

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: June 15, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Upper Union St
Site Plan

General:

1. The site is located on Upper Union St in the Industrial Zoning District (Assessors Map 314 Lot 020-001).
2. The applicant is proposing to construct a 42,750 sq/ft multi-tenant industrial building with parking, drainage and landscaping.
3. The Planning Board closed the public hearing on June 6, 2022.

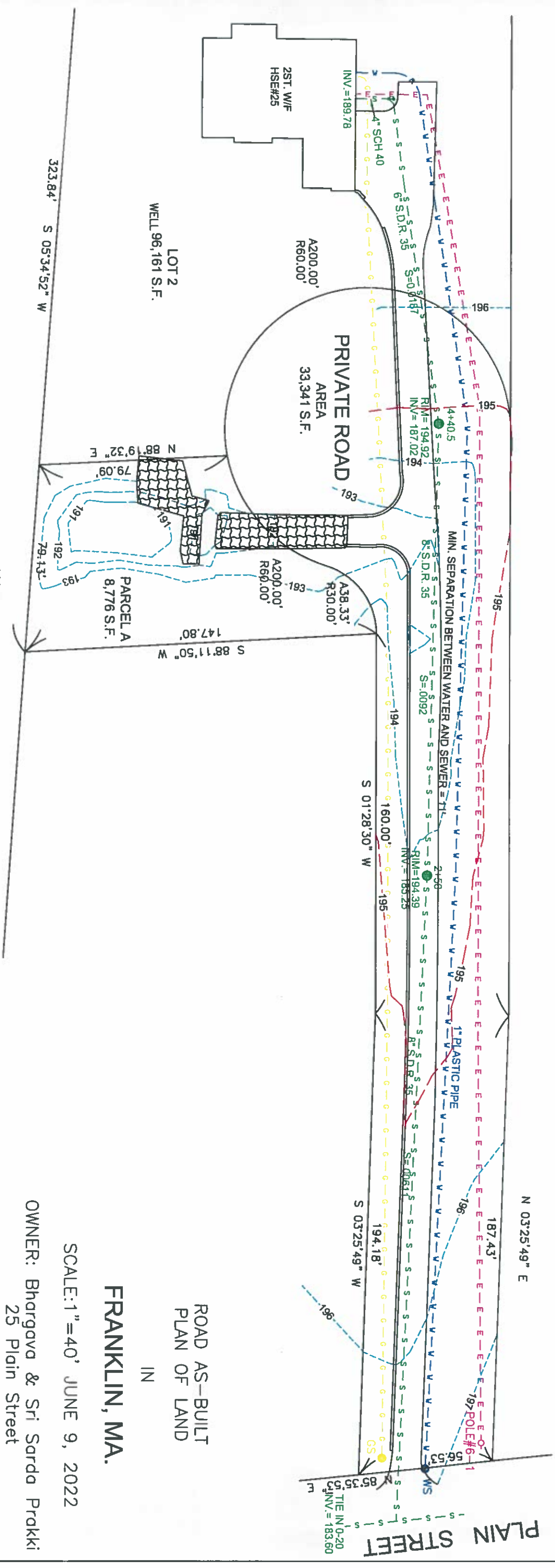
Applicant has requested the following waivers:

1. §185-21.C.5 - Requirement: Parking lots for 20 or more cars shall contain or be bordered within five feet by at least one tree per 10 parking spaces, trees to be two-inch caliper or larger, with not less than 40 square feet of unpaved soil area per tree. Soil plots shall be located so as to assure safe internal circulation.
2. §185-31.C.4.E - Requirement: No site feature or activity shall create glare or illumination which extends beyond a site's property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded and the light is directed downward

Comments:

Planning Board should vote on the waivers, decision for the Site Plan and Standard Conditions (Attached).

1. 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.
2. **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 #1.**
3. No alteration of these plans 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.
4. 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.
5. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall provide the entire list of conditions and this Certificate of Vote on the front page of the plans.
 - 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.
6. All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan 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. 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 #1.
7. 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.
8. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
9. Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to the subject property.
10. **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 Observation Contractor.**



ROAD AS-BUILT
PLAN OF LAND
IN

FRANKLIN, MA.

SCALE: 1"=40' JUNE 9, 2022

OWNER: Bhargava & Sri Sarda Prakkhi
25 Plain Street
Franklin, Ma. 02038

COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508-533-1644



2ST. W/F
HSE#25

LOT 2
WELL 96,161 S.F.

A200.00'
R60.00'

PRIVATE ROAD
AREA
33,341 S.F.

N 88°19'32" E
79.09'

PARCEL A
8,776 S.F.

A200.00'
R60.00'

S 88°11'50" W
147.80'

A38.33'
R30.00'

S 01°28'30" W
160.00'

S 03°25'49" W
194.18'

N 03°25'49" E
187.43'

PLAIN STREET

TIE IN 0-20
INV. = 183.60

1" PLASTIC PIPE

MIN. SEPARATION BETWEEN WATER AND SEWER = 71"

RIM = 194.92'
INV. = 187.02'

RIM = 194.39
INV. = 186.25

INV. = 189.78

SCH 40

6" S.D.R. 35
S = 0.0187

8" S.D.R. 35
S = 0.0092

8" S.D.R. 35
S = 0.0118

197 POLE #6-1

MS

WS

85.35'

INV. = 183.60



TOWN OF FRANKLIN – OBSERVATION REPORT

Pellegrino Estates

Report No.:	4831 98 - 08	Date:	6/8/2022	Arrive:	Unnoted
Observer:	Matthew Crowley, PE	Weather:	Sunny ~70°	Leave:	Unnoted
Owner:	Bagdasarian Property Holdings, LLC 26 Meena Drive Worcester, MA 01603	Contractor:	Yankee Builders Inc. 43 Pearly Lane Franklin, MA 02038 Kurt Coutremanche 401-641-1792		

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

OBSERVATIONS

Observation Requested By: Kurt Coutremanche, Yankee Builders Inc.

Met/walked site with: Kurt Coutremanche, Yankee Builders Inc.

Current Activity on Site: Loam installation

Observed Construction: BETA arrived on-site to perform a conformance observation in conjunction with the Applicant’s anticipated request for acceptance Form H – Certificate of Completion. The as built plan, dated June 9, 2022, and Form H were provided by email. BETA walked the site and noted that the project has been constructed in accordance with the approved plans with the following exceptions/notations:

- Top course pavement has not been installed.
- Loam and seed have only been partially installed. The contractor was actively working on loam installation at the time of BETA’s visit.
- CCTV inspection of the new sewer service between the main on Plain Street and the upstream SMH was observed to have a layer of sedimentation and gravel along the invert. The sedimentation entered the pipe during the construction process due to challenging installation with a deep excavation and groundwater issues. The Contractor indicated he would have the line flushed, as requested by the DPW, and would provide a receipt of proof.
- Installation of water, gas, and electric were observed by others.
- BETA did not verify the species of individual plants but notes the number and location was in general accordance with the Approved Plans. Shade trees appeared to be less than the typical 2” caliper required for subdivisions but may be suitable for this single lot development. BETA defers to the preference of the Board to depict plantings on the as-built.
- BETA has requested information from the surveyor on the contour depicted approximately 30 feet north of the driveway hammerhead on the as-built to confirm that it will not result in ponding or drainage impediment.

SITE PHOTOS



Subdivision roadway, showing binder course and Cape Cod Berm



Typical plantings adjacent to abutting residence



Recently placed loam



Completed rain garden area



Rip rap and sediment forebay



US Manufactured Sewer Casting



Typical shade tree



Subdivision roadway (looking towards Plain Street)

Town of Franklin

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: June 21, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Pellegrino Estates
Final Form H

General

1. The Planning Board approved a Definitive Private Subdivision Plan for Pellegrino Estates on December 19, 2016.
2. The Applicant has submitted a Final Form H for the subdivision.
3. BETA has provided an onsite report with description of the existing conditions.
4. Mike Maglio, Town Engineer, has requested a copy of the as-built and cad file of the as-built.
5. DPCD recommends a Partial Form H be issued until all outstanding items are complete per BETA's observation report and plans are submitted to the Town Engineer.

SUBDIVISION PLAN OF LAND

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

Subdivision plan known as PELLEGRINO ESTATES

I hereby certify that all improvements required for the below listed ways, a part of the above named subdivision plan, have been completed in all respects in accordance with the rules and regulations of the Franklin Planning Board and the approved plans entitled PELLEGRINO ESTATES by GUERRIERE & MALNOW INC. and dated NOV. 16, 2016, and as approved by the said Planning Board on DEC. 19 2016.

Signed this JUNE 16 day of JUNE, 2022
By Paul Saulnier Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

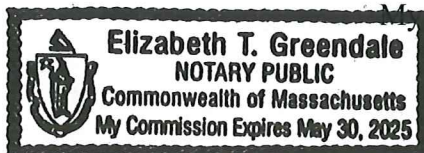
Middlesex, ss. June 16, 2022

On this 16th day of June, 2022, before me, the undersigned notary public, personally appeared Paul Saulnier (name of engineer), proved to me through satisfactory evidence of identification, which were personal recognition to be the person whose name is signed on the preceding document in my presence.

Elizabeth T. Greendale
(Official signature and seal of notary)

Notary Public:

My Commission Expires: May 30 2025





TOWN OF FRANKLIN - SITE OBSERVATION REPORT

206 Grove Street

Report No.:	4831 87 - 53	Date:	June 2, 2022	Arrive:	9:45 AM
Observers:	Matt Crowley, PE	Weather:	Sunny, ~70°	Leave:	10:45 AM

Applicant: **MCP III 176 & 210 Grove LLC**
260 Franklin Street, Ste 260
Boston, MA 02110

Contractor: **ARCO National Construction**
30 Speen Street, Suite 300
Framingham, MA 01701

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

OBSERVATIONS

Observation Requested By: Scott Nelson - ARCO

Met/walked site with: Scott Nelson - ARCO

Current Activity on Site: No current exterior activity

Observed Construction: BETA arrived on-site to perform a conformance observation in conjunction with the Applicant’s request for acceptance Form H – Certificate of Completion. The as-built plan, revised to June 16, 2022, and Form H, dated June 14, 2022, were provided by email. BETA walked the site and noted that the project has been constructed in accordance with the approved plans with the following exceptions/notations:

- Site revisions including additional drive-in ramp installation, reduced parking, revised accessible parking locations, lack of security gate installation at driveways, and lack of modification to driveway adjacent to the #210 Building with associated curbing, as described in the letter dated June 17, 2022 from David Kelley of Kelley Engineering. BETA defers to the preference of the Board on these modifications.
- An additional hydrant has been installed along the west side of the new building. The contractor has indicated this done at the request of the Fire Chief.
- Post indicator valves were not relocated/installed in the island on the southerly side of the building. The contractor has indicated this work was coordinated directly with the Fire Chief (as noted on the Approved Plans).
- Heavy-duty car stops have been added to the 22-space trailer area located on the south of the site. This was done to prevent damage to the fence along the adjacent retaining wall, which has required previous repair.
- The as-built plan should be revised to depict the location of the sewer force main.

Site Photos



Site entrance and signing



Typical site distance



Employee access driveway



Typical screening adjacent to residence



Northerly parking and retaining wall



Northerly parking and sidewalk



Typical sidewalk installation



Driveway lacking security gates, replaced with "Do Not Enter" signage.



Easterly parking



Additional drive-in ramp added



Typical loading dock installation



Southerly parking area



Heavy duty car stops added to truck parking area on south side of site



Typical directional signage



Typical hydrant installation



Emergency access drive



Unmodified access drive along #210 Building



Revised accessible parking location (photo taken prior to access aisle modification to meet ADA)

GENERAL NOTES

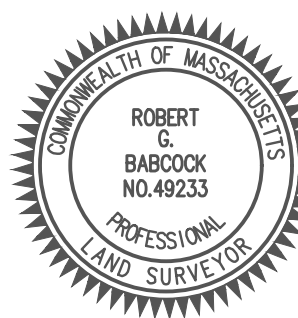
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 311, LOT 1.1 IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS.
- THE OWNER PER DEED BOOK 39485, PAGE 445 IS MCP III 206 GROVE, LLC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 2502C0308E, MAP REVISED JULY 17, 2012. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED INDUSTRIAL BASED ON THE TOWN OF FRANKLIN ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND/OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON SEPTEMBER 14, 2021 & MAY 6, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- NOT A BOUNDARY SURVEY. BOUNDARY SHOWN PER SITE DEVELOPMENT PLANS FOR 176-210 GROVE STREET, FRANKLIN, MA, DATED FEBRUARY 14, 2020, PLAN BY KELLEY ENGINEERING GROUP.

UTILITY NOTES

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C, AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON-DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON-DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES
 1. WATER INFORMATION OBTAINED FROM CAD FILE PROVIDED BY THE CONTRACTOR.
 2. SEWER INFORMATION OBTAINED FROM CAD FILE PROVIDED BY THE CONTRACTOR AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 3. GAS INFORMATION SHOWN PER DESIGN PLAN AND CONTRACTOR'S NOTES.
 4. ELECTRIC INFORMATION OBTAINED FROM CAD FILE PROVIDED BY THE CONTRACTOR.
 5. DRAINAGE INFORMATION OBTAINED FROM CAD FILE PROVIDED BY THE CONTRACTOR AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

CERTIFICATION

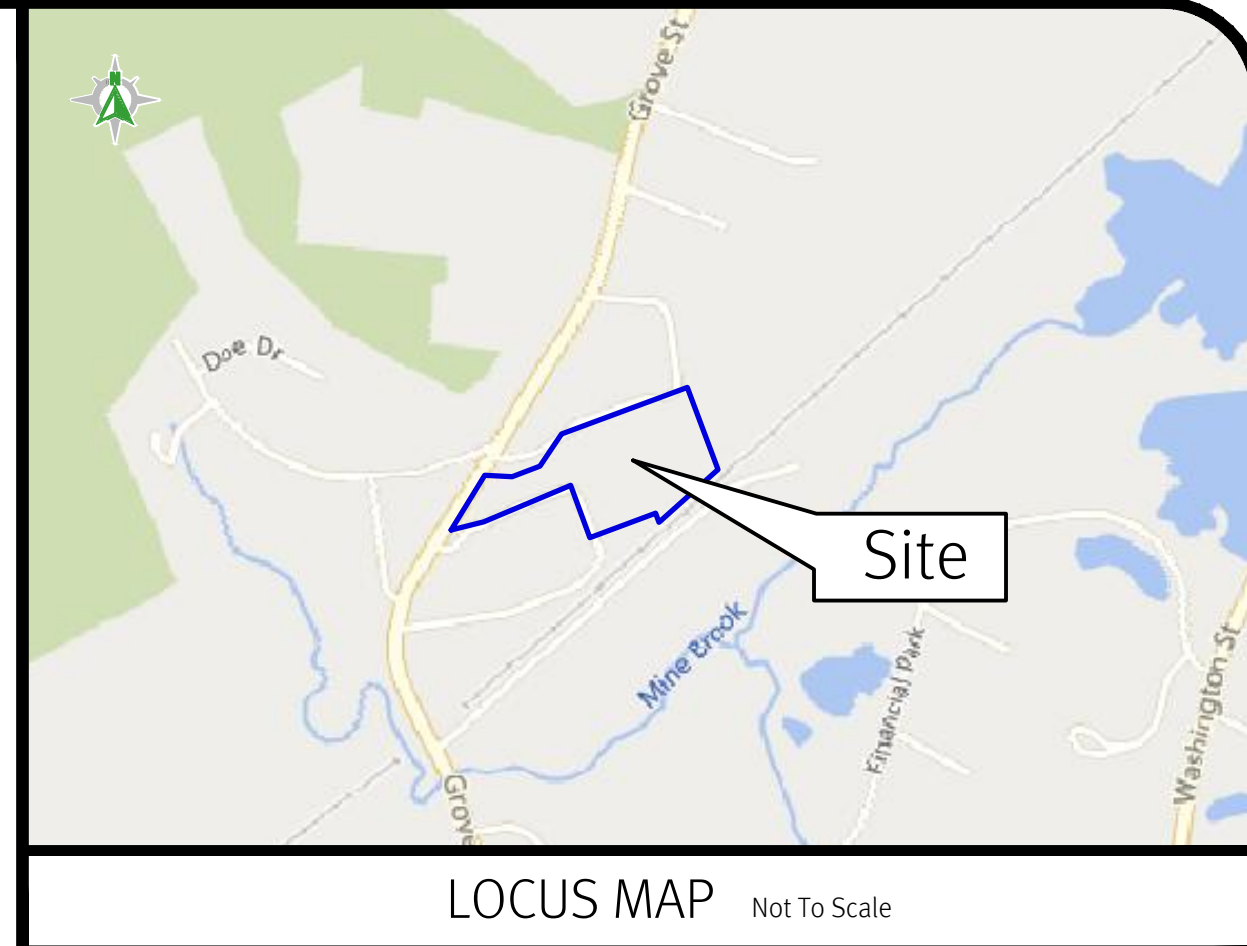
I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00.



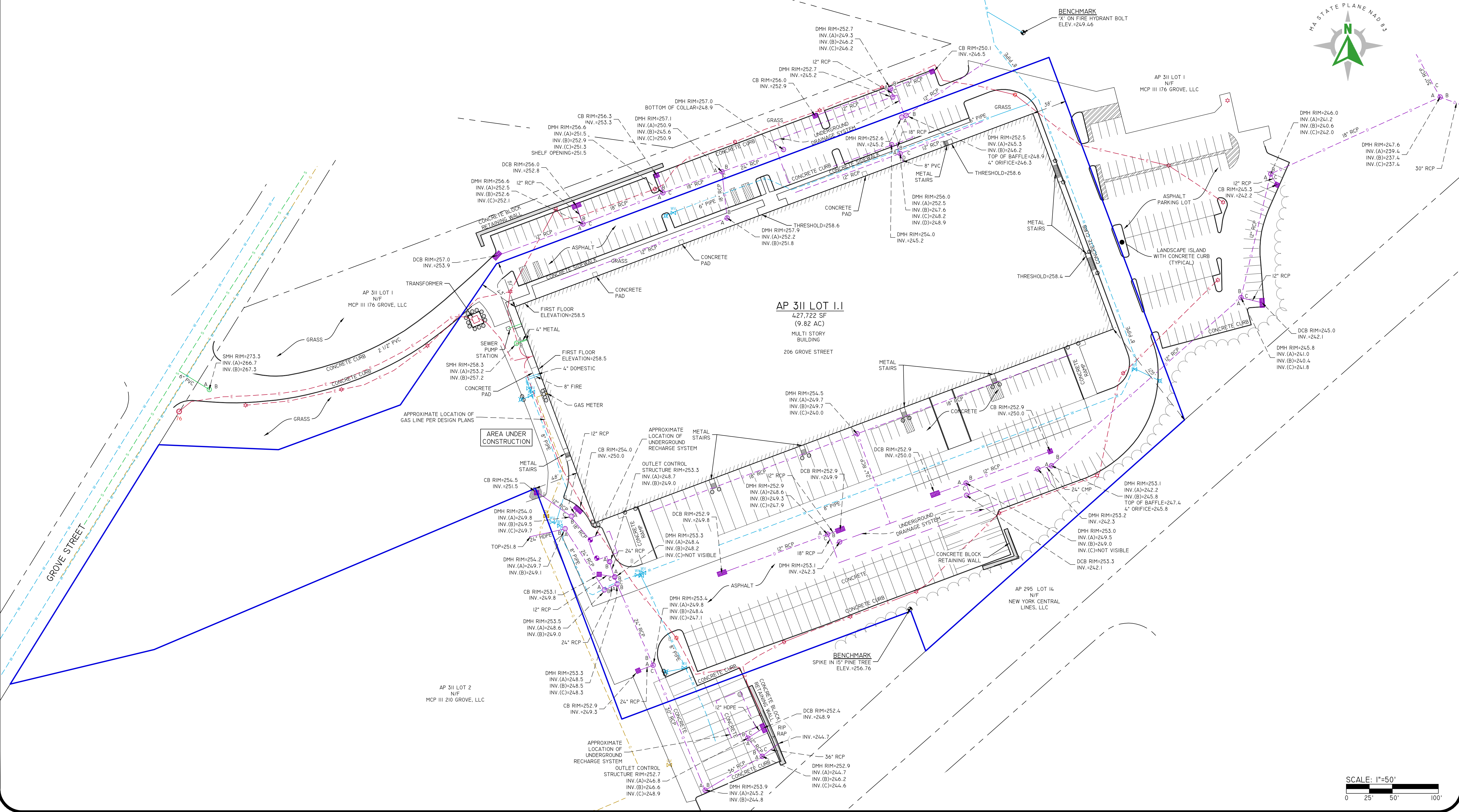
ROBERT G. BABCOCK, PLS #49233
DATE 6/16/22

LEGEND

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSORS LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- DEED BOOK/PAGE
- ASSESSOR'S PLAT
- HANDICAPPED
- NOW OR FORMERLY LANDSCAPING
- RECORD
- CHORD ANGLE
- BOUND
- SIGN POST
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE



LOCUS MAP Not To Scale



SCALE: 1"=50'
0 25 50 100'

Diprete Engineering
990 Washington Street Suite 101A Dedham, MA 02026
tel 781-326-0021 fax 401-664-6006 www.diprete-eng.com
Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY:
4	6/16/22	AS-BUILT SURVEY UPDATE	A.J.F.
3	6/16/22	AS-BUILT SURVEY UPDATE	A.J.F.
2	06/27	AS-BUILT SURVEY UPDATE	A.J.F.
1	06/27	AS-BUILT SURVEY	A.J.F.

AS-BUILT SURVEY
206 GROVE STREET
ASSESSOR'S PLAT 311 LOT 1.1
FRANKLIN, MASSACHUSETTS
PREPARED FOR
ARCO NATIONAL CONSTRUCTION
30 SPEN STREET, SUITE 300, FRAMINGHAM, MASSACHUSETTS 01701
TEL (508) 217-3131 FAX (516) 796-5711
SHEET 1 OF 1

z:\data\projects\17915-001_grove_street\206\asbuilt.dwg 6/16/2022

June 17, 2022

Franklin Planning Board
355 East Central Street
Franklin, MA 02038

Re: Re: Form H
176-210 Grove Street
Franklin, MA

Cc: Matt Crowley, BETA
Josh Berman, Marcus Partners

Dear Members of the Board:

On behalf of our client, MCP III 176 Grove LLC & MCP III 210 Grove LLC, we are pleased to submit the following documents:

- Eight (8) copies of this letter to accompany Form H.
- One (1) original notarized Form H and Eight (8) copies of the Form H
- Eight (8) copies, six (6) reduced and two (2) full size copies of the As-Built Survey prepared by DiPrete Engineering, dated 6/16/22

*All of the above referenced documents have also been electronically sent to BETA Group, Inc. and the Town Planning Staff.

The purpose of this letter is to submit for Form H full close out for the above referenced project. As noted in the attached executed form H there are several minor deviations from the approved plans. These are listed below:

1. The handicap stalls were shifted from the approved location to accommodate 2 accessible entries based on tenant requirements. 6 handicap spaces are still provided for the building as approved.
2. Per tenant requirements an additional drive in ramp was installed within the loading area. The ramp was placed within the additional striping area that was approved on 9/13/21 by the Board. The ramp results in a loss of 15 spaces. 184 spaces are still provided to serve this facility. This number still exceeds the 107 spaces originally permitted for this building under the certificate of vote dated July 15, 2020. UPS, the tenant, requested the removal of these spaces within the loading area to allow for an additional drive in ramp. The tenant has determined that the parking spaces provided are sufficient to accommodate their operations. Additionally the provided parking for all 3 buildings still complies with the Town of Franklin zoning requirements.
3. A gate at the northeast corner of the building and southeast corner was proposed within the drive aisles. During construction the tenant requested signage instead of fencing. The removal of the gates will enhance emergency access.
4. The approved plan showed a widened drive aisle on #210 that was then proposed at the tenant's request. The tenant no longer requires this widening and it, therefore was not constructed. Site circulation is not impaired by this modification and the new design will result in less site impervious area.
5. A small section of curbing was proposed along the expanded pavement north of the #210 drive aisle. During construction in the field it was determined that curbing was not needed here which is consistent with the remaining northerly edge of the drive aisle.. Drainage and site circulation in this location still

function as designed.

These modifications have no impact on the operations of the site as designed.

The Contractor has coordinated with BETA and the Town of Franklin throughout construction for all required inspections.

We look forward to reviewing this project with you at your next scheduled meeting. If you have any questions or desire any additional information regarding this matter, please do not hesitate to call our office.

Sincerely,

KELLY ENGINEERING GROUP, INC.



Digitally signed by David Noel Kelly P.E.
DN: cn=David Noel Kelly P.E., o=Kelly
Engineering Group, Inc., ou,
email=dkelly@kellyengineeringgroup.c
m, c=US
Date: 2022.06.17 10:25:24 -04'00'



David N. Kelly P.E., President

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: June 21, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 206 Grove Street
Final Form H

General

1. The Planning Board approved a Site Plan for 176-210 Grove Street on July 13, 2020.
2. The Applicant has submitted a Final Form H for the Site Plan.
3. BETA has provided an onsite report with description of the existing conditions.
4. DPCD recommends a Partial Form H be issued until all outstanding items are complete.

SITE PLAN OF LAND

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

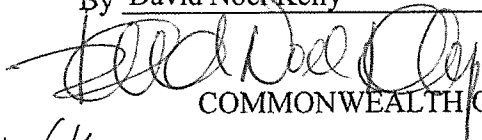
Site Plan known as Site Development Plans, 176-210 Grove Street, Franklin, MA

I hereby certify that all improvements required for the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled Site Development Plans, 176-210 Grove Street, Franklin, MA prepared by Kelly Engineering Group, Inc. and dated August 10, 2021, as approved by the said Planning Board on 9/13/21.

* Minor deviations are listed in the attached letter.

Signed this 14th day of June, 2021

By David Noel Kelly Reg. C.E. 37942

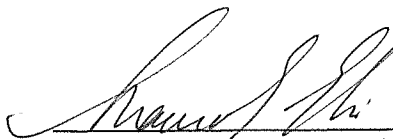


COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

June 14, 2021

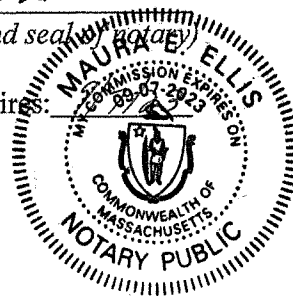
On this 14 day of June, 2021, before me, the undersigned notary public, personally appeared DAVID KELLY (name of engineer), proved to me through satisfactory evidence of identification, which were known to be the person whose name is signed on the preceding document in my presence.

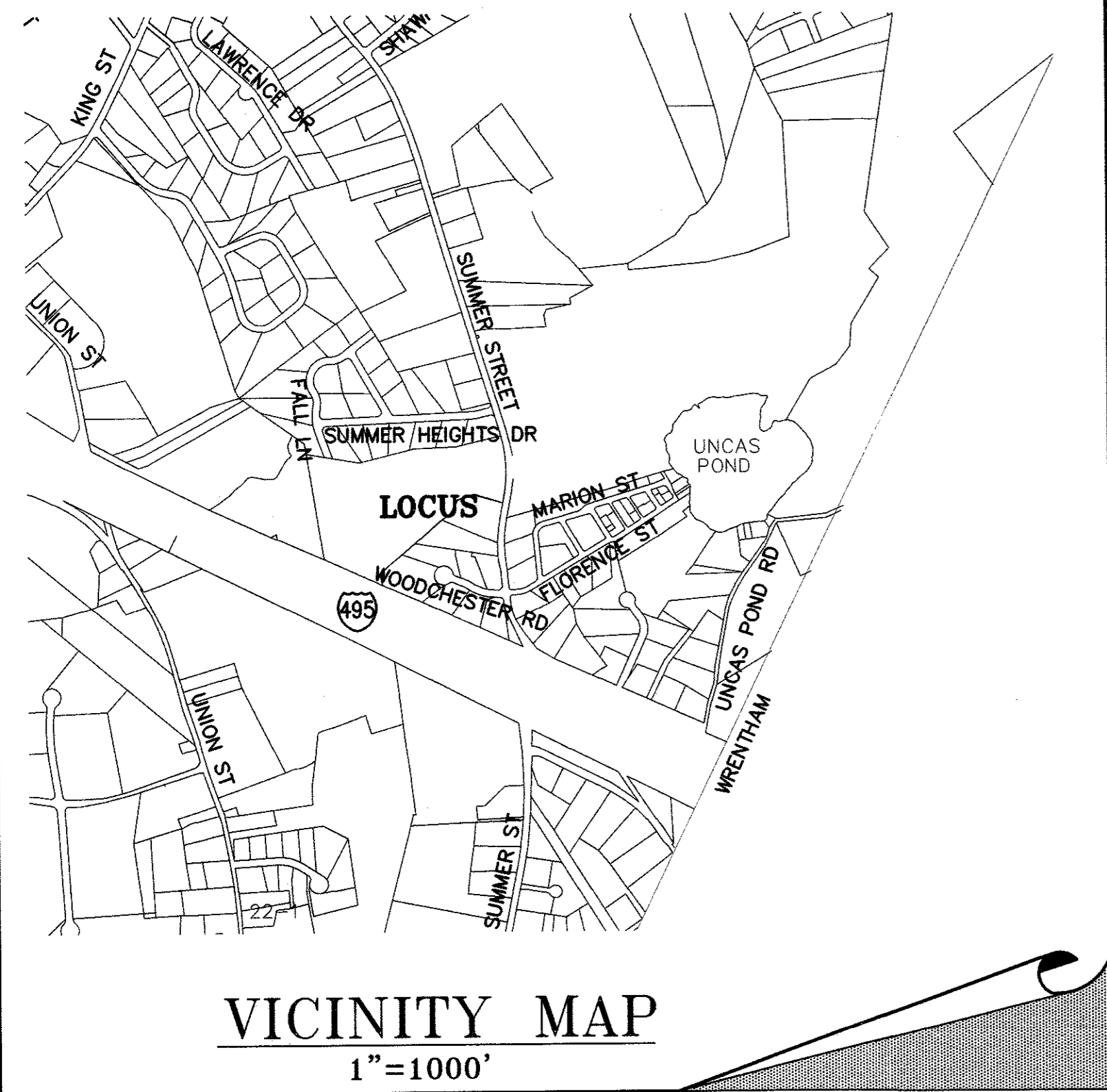


(Official signature and seal of notary)

Notary Public:

My Commission Expires:





RURAL RESIDENTIAL I
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
3-13-2019 BY AMENDMENT 19-831

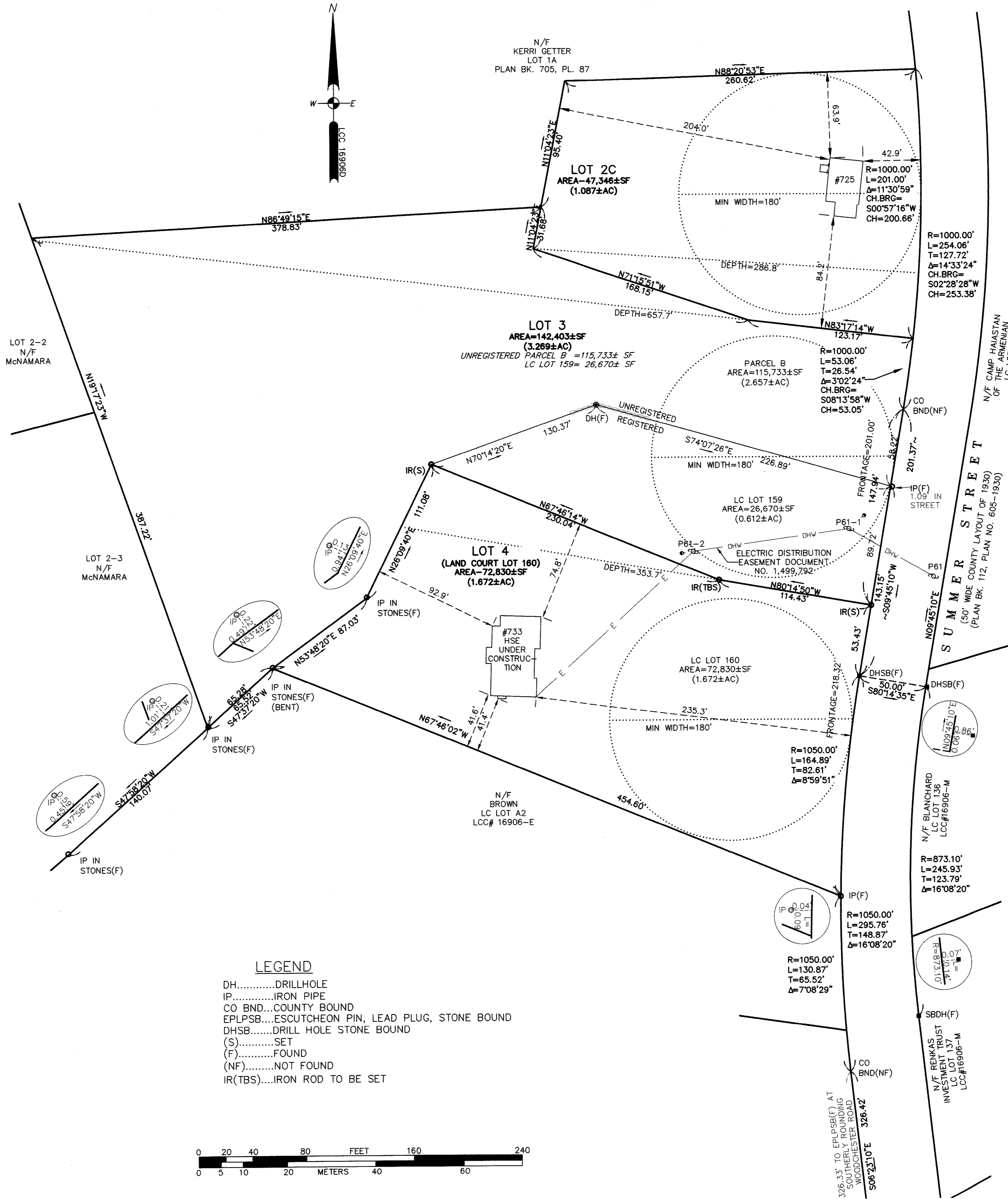
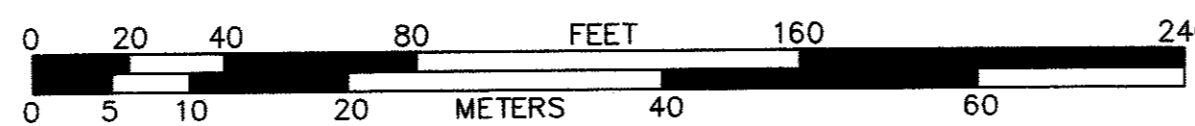
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	180'
MINIMUM YARDS	
FRONT	40'
SIDE	40'
REAR	40'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25

NOTES:

- THIS LAND IS SHOWN ON THE TOWN OF FRANKLIN ASSESSOR'S MAP 315 LOTS 36 AND 37.
- THIS LAND LIES IN THE RURAL RESIDENTIAL I ZONING DISTRICT.
- THIS SITE LIES IN A ZONE 'X' AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM FLOOD MAP 25021C0317E, EFFECTIVE DATE JULY 17, 2012.
- THE TRAVERSE WAS DONE WITH A LEICA TS07 TOTAL STATION SERIAL# 3303535. THE DISTANCE MEASUREMENT STANDARD DEVIATION FOR THE LEICA TS07 IS $\pm 1\text{mm} + 1.5\text{ppm}$.
- THIS PLAN IS BASED ON A FIELD TRAVERSE WITH A PRECISION OF 1:22,302, ABSOLUTE ERROR OF 0.066 FEET, ERROR DIRECTION S42°08'44"W.
- LAND COURT TRAVERSE LINES AND ADDITIONAL COMPUTATIONS ARE SHOWN ON THE SUPPLEMENTAL WORKSHEET TO ACCOMPANY THE LAND COURT SUBMITTAL.
- PARCEL B AND LAND COURT LOT 159, TOGETHER SHOWN AS LOT 3 HEREON, ARE TO BE HELD IN COMMON OWNERSHIP TO SATISFY THE ZONING DIMENSIONAL REQUIREMENTS REQUIRED TO BE A BUILDABLE LOT.

LEGEND

- DH.....DRILLHOLE
- IP.....IRON PIPE
- CO BND...COUNTY BOUND
- EPLPSB....ESCUTCHEON PIN, LEAD PLUG, STONE BOUND
- DHSB.....DRILL HOLE STONE BOUND
- (S).....SET
- (F).....FOUND
- (NF).....NOT FOUND
- IR(TBS)....IRON ROD TO BE SET



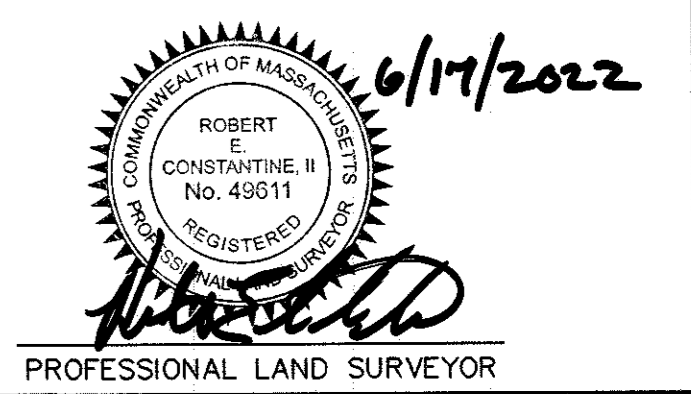
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
FRANKLIN PLANNING BOARD

DATE: _____

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN SEPTEMBER 28, 2021 AND JUNE 17, 2022.

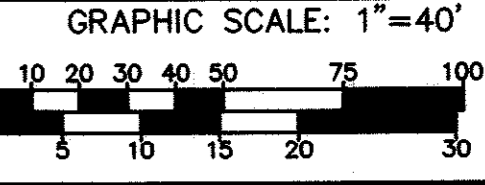
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.



PLAN OF LAND ON SUMMER STREET IN THE TOWN OF FRANKLIN NORFOLK COUNTY, MASSACHUSETTS

BEING A DIVISION OF LOT A1 ON LAND COURT PLAN NO. 16906D
CERTIFICATE OF TITLE: 203621

OWNER:
KYLE MCNAMARA
14 BREAKNECK HILL ROAD
LINCOLN, RI 02865



REVISIONS

DATE	REVISED
06.17.2022	PER LAND COURT ENGINEER COMMENTS.

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

DATE	JANUARY 28, 2022	SCALE	1"=40'
SHEET	1 OF 1	JOB NO.	F4410

JOB NO. F4410

K:\FH10\CD\gmg\FH10-DC (REV).dwg, 6/17/2022 10:12:51 AM, [REC]

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

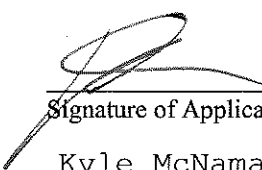
FORM A
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED
NOT TO REQUIRE APPROVAL (81-p)

June 20, 20 22

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

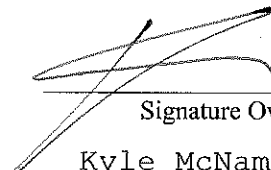
The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the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

1. Name of Applicant: Kyle McNamara
Address of Applicant: 14 Breakneck Hill Road, Lincoln, RI 02865
Phone No.: 401-222-9203 Email: nergroup1@gmail.com
2. Name of Owner (if not the Applicant): _____
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: Guerriere & Halnon, Inc. *** Land Court Cert. No. 203621
4. Deed of Property recorded in *** with Norfolk Registry, Book _____, Page _____
5. Location and Description of Property: Land with frontage on Summer Street
6. Assessor's Map & Lot: AM 315 Lots 36 & 37
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 X
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, 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

Kyle McNamara

Print Name of Applicant


Signature Owner

Kyle McNamara

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

Plan of Land on Summer Street in the Town of Franklin,
Title of Plan: Norfolk County, Massachusetts

January 28, 2022
Date of Plan: Last Rev. 6/17/22 Assessor's Information: AM 315 Lots 36 & 37

Prepared by: Guerriere & Halnon, Inc. 55 W. Central Street, Franklin

Applicant Name & Address: Kyle McNamara
14 Breakneck Hill Road
Lincoln, RI 02865

SECTION B:

Name of Record Owner(s): Kyle McNamara
14 Breakneck Hill Road
Address of Record Owner(s): Lincoln, RI 02865

****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 20th day of June 2022

[Signature]
Signature of Applicant

Kyle McNamara
Print name of Applicant

[Signature]
Signature of Owner

Kyle McNamara
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

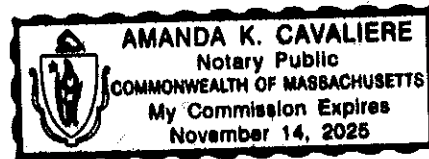
2022

On this 20th day of June 2022, before me, the undersigned notary public, personally appeared Kyle McNamara (name of owner), proved to me through satisfactory evidence of identification, which were BI license to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov. 14 2025



Property Address: 725 Summer St. + Lot A Franklin MA. LAND COURT

Doc#:1,458,021 10-14-2020 12:02
Ctf#:203621
Norfolk County Land Court

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
O F F I C I A L
C E R T I F Y
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

N O T
Bk 38469 Pg 40 #110696
10-14-2020 @ 12:20p
O F F I C I A L
C O P Y
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 10-14-2020 @ 12:20pm
Ct#: 687 Doc#: 110696
Fee: \$2,964.00 Cons: \$650,000.00

Property Address:
725 Summer Street
and Lot A1 Summer Street
Franklin, Massachusetts 02038

QUITCLAIM DEED

We, **VALENTINA PASQUANTONIO WEBER** and **DAVID C. WEBER**, being married to each other, both with a mailing address of 59 Red Acre Road, Stow, Massachusetts, 01775

for consideration paid, and in full consideration of SIX HUNDRED FIFTY THOUSAND (\$650,000.00) and 00/100 DOLLARS

Grant to **KYLE MCNAMARA**, with a mailing address of 14 Breakneck Hill Road, Lincoln, Rhode Island 02865

with quitclaim covenants

Land, with improvements thereon, situated on the westerly side of Summer Street, in Franklin, Norfolk County, Massachusetts, to wit:

Parcel 1: being more particularly shown as Assessor's Map 315, Lot 37, Area = 967,846 + SF (22.22 + acres) on a plan entitled, Plan of Land 725 Summer Street Franklin, Massachusetts, dated November 25, 2013, prepared by Guerriere & Halnon, Inc., filed with the Norfolk County Registry of Deeds as Plan No. 70 in Plan Book 627. Meaning an intending to convey all of the grantor's right, title and interest in the property conveyed by Deed of Valentina Pasquantonio Weber dated October 16, 2015 recorded with Norfolk County Registry of Deed in Book 33569, Page 528.

Parcel 2: being more particularly shown as Lot A1 on a plan drawn by Kenneth E. McIntyre, C.E., dated Oct. 19, 1940 filed with the Norfolk District of the Land Registration Office as Plan No. 16906D. Meaning an intending to convey all of the grantor's right, title and interest in the property conveyed by Deed of M. Valentina Weber dated October 5, 2015 and filed with the Norfolk District of the Land Court as Document No. 1,339,585 with Certificate No. 26683.

The undersigned grantors do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under oath that there are no other person or persons entitled to any homestead rights other than those executing this deed.

NOT
AN
OFFICIAL

NOT
AN
OFFICIAL

Witness our hands and seal this day, October 2nd, 2020.

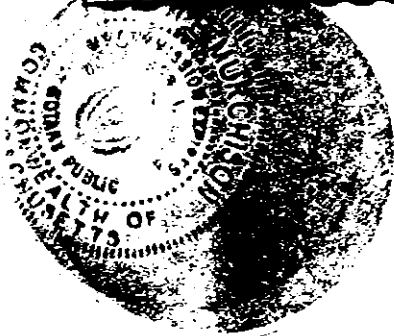
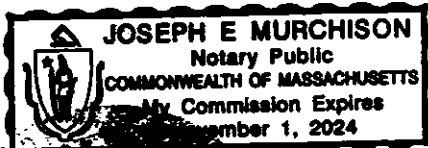

VALENTINA PASQUANTONIO WEBER

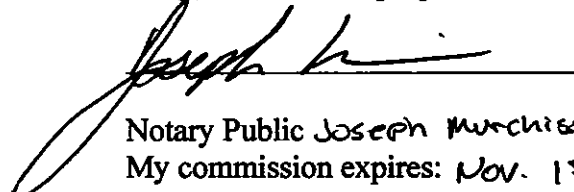

DAVID C. WEBER

Commonwealth of Massachusetts

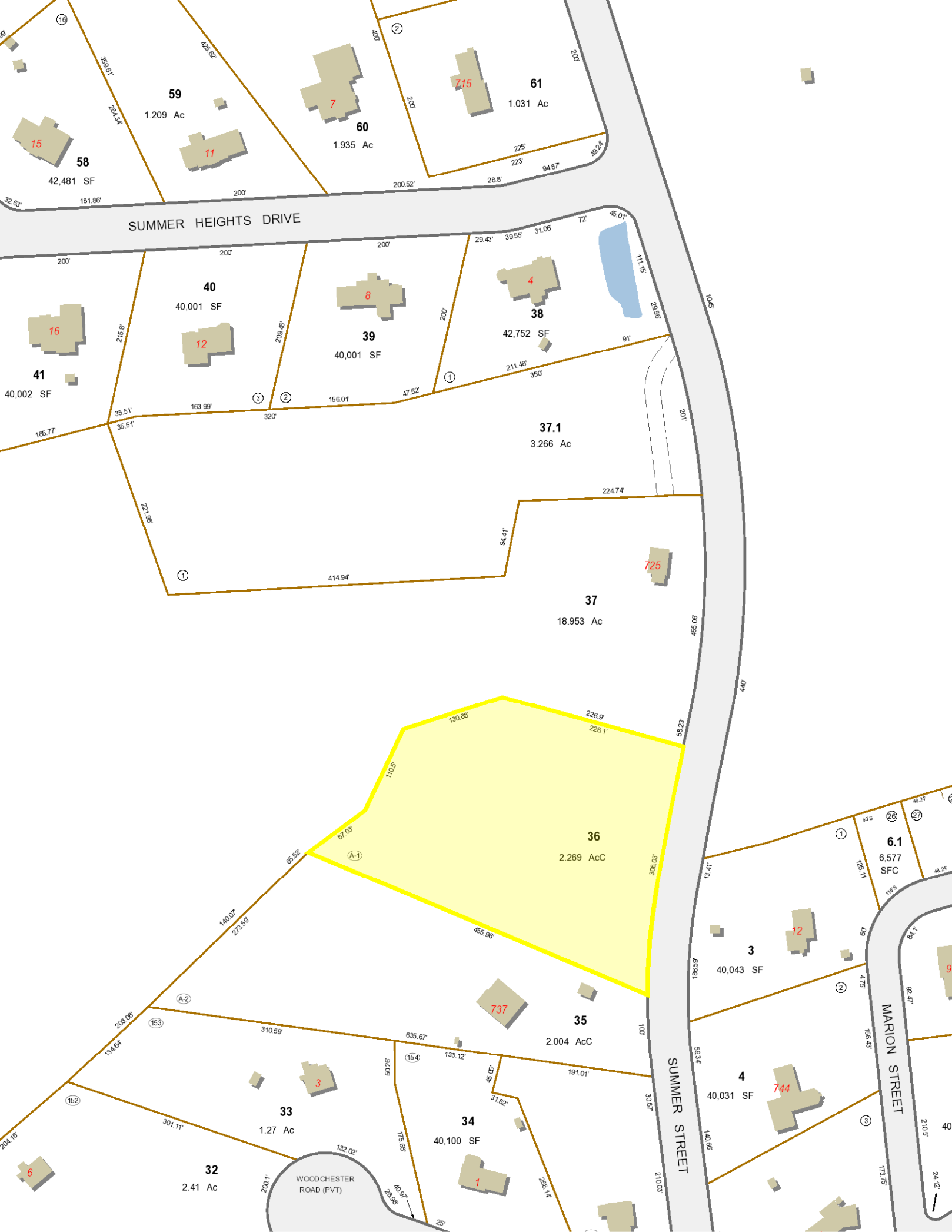
Middlesex ss.

On this day, October 2nd, 2020, before me, the undersigned notary public, personally appeared **VALENTINA PASQUANTONIO WEBER** and **DAVID C. WEBER**, proved to me through satisfactory evidence of identification, being (check whichever applies):
 Driver's License or other state or federal governmental document bearing a photographic image, Oath or Affirmation of a credible witness known to me who knows the above signatory, or My Own personal knowledge of the identity of the signatory, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily, for its stated purpose.




Notary Public Joseph Murchison
My commission expires: Nov. 1st 2024

RETURN TO
Glenn J. Andreoni, Inc.
628 George Washington Highway
Lincoln, RI 02865



Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: June 22, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – 733 Summer Street

The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, June 27, 2022 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 of land for 733 Summer Street dated January 28, 2022 and submitted to DPCD on June 20, 2022.
2. The Parcels are located in Rural Residential 1.
3. The purpose of the plan is to create 3 buildable lots shown on the plan as 2C, 3 and 4.
4. The above application shows the land known on Assessors Map 315 Lots 036 & 037.

ANR Summary

- Lots 2C and 4 currently has a house on each lot and the proposed lot line conforms to Zoning.
- Lot 3 is a buildable lot and conforms to Zoning.