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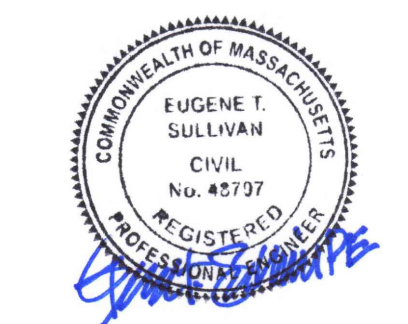
NO	DATE	REVISIONS
1	5/28/21	REMOVED FENCE ON WEST SIDE

APPROVED BY THE  
 TOWN OF FRANKLIN  
 PLANNING BOARD:

DATE: \_\_\_\_\_

**LEGEND:**

- 128 --- EXISTING CONTOUR
- 129 --- PROPOSED CONTOUR
- 130 --- SPOT GRADE
- 131 --- UTILITY POLE
- 132 --- EDGE OF BORDERING VEGETATED WETLANDS
- 133 --- SILT FENCE AND HAY BALES
- 134 --- PROPOSED DRAIN PIPE
- 135 --- DRAIN MANHOLE
- 136 --- CATCH BASIN
- 137 --- SEWER PIPE
- 138 --- SEWER MANHOLE
- 139 --- WATER LINE
- 140 --- WATER GATE VALVE
- 141 --- HYDRANT
- 142 --- GAS LINE
- 143 --- GAS GATE VALVE
- 144 --- ELECTRIC LINE
- 145 --- GUARDRAIL
- 146 --- CHAIN LINK FENCE
- 147 --- LIGHT POLE



PREPARED FOR:  
 P8/GFI 12 FORGE  
 PARK, LLC  
 133 PEARL STREET  
 BOSTON, MA

PROJECT:  
 PROPOSED OUTDOOR  
 STORAGE AREA  
 12 FORGE PARKWAY  
 FRANKLIN, MA

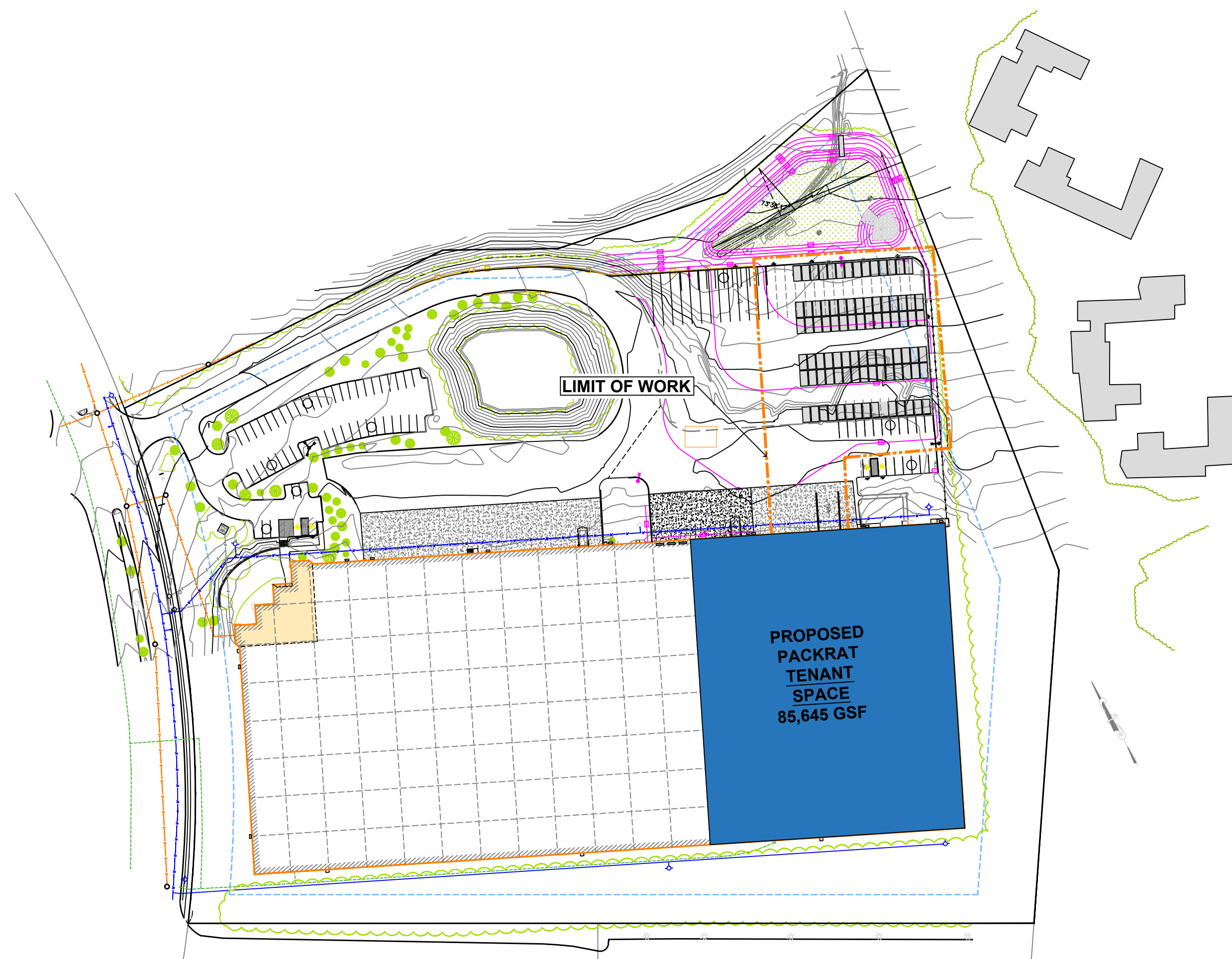
DRAWING:  
**OUTDOOR  
 STORAGE  
 LAYOUT PLAN**

SCALE: 1" = 20'-0"

DATE: APRIL 19, 2021

DRAWING NUMBER

**C.2.1**

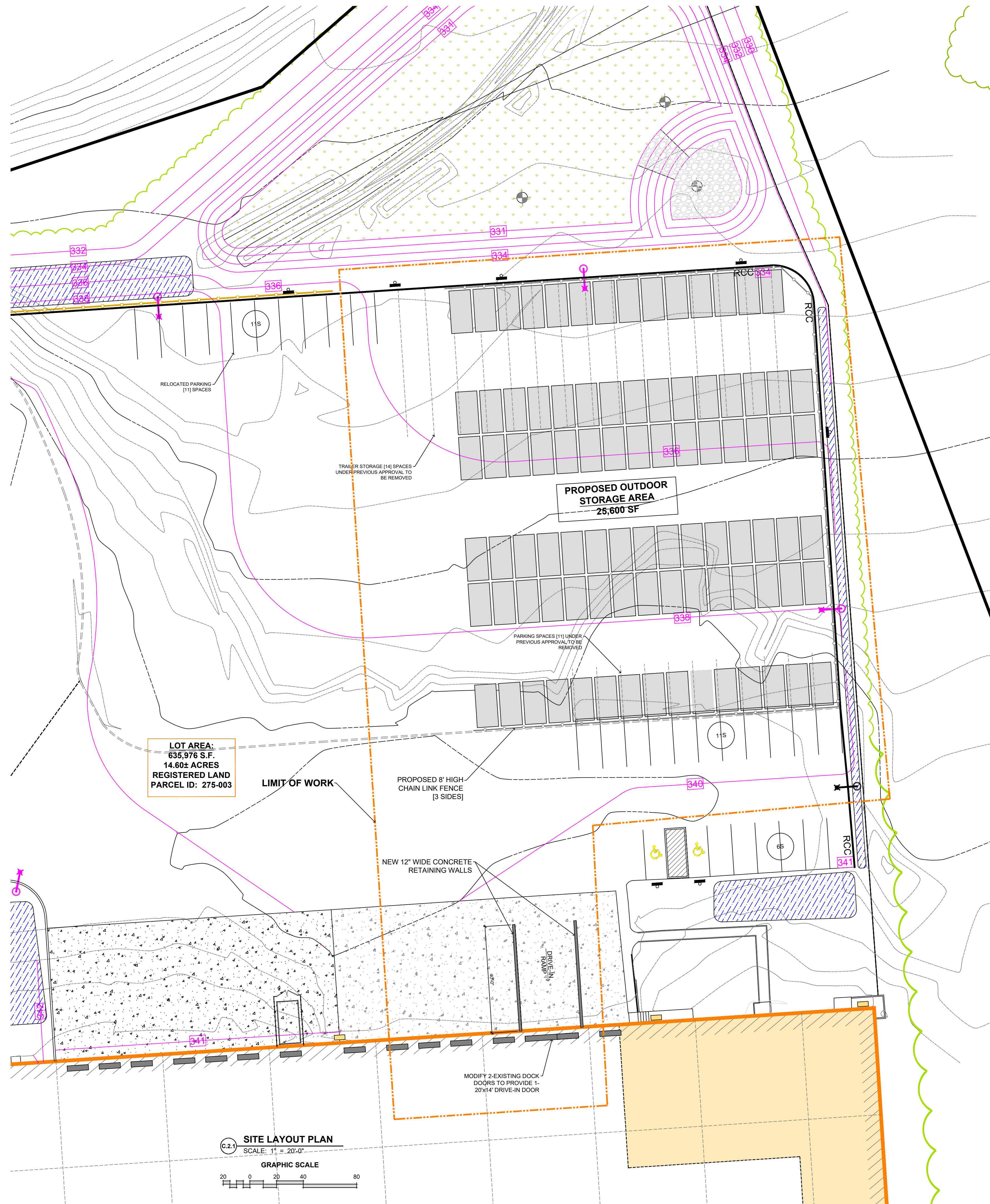


(C.2.1) **SITE LOCUS PLAN**  
 SCALE: 1" = 100'-0"

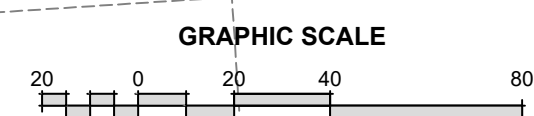
**NOTE:**  
 THIS PROJECT IS SUBJECT TO A SITE PLAN MODIFICATION PERMIT AND ITS CONDITIONS AS ISSUED BY THE FRANKLIN PLANNING BOARD DATED MAY 18, 2020.

PARKING CALCULATIONS			
OFFICE AREA	CRITERIA	UNIT OF MEASURE	REQUIRED
	1 SPACE PER 250 G.S.F.	10,000 S.F.	40 SPACES
WAREHOUSE AREA	1 SPACE PER 1,000 G.S.F.	226,350 S.F.	226 SPACES
PARKING SPACES REQUIRED			266 SPACES
PARKING SPACES PROVIDED PER PREVIOUS SITE PLAN APPROVAL (5/18/2020)			84 SPACES
PROPOSED PARKING SPACES			84 SPACES

**PROPERTY USES:**  
 THE EXISTING USES FOR THIS PROPERTY ARE BUSINESS OFFICE (2.3 d) AND WAREHOUSING (3.10) WHICH ARE APPROVED USES IN THE INDUSTRIAL ZONING DISTRICT IN ACCORDANCE WITH PRINCIPAL USE SCHEDULE OF THE TOWN OF FRANKLIN ZONING BYLAWS.



(C.2.1) **SITE LAYOUT PLAN**  
 SCALE: 1" = 20'-0"



**EUGENE T. SULLIVAN INC.**  
*Consulting Engineers & Construction Managers*



May 28, 2021

**TOWN OF FRANKLIN**

Town Hall- Planning Department  
355 East Central Street  
Franklin, Massachusetts 02038

RE: *Proposed Outdoor Storage  
12 Forge Parkway  
Parcel ID: 275-003*

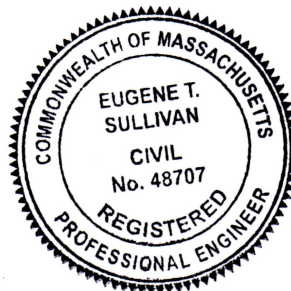
We herein submit, on behalf of **P8/GFI 12 Forge Park, LLC**, additional information in for the Proposed Outdoor storage for PackRat at 12 Forge Parkway:

- We have removed the fencing on the west side to enhance access to the storage containers [see C.2.1]
- PackRat's hours of Operation are 8 AM – 6 PM Monday thru Friday and 8 AM - 3 PM on Saturdays
- This location will have 9 employees and 6 trucks.
- The outside storage area will be used to stage empty units. The units weigh 2,000 pounds and are lifted from the long sides- not the aisles. The forklift operators access the yard 5-6 times per day as they shuffle empty boxes to the warehouse or onto trucks.
- PackRat has agreed to reduce the storage units to a maximum of 2 high [16' total height].

Attached is more information regarding PackRat's operation.

If you have any questions regarding this matter, please contact me

Sincerely,



C:\SPR Project Description.doc



**1-800-PACK-RAT**  |  **zippyshell**®

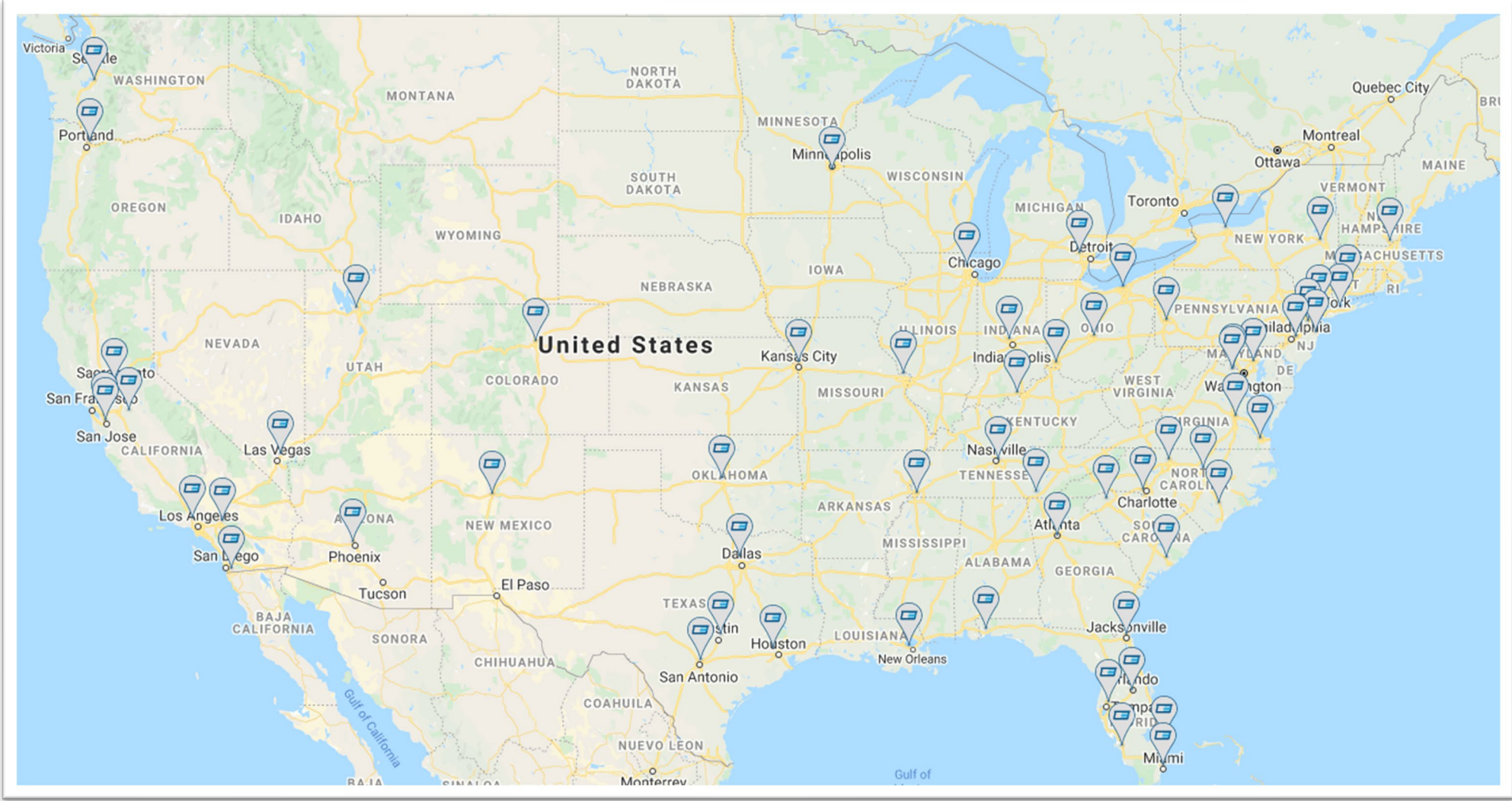
*Moving & Storage Made Simple*

# 1-800-PACK-RAT Overview

- 1-800-PACK-RAT focuses on creating innovative, unique, and customized logistic and storage solutions for commercial applications
- Corporately owned business model –
  - Allows 1-800-PACK-RAT to guarantee service levels across the United States
- We have a vast and diverse asset network to exceed our clients' needs
  - 40,000+ containers, trailers and trucks
  - 70+ corporately owned and operated warehouses
  - 400+ drivers



# 1-800-PACK-RAT Network



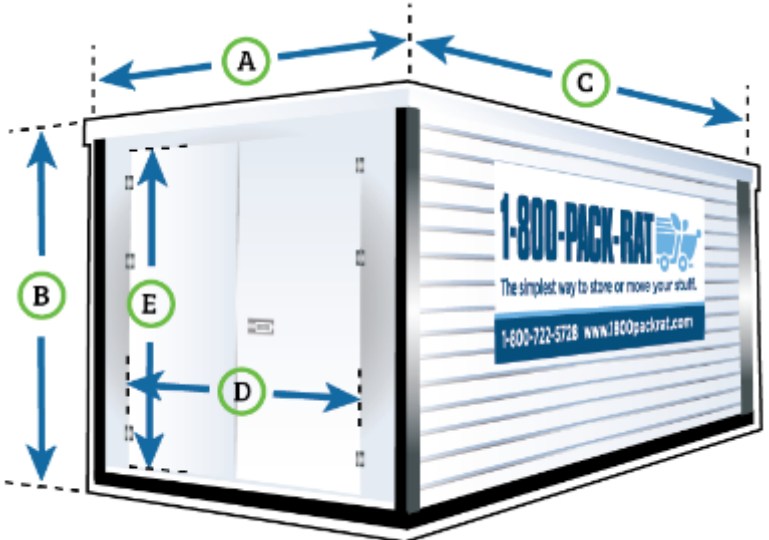
# Service Track Record

- 1-800-PACK-RAT is firmly tied to serving several industries nationwide with our superior storage services
- We have been the go-to provider for seasonal retail brands for over 10 years
- We offer:
  - Best-in-class logistics and storage solutions
  - Highest-quality containers to keep contents secure and weatherproof while on-site
  - After-hours national contact (with national call center back-up)

1-800-PACK-RAT is trusted by:



# Portable Storage Container Dimensions



	8 FOOT	12 FOOT	16 FOOT
<b>OUTER DIMENSIONS</b>			
<b>A</b> Width	7.2'	7.75'	7.75'
<b>B</b> Height	7.8'	7.5'	7.5'
<b>C</b> Length	8.5'	12'	16'
<b>INTERIOR DIMENSIONS</b>			
Width	82"	91"	91"
Height	86.5"	83"	83"
Length	98.5"	142"	190"
Square Feet	56	90	120
Cubic Feet	404	620	830
<b>DOORS</b>			
<b>D</b> Width	67"	67"	67"
<b>E</b> Height	75"	75"	75"
<b>ADDITIONAL SPECIFICATIONS</b>			
Empty Weight	1800 lbs	1800 lbs	2000 lbs
Load Capacity	4000 lbs	6000 lbs	6000 lbs

# “One-Stop Shop” – Warehouse Storage

- 8', 12', and 16' units available to be picked-up full from your location and stored in our warehouse
- We have 70+ corporate storage facilities across the USA totaling 4.0+ million sq. ft. of storage space
- Every warehouse has 24-hour surveillance, automated sprinklers, and secure entrances





# Outdoor Storage Yard

- For security reasons , All Customer filled units are stored inside the warehouse. Only Empty units are stored outside in the yard
- Maximum of 2 units high will be stacked (16')
- Access is limited to our forklift operators shuffling units to and from the yard during normal business hours





## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

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

### **MEMORANDUM**

**DATE:** June 1, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 12 Forge Parkway  
Special Permit & Site Plan Modification

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The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, June 7, 2021 Planning Board meeting and offers the following commentary:

#### **General:**

1. The site is located at 12 Forge Parkway in the Industrial Zoning District (Assessors Map 275 Lot 003).
2. The applicant is proposing a change in use. The proposed use is for outdoor Storage Containers to be stored in the parking area. Storage facilities require a Special Permit in the Industrial Zoning District, under 185 Attachment 3, 2.11.
3. Since no stormwater report was submitted, BETA was not asked to review the plans.

#### **Comments:**

1. Applicant has provided a response to several issues from last meeting.
2. The previously approved plan on May 18, 2020 allowed for 84 parking spaces. The revised plan is proposing 84 parking spaces.
3. The Applicant should provide the height of the storage containers. How many containers are stacked on each other? *The Applicant has indicated they will stack a maximum of 2 containers. Recommend this be added as a Special Condition.*
4. The Planning Board expressed concern about moving around the containers in the parking area. The Applicant has removed fencing in the area to allow better access to the containers.
5. The Applicant agreed to meet with an abutter regarding extending the fence. DPCD has not heard from Applicant or abutter if this took place.



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120

FRANKLIN, MA 02038-1352

TELEPHONE: 508-520-4907

FAX: 508-520-4906

### **MEMORANDUM**

**DATE:** June 3, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 27 Forge Parkway - Solar Panels  
Site Plan Modification

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DPCD has spoken with the Engineer on the project. They are currently working on revised plans for the site. The Site may entail additional filings with the Planning Board. DPCD recommends continuing the Public Hearing to July 12, 2021.



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120

FRANKLIN, MA 02038-1352

TELEPHONE: 508-520-4907

FAX: 508-520-4906

### **MEMORANDUM**

**DATE:** June 3, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Olam Estates  
Definitive Subdivision Plan

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DPCD has spoken with the Engineer on the project. They recently submitted revised plans and filed with the Conservation Commission. DPCD recommends continuing the Public Hearing to June 21, 2021.