

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/89710260555> or call on your phone at 312-626-6799, meeting # 89710260555.

November 16, 2020

- 7:00 PM **Commencement/General Business**
- 7:05 PM **PUBLIC HEARING – Initial**
Zoning By-Law Amendment 20-861 *Adv.: Nov. 2 & Nov. 9, 2020*
On or Near Oak St *Abuts: Nov.2, 2020*
- 7:05 PM **PUBLIC HEARING – Initial**
Zoning By-Law Amendment 20-862 *Adv.: Nov. 2 & Nov. 9, 2020*
On or Near Longhill Rd and Pleasant St *Abuts: Nov.2, 2020*
- 7:10 PM **PUBLIC HEARING - Initial**
52 East Central St *Adv.: Nov. 2 & Nov. 9, 2020*
Special Permit & Site Plan Modification *Abuts: Nov. 2, 2020*
- 7:20 PM **PUBLIC HEARING - Initial**
515 West Central Street *Adv.: Nov. 2 & Nov. 9, 2020*
Site Plan *Abuts: Nov. 2, 2020*
- 7:20 PM **PUBLIC HEARING - Continued**
70, 72 & 94 East Central St – Multi-Family *Adv.: Jan 27 & Feb 3, 2020*
Special Permit & Site Plan Modification *Abuts: Jan. 22, 2020*
- 7:25 PM **PUBLIC HEARING – Continued**
Maple Hill *Adv.: Feb. 24 & March 2, 2020*
Definitive Subdivision *Abuts: February 24, 2020*
TO BE CONTINUED

Tel: (508) 520-4907

Fax: (508) 520 4906

GENERAL BUSINESS:

- A. Election of Officers**
- B. 2021 Meeting Dates**
- C. 81-P ANR Signing Authority**
- D. Phase Plan:** 160 Grove St – Marijuana Cultivation
- E. Partial Form H:** - Fairfield at Dean Ave – Apartments
- F. 81-P ANR:** 140 Beech St

This agenda is subject to change. Last updated: November 9, 2020

The next meeting of the Planning Board is scheduled for December 7, 2020.

Town of Franklin



Planning Board

355 East Central Street
Franklin, Massachusetts 02038

November 17, 2020

Nancy Danello, Acting Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: ELECTION OF OFFICERS 2021

Dear Mrs. Danello:

Please be advised that at the meeting on Monday, November 16, 2020 upon motion duly made and seconded, the Planning Board voted as follows:

5-0-0 to elect _____ to the position of Chairman

5-0-0 to elect _____ to the position of Vice Chairman

5-0-0 to elect _____ to the position of Clerk

Sincerely,

, Chairman
Franklin Planning Board

A TRUE COPY ATTEST:

Nancy Danello, Acting Town Clerk

cc: Registrar of Deeds (Norfolk County)
cc: Land Court

Town of Franklin



Planning Board

355 East Central Street
Franklin, Massachusetts 02038

November 19, 2020

Nancy Danello, Acting Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: Massachusetts General Law Chapter 41, Section 81-P

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, November 16, 2020 upon motion duly made and seconded, the Planning Board voted (5-0-0) to authorize Chairman, _____, to be the sole signatory on plans in accordance with Massachusetts General Law Chapter 41, Section 81-p.

MAJORITY OF THE PLANNING BOARD:

A TRUE COPY ATTEST:

Nancy Danello, Acting Town Clerk

Town of Franklin



Planning Board

November 17, 2020

Nancy Danello, Acting Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: Planning Board Meeting Dates for 2021

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, November 16, 2020, upon motion duly made and seconded, the Planning Board voted (5-0-0) to approve the meeting dates for the year 2021. Dates are subject to change.

| | |
|---------------------------|----------------------------|
| Monday, January 4, 2021 | Monday, July 12, 2021 |
| Monday, January 25, 2021 | Monday, July 26, 2021 |
| Monday, February 8, 2021 | Monday, August 9, 2021 |
| Monday, February 22, 2021 | Monday, August 23, 2021 |
| Monday, March 8, 2021 | Monday, September 13, 2021 |
| Monday, March 22, 2021 | Monday, September 27, 2021 |
| Monday, April 5, 2021 | Monday, October 18, 2021 |
| Monday, April 26, 2021 | Monday, November 1, 2021 |
| Monday, May 10, 2021 | Monday, November 15, 2021 |
| Monday, May 24, 2021 | Monday, December 6, 2021 |
| Monday, June 7, 2021 | Monday, December 20, 2021 |
| Monday, June 21, 2021 | |

Sincerely,

Memorandum

To: Anthony Padula, Chairman, Franklin Planning Board

From: Hennep Cultivation, LLC

cc: Town of Franklin Planning Board

Date: Revised October 15, 2020

Re: **Phasing Plan – Hennep Cultivation, LLC – 160 Grove St**

GENERAL

The proposed cultivation and production facility at 160 Grove Street will be constructed in two-phases. The first phase will include mass excavation of the site and include bringing all permanent utilities into the property. These will be completed as part of Phase One. The second phase is anticipated to proceed within 2 years of the completion of the first phase and will include installation of remaining grow houses, either all at one time or increments of (2) at a time. Phasing is shown on the attached drawings.

PHASE ONE COMPLETION

Phase one will include all bulk land clearing and excavation, drainage and stormwater management (including infiltration systems), septic, leaching area, grease trap, all utilities, etc. for the occupancy of the two-story building and use of the (6) grow warehouses. This includes at a binder course and curbing at all drive areas up to the Fire Hydrant just south of FE-2, the front entrance at Grove Street, and to the end of the leach field at the south. There is a temporary road during Phase One for first responder access. All fire hydrants, one located at the front entrance, one at the northwest corner of the building, and the third located just south of FE-2 will be installed during this phase. Striping of parking areas is included at the Grove Street side and north side of the site (up to CB 5). Installation of sidewalks as required for the safe egress of employees from the phase one structures will also be complete. The two-story building construction will be completed during this phase including foundations, building structure, mechanical, electrical, fire protection and plumbing and security. We will satisfy all C of O requirements for this phase of the project. Anticipated occupancy for basement only: 30+/- . Parking required Industrial Use 11,215sf @ 1 per 400sf = 28 spaces; Warehouse use 30,295sf @ 1 per 1000sf = 30 spaces; total of 58 spaces required. Parking spaces provided minimum 61.

PHASE TWO COMPLETION DESCRIPTION

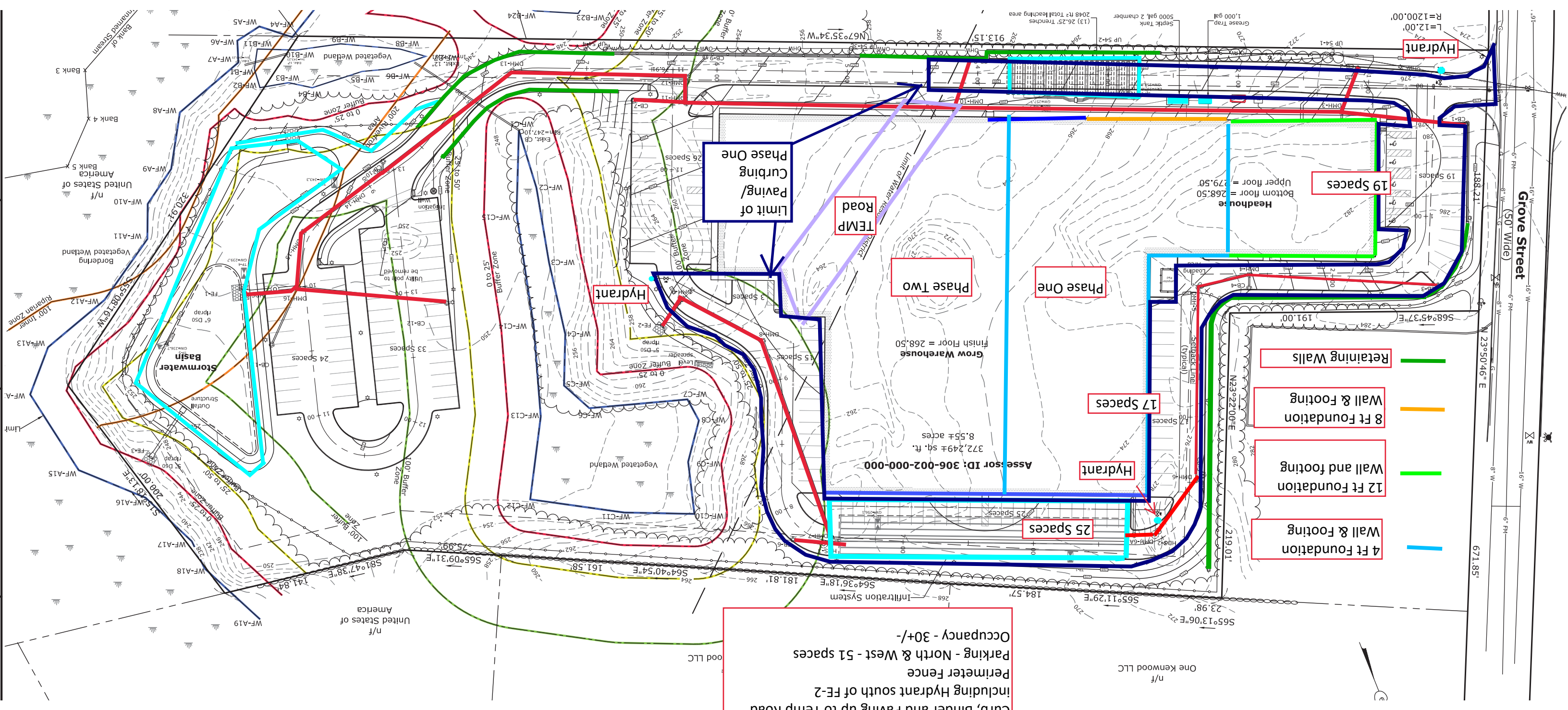
Phase two will consist of foundations and infrastructure for the remaining (9) grow warehouses and supplementary employee entrance. This phase will also include completion of all sidewalks and additional parking at the east end of the building and overflow parking at the far east end of the



property. Landscaping for the entire site and building will also be part of this phase. Please note that phase one will have the all the infrastructure (power panels, sprinkler, domestic water, etc. installed and sized to accept the work of phase. We will complete all remaining retaining walls and final paving at Phase Two roads and parking areas. We will satisfy all C of O requirements for this phase. The remaining (9) grow houses may be installed either at one time or installed in any combination as funds will allow. In either case all requirements for occupancy shall be met. Anticipated Occupancy: 31-100; Parking provided: 52-162.

CONTINGENCY PLAN

In the event Hennep is unable to start Phase Two in the 2 years stated above, Hennep will apply for an extension of the permit for another 2 years. In the event Phase Two is not completed, Hennep will maintain all installed work in good operating condition.



PHASE ONE SITEWORK PLAN:
 Install Stormwater Management
 Install retaining walls-upper parking
 Install Septic & Leach Field
 Install Grease Trap & Piping
 Install Water, Sprinkler, Well & Hydrants
 Curb, Binder and Paving up to Temp Road
 Including Hydrant south of FE-2
 Perimeter Fence
 Parking - North & West - 51 spaces
 Occupancy - 30+/-

- 4 Ft Foundation Wall & Footing
- 12 Ft Foundation Wall and footing
- 8 Ft Foundation Wall & Footing
- Retaining Walls

Limit of Paving/
Curbing
Phase One

TEMP Road

Phase Two

Phase One

19 Spaces

17 Spaces

25 Spaces

Hydrant

Hydrant

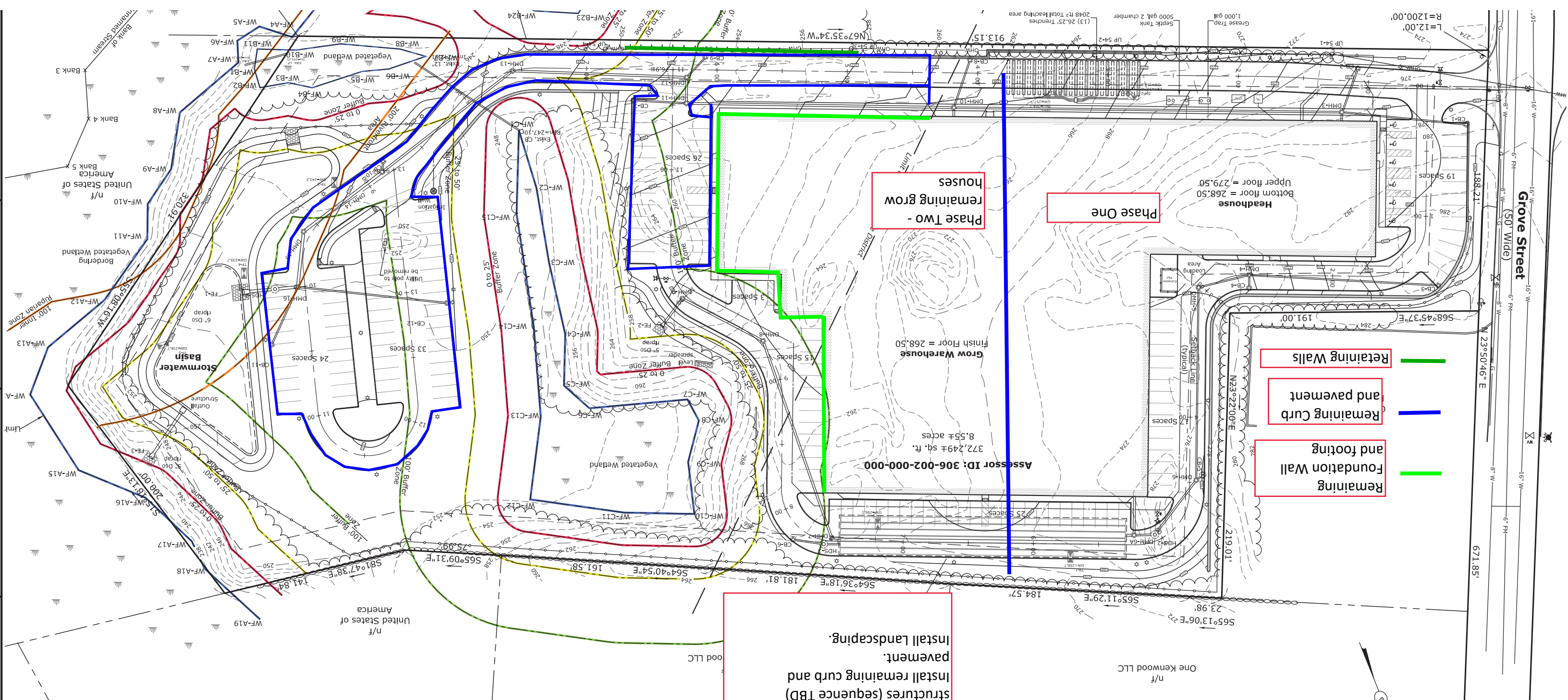
Hydrant

Headhouse
Upper floor = 279,50
Bottom floor = 268,50

Grow Warehouse
Finish floor = 268,50
372,249 sq. ft.
8.55± acres
Assessor ID: 306-002-000-000

Grove Street
(50' Wide)





PHASE TWO SITEWORK PLAN:
 Install remaining foundations as required for each greenhouse cluster.
 Install remaining greenhouse structures (sequence TBD) and install remaining curb and pavement.
 Install landscaping.

- Retaining Walls
- Remaining Curb and pavement
- Remaining and footing Wall

Phase Two - remaining grow houses

Phase One

Headhouse
 Bottom floor = 268,50
 Upper floor = 279,50

Grow Warehouse
 Finish floor = 268,50

Assessor ID: 306-002-000-000
 372,249± sq. ft.
 8,555± acres

Grove Street (50' wide)



n/f One Kenwood LLC

ood LLC

n/f United States of America

Bank of
 Riparian Zone
 100' Liner Zone
 Bordered Wetland
 United States of America
 Bank 3
 Bank 4
 Bank 5
 WF-A13
 WF-A12
 WF-A11
 WF-A10
 WF-A9
 WF-A8
 WF-A7
 WF-B1
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 WF-A6
 WF-A15
 WF-A16
 WF-A17
 WF-A18
 WF-A19

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201
phone 781-279-0180

Stoneham, MA 02180
fax 781-279-0173

November 09, 2020

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

Regarding: Form H - Certificate of Partial Completion
Site Area for Building 6
Fairfield Residential at Dean Avenue
Franklin, MA
Job No. 15056

Dear Mr. Padula:

Enclosed for review and approval of the Planning Board is Form H, Engineer's, and Owner's Certificate of Partial Completion, which includes the Site Plan Work Completion List.

Fairfield is applying for Certificate of Occupancy for Building 6 and garages 9 & 10, at this time.

The Site Work is substantially complete in all site areas that includes Building 6 and garages 9 & 10, with the exception of the items noted on the attached Site Plan Work Completion List.

Also enclosed is a copy of the as-built survey, prepared by Guerriere & Halnon, Inc., dated November 6, 2020.

We would like to have this Partial Certificate of Completion reviewed at your next scheduled meeting on November 16th so we can obtain the Certificates of Occupancy for Building 6 and Garages 9 & 10.

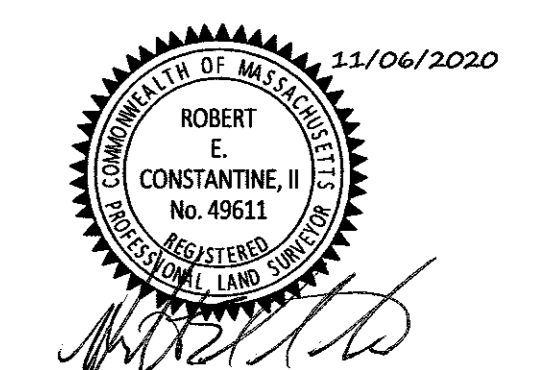
Sincerely,

RJO'CONNELL & ASSOCIATES



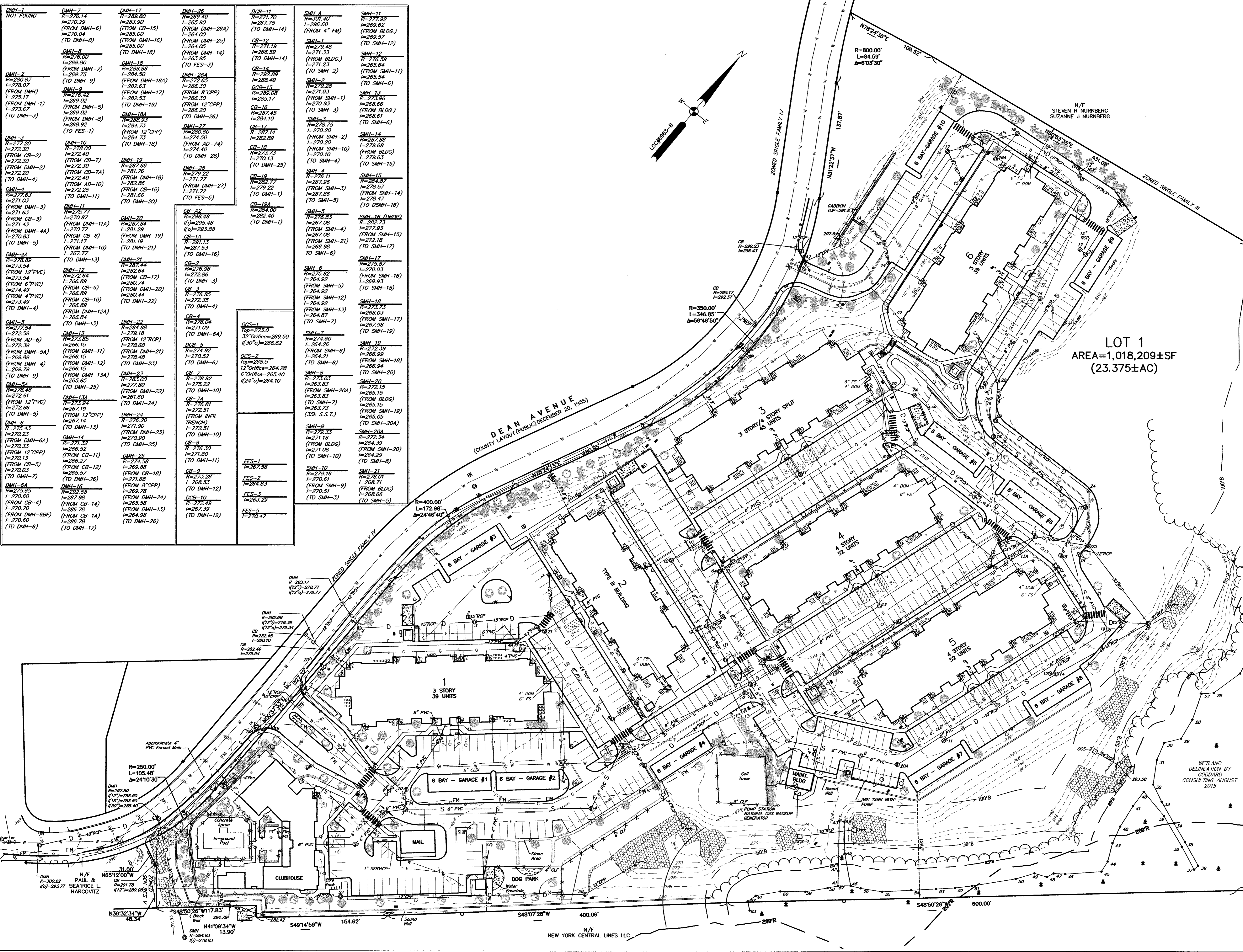
Brian J. McCarthy
Vice President

cc: Amy Love, Town Planner
Michael Maglio, Town Engineer
Matt Crowley, BETA Group
Rob Hewitt, Fairfield Development
John Shipe, Shipe Consulting



F3963

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| DMH-1 NOT FOUND R=276.14 I=270.25 (FROM DMH-6) I=270.04 (TO DMH-8) | DMH-7 R=276.14 I=270.25 (FROM DMH-6) I=270.04 (TO DMH-8) | DMH-17 R=289.80 I=283.90 (FROM DMH-15) I=285.00 (TO DMH-18) | DMH-26 R=289.40 I=283.90 (FROM DMH-26A) I=284.00 (TO DMH-25) | DMH-19 R=289.80 I=283.90 (FROM DMH-17) I=285.00 (TO DMH-18) | DMH-18 R=289.80 I=283.90 (FROM DMH-17) I=285.00 (TO DMH-18) | DMH-10 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-11 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-12 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-13 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-14 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-15 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-16 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-17 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-18 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-19 R=277.20 I=272.30 (FROM CB-2) I=272.30 (TO DMH-2) | DMH-20 R=277.20 I=272.30 (FROM 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LOT 1
AREA=1,018,209±SF
(23.375±AC)

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

FAIRFIELD DEAN LIMITED PARTNERSHIP,
A DELEWARE LIMITED PARTNERSHIP
7301 N. SH-161, SUITE 260
IRVING, TX 75039

LAND COURT DOC. 1,397,835
LAND COURT DOC. 1,397,832
LAND COURT DOC. 1,397,829
DEED BK. 35884 PG. 308
DEED BK. 36120 PG. 70 (VOLUNTARY
WITHDRAWAL FROM REGISTRATION SYSTEM)

APPLICANT

FAIRFIELD DEAN LIMITED PARTNERSHIP,
A DELEWARE LIMITED PARTNERSHIP
7301 N. SH-161, SUITE 260
IRVING, TX 75039

LEGAL REFERENCES

SEE PLAN RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS PLAN BOOK 679 PAGE 14

SEE SITE PLAN FOR FAIRFIELD AT DEAN AVENUE, FRANKLIN, MA, SITE PLAN SHEETS, PREPARED BY RJ O'CONNELL & ASSOCIATES, INC., WITH REVISION DATE SEPTEMBER 13, 2017, RECEIVED BY PLANNING DATE SEPTEMBER 15, 2017.

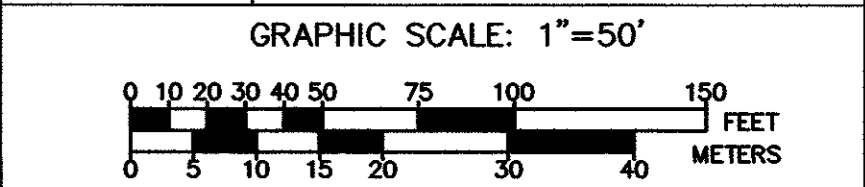
SEE APPROVAL OF THE SPECIAL PERMIT & SITE PLAN FOR 115, 119, 125 & 129 DEAN AVENUE WITH CONDITIONS AS LISTED ON PAGE 2 OF A MEMORANDUM TO THE PLANNING BOARD FROM DPDC DATED SEPTEMBER 20, 2017.

ORDER OF CONDITIONS IN BK. 35474 PG. 129
AMENDED ORDER OF CONDITIONS IN BK. 35517 PG. 102
AMENDED ORDER OF CONDITIONS IN BK. 35532 PG. 357
PLANNING BOARD DECISION IN DEED BK. 35570 PG. 87
ZONING BOARD DECISION IN DEED BK. 35570 PG. 96
ZONING BOARD DECISION IN DEED BK. 35570 PG. 98

**SITE AS-BUILT
FAIRFIELD AT DEAN AVENUE
FRANKLIN
MASSACHUSETTS**

NOVEMBER 6, 2020

| DATE | REVISION DESCRIPTION |
|------|----------------------|
| | |
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Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

Fairfield at Dean Avenue

| | | | | | |
|-------------|-------------------------|----------|--------------------------|---------|-----------------|
| Report No.: | 4831 63 – 114 | Date: | November 11, 2020 | Arrive: | 10:30 AM |
| Observer: | Matt Crowley, PE | Weather: | Cloudy ~75° | Leave: | 11:45 AM |

Owner: **Fairfield Residential Company**
One Edgewater Drive, Ste 107
Norwood, MA 02062

Contractor: **J. Read Corporation**
PO Box 1155
Westborough, MA 01581

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

OBSERVATIONS

Observation Requested By: Brian McCarthy – RJ O’Connell & Associates, Inc.

Met/walked site with: N/A

Current Activity on Site: Construction of dumpster enclosure

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Partial Completion. The required Form H and as-built plan, dated November 6, 2020, were provided via email. BETA will provide a full review of the as-built plan prior to the applicant’s request for acceptance of Form H – Certificate of Completion. BETA notes that the applicant is only seeking occupancy for Building 6 and Garages 9 & 10; therefore, BETA’s review was primarily limited to these areas. BETA’s site walk and review of the Approved Plans confirmed the reviewed area of the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- Items included on Form H Site Plan Work Completion List
- Railings #1A and #1B along the stairs to the west of Building 6 have not been installed
- Fences along the retaining walls/walkways to the south and west of Building 6 have not been installed
- There are a number of small laydown areas and some construction equipment being stored in the area of Building 6.
- Guardrail has not been installed along the back of sidewalk on Dean Avenue between the southerly site entrance to the area of Building 3.

SITE PHOTOS



Fence has not been installed on the retaining wall between Buildings 3 and 6



Fence has not been installed along retaining wall to the west of Building 6



Handrails have not been installed on the stairs to the west of Building 6



Guardrail has not been installed along the roadway between Buildings 5 and 6



Plantings located between Building 6 and the residence to the north



Typical construction materials and equipment



Garage 10



Parking area between Building 6 and Garage 9



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: November 10, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Fairfield at Dean Ave
Partial Form H – Building 6 and Garages

General

1. The applicant has submitted a Partial Form H and Engineer's Certificate of Completion for the following building uses:
 - Building 6
 - Garages 9-10
2. The applicant has provided a list of outstanding items and a timeline on when the items will be completed.

SITE PLAN OF LAND

**FORM H – PART 1 OF 2
ENGINEER’S AND OWNER’S CERTIFICATE
OF PARTIAL COMPLETION**
(to be executed by developer’s engineer)

Site plan known as Fairfield at Dean Avenue

ENGINEERS CERTIFICATION:

I hereby certify that the site work/improvements shown on the above referenced site plan in the area of the site, that includes Building 6 and garages 9 and 10 performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled: Fairfield at Dean Avenue, prepared by RJ O’Connell & Associates, Inc. and last revised with a date of August 9, 2019, as approved by the said Planning Board on September 9, 2019, except as noted on the attached Site Plan Work Completion List, dated November 09, 2020.

Signed this 9th day of November, 20 20

By Brian Dundon, Reg. C.E.



COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Brian Dundon (name of engineer), proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Kerry Aquino
(Official signature and seal of notary)
Notary Public: Kerry Aquino
My Commission Expires: 12/4/2020

Site Plan Work Completion List

(To accompany Form H- Engineer's and Owner's Certificate of Partial Completion)

Site Plan Name: Fairfield at Dean Avenue
Owner Name: Fairfield Residential Company, LLC
Owner's Engineer: RJ O'Connell & Associates, Inc.
Date of Partial Certificate of Completion: November 9, 2020

Outstanding Items:

Required Date of Completion:

This Partial Certificate of Completion is for the site work required for the Temporary Certificate of Occupancy for Building 6 and garages 9 and 10.

Outstanding items in the site area of this request are:

- | | |
|---|----------------------|
| 1. Railings on the site stairs between Buildings 3 and 6 | Complete by 11/16/20 |
| 2. Fence along retaining wall / walkway between | Complete by 11/16/20 |
| 3. Dumpster enclosure between Bldg 3 and Garage 5 | Complete by 11/16/20 |
| 4. Dumpster enclosure at Building 6 | Complete by 11/16/20 |
| 5. Guardrail / Boulders along drive between Bldgs 5 and 6 | Complete by 11/16/20 |
| 6. Final plantings / wall vines at sound wall facing Dean Ave | Complete by 11/30/20 |

Approved by: _____, Town Engineer Date: _____

Signed by: Ben Duml, Engineer Date: 11/9/2020

Signed by: RJ O'Connell, Owner Date: 11/9/2020
FOR FAIRFIELD

* A Notarized Form H- Engineer's and Owner's Certificate of Partial Completion Part 1 and 2 must accompany this form prior to acceptance by the Planning Board.

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 140 Beech St.

Date of Plan: 10-29-2020 Assessor's Information: Plat 211 Lot 1

Prepared by: Insite Engineering Services LLC

Applicant Name & Address: Lakeview Construction + Remodeling Inc. 31 Bellingham Rd., Blackstone, MA 01504

SECTION B:

Name of Record Owner(s): Michael Savard, Pres.

Address of Record Owner(s): Lakeview Construction + Remodeling Inc. 31 Bellingham Rd. Blackstone, MA 01504

**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): President Michael Savard Secretary Victoria L Reis Savard 31 Bellingham Rd. Blackstone, MA 01504

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

Michael Savard Victoria L Reis Savard

*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:

February 21st, 2020 MA Worcester County

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

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

November 9, 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: Lakeview Construction & Remodeling Inc
Address of Applicant: 31 Bellingham Rd, Blackstone MA 01504
Phone No.: 508-726-0488 Email: trimman78@comcast.net
2. Name of Owner (if not the Applicant): Same above
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: Insite Engineering Services LLC
4. Deed of Property recorded in Norfolk County with Norfolk Registry, Book 38412, Page 193
5. Location and Description of Property: 146 Beech st.
6. Assessor's Map & Lot: Plot 211 Lot 1
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 Beech street, or
 - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely Town Lyne Estates # on 4-27-1992, and subject to the following conditions _____; or Plan Book 407, Pl. 415
 - 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

Michael Savard, Pres.
Print Name of Applicant
Lakeview Construction
& Remodeling Inc.


Signature Owner

Michael Savard, Pres.
Print Name of Owner
Lakeview Construction
& Remodeling Inc.

Executed as a sealed instrument this 9 day of November 2020

[Signature]
Signature of Applicant

Michael Savard, Pres.
Lakeview Construction & Remodeling Inc.
Print name of Applicant

[Signature]
Signature of Owner

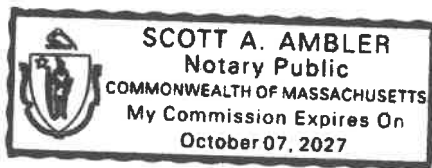
SAME
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2020

On this 9 day of November 2020, before me, the undersigned notary public, personally appeared Michael Savard, Pres. (name of owner), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding document in my presence.



[Signature]
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 10-7-2027

QUITCLAIM DEED

I, **Diane Rovedo**, an unmarried woman, of Franklin, Norfolk Country, Massachusetts

For consideration paid and in full consideration of Two Hundred Ninety-Five Thousand Nine Hundred (\$295,900.00) Dollars

Grant to **Lakeview Construction and Remodeling, Inc.**, a Massachusetts Domestic Corporation, having a mailing address of 31 Bellingham Road, Blackstone, Massachusetts 01504

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in Franklin, Norfolk County, Massachusetts, shown as Lot 4 on a plan entitled "Plan of Land in Franklin & Bellingham, Mass., Scale: 1" = 80', March 2, 1983 Rev. 12/11/86 William J. Rosetti R.L.S. Franklin, Mass." which plan is recorded with the Norfolk Registry of Deeds in Plan Book 347, Plan 1898.

Said Lot 4 consisting of 2.00 Acres according to said plan.

Being the same premises and all of the same premises conveyed to this Grantor by deed dated May 1, 2014 and recorded in the Norfolk County Registry of Deeds Book 32220, Page 367.

Grantor hereby releases any and all rights of Homestead and state under the pains and penalties of perjury that no other persons are entitled to any benefits of an existing estate of Homestead.

PROPERTY ADDRESS: 19 George Road, Franklin

WITNESS my hand and seal this 23rd day of September 2020

Diane Rovedo
Diane Rovedo

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

September 23, 2020

On this 23rd day of September 2020, before me, the undersigned notary public, personally appeared Diane Rovedo, personally known to me through prior business transactions to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires: 05/22/2026

PLAN REFERENCE(S):

- PB 347 PL 1898
- PB 292 PL 966
- PB 407 PL 419

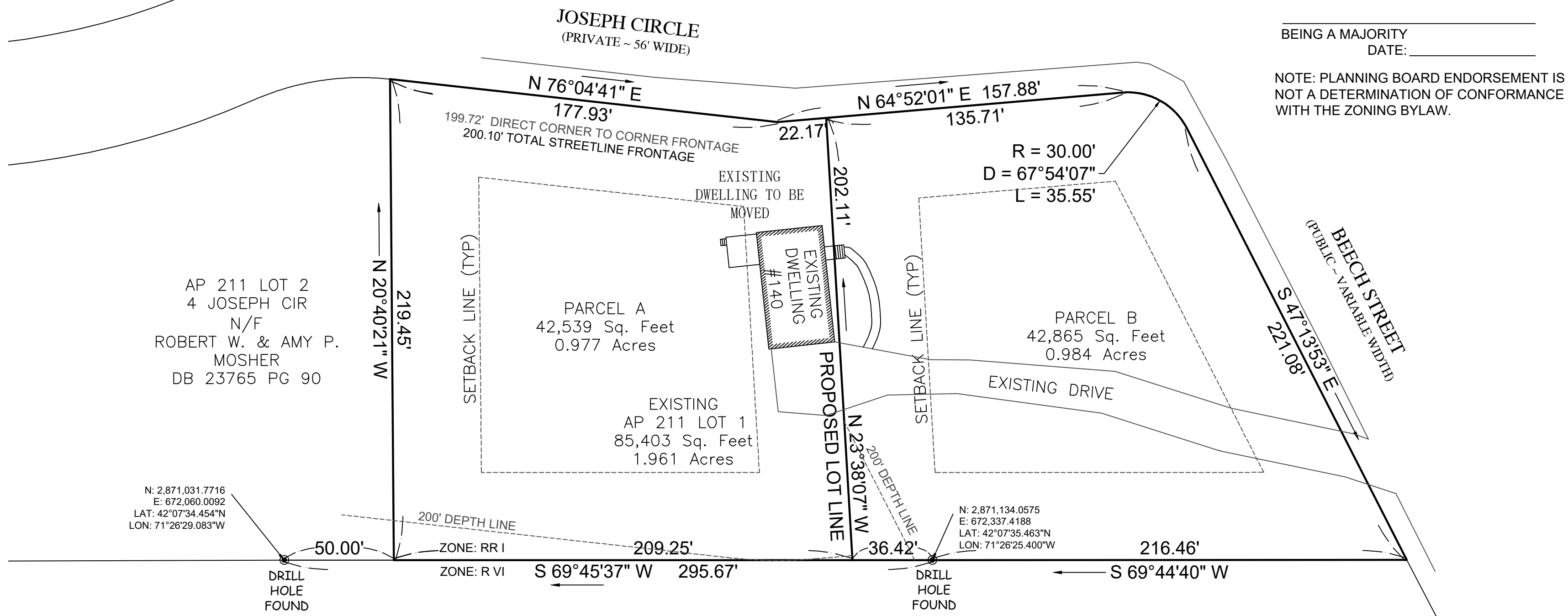
DEED REFERENCE:

- DB 38412 Pg. 193

APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED.
FRANKLIN PLANNING BOARD

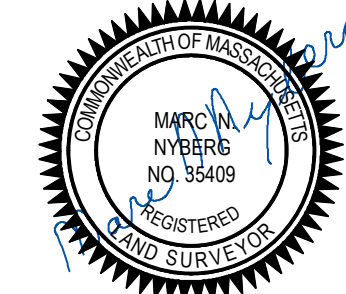
BEING A MAJORITY
DATE: _____

NOTE: PLANNING BOARD ENDORSEMENT IS
NOT A DETERMINATION OF CONFORMANCE
WITH THE ZONING BYLAW.



REGISTRY USE ONLY

| | | | |
|---------------------------------|-------------------|---------|-----------------------|
| FILE NAME: 20-117 WORKSHEET.DWG | | | |
| CREATED: 7/22/19 | SAVED: 7/22/19 | COMP'D: | GTE |
| CADD: | GTE | REVW'D: | MNN STATUS: WorkSheet |



I CERTIFY THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
Marc N. Nyberg
MARC N. NYBERG PROFESSIONAL LAND SURVEYOR

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY UPON WHICH IT WAS BASE WAS PREPARED UNDER MY IMMEDIATE DIRECTION AND THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Marc N. Nyberg
MARC N. NYBERG, REGISTERED LAND SURVEYOR

PREPARED BY:

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

501 Great Road Unit 104 North Smithfield, RI 02896
Tel: (401) 762-2870 Fax: (401) 762-2871 Web: InsiteEngineers.com

PLAN
OF
140 BEECH STREET
ASSESSOR'S PLAT 211 LOT 1
FRANKLIN, MASSACHUSETTS
PREPARED FOR
LAKEVIEW CONSTRUCTION & REMODELING, INC.
31 BELLINGHAM ROAD
BLACKSTONE, MA 01504

SCALE: 1" = 40' DATED: October 29, 2020
REVISED: 11/6/2020

GRAPHIC SCALE

| | |
|-----------------------|-------------------------|
| JOB NUMBER: 20-117 | SHEET NUMBER: 1 OF 1 |
|-----------------------|-------------------------|

- ZONING DISTRICT: RR-I
- | | |
|-----------------------|----------------|
| MINIMUM LOT AREA: | 40,000 Sq. Ft. |
| MINIMUM LOT FRONTAGE: | 200 Ft. |
| MINIMUM LOT DEPTH: | 200 Ft. |
| MINIMUM SETBACKS: | |
| • FRONT: | 40 Ft. |
| • SIDE: | 40 Ft. |
| • REAR: | 40 Ft. |





FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: November 10, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – 140 Beech Street

The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, November 16, 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 “Plan of 140 Beech Street Street, Franklin, Massachusetts” dated October 29, 2020.
2. The purpose of the plan is to divide an existing parcel with a house lot and create a buildable lot. The existing house will be moved.
3. The above application depicts a location within the Rural Residential I Zoning District. The proposed lot shown conforms to lot requirements associated with this zoning district.
 - Minimum Lot area: 40,000 s.f.
 - Minimum Frontage: 200’
 - Lot Width: 200’
4. The above application depicts the land known on Assessors Map 211 Lot 001.

ANR Summary

DPCD has no further comments.