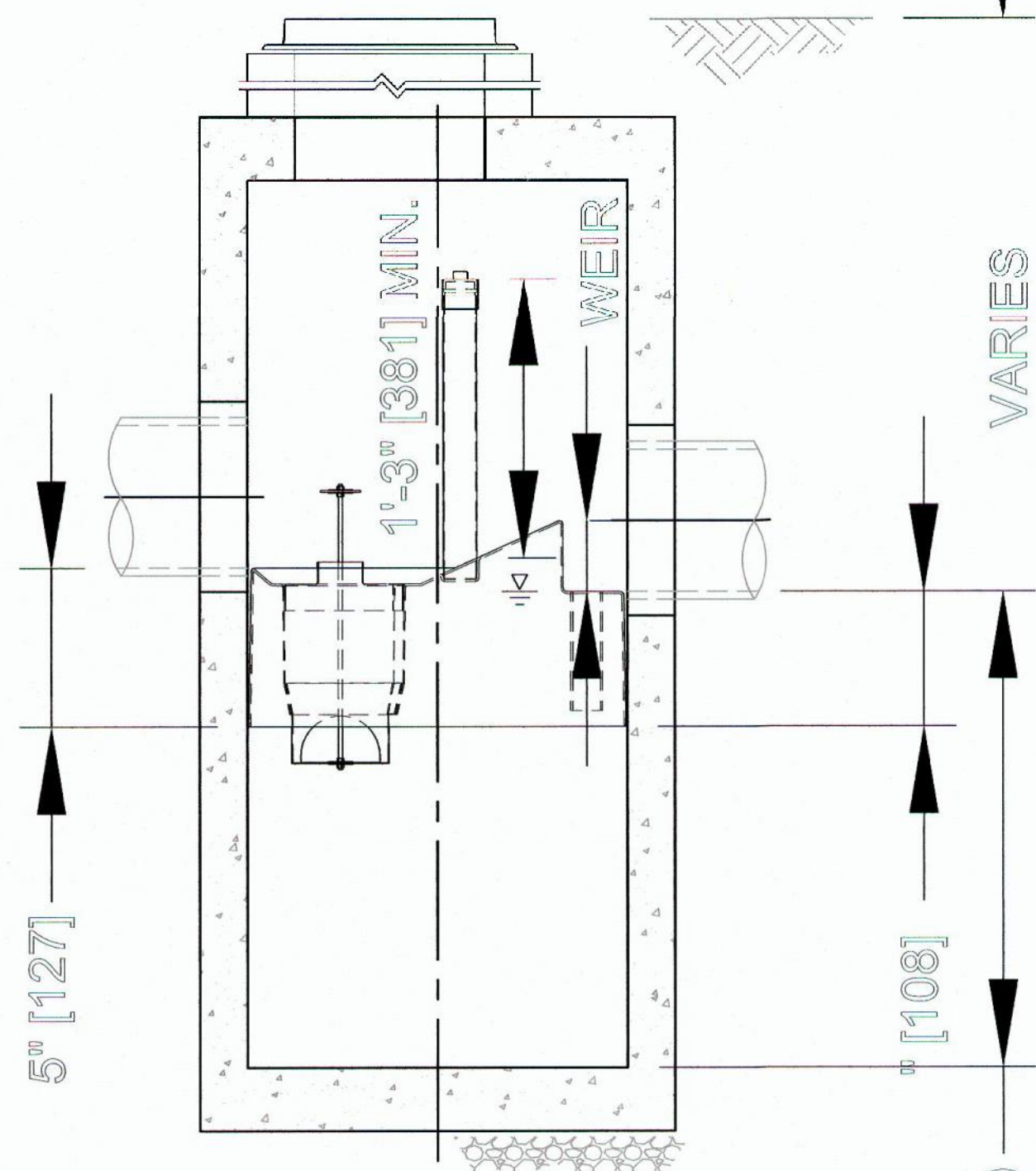


PLAN VIEW
TOP SLAB NOT SHOWN

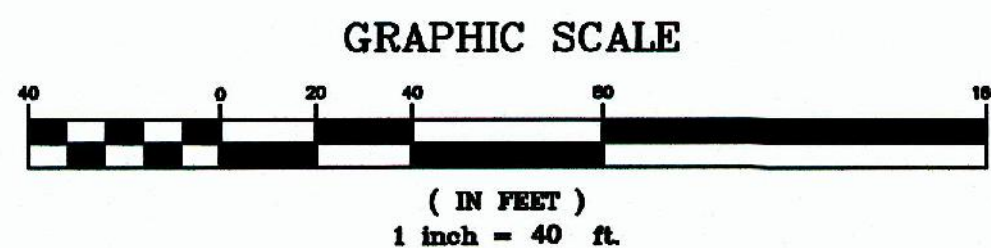


FRAME AND COVER (MAY VARY) NOT TO SCALE
FRAME AND GRATE (MAY VARY) NOT TO SCALE

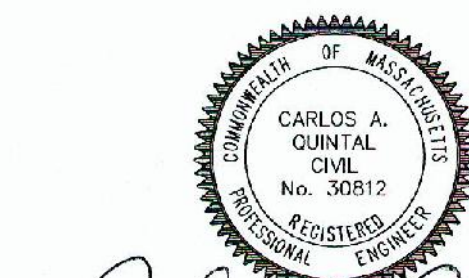
STORMCEPTOR 450i
N.T.S.



SECTION A-A



NO.	DATE	DESCRIPTION	BY
2	9/28/20	ADDED CERTIFICATE OF VOTE	RRG
1	6/9/20	REVIEW COMMENTS	RRG



CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE

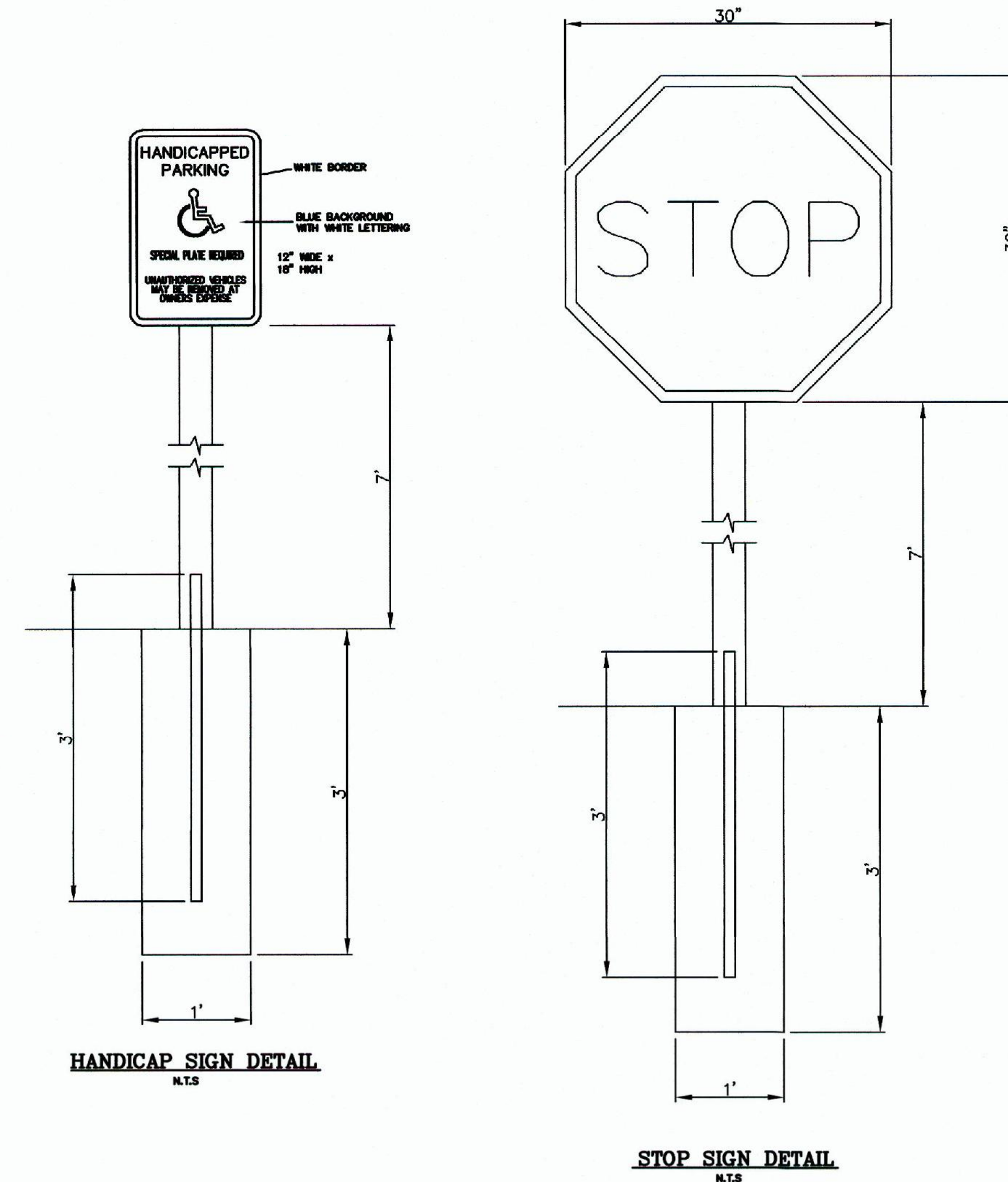
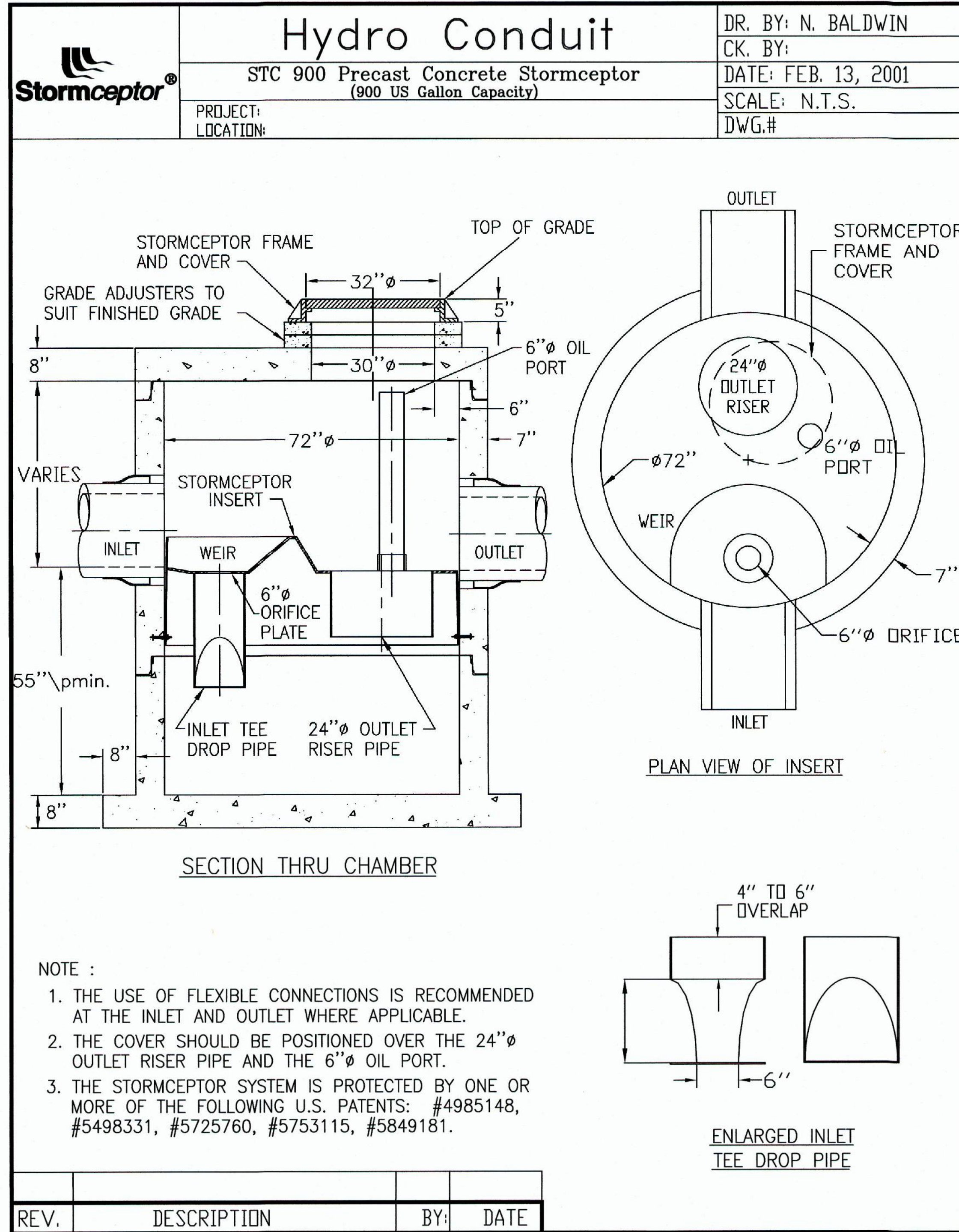
CONSTRUCTION DETAILS - 3
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
FEBRUARY 19, 2020
SCALE: 1" = 40'

UNITED CONSULTANTS INC.

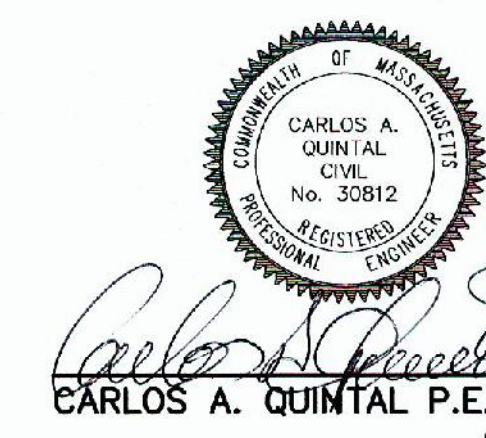
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8560 FAX 508-384-8568

DATE	FEB. 19, 2020
SCALE	1" = 40'
PROJECT	UC1378
SHEET	CD3

DATE	FIELD BY:	INT.
12/18	FIELD BOOK	BL
2/20	CALCS BY:	RRG
2/20	DESIGNED BY:	RRG
2/20	DRAWN BY:	COMP
2/20	CHECKED BY:	CAQ



REV.	DESCRIPTION	BY:	DATE

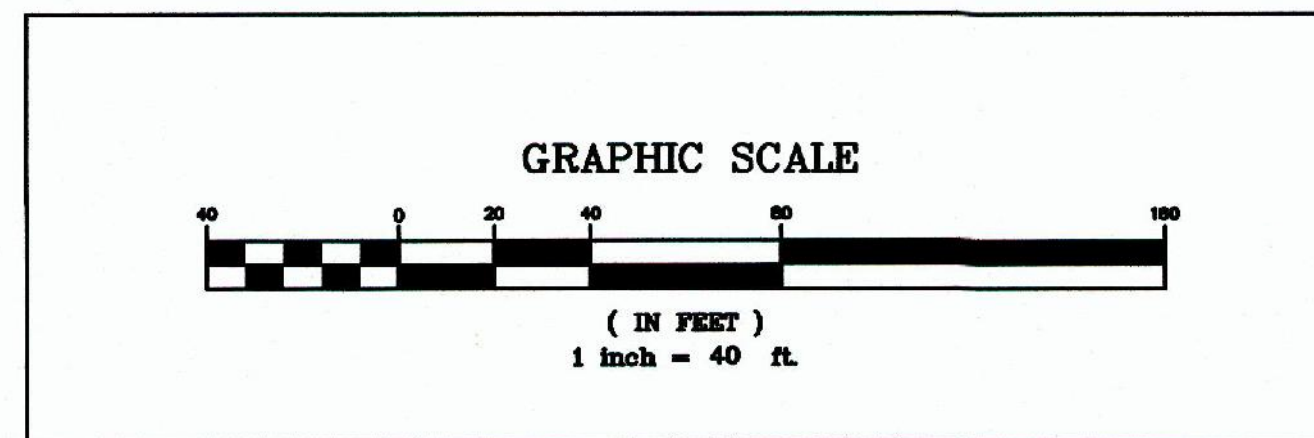


Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812

CONSTRUCTION DETAILS - 4
 PANTHER WAY
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 CAMFORD PROPERTY GROUP, INC.
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 FEBRUARY 19, 2020
 SCALE: 1" = 40'

SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE _____

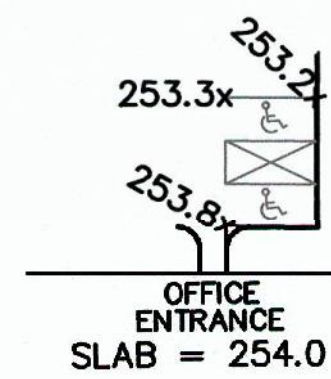


NO.	DATE	DESCRIPTION	BY
2	9/28/20	ADDED CERTIFICATE OF VOTE	RRG
1	6/9/20	REVIEW COMMENTS	RRG

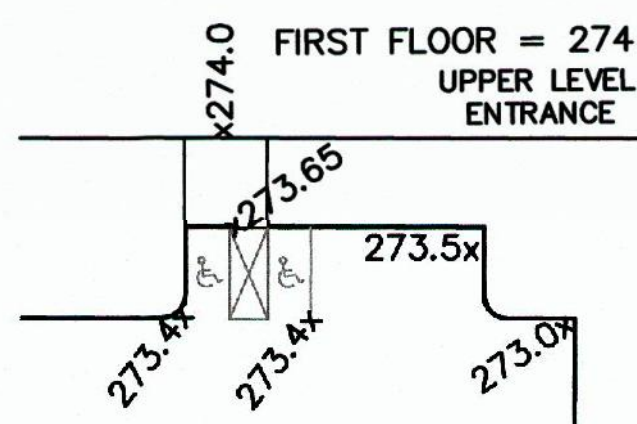
DATE	FIELD BY:	INT.
12/18	BL	BL
2/20	CALCS BY:	RRG
2/20	DESIGNED BY:	RRG
2/20	DRAWN BY:	COMP
2/20	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8560 FAX 508-384-8566

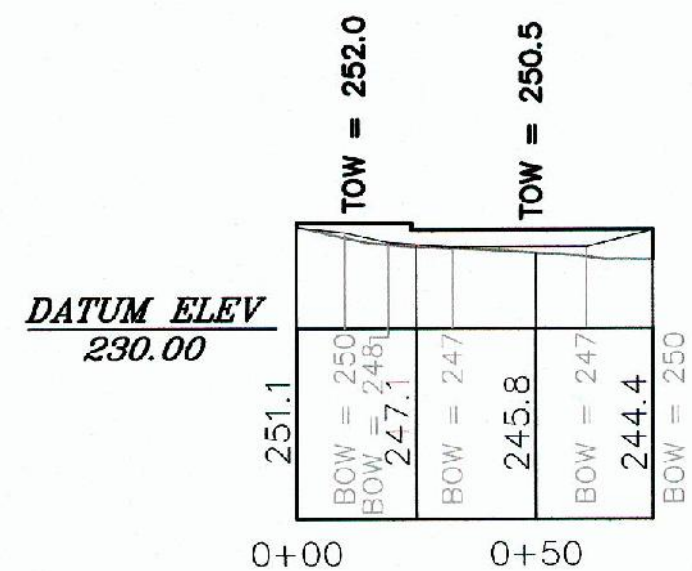
DATE	SCALE	PROJECT	SHEET
FEB. 19, 2020	1" = 40'	UC1378	CD4



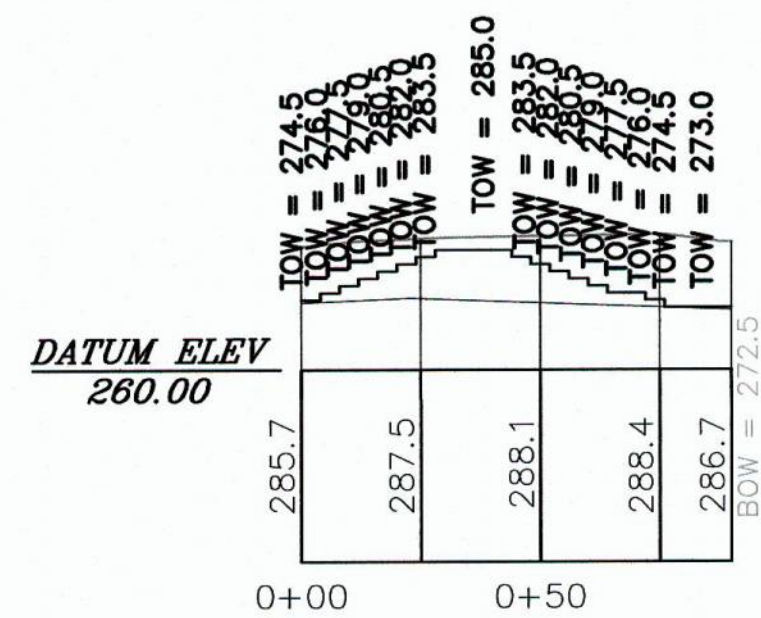
ACCESSIBLE ROUTE GRADING
LOWER LEVEL
SCALE: 1" = 40'



ACCESSIBLE ROUTE GRADING
UPPER LEVEL
SCALE: 1" = 40'

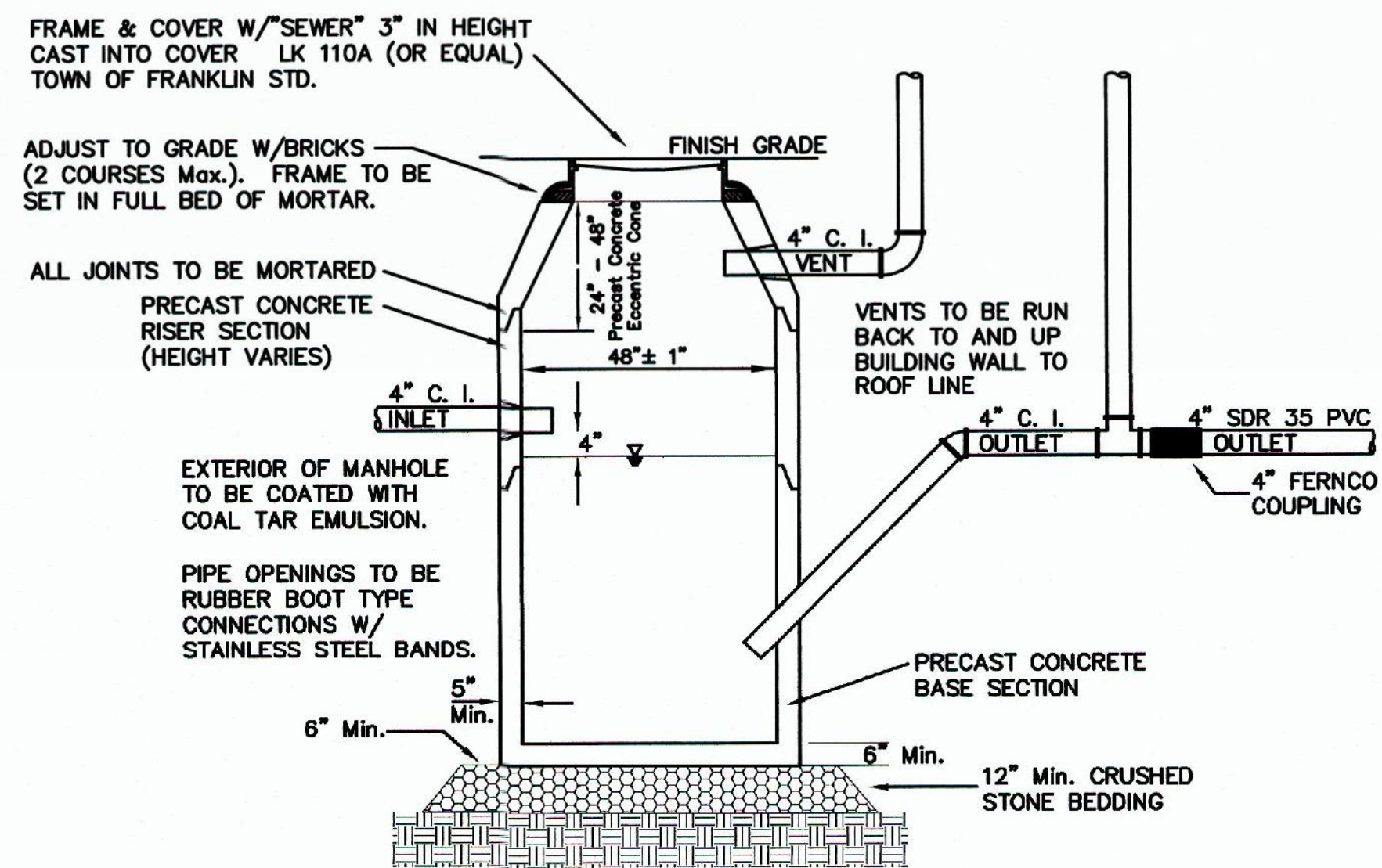


PROPOSED RETAINING WALL #1
SCALE: H - 1" = 40'



PROPOSED RETAINING WALL #3
SCALE: H - 1" = 40'

PROPOSED RETAINING WALL NOTES:
1. PROPOSED RETAINING WALL SHOWN TO PROVIDE TOP OF WALL (TOW) AND BOTTOM OF WALL (BOW) ELEVATIONS.
2. FINAL WALL DESIGNS TO BE COMPLETED BY A STRUCTURAL ENGINEER AND FILED WITH THE BUILDING DEPARTMENT.
3. PROPOSED RETAINING WALLS TO BE REDI ROCK BLOCKS. BLOCK TO BE 1.5 FEET IN HEIGHT.



M.D.C. STYLE TRAP

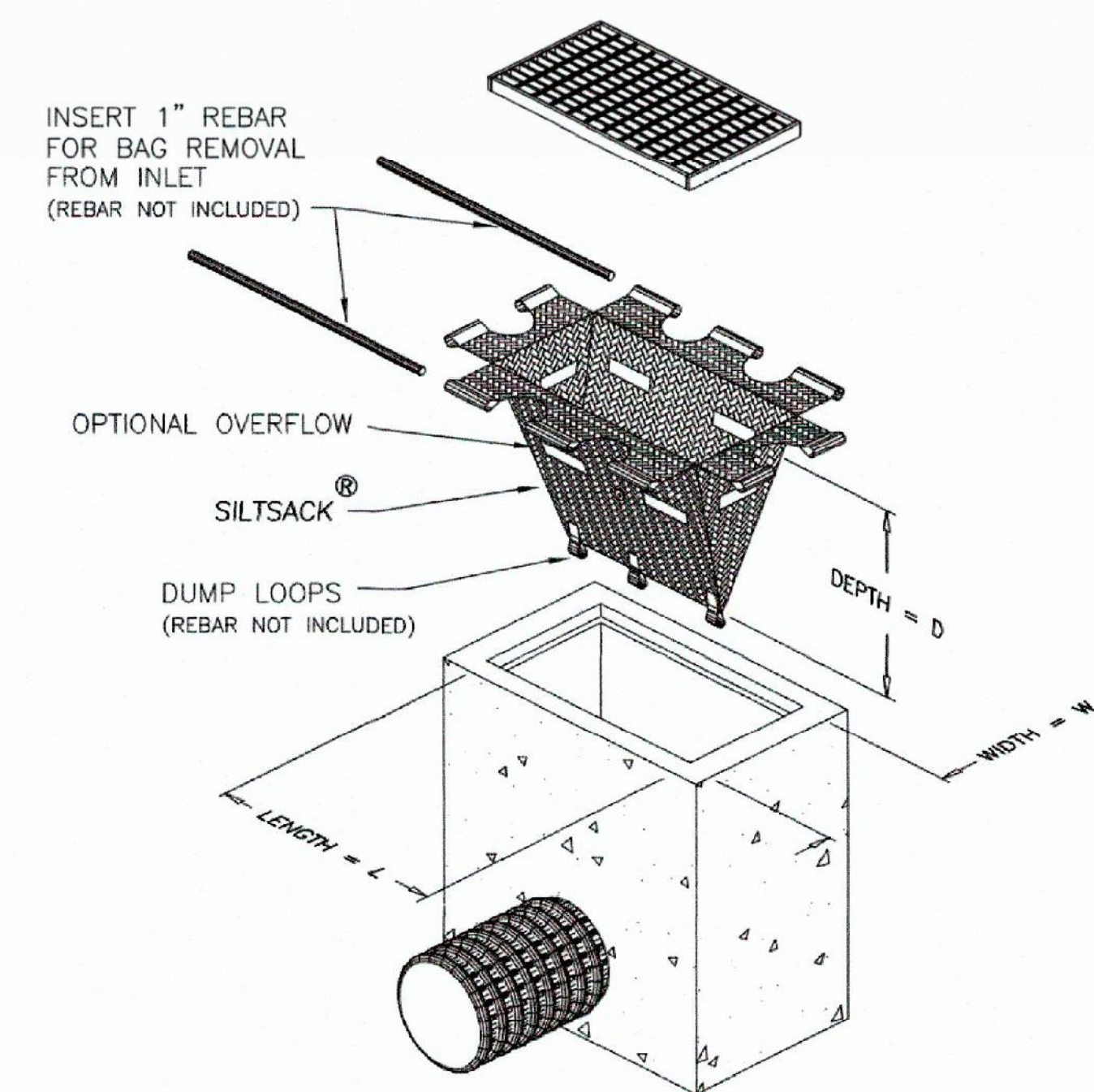
CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AT CONNECTION POINT AND NOTIFY THE DESIGN ENGINEER.

SEWER PIPE TO BE 8" SDR 35. SEWER PIPE SIZE AND TYPE WITHIN 10 FEET OF THE BUILDING SHALL BE PROVIDED BY THE PLUMBING ENGINEER.

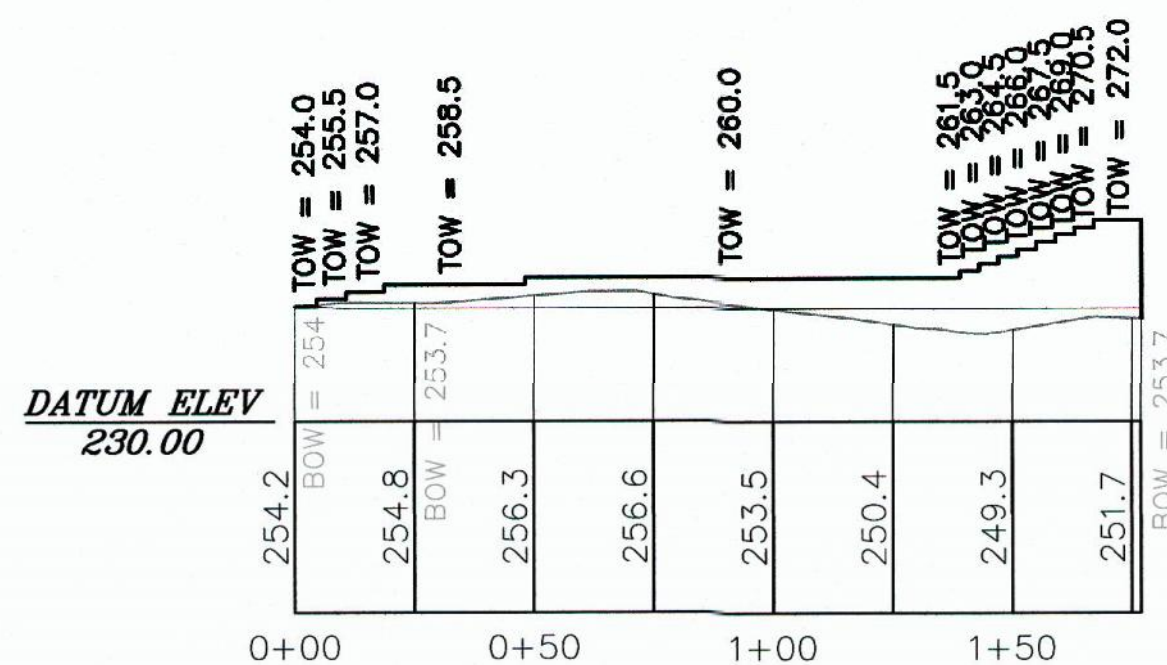
SEWER PIPE TO MDC SHALL BE 4" CAST IRON INTO AND OUT OF MDC MANHOLE. REFER TO DETAIL FOR CONNECTION TO PVC.

MDC MANHOLE VENTING TO BE CONNECTED TO THE BUILDING AT THE DISCRETION OF THE PLUMBING ENGINEER.

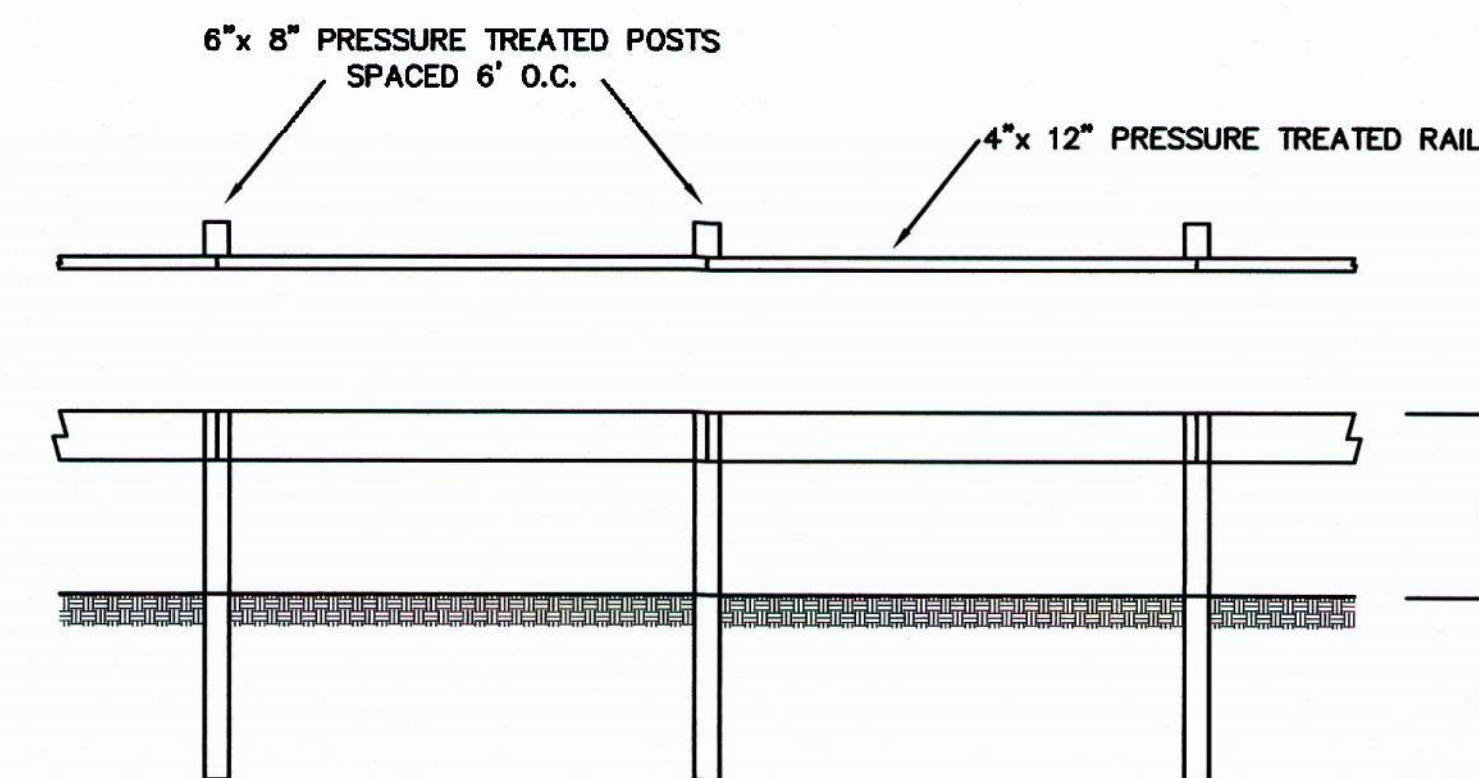
Typical Siltsack® Construction - Type B



SILT SACK DETAIL
NOT TO SCALE



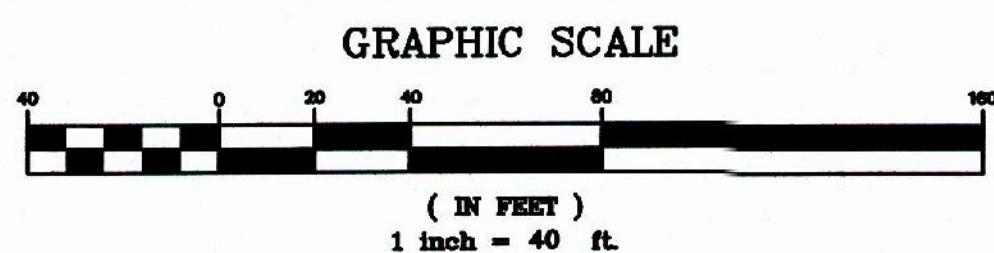
PROPOSED RETAINING WALL #2
SCALE: H - 1" = 40'



WOODEN GUARDRAIL DETAIL
N.T.S.

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
2	9/28/20	ADDED CERTIFICATE OF VOTE	RRG
1	6/9/20	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
12/18	BL	
2/20	FIELD BOOK	PG#
2/20	CALCS BY:	RRG
2/20	DESIGNED BY:	RRG
2/20	DRAWN BY:	COMP
2/20	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6580 FAX 508-384-6566

DATE	FEB. 19, 2020
SCALE	1" = 40'
PROJECT	UC1378
SHEET	CD5

CONSTRUCTION DETAILS - 5
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
FEBRUARY 19, 2020
SCALE: 1" = 40'



CARLOS A. QUINTAL P.E. #30812

I, Teresa M. Burr, Town Clerk, Franklin, Mass. do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant. My commission expires on 12/31/2022. Signed: 8/4/2020



TOWN OF FRANKLIN
TOWN CLERK
2020 JUL 10 A 11:08
RECEIVED

July 6, 2020
Teresa M. Burr, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

**CERTIFICATE OF VOTE
SPECIAL PERMIT/SITE PLAN
Panther Way/West Central Street**

Applicant: Camford Property Group, Inc.
37 East Central St
Franklin, MA 02038

Owner: Riov Realty Trust and Holmes Land Trust
12 Myrtle St
Norfolk, MA 02056

Prepared By: United Consultants, 850 Franklin Street #11D, Wrentham, MA 02093
Surveyor/Engineer: February 19, 2020
Plan Date: Panther Way/West Central Street
Property Location: Map 270 Lot 038 & 039

Dear Mrs. Burr:

Please be advised that at its meeting on Monday, June 29, 2020 the Planning Board upon motion duly made and seconded, voted (5-0) to APPROVE, with Standard and Special Conditions of Approval (2) two Special Permits and Site Plan for Panther Way/West Central Street for Motor Vehicle leasing with repair under §185 Attachment 2, Use Regulations Schedule Part II, Section 2.6 and to allow Motor vehicle service leasing with and §185 Attachment 2, Use Regulations Schedule Part II, Section 2.7.c Motor Vehicle service, repair-other, are presented on pages 2-7 attached hereto.

Sincerely,

Anthony Padula, Chairman
Franklin Planning Board

cc: Owners/Applicant/Applicant's Engineer/Applicant's Attorney
Building Commissioner/DPW/Engineering/BETA Group, Inc.

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	Rick Power	YES
William David	YES		

(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	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	Rick Power	YES
William David	YES		

Based upon the information submitted during the public hearings, Planning Board's specific findings, the Planning Board specifically determines that allowing Site Plan and Special Permits (1) Motor Vehicle leasing with repair under §185 Attachment 2, Use Regulations Schedule Part II, Section 2.6 and to allow Motor vehicle service leasing with (2) §185 Attachment 2, Use Regulations Schedule Part II, Section 2.7.c Motor Vehicle service, repair-other, within the Commercial II zoning district, 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.

Accordingly, at the Planning Board meeting on June 29, 2020 the Planning Board, upon motion duly made and seconded, voted (5-0) to approve the applicant's request to allow the Site Plan and Special Permit at Panther Way/West Central Street.

The following members of the Planning Board were present at the hearing and voted as follows:

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	Rick Power	YES
William David	YES		

Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

**PROJECT DESCRIPTION
SPECIAL PERMIT/SITE PLAN
Panther Way/West Central Street**

The existing sites consists of two parcels of undeveloped land totaling approximately 14+ acres, bordering Panther Way on its northern boundary, West Central Street on its southern boundary, CVS on its western boundary and Residential Condominiums on its eastern boundary, located in the Commercial II Zoning District. The applicant proposed to construct a 20,000 sq/ft building, with two levels, a site driveway and parking areas for building and buses. The Site also include landscaping, municipal utilities and stormwater management.

**PUBLIC HEARING
SPECIAL PERMIT/SITE PLAN
Panther Way/West Central Street**

A proper and complete notice of the April 6, 2020 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board continued to hold public hearings on May 4, 2020, May 18, 2020 and June 22, 2020.

Incorporated as part of the record are the following:
The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/Engineering and Franklin Fire Department. The Planning Board also reviewed engineering reports and traffic study from their peer review Consultant.

The Planning Board upon motion duly made and seconded, voted (5-0-0) to close the public hearing on June 22, 2020 for the Site Plan and Special Permits for (2) Motor Vehicle leasing with repair under §185 Attachment 2, Use Regulations Schedule Part II, Section 2.6 and to allow Motor vehicle service leasing with and §185 Attachment 2, Use Regulations Schedule Part II, Section 2.7.c Motor Vehicle service, repair-other.

**PRESENTATION
SPECIAL PERMIT/SITE PLAN
Panther Way/West Central Street**

Mr. Brad Chaffee, Camford Property Group/applicant and Mr. Rick Goodreau, United Consultants, Inc., provided an overview of the project. On June 14, 2019, the applicant submitted a Special Permit and Site Plan to construct two buildings with a fueling station. On January 27, 2020, the Planning Board accepted a request from the applicant to withdraw their application. Mr. Goodreau stated meetings were held with the Highwood condominium neighbors. On March 9, 2020, the applicant submitted a new application for one 20,000 sq. ft. building with two levels and has removed the fueling station. He stated there are 25 spots for buses with an additional five spots for buses in the lower level of building for a total of 30 bus parking spots. There are 30 parking spaces for the vehicles of the bus operators. They have added seven additional spaces for access into the lower level of the building which will be for office spaces and restrooms for bus operations. He reviewed the access driveway location. Currently, the upper level of the building does not have a tenant. He noted that the limit of work for this proposal for the driveway is 224 ft. from the Highwood condominium project. He explained the type of bus repairs that would be done inside.

**STANDARD CONDITIONS OF APPROVAL
Panther Way/West Central Street**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

Mr. Maglio, Town Engineer stated three retaining walls are proposed on the site. All heights and limits should be shown on the plans. He reviewed his comments on the erosion control plan. He noted the project includes bus storage in the building; the applicant should consult with the plumbing inspector on the gas trap. He stated that with the presence of the bus fleet storage on the site, as per the requirements of Standard 5 of the Massachusetts Stormwater Handbook, "If there is a potential for runoff with high concentrations of oil and grease, an oil grit separator, sand filter, filtering bioretention area or equivalent must be used to provide pretreatment."

Mr. Halligan confirmed this is a two-level complex. He asked how the back part of the lower warehouse is entered. He does not see a side door or loading dock. Mr. Goodreau said the only access to the building is from Panther Way. Mr. Halligan asked about the number of parking spaces for the buses and office use. Mr. Goodreau said besides the bus spaces, there are seven parking spaces for the office use. He said at this time there are no plans to use that space. They are building the space so that if something happened to the bus use, the space could be used in the future. If there was a change in the tenant, the 25 spaces to be used for bus storage, could be converted into 30 vehicle spaces. They are preparing for the future, but there is no intention at this time to use that space.

Chair Padula asked how the handicapped space in the small parking area near the office and restroom area back out. Mr. Goodreau stated they will provide a turnaround area. Chair Padula stated the parking spaces in the top area look very close, and the turning radius is not enough. He asked where the snow storage is. Mr. Goodreau said they will look into the parking and add the snow storage. Chair Padula asked if there was enough room to add a continuation of the sidewalk from CVS. Mr. Goodreau said he believed there was enough room; however, there is limited space in the Panther Way right-of-way. Chair Padula asked where the heating and air conditioning would be; he requested sound screening.

Mr. Crowley reviewed his comments including, but not limited to, that the proposed stormwater basin crosses parcels line. He noted the applicant requested a waiver for the sidewalk. He recommended the lighting be reviewed. Chair Padula said CVS has a sidewalk; he thinks it would be nice if it continued on. It is a consideration. Mr. Rondeau asked about gravel removal. Mr. Goodreau said there would be a gravel permit filed with the ZBA. Mr. Halligan said on the top floor there is a driveway; Mr. Chaffee said it was a loading dock.

Ms. Love recommended that if this were approved, the applicant file a Limited Site Plan for any new tenant.

Several residents asks questions during the public hearings. The Applicant and Engineer responded to the concerns of the residents.

Chair Padula stated this is a bus service to the public schools that is grandfathered. He reviewed that this is a new plan with a paved parking area with drainage and it is safer. It meets the Town regulations. It is a Special Permit. If this was a new use, not a pre-existing use, he would agree it would go to the ZBA; he does not agree now. However, the Town's attorney will have to review this.

Mr. Michael Doherty, attorney representing the applicant, stated that with the new plan, they are leaving the buses where they are, and the fueling station was removed. Then, additional demands from the neighbors such as a deed restriction and agreeing to never park a bus not from Franklin were added. The applicant has always agreed that if there is a change, they will comply with the law. New tenants will come before the Planning Board. Chair Padula said this is the first he has heard of a deed restriction. The Planning Board can put some conditions on a Special Permit. He understands people who live there are trying to protect their property values. He stated this is a better proposal than the last time.

After a complete presentation and discussion of the project, Planning Board members closed the Public Hearing on June 22, 2020.

- 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.
- The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
 - 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.
 - Any signage requires the Applicant to file with the Design Review Commission.
 - Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.

**SPECIAL CONDITIONS OF APPROVAL
SPECIAL PERMIT/SITE PLAN
Panther Way/West Central Street**

- A Limited Site Plan is to be filed when a tenant, other than the Bus owners, occupies the building.
- Provide screening for any AC units that are added to the building.
- Bus parking is to remain as shown on the Site Plans. The Bus parking is not to be relocated anywhere else on the site.
- Both Special Permits are strictly for the Bus use only. The Special Permits granted does not apply to any future tenant.

**WAIVERS GRANTED
SPECIAL PERMIT/SITE PLAN
Panther Way/West Central Street**

- To allow less than 42' of cover over the RCP drain pipe. Proposed Class V RCP.
- To allow the use of HPDE Pipe for drainage pond 1 and the roof drain collection system.
- To allow index sheet to be at a scale 1"=60'
- To allow the Site Lighting to extend past the property line.
- To not require a sidewalk be constructed along Panther Way.
- Traffic Study Waiver

Anthony Padula, Chairman
Franklin Planning Board

**FINDINGS OF FACTS
SPECIAL PERMIT/SITE PLAN
Panther Way/West Central Street**

The applicant submitted their proposed findings with the original application on March 9, 2020 and are on record.

**DECISION
SPECIAL PERMIT/SITE PLAN
Panther Way/West Central Street**

Special Permits: (1) Motor Vehicle leasing with repair under §185 Attachment 2, Use Regulations Schedule Part II, Section 2.6 and to allow Motor vehicle service leasing with (2) §185 Attachment 2, Use Regulations Schedule Part II, Section 2.7.c Motor Vehicle service, repair-other.

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

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	Rick Power	YES
William David	YES		

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

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	Rick Power	YES
William David	YES		

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

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	Rick Power	YES
William David	YES		

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

Anthony Padula	YES	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	Rick Power	YES
William David	YES		

(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	Gregory Rondeau	YES
Joseph Halligan Jr.	YES	Rick Power	YES
William David	YES		

(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.

**CERTIFICATE OF VOTE
SPECIAL PERMITS / SITE PLAN
PANTHER WAY
FRANKLIN, MASSACHUSETTS
PREPARED FOR
CAMFORD PROPERTY GROUP, INC.
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
FEBRUARY 19, 2020
SCALE: 1" = 40'**

**SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD**

DATE

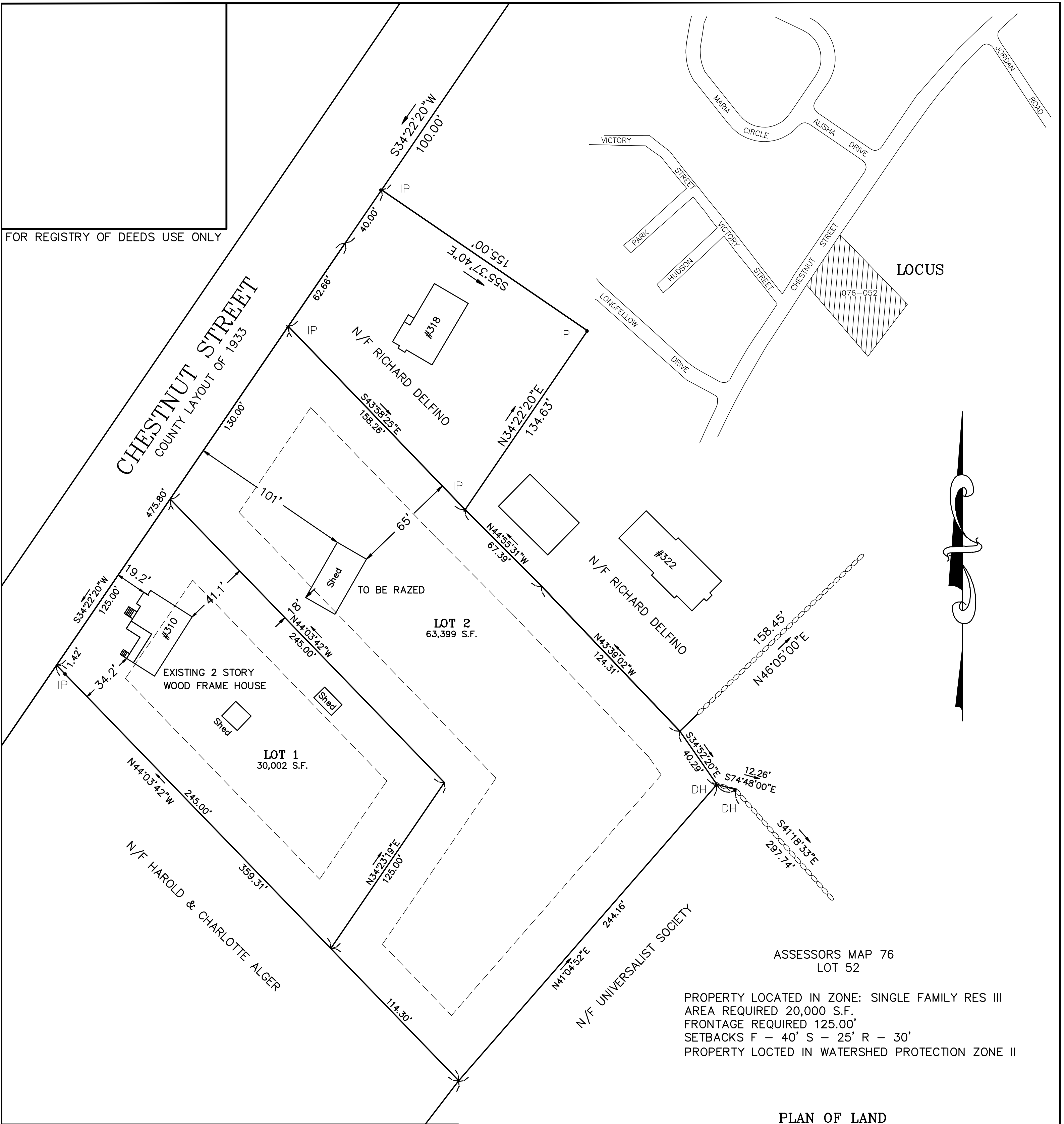
_____	_____
_____	_____

NO.	DATE	DESCRIPTION	BY
2	9/28/20	ADDED CERTIFICATE OF VOTE	RRG
1	6/9/20	REVIEW COMMENTS	RRG

DATE	INT.
12/18	FIELD BY: BL
8/20	FIELD BOOK PG#
2/20	CALCS BY: RRG
2/20	DESIGNED BY: RRG
2/20	DRAWN BY: COMP
2/20	CHECKED BY: CAQ

**UNITED
CONSULTANTS
INC.**
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8660 FAX 508-384-8666

DATE
FEB. 19, 2020
SCALE 1" = 40'
PROJECT UC1378
SHEET CV-1



FOR REGISTRY OF DEEDS USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED
FRANKLIN PLANNING BOARD

DATE _____

ASSESSORS MAP 76
LOT 52

PROPERTY LOCATED IN ZONE: SINGLE FAMILY RES III
AREA REQUIRED 20,000 S.F.
FRONTAGE REQUIRED 125.00'
SETBACKS F - 40' S - 25' R - 30'
PROPERTY LOCATED IN WATERSHED PROTECTION ZONE II

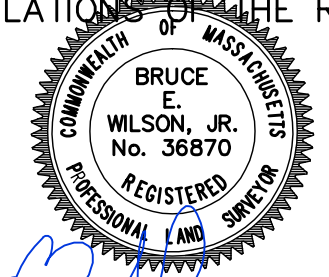
PLAN OF LAND
IN
FRANKLIN, MASSACHUSETTS

PREPARED FOR:
RICHARD DELFINO
310 CHESTNUT STREET
FRANKLIN, MASSACHUSETTS

SCALE: 1" = 40' DATE SEPTEMBER 28, 2020

DATE	FIELD BY:	INT.	DATE	DESIGNED BY:	INT.
	FIELD BOOK			DRAWN BY:	
	CALCS BY:			CHECKED BY:	

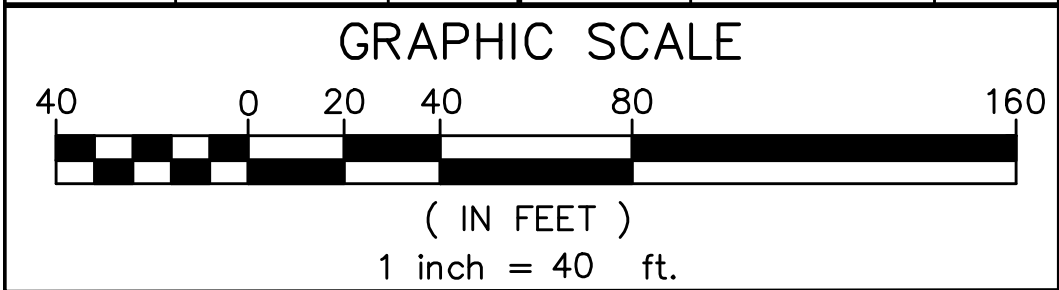
I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS



DATE: _____
BRUCE E. WILSON, JR., P.L.S. #36870

GW SITE SOLUTIONS
ENGINEERING & SURVEY, INC.
248 ELM STREET
BLACKSTONE, MA 01504
TELEPHONE (508) 553 9233

DATE	JOB NO.	SHEET NO.
9/28/20	2019-23	



PLANNING BOARD
FRANKLIN, MASSACHUSETTS

FORM A
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED
NOT TO REQUIRE APPROVAL (81-p)

SEPTEMBER 28, 2020

To the Planning Board of the Town of Franklin, Massachusetts.

The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: RICHARD DELFINO
Address of Applicant: 322 CHESTNUT STREET
Phone No.: 508-962-4141 Email: _____
2. Name of Owner (if not the Applicant): DELFINO REALTY TRUST LYLE-DELF
Address of Owner: 322 CHESTNUT ST
Phone No.: 508-962-4141 Email: _____
3. Name of Engineer: GW SITE SOLUTIONS
4. Deed of Property recorded in NORFOLK COUNTY with Norfolk Registry, Book 35022, Page 43
5. Location and Description of Property: 310 CHESTNUT STREET
6. Assessor's Map & Lot: 267-93
7. Reasons approval is not required (check as applicable):
 - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations _____
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely CHESTNUT STREET, or
 - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____
 - e) Other: _____

Signature of Applicant

RICHARD DELFINO
Print Name of Applicant

Signature Owner

RICHARD DELFINO TR
Print Name of Owner

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

FORM A
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED
NOT TO REQUIRE APPROVAL (81-p)

SEPTEMBER 28, 2020

To the Planning Board of the Town of Franklin, Massachusetts:

The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

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Address of Applicant: 322 CHESTNUT STREET
Phone No.: 508-962-4141 Email: _____
2. Name of Owner (if not the Applicant): DELFINO REALTY TRUST LYLE-DELF
Address of Owner: 322 CHESTNUT ST
Phone No.: 508-962-4141 Email: _____
3. Name of Engineer: GW SITE SOLUTIONS
4. Deed of Property recorded in NORFOL COUNTY with Norfolk Registry, Book 35022, Page 43
5. Location and Description of Property: 310 CHESTNUT STREET
6. Assessor's Map & Lot: 267-93
7. Reasons approval is not required (check as applicable):
 - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations _____
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely CHESTNUT STREET, or
 - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____
 - e) Other: _____

Signature of Applicant

RICHARD DELFINO
Print Name of Applicant

Signature Owner

RICHARD DELFINO TR
Print Name of Owner

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
Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: _____

Date of Plan: SEPT 28, 2020 Assessor's Information: 267-93

Prepared by: GW SITE SOLUTIONS

Applicant Name & Address: RICHARD DELFINO TR 322 CHESTNUT STREET

SECTION B:

Name of Record Owner(s): DELFINO REALTY TRUST LYLE-DELF

Address of Record Owner(s): 322 CHESTNUT STREET FRANKLIN, 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):
RICHARD DELFINO AND CHRISTINE J. LYLE-DELFINO 322 CHESTNUT STREET FRANKLIN

*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:

NORFOLK COUNTY BOOK 35022 PG 41

Executed as a sealed instrument this

day of 20

[Signature]
Signature of Applicant

RICHARD DELFINO
Print name of Applicant

[Signature]
Signature of Owner

RICHAARD DELFINO TR
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2020

On this 26 day of September 2020, before me, the undersigned notary public, personally appeared Richard Delfino (name of owner), proved to me through satisfactory evidence of identification, which were Personally Known to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Jan 31, 2025

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
Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: _____

Date of Plan: SEPT 28, 2020 Assessor's Information: 267-93

Prepared by: GW SITE SOLUTIONS

Applicant Name & Address: RICHARD DELFINO TR 322 CHESTNUT STREET

SECTION B:

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RICHARD DELFINO AND CHRISTINE J. LYLE-DELFINO 322 CHESTNUT STREET FRANKLIN

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NORFOLK COUNTY BOOK 35022 PG 41

Executed as a sealed instrument this

day of 20

[Signature]
Signature of Applicant

RICHARD DELFINO
Print name of Applicant

[Signature]
Signature of Owner

RICHAARD DELFINO TR
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2020

On this 28 day of Sept 2020, before me, the undersigned notary public, personally appeared Richard DELFINO (name of owner), proved to me through satisfactory evidence of identification, which were Personan Know to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Jun 31 2025



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: October 13, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – 310 Grove Street

The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, October 19, 2020 Planning Board meeting and offers the following commentary:

General

1. The applicant has submitted a Form A application for 81-p Plan Review to accompany the plan titled “Richard Delfino, 310 Chestnut Street, Franklin, Massachusetts” dated 9/28/2020.
2. The purpose of the plan is to divide an existing parcel with a house lot and create a buildable lot.
3. The above application depicts a location within the Single Family III Zoning District. The proposed lot shown conforms to lot requirements associated with this zoning district.
 - Minimum Lot area: 20,000 s.f.
 - Minimum Frontage: 125’
 - Lot Width: 112.5’
4. The above application depicts the land known on Assessors Map 267 Lot 93. However, the plans are labeled as Map 76 Lot 52, this is incorrect. This should be corrected prior to endorsement.

ANR Summary

DPCD has no further comments.

Date: 04-06-2017 @ 12:06pm
Ct1#: 702 Doc#: 29392
Fee: \$.00 Cons: \$1.00

QUITCLAIM DEED

Property Address: Land on and off Jordan Rd. & Chestnut St., Franklin, MA
Grant address: 322 Chestnut Street Franklin, MA.

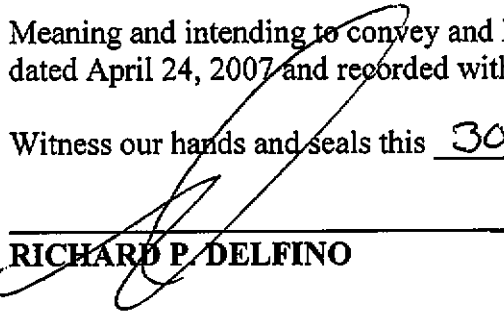
We, **RICHARD P. DELFINO** and **MARY L. DELFINO**, both of Franklin, Norfolk County, Massachusetts, for consideration paid and in full consideration of Less than One Hundred (\$100.00) Dollars, grant to **RICHARD P. DELFINO** and **CHRISTINE J. LYLE-DELFINO, TRUSTEES** of the **DELFINO REALTY TRUST**, under a Declaration of Trust dated March 30, 2017, as evidenced by a Certificate of Trust dated March 30, 2017 and recorded in the Norfolk Registry of Deeds herewith, of 322 Chestnut Street, Franklin, Massachusetts 02038

WITH QUITCLAIM COVENANTS:

All land situated on and off of Jordan Road and Chestnut Street in Franklin, Norfolk County, Massachusetts.

Meaning and intending to convey and hereby conveying the same premises conveyed by deed dated April 24, 2007 and recorded with Norfolk Deeds in Book 24737, Page 429.

Witness our hands and seals this 30th day of March, 2017.



RICHARD P. DELFINO

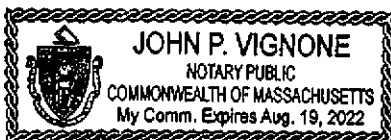


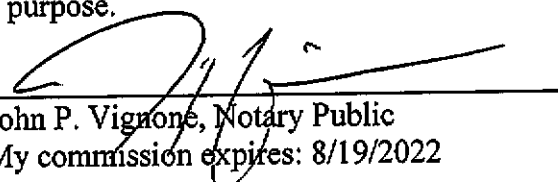
MARY L. DELFINO

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 30th day of March, 2017, before me, the undersigned notary public, personally appeared **RICHARD P. DELFINO** and **MARY L. DELFINO**, proved to me through satisfactory evidence of identification, which were (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 acknowledged to me that they signed it voluntarily for its stated purpose.





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

**TRUSTEE'S CERTIFICATE
PURSUANT TO M.G.L. ch. 184 §35
DELFINO REALTY TRUST**

We, Richard P. Delfino, of Franklin, Massachusetts and Christine J. Lyle-Delfino, of Franklin, Norfolk County, Commonwealth of Massachusetts, do hereby state that we are the trustees of the DELFINO REALTY TRUST u/d/t dated March 30, 2017 (hereinafter referred to as the "Trust") and certify further as follows:

1. The Trust is a non-testamentary trust.
2. We have not been removed from office as of the date hereof.
3. No fact exists which constitutes a condition precedent to acts by the Trustee or which are in any manner germane to affairs of the trust.
4. Pursuant to the provisions of the Trust, the Trustee shall have the absolute power to sell at public auction, or private sale, and to assign, transfer, pledge, barter or exchange for real or personal property, all or any part of the real or personal property, including mortgages now or hereafter held under the trust, at such time and prices and upon such terms and conditions as the Trustee deems proper without order or license of the court and to execute any and all deeds and other instruments necessary or appropriate to accomplish such sale, and no person need make any inquiry concerning the propriety of any of the Trustee's actions, and all such actions shall conclusively be presumed to be proper.
5. Unless sooner terminated, the Trust shall terminate twenty (20) years after the death of the last of the Trustees.

SIGNED under the pains and penalties of perjury this 30th day of March 2017.

Roger Powell
Witness

[Signature]
Witness

RICHARD P. DELFINO, Trustee

CHRISTINE J. LYLE-DELFINO, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk, ss:

On this 30th day of March 2017, before me, the undersigned notary public, personally appeared RICHARD P. DELFINO AND CHRISTINE J. LYLE-DELFINO,

- personally known to me, or
- proved to me through satisfactory evidence of identification, which was
 - a driver's license
 - (other:)

to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public:
My Commission Expires: 7/18/19



JOHN J. HICKEY JR.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 18, 2019

VEHICULAR PARKING REQUIREMENTS

DESCRIPTION	CALCULATION
OFFICE SPACE	1 PARKING SPACE PER 250 GFA
WAREHOUSE	1 PARKING SPACE PER 1,000 GFA

PARKING SUMMARY

EXISTING CONDITIONS	GROSS FLOOR AREA	REQUIRED	PROVIDED
EXISTING OFFICE	180,500± GSF	722 SPACES	
EXISTING WAREHOUSE	56,000± GSF	56 SPACES	
TOTAL PARKING SPACES		778 SPACES	448 SPACES

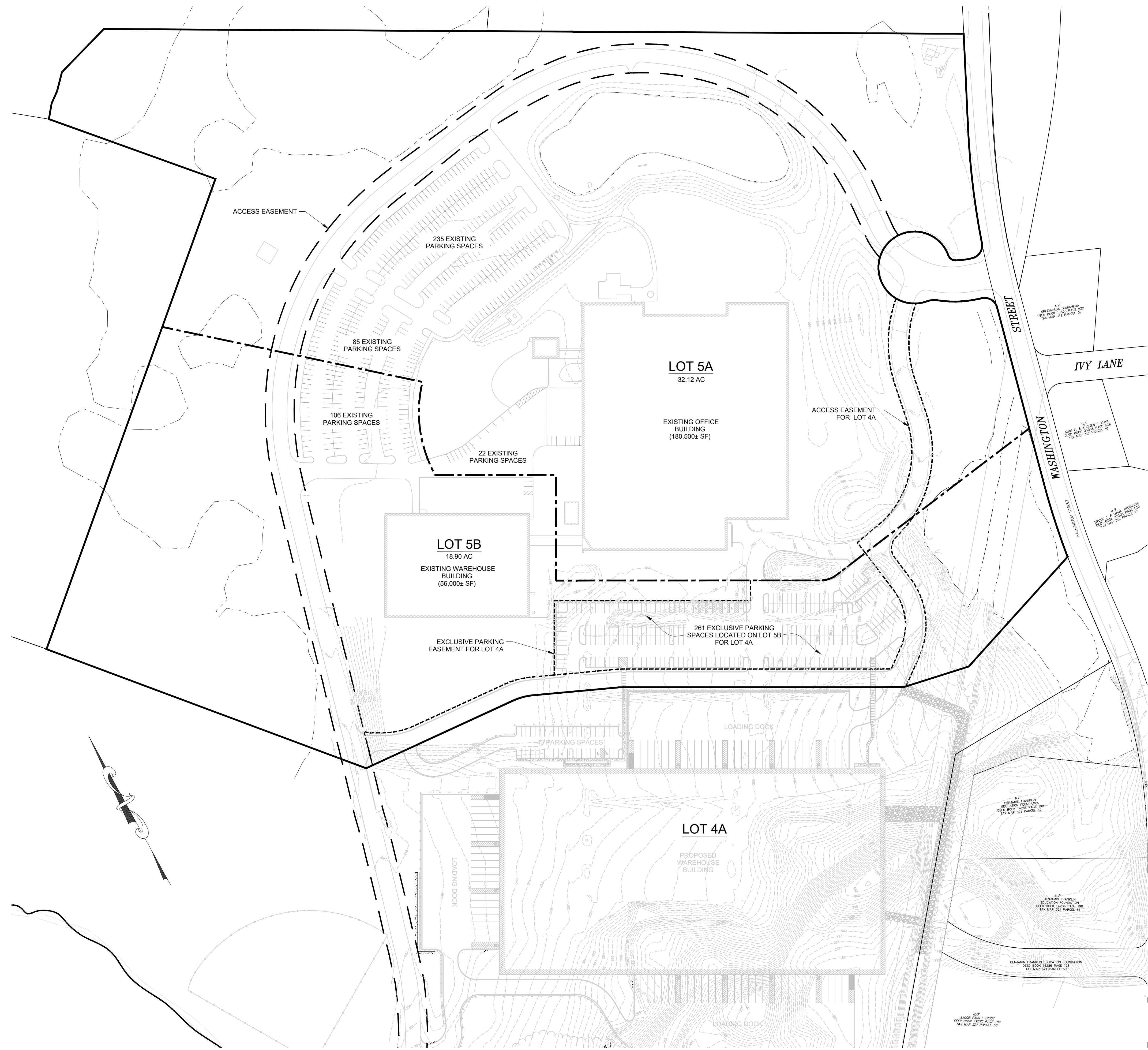
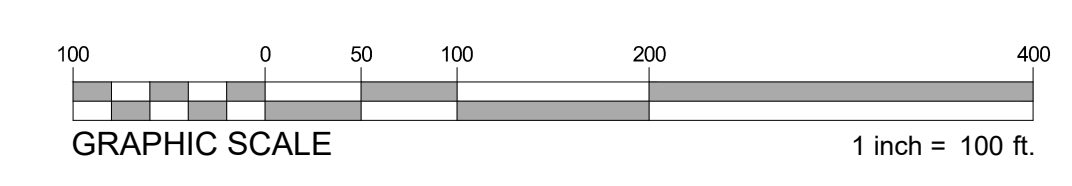
PROPOSED CONDITIONS	GROSS FLOOR AREA	REQUIRED	PROVIDED
LOT 5A			
EXISTING OFFICE	180,000± GSF	722 SPACES	342 SPACES
LOT 5B			
EXISTING WAREHOUSE	56,000± S.F.	56 SPACES	106 SPACES

- NOTES:
- A WAIVER TO REDUCE REQUIRED PARKING ON LOT 5A FROM 722 SPACES TO 342 SPACES IS REQUIRED FROM FRANKLIN PLANNING BOARD.
 - AS OF THE DATE OF THIS PLAN, THE ESTIMATED NUMBER OF EMPLOYEES WORKING AT THE OFFICE BUILDING AND WAREHOUSE ON LOT 5A IS 25, BASED UPON AN INQUIRY OF THE CURRENT TENANTS.
 - AN EXISTING WAIVER ALLOWS THE EXCLUSIVE USE OF 261 PARKING SPACES ON LOT 5B FOR LOT 4A REFER TO "PARKING PLAN - 100 FINANCIAL WAY" DATED 11.20.2018.
 - AN EXISTING WAIVER ALLOWS PARKING GREATER THAN 300' FROM BUILDING ENTRANCE FOR LOT 5A REFER TO "PARKING PLAN - 100 FINANCIAL WAY" DATED 11.20.2018.

TOWN OF FRANKLIN PLANNING BOARD
DECISION DATE: MONTH XX, 2020
APPROVAL SIGNATURES:

SYMBOL LEGEND

	EXISTING PROPERTY LINE
	PROPOSED FUTURE PROPERTY LINE
	ACCESS EASEMENT
	PARKING EASEMENT



FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled "100 & 200 FINANCIAL PARK - PARKING ALLOCATION PLAN" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: ICBP IV HOLDINGS 34, LLC
Address of Applicant: 1 SANSOME ST. | SUITE 1500 | SAN FRANCISCO, CA 94104
Phone No.: (415) 295-8080 Email: AHOLMBERG@BERKELEYPARTNERS.COM

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

3. Name of Engineer: HIGHPOINT ENGINEERING, INC.
Address of Engineer: 45 DAN ROAD, SUITE 140 CANTON, MA 02021
Phone No.: (781) 770-0971 Email: DHARTNETT@HIGHPOINTENG.COM

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 36923, Page 217, (or Certificate of Title No. _____)

5. Location and Description of Property:
100 & 200 FINANCIAL PARK

Square Footage of Building(s) 236,500±
Assessor's Map 10 Lot 321 - 020 - 000 - 000

6. Purpose of Site Plan: MODIFY PREVIOUSLY APPROVED PARKING PLAN UNDER CERTIFICATE OF VOTE DATED DECEMBER 3, 2018

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

SECTION: SITE PLAN REVIEW 185-21: PARKING, LOADING, DRIVEWAY REQUIREMENTS: (A)(4) - REDUCE REQUIRED PARKING.
SECTION: SITE PLAN REVIEW 185-21: PARKING, LOADING, DRIVEWAY REQUIREMENTS: (C)(6) - WAIVE PARKING DISTANCE.

M-N
Signature of Applicant

ICBP IV Holdings 34, LLC,
Print Name of Applicant

by: Matthew Novak, Duly Authorized Signatory

M-N
Signature of Owner

ICBP IV Holdings 34, LLC,
Print Name of Owner

by: Matthew Novak, Duly Authorized Signatory

**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: Highpoint Engineering, Inc.

Signed:



Subdivision: 100 & 200 Financial Park

Date: July 3, 2020

Nature of Waiver: Modify previous waiver for parking reduction granted under Certificate of Vote - Site Plan dated December 3, 2018 by:
1. Reduced required parking on Lot 5A from 722 spaces to 342 spaces.
2. Allow existing parking spaces to be located greater than 300' of building entrances on Lots 5A & 5B as previously approved.

Subdivision Rules and Regulation Reference:

Franklin Zoning By-Law Section 185-21 PARKING, LOADING, DRIVEWAY REQUIREMENTS:
(A)(4) - REDUCE REQUIRED PARKING.
Franklin Zoning By-Law Section 185-21 PARKING, LOADING, DRIVEWAY REQUIREMENTS:
(C)(6) - WAIVE PARKING DISTANCE.

Reason the waiver is requested:

Waiver is requested as existing office building use parking demand is significantly lower than what the off-street parking regulations require. The existing waiver granted on December 3, 2018 allows the exclusive use of 261 parking spaces via a parking & access easement for Lot 4A, which is now assigned to Lot 5B.

Alternatives to granting the waiver:

Construct additional parking that has no actual demand based upon existing and proposed tenant uses.

Impact of waiver denial on the project:

Construction of additional impervious area with associated stormwater improvements displaces existing landscape and natural wooded areas when it is not necessary to support existing use of the site.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Granting of waiver reduces impervious area and related stormwater improvements within the Water Resource District, retaining landscape and naturally wooded open space.

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: 100 & 200 FINANCIAL PARK - PARKING ALLOCATION PLAN

Date of Plan: 09/03/2020 Assessor's Information: PARCEL 10: 321-020-000-000

Prepared by: HIGHPOINT ENGINEERING, INC. | 45 DAN ROAD, SUITE 140 | CANTON, MA 02021

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

SECTION B:

Name of Record Owner(s): ICBP IV HOLDINGS 34, LLC

Address of Record Owner(s): 1 SANSOME ST. | SUITE 1500 | SAN FRANCISCO, CA 94104

*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 5 day of oct 2020


Signature of Applicant

ICBP IV Holdings 34, LLC, by Matthew Novak, Duly
Print name of Applicant Authorized Signatory


Signature of Owner

ICBP IV Holdings 34, LLC, by Matthew Novak, Duly
Print name of Owner Authorized Signatory

_____ ss.

20_____

On this _____ day of _____ 20____, before me, the undersigned notary public, personally appeared _____ (*name of Applicant*), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.

(*Official signature and seal of notary*)

Notary Public:

My Commission Expires: _____

Please see attached California notary acknowledgments

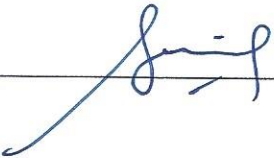
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

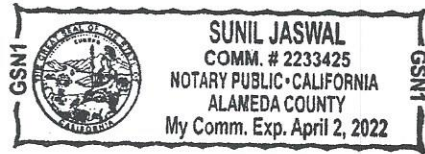
STATE OF CALIFORNIA
COUNTY OF ALAMEDA

On 10-05-2020, 2020, before me, Sunil Jaswal, Notary Public, personally appeared Matthew Novak, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

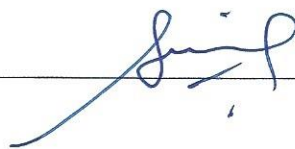
STATE OF CALIFORNIA

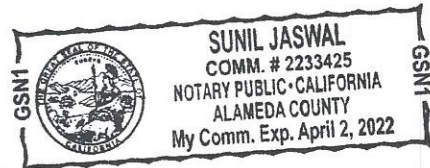
COUNTY OF ALAMEDA

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





LO
431 Washington St. / 100 Financial Park
Franklin

Bk 36923 Pg 217 #53360
06-28-2019 @ 11:46a

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
OFFICIAL
CERTIFY COPY
William P O'Donnell
WILLIAM P O'DONNELL, REGISTER

NOT
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 06-28-2019 @ 11:46am
Cell#: 740 Doc#: 53360
Fee: \$80,256.00 Cons: \$17,600,000.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT Franklin Property Owner, LLC, a Delaware limited liability company, with an address of 133 Pearl Street, Boston, Massachusetts 02110 ("Grantor"),

for consideration paid and full consideration of SEVENTEEN MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$17,600,000.00) grants to ICBP IV HOLDINGS 34, LLC, a Delaware limited liability company with an address of c/o Berkeley Partners, 1 Sansome Street, Suite 1500, San Francisco, California, ("Grantee")

with QUITCLAIM COVENANTS

The land, together with any improvements thereon, located in the City/Town of Franklin, Norfolk County, Massachusetts, as more particularly described in Exhibit A attached hereto and made a part hereof.

The conveyance is made together with and subject to all recorded easements, conditions, restrictions and agreements and all other matters of record that lawfully apply to the property hereby conveyed.

Grantor has not elected to be treated as a corporation for federal income tax purposes.

Being a portion of the premises conveyed to the Grantor herein by Deed, dated March 5, 2015 and recorded with Norfolk County Registry of Deeds in Book 32948, Page 250.

PREMISES most commonly known as 431 Washington Street, Franklin, Norfolk County, Massachusetts

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N O T

A N

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed, under seal as of the 20 day of June, 2019.


N O T

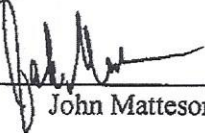
A N

C O P Y

FRANKLIN PROPERTY OWNER, LLC,
Delaware limited liability company


By: 385 MYLES & 431 WASHINGTON STREET,
LLC, , Manager

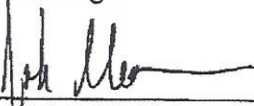
By: 
Steven E. Goodman, Manager

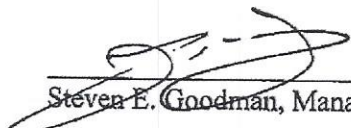
By: 
John Matteson, Manager

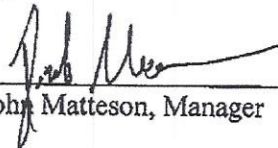
By: FRANKLIN MYLES HOLDING COMPANY,
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By: 385 MYLES & 431 WASHINGTON
STREET, LLC, Its Manager

By: 
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Manager

By: 
John Matteson, Manager

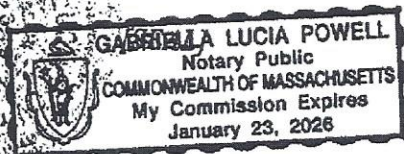
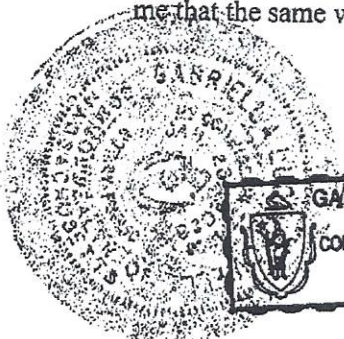

Steven E. Goodman, Manager


John Matteson, Manager

NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
OFFICIAL COPY

Suffolk, ss.

On this 21 day of June, 2019, personally appeared before me STEVEN E. GOODMAN, as Manager on behalf of 385 MYLES & 431 WASHINGTON STREET, LLC, manager on behalf of FRANKLIN MYLES HOLDING COMPANY, LLC and manager on behalf of FRANKLIN PROPERTY OWNER, LLC, who proved to me through satisfactory evidence of identification, to wit, Steven Goodman, to be the signer of the foregoing document, and acknowledged to me that the same was signed voluntarily for its stated purpose.



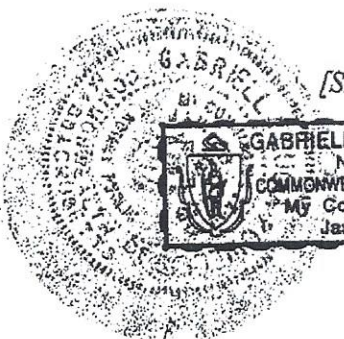
Gabriella Lucia Powell
Notary Public

My Commission expires: January 23, 2026

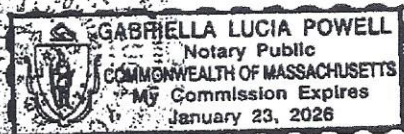
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 21 day of June, 2019, personally appeared before me JOHN MATTESON, as Manager on behalf of 385 MYLES & 431 WASHINGTON STREET, LLC, manager on behalf of FRANKLIN MYLES HOLDING COMPANY, LLC and manager on behalf of FRANKLIN PROPERTY OWNER, LLC, who proved to me through satisfactory evidence of identification, to wit, John Matteson, to be the signer of the foregoing document, and acknowledged to me that the same was signed voluntarily for its stated purpose.



[SEAL]



Gabriella Lucia Powell
Notary Public

My Commission expires: January 23, 2026

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
EXHIBIT A
(to Franklin Quitclaim Deed)

DESCRIPTION OF LAND

That certain parcel of land, being a portion of the property conveyed to Franklin Property Owner, LLC by deed of California State Teachers' Retirement System, dated March 5, 2015, as recorded in the Norfolk County Registry of Deeds in Book 32948, Page 250, and more particularly shown as "Lot 5" and the fee in and to area shown in Detail "E" on plan entitled "ANR Plan of Land in Franklin, MA, #100 Financial Park, Franklin, Massachusetts" prepared for Franklin Property Owners, LLC, by Hancock Associates as recorded in the Norfolk County Registry of Deeds in Plan Book 672, Page 97 of 2018.

Subject to and together with the benefit of the following easements:

- A. Easements set forth in Deed recorded in Book 5878, Page 135; and
- B. Utility easements set forth in that certain Reciprocal Easement Agreement, dated December 27, 2017 and recorded in Book 35711, Page 497, as affected by a Consent and Subordination, dated December 12, 2018 and recorded in Book 326701, Page 509, as further affected by a Joinder, dated December 12, 2018, and recorded in Book 36503, Page 315.



**FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT**

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

MEMORANDUM

DATE: October 14, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 100 Financial Way
Limited Site Plan Modification

The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, October 19, 2020, Planning Board meeting and offers the following commentary:

General:

1. The site is located at 100 Financial Way and currently has 2 existing buildings.
2. The Limited Site Plan Modification is to allocate parking for the existing buildings on site.
3. The Applicant is proposing to allow reduced required parking spaces for lot 5A from 722 spaces to 342 spaces and allow parking spaces greater than 300' from the building for Lots 5A & 5B.

Comments:

The applicant has submitted a Form R with the requested waivers, as indicated above.

DPCD has no further comments.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: October 13, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – 100 Financial Way

The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, October 19, 2020 Planning Board meeting and offers the following commentary:

General

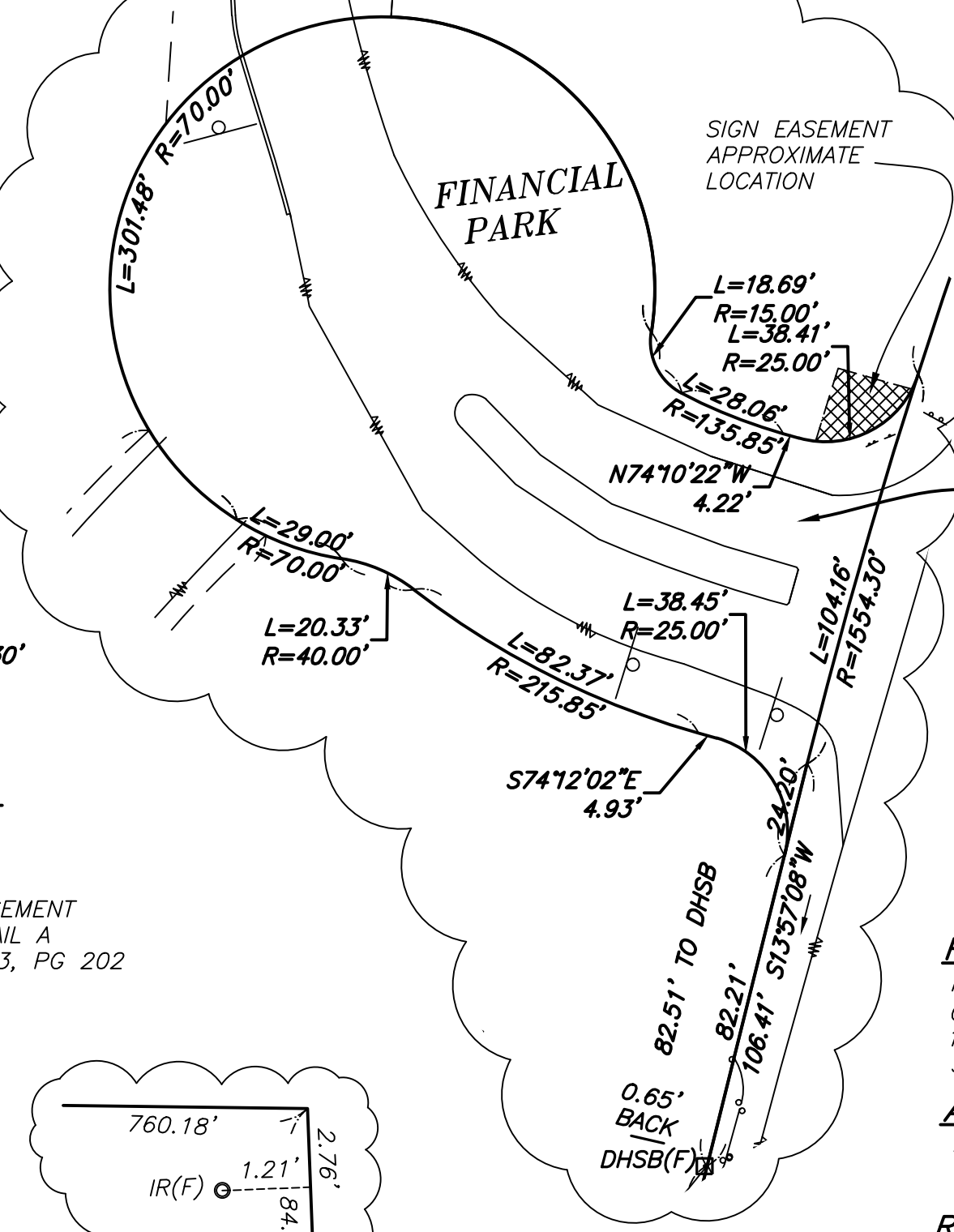
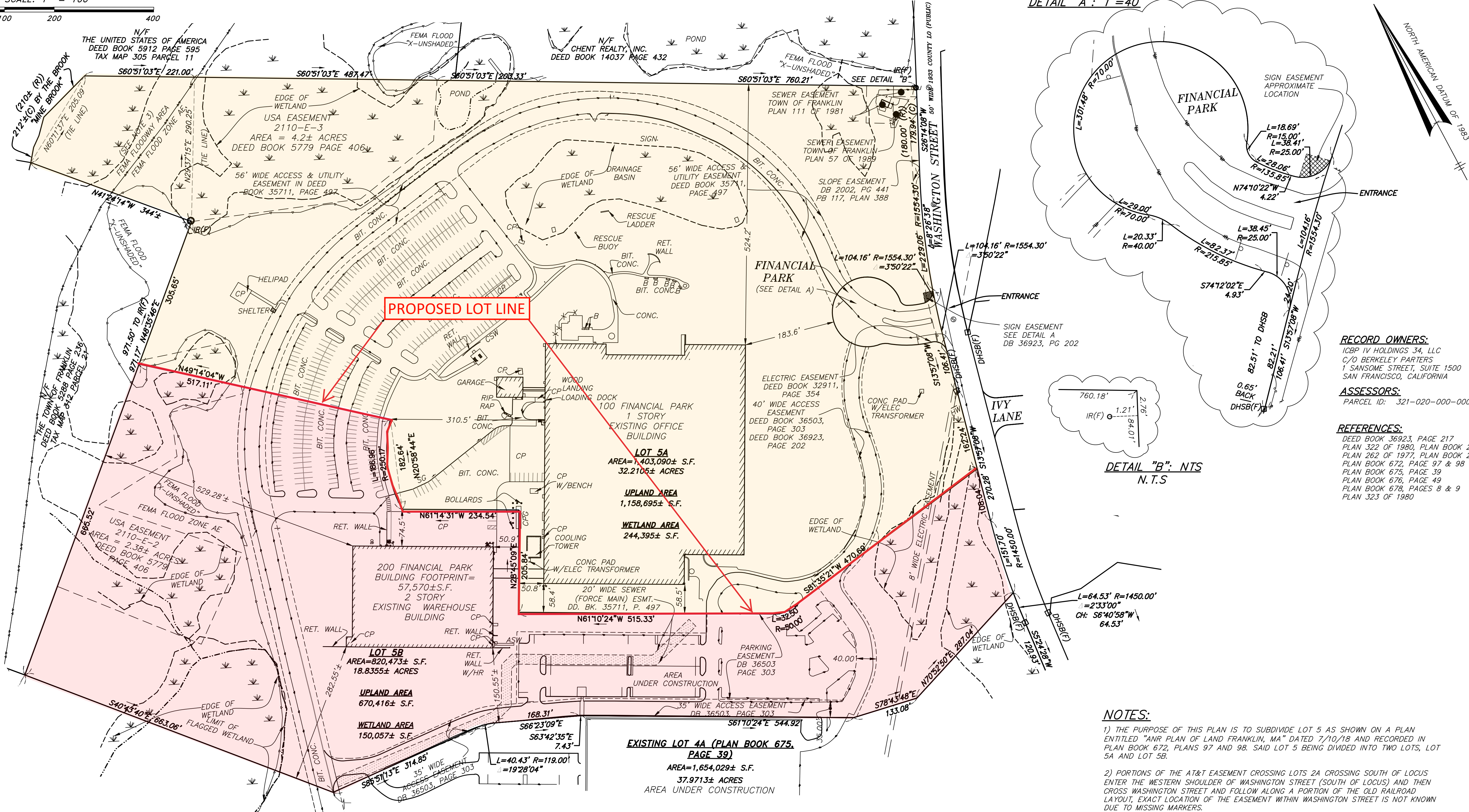
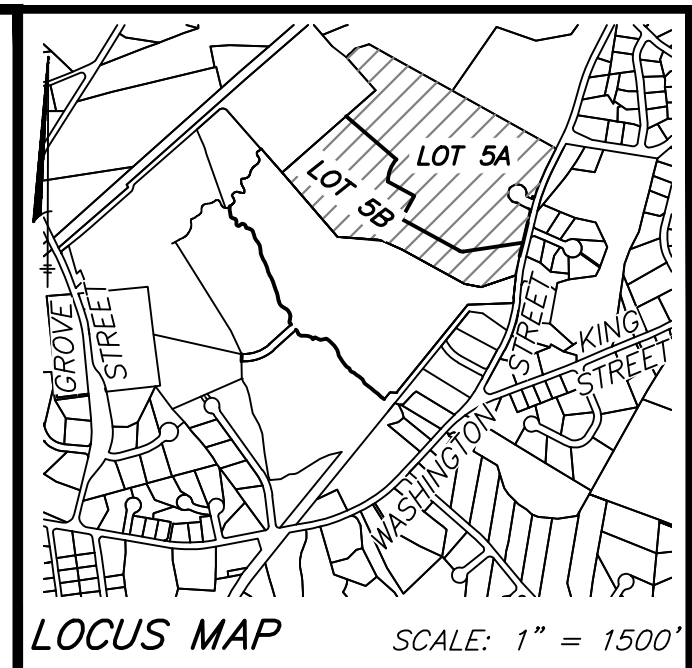
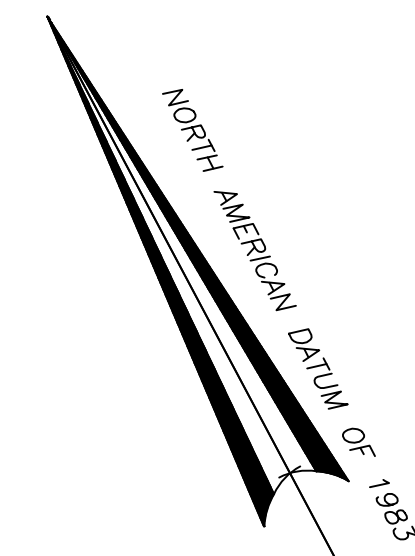
1. The applicant has submitted a Form A application for 81-p Plan Review to accompany the plan titled “#100 & #200 Financial Park” dated August 21, 2020.
2. The purpose of the plan is to divide Lot 5 into 2 separate lots.
3. The above application depicts a location within the Industrial Zoning District. The proposed lot shown conforms to lot requirements associated with this zoning district.
 - Minimum Lot area: 40,000 s.f.
 - Minimum Frontage: 175’
 - Lot Width: 157.5’
4. The above application depicts the land known on Assessors Map 312 Lot 20. However, the plans are labeled as Map 321 Lot 20, this is incorrect. This should be corrected prior to endorsement.

ANR Summary

DPCD has no further comments.

SCALE: 1" = 100'

DETAIL "A": 1"=40'



- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 5 AS SHOWN ON A PLAN ENTITLED "ANR PLAN OF LAND FRANKLIN, MA" DATED 7/10/18 AND RECORDED IN PLAN BOOK 672, PLANS 97 AND 98. SAID LOT 5 BEING DIVIDED INTO TWO LOTS, LOT 5A AND LOT 5B.
 - 2) PORTIONS OF THE AT&T EASEMENT CROSSING LOTS 2A CROSSING SOUTH OF LOCUS, ENTER THE WESTERN SHOULDER OF WASHINGTON STREET (SOUTH OF LOCUS) AND THEN CROSS WASHINGTON STREET AND FOLLOW ALONG A PORTION OF THE OLD RAILROAD LAYOUT, EXACT LOCATION OF THE EASEMENT WITHIN WASHINGTON STREET IS NOT KNOWN DUE TO MISSING MARKERS.
 - 3) FEMA FLOOD ZONE LINES ARE SHOWN APPROXIMATELY FROM MASS GIS.
 - 4) ELECTRIC EASEMENT CROSSING LOCUS IS DEPICTED APPROXIMATELY PER 2-19-2015 ALTA PLAN PREPARED FOR CRE MANAGEMENT, LLC, AND PLAN BOOK 56, PLAN #2653. WIDTH IS CORRECTED TO 8' PER DEED BOOK 1094 PAGE 31, DATED 10-1-1908.
 - 5) THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT AND RESTRICTIONS TO UNITED STATES OF AMERICA, FOR FLOOD MANAGEMENT PURPOSES, DATED APRIL 24, 1980, RECORDED WITH SAID DEEDS IN BOOK 5728, PAGE 281, AS AFFECTED BY CORRECTIVE DEED RECORDED WITH SAID DEEDS IN BOOK 5779, PAGE 406.
 - 6) A TWO LOT DEFINITIVE SUBDIVISION PLAN WAS APPROVED FOR A PREVIOUS OWNER CREATING THE "FINANCIAL PARK" RIGHT OF WAY CUL-DE-SAC. THE COVER SHEET (ONLY) WAS RECORDED IN PLAN BOOK 428, PLAN 163 OF 1995 AT THE NORFOLK COUNTY REGISTRY OF DEEDS. THE LOTTING SHEETS, NOT RECORDED, ARE ON FILE AT THE FRANKLIN PLANNING BOARD.
 - 7) THE SURVEYED PROPERTY IS SUBJECT TO AND HAS THE BENEFIT OF EASEMENTS AND RIGHTS GRANTED BY THE TOWN OF FRANKLIN TO DIGITAL EQUIPMENT CORPORATION DATED MAY 20, 1981, RECORDED WITH SAID DEEDS IN BOOK 5878, PAGE 135.
 - 8) PORTIONS OF EDGE OF WATER ON ABUTTING PROPERTY HAVE BEEN SCALED FROM MASSGIS 2013-2014 ORTHO IMAGERY FOR REFERENCE PURPOSES ONLY AND ARE APPROXIMATE.
 - 9) WETLANDS SHOWN HEREON ARE SHOWN IN MORE DETAIL ON A PLAN ENTITLED "WETLAND LOCATION PLAN IN FRANKLIN, MA" DATED JANUARY 7, 2020 BY THIS OFFICE AND ON FILE WITH THE TOWN OF FRANKLIN.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

PROFESSIONAL LAND SURVEYOR _____ DATE _____
FOR REGISTRY USE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
FRANKLIN PLANNING BOARD

LEGEND

- ○ ○ ○ ○ ○ STONE WALL
- — — — METAL GUARDRAIL
- — — — EDGE OF PAVEMENT
- x — x — x WIRE FENCE
- — — — EDGE OF GRAVEL ROAD
- DH DRILL HOLE
- DHC DRILL HOLE IN CONCRETE BOUND
- DHSB DRILL HOLE IN STONE BOUND
- I.ROD IRON ROD
- BIT. BITUMINOUS
- (C) CALCULATED
- CONC. CONCRETE
- (F) FOUND
- (R) RECORD
- CP CONCRETE PAD
- CPG CONCRETE PAD W/GENERATOR
- BIT. CONC. BITUMINOUS CONCRETE

DATE: _____

NOTE: PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS.

SITE ADDRESS
#100 & #200
FINANCIAL PARK
(F/K/A 431 WASHINGTON ST.)
Franklin, Massachusetts

PREPARED FOR:
ICBP IV REIT
ACQUISITIONS, LLC

RECORD OWNERS:
ICBP IV HOLDINGS 34, LLC
C/O BERKELEY PARTERS
1 SANSOME STREET, SUITE 1500
SAN FRANCISCO, CALIFORNIA

ASSESSORS:
PARCEL ID: 321-020-000-000

REFERENCES:
DEED BOOK 36923, PAGE 217
PLAN 322 OF 1980, PLAN BOOK 281
PLAN 262 OF 1977, PLAN BOOK 259
PLAN BOOK 672, PAGE 97 & 98
PLAN BOOK 675, PAGE 39
PLAN BOOK 676, PAGE 49
PLAN BOOK 678, PAGES 8 & 9
PLAN 323 OF 1980

HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Environmental Consultants

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 7/30/20 DRAWN BY: CMC/vk
SCALE: 1" = 100' CHECK BY: BBD/JDB

ANR PLAN OF LAND IN FRANKLIN, MA

PLOT DATE: Aug 21, 2020 10:28 am
DWG: 22387-ANR Lot 5-A-B_1.dwg
LAYOUT: ANR-1
SHEET: 1 OF 3
PROJECT NO.: **22387**

ANR-1

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

FORM A
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED
NOT TO REQUIRE APPROVAL (81-p)

AUGUST 28, 20 20

To the Planning Board of the Town of Franklin, Massachusetts:

The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: ICBP IV HOLDINGS 34, LLC SUITE 1500
Address of Applicant: C/O BERKELEY PARTNERS, 1 SANSONE ST., SAN FRANCISCO, CA 94104
Phone No.: 802-598-1594 Email: aholmberg@berkeleypartners.com
2. Name of Owner (if not the Applicant): _____
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: HANLOCK ASSOCIATES
4. Deed of Property recorded in Dedham, MA with Norfolk Registry, Book 36923, Page 217
5. Location and Description of Property: #100 + #200 FINANCIAL PARK
6. Assessor's Map & Lot: PARCEL 10: 321-020-000-000
7. Reasons approval is not required (check as applicable):
 - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations _____
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely WASHINGTON ST., or
 - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____
 - e) Other: _____

[Signature]
Signature of Applicant

ICBP IV Holdings 34, LLC,
Print Name of Applicant
by Matthew Novak, Duly
Authorized Signatory

[Signature]
Signature Owner

ICBP IV Holdings 34, LLC,
Print Name of Owner
by Matthew Novak, Duly
Authorized Signatory

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

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: ANR Plan of Land in Franklin, MA

Date of Plan: 7-30-2020 Assessor's Information: 321-020-000-006

Prepared by: HANWICK ASSOCIATES

Applicant Name & Address: _____

SECTION B:

Name of Record Owner(s): ICEP IV HOLDINGS 34, LLC
C/O BERKELEY PARTNERS

Address of Record Owner(s): 1 SANSOME ST., SUITE 1500
SAN FRANCISCO, CA 94104

****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 5 day of October 2020

[Signature]
Signature of Applicant

ICBP IV Holdings 34, LLC, by Matthew Novak, Duly
Print name of Applicant Authorized Signatory

[Signature]
Signature of Owner

ICBP IV Holdings 34, LLC, by Matthew Novak, Duly
Print name of Owner Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

_____ ss. _____ 20__

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____ (name of owner), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.

(Official signature and seal of notary)
Notary Public.
My Commission Expires: _____

Please see attached California notary acknowledgments

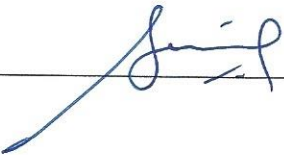
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

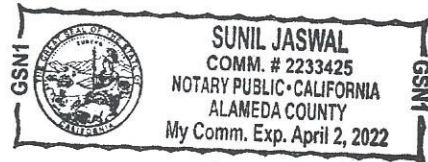
STATE OF CALIFORNIA
COUNTY OF ALAMEDA

On 10.05.2020, 2020, before me, Sunil Jaswal, Notary Public, personally appeared Matthew Novak, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)






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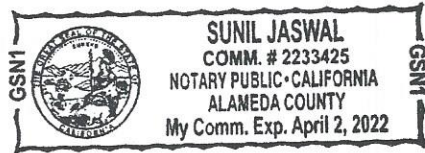
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Signature  (Seal)





10
431 Washington St. / 100 Financial Park
Franklin

Bk 36923 Pg 217 #53360
06-28-2019 @ 11:46a

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
OFFICIAL
CERTIFY COPY
William P O'Donnell
WILLIAM P O'DONNELL, REGISTER

NOT
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Data: 06-28-2019 @ 11:46am
Ctlf: 740 Doc#: 53360
Fee: \$80,256.00 Cons: \$17,600,000.00

QUITCLAIM DEED

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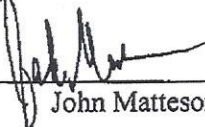
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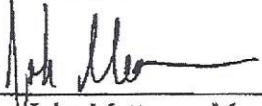
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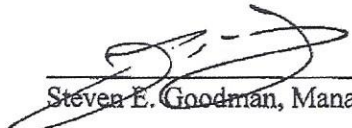
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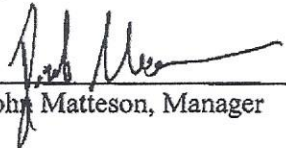
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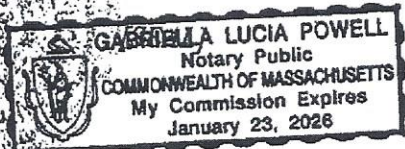
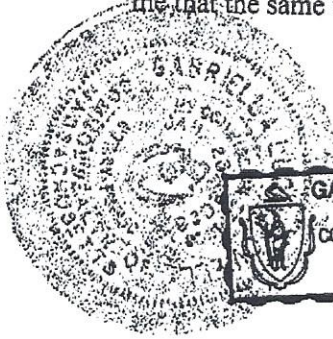

Steven E. Goodman, Manager


John Matteson, Manager

NOT
COMMONWEALTH OF MASSACHUSETTS
OFFICIAL COPY

Suffolk, ss.

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Gabriella Lucia Powell
Notary Public

My Commission expires: January 23, 2026

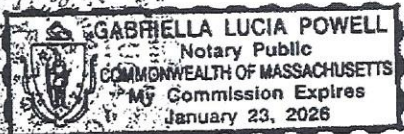
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

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[SEAL]



Gabriella Lucia Powell
Notary Public

My Commission expires: January 23, 2026

N O T N O T
A N A N
O F F I C I A L EXHIBIT A F I C I A L
C O P Y (to Franklin Quitclaim Deed) C O P Y

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- B. Utility easements set forth in that certain Reciprocal Easement Agreement, dated December 27, 2017 and recorded in Book 35711, Page 497, as affected by a Consent and Subordination, dated December 12, 2018 and recorded in Book 326701, Page 509, as further affected by a Joinder, dated December 12, 2018, and recorded in Book 36503, Page 315.

CERTIFICATE OF RELEASE AND COMPLETION

WHEREAS, on Oct. 13, 2020, the town of Franklin, a Massachusetts municipal corporation, acting through its Planning Board, with an address of municipal building, 355 E. Central Street, Franklin, Massachusetts 02038 [hereinafter "board"] received a request for a Certificate of Release and Completion concerning the construction of ways and installation of municipal services in a subdivision owned by Lakeview Terrace/Marinella Construction, Inc., with an address of PO Box 411, Franklin, MA 02038, [hereinafter "owner"];

WHEREAS, on Oct. 13, 2020, based on the owner's application dated Oct. 13, 2020, and after duly noticed public hearing(s), the board approved a definitive subdivision plan showing 2 lots, which is entitled: Lakeview Terrace by: Marinella Construction and recorded or registered at the Norfolk county Registry of Deeds as Plan # _____;

WHEREAS, the approved definitive subdivision plan shows the division of a parcel of land located at Brandywine Rd. [hereinafter "subdivision"] and further described in a deed or deeds dated _____ and recorded at the Norfolk county Registry of Deeds in Book(s) _____, Page(s) _____; or is registered in Norfolk County Land Registry as Document No. _____, and noted on Certificate of Title No. _____, in Registration Book _____, Page _____;

NOW THEREFOR, the board has determined that the construction of ways and installation of municipal services:

have been fully and satisfactorily completed, subject to application for acceptance of the ways and municipal services to the Franklin Town council, and all existing methods for securing construction of ways and installation of municipal services in the subdivision are hereby released.

_____ have not been fully and satisfactorily completed, thus requiring retention of any and all performance guarantees that secure the construction of ways and installation of municipal services, based on the following insufficiencies:

Duly executed as a sealed instrument this _____ day of _____, 20_____, by a majority of the members of the planning board of the town of Franklin.

PLANNING BOARD OF THE TOWN OF FRANKLIN

COMMONWEALTH OF MASSACHUSETTS

_____, SS. _____, 20____

On this _____ day of _____ 20____, before me, the undersigned notary public, personally appeared _____ (*name of document signer*), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.

(*Official signature and seal of notary*)
Notary Public:
My Commission Expires: _____

cc: Town Clerk, Town of Franklin
Treasurer, Town of Franklin



Andrews Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning
 P.O. Box 312, 104 Mendon Street
 Uxbridge, Massachusetts 01569
 P: 508-278-3897 F: 508-278-2289

LEGEND

- CATCH BASIN (CONSTRUCTED)
- CATCH BASIN (EXISTING)
- DRAINAGE MANHOLE (EXISTING)
- FLARED END SECTION (CONSTRUCTED)
- CHECK DAM (CONSTRUCTED)
- WOOD GUARDRAIL (CONSTRUCTED)
- BITUMINOUS CONCRETE BIT. CONC.
- SLOPED GRANITE CURB SGC
- BITUMINOUS CONCRETE CURB BCC
- EDGE OF PAVEMENT EOP
- NOW OR FORMERLY N/F
- SQUARE FEET S.F.

FRANKLIN ZONING INFORMATION:
 ZONE: RURAL RESIDENTIAL 1
 SETBACKS:
 FRONT 40'
 SIDE 40'
 REAR 40'

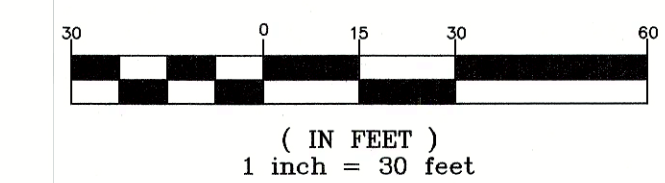
PROJECT: 7 & 11 BRANDYWINE ROAD
 FRANKLIN, MA 02038

APPLICANT: STEPHEN ROLLINS
 344 JOHN L. DIETSCH BOULEVARD
 NORTH ATTLEBORO, MA 02760

REVISIONS

NO.	DATE	DESCRIPTION
1	10/14/20	ADD 1FT CONTOURS PER TOWN

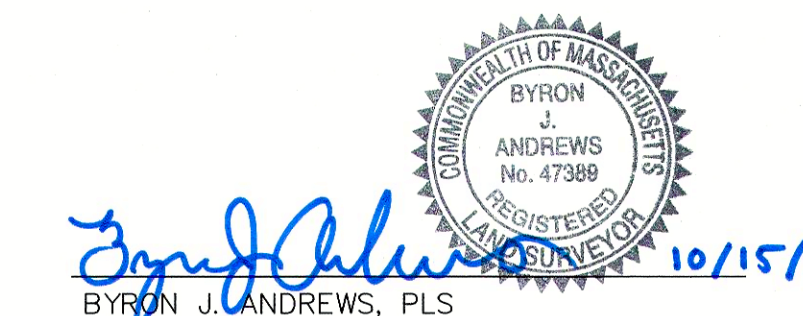
GRAPHIC SCALE



SHEET TITLE

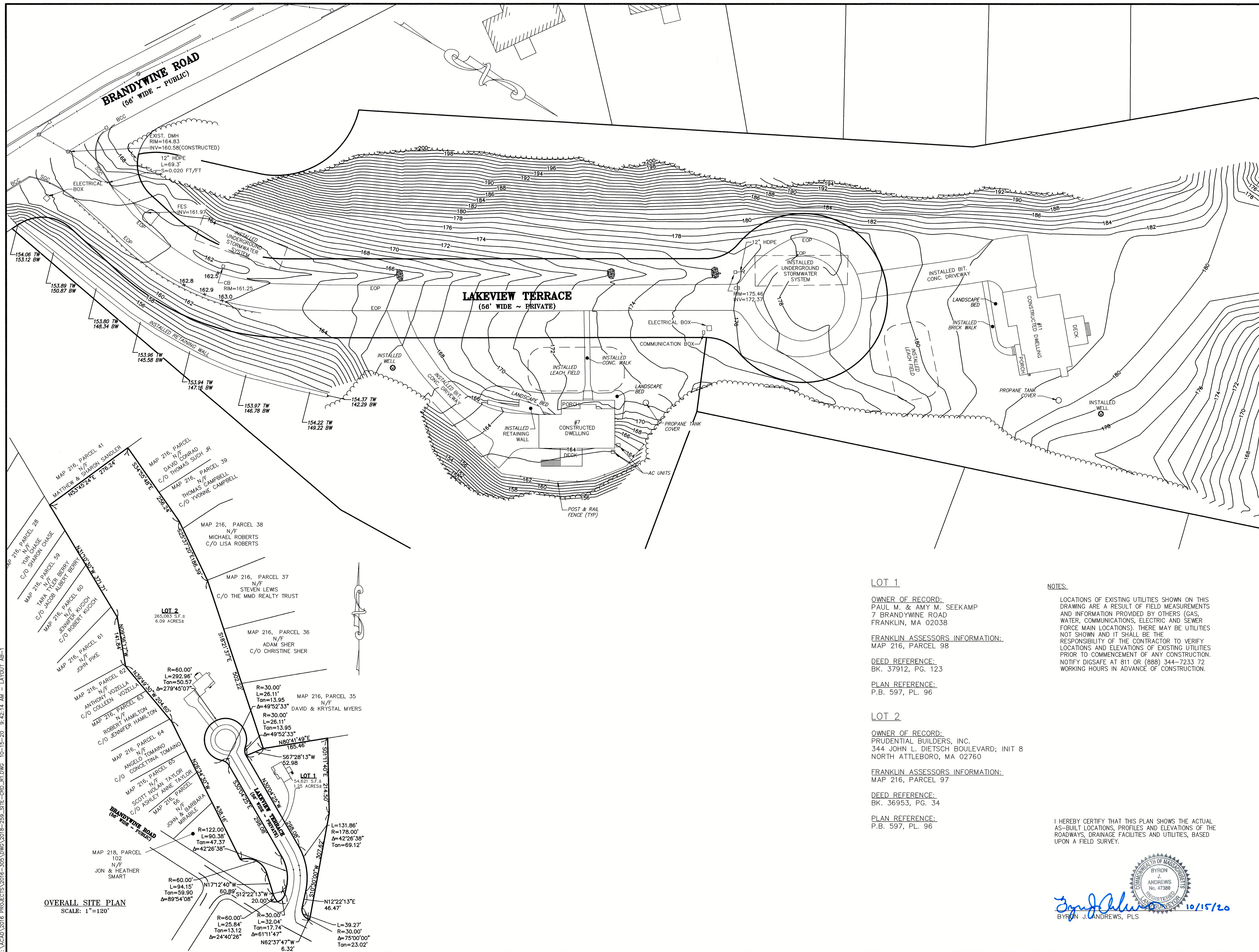
CONSTRUCTION RECORD PLAN

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE ACTUAL AS-BUILT LOCATIONS, PROFILES AND ELEVATIONS OF THE ROADWAYS, DRAINAGE FACILITIES AND UTILITIES, BASED UPON A FIELD SURVEY.



DES BY: JJS	DATE: 09/09/20	AB-1
CHK BY: BJA	PROJECT NO. 2018-259	

REF. 2016-305 PLAN NO. L-6251



LOT 1

OWNER OF RECORD:
 PAUL M. & AMY M. SEEKAMP
 7 BRANDYWINE ROAD
 FRANKLIN, MA 02038

FRANKLIN ASSESSORS INFORMATION:
 MAP 216, PARCEL 98

DEED REFERENCE:
 BK. 37912, PG. 123

PLAN REFERENCE:
 P.B. 597, PL. 96

LOT 2

OWNER OF RECORD:
 PRUDENTIAL BUILDERS, INC.
 344 JOHN L. DIETSCH BOULEVARD; INIT 8
 NORTH ATTLEBORO, MA 02760

FRANKLIN ASSESSORS INFORMATION:
 MAP 216, PARCEL 97

DEED REFERENCE:
 BK. 36953, PG. 34

PLAN REFERENCE:
 P.B. 597, PL. 96

NOTES:

LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE A RESULT OF FIELD MEASUREMENTS AND INFORMATION PROVIDED BY OTHERS (GAS, WATER, COMMUNICATIONS, ELECTRIC AND SEWER FORCE MAIN LOCATIONS). THERE MAY BE UTILITIES NOT SHOWN AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NOTIFY DIGSAFE AT 811 OR (888) 344-7233 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

Lakeview Terrace

Report No.:	4831 60 - 12	Date:	October 8, 2020	Arrive:	10:00 AM
Observer:	Matt Crowley, PE	Weather:	Sunny ~60°	Leave:	10:40 AM
Owner:	Tony Marinella 28 Tia Place Franklin, MA 02038	Contractor:	N/A		

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

OBSERVATIONS

Observation Requested By: Tony Marinella

Met/walked site with: Tony Marinella and Jude Gauvin

Current Activity on Site: No current activity

Observed Construction: BETA arrived on-site to meet with the project owner and engineer or record to discuss outstanding issues noted on the Form H – Certificate of Partial Release, dated September 21, 2020 and BETA’s report, dated September 22, 2020. An as-built plan, dated September 9, 2020, and prepared by Andrews Survey and Engineering, Inc. was previously provided via email and has not been updated. A Certificate of Release and Completion, dated October 13, 2020, was provided and indicates that all work has been satisfactorily been completed. BETA walked the site and reviewed the Approved Plans to document conformance with the Approved Plans and approved field changes. The following work items were noted to be outstanding in previous documentation and the current status is described in red:

- **Hydroseed has been applied to the swale along the left side of the roadway.**
- **Eroded slope between the guardrail has been repaired, loamed and seeded. Some debris remains as the base of the retaining wall and the owner has indicated that it is not readily accessible with equipment.**
- **Grading along the top of the retaining wall has been revised to so that the toe of slope is below the top of wall.**
- The Engineer of Record has indicated that the erosion problem along the slope above the retaining wall is a result of the catch basin in the swale being covered and flow overtopping the roadway; however, the as-built plan also indicates that the cross-slope of the roadway near the intersection of Brandywine Road is pitched toward the slope above the retaining wall. It is anticipated that stormwater will continue to flow toward the eroded slope unless measures are implemented to direct roadway flow to the swale as depicted on the Approved Plans. **The project owner indicated that the although the initial apron of the roadway is sloped away from the swale in order to match the grading of Brandywine Road, the slope transitions back towards the swale before any stormwater would leave the roadway. BETA requested**

that the as-built be updated to show greater detail (e.g. 1-foot contours and spot grades as necessary) to clearly show drainage patterns.

- There is a small gap between the existing bituminous curb on Brandywine Road and the newly installed granite radius curb. The gap should be patched to prevent water from washing out the loam and gravel behind the curb. **The gap has been patched with concrete.**
- The Department of Planning and Community Development has requested that the Fire Chief confirm that they are satisfied that the existing fire hydrant on Brandywine Road is adequate for fire protection, as there is no water infrastructure on the project roadway. **A letter has been provided by the Fire Chief indicating an additional hydrant is not required.**
- The installed wooden guardrail does not appear to conform to the detail/notes on the Approved Plans. BETA has requested that the design engineer confirm the installed guardrail meets the intent of the approved design. **BETA awaits correspondence from the engineer of record.**

SITE PHOTOS



Repair of eroded slope



Revised grading at top of retaining wall



Swale with hydroseed



Concrete placed at interface between slant granite curb and drainage inlet stone



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: October 15, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Lakeview Terrace – Private Subdivision
Final Form H

General

1. The Planning Board approved a Definitive Subdivision on August 9, 2009, known as Lakeview Terrace, located off of Brandywine Road. The Definitive Subdivision is for a private roadway to construct 2 single family homes.
2. The Applicant was issued an occupancy permit for the first single family house in May 2020. They were to complete the site for the final occupancy permit.
3. The applicant has submitted a Final Form H and an as-built plan.
4. BETA has provided an observation report.

Comments

1. The Planning Board discussed the following concerns at the meeting on September 28, 2020:
 - Guardrail does not match plans
 - Sediment on neighbor's property
 - Erosion above retaining wall has not been adequately repaired
 - Finish grade of slope is not below top of wall per detail
 - Vehicles driving over cul-de-sac island
 - Portion of roadway not pitched to swale
 - Concern that infiltration systems may be clogged with sediment.
 - Swales are bare soil.
 - Transition stone not used between slant granite curbing and CB inlet stone
2. Applicant has not provided and Engineer's Certificate of Completion.
3. DPCD notes that the roadway will remain private and never be accepted by the Town.