

Eugene T. Sullivan, Inc.
 Consulting Engineers
 230 Lowell Street - Suite 2A
 Wilmington, MA 01887
 Phone: 978.657.6469
 Fax: 978.657.8563
 Email: ETS@etsj.com

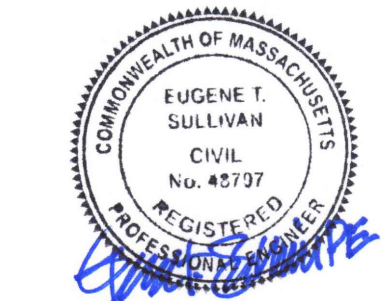
NO.	DATE	REVISIONS

APPROVED BY THE
TOWN OF FRANKLIN
PLANNING BOARD:

DATE: _____

LEGEND:

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- SPOT GRADE
- UTILITY POLE
- EDGE OF BORDERING VEGETATED WETLANDS
- SILT FENCE AND HAY BALES
- PROPOSED DRAIN PIPE
- DRAIN MANHOLE
- CATCH BASIN
- SEWER PIPE
- SEWER MANHOLE
- WATER LINE
- WATER GATE VALVE
- HYDRANT
- GAS LINE
- GAS GATE VALVE
- ELECTRIC LINE
- GUARDRAIL
- CHAIN LINK FENCE
- LIGHT POLE



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

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

DRAWING:

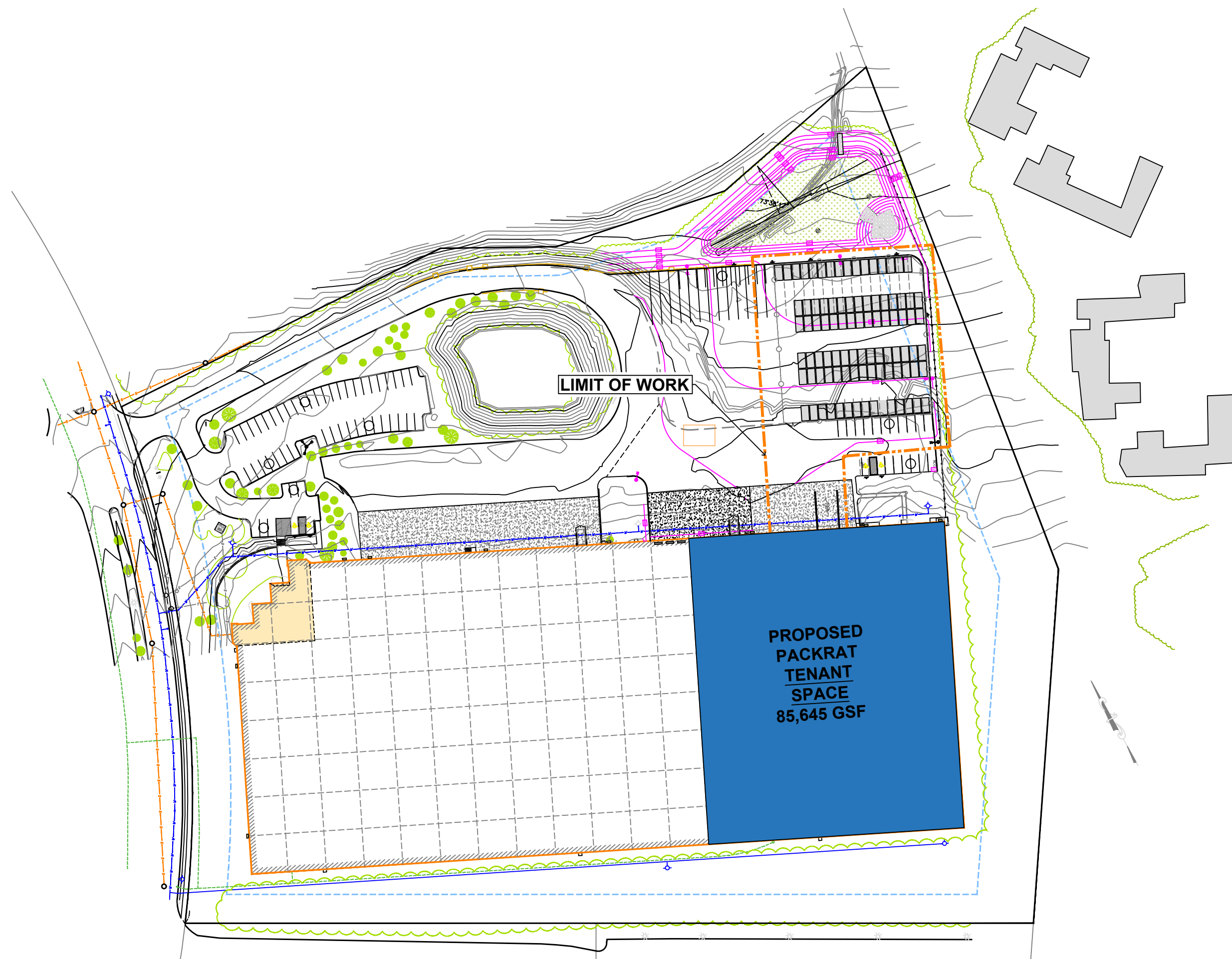
**OUTDOOR
STORAGE
LAYOUT PLAN**

SCALE: 1" = 20'-0"

DATE: APRIL 19, 2021

DRAWING NUMBER

C.2.1

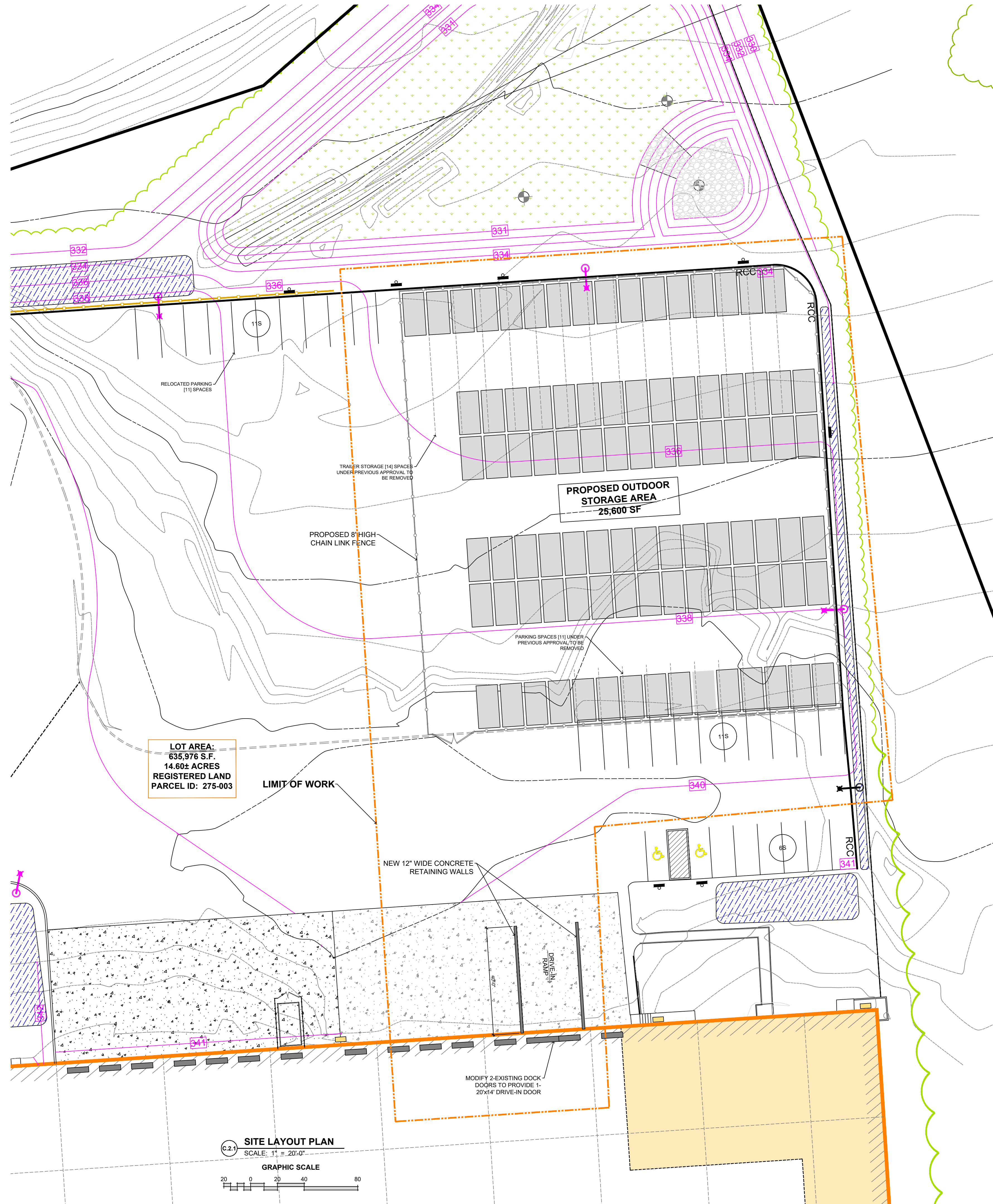


(C.2.1) **SITE LOCUS PLAN**
SCALE: 1" = 100'-0"

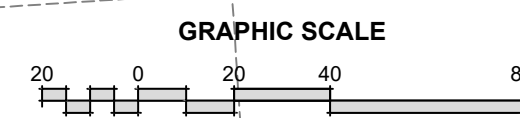
NOTE:
THIS PROJECT IS SUBJECT TO A SITE PLAN MODIFICATION PERMIT AND ITS CONDITIONS AS ISSUED BY THE FRANKLIN PLANNING BOARD DATED MAY 18, 2020.

PARKING CALCULATIONS			
CRITERIA	UNIT OF MEASURE	REQUIRED	
OFFICE AREA	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"





TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

May 19, 2021

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

RE: Site Plan Modification – #12 Forge Parkway – Proposed Storage

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and offer the following comment:

1. There is no proposed exterior work planned for the site under this proposal, therefore we do not have any comments regarding the utilities, impervious area, or a new storm water design.

However, since it is proposed to store these containers outdoors in the paved parking lot, we would like to see some information indicating that the presence of these units will not impact the surface flow of storm water runoff across the paved parking area and that the previously approved site will continue to drain as designed.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.
Town Engineer



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: May 18, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 12 Forge Parkway
Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, May 24, 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. The following letters have been received from other Town Departments and outside Peer Review;
 - Letter dated April 23, 2021 from J.S. Barbieri, Deputy Fire Chief
 - Letter dated May 19, 2021 from Mike Maglio, Town Engineer
4. Since no stormwater report was submitted, BETA was not asked to review the plans.

Comments:

1. The previously approved plan on May 18, 2020 allowed for 84 parking spaces. The revised plan is proposing 84 parking spaces.
2. The Applicant should provide the height of the storage containers. How many containers are stacked on each other?
3. Due to the proximity of the residential development abutting the property, the Board may want to consider a condition limiting the height of the storage containers.



FRANKLIN FIRE DEPARTMENT

TO : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 23 APRIL 2021

RE : SITE PLAN – 12 FORGE PARKWAY

Thank you for the opportunity to review the above referenced plan.

We have worked with the applicant regarding the plan and they have met our requirements. Accordingly, we have no comments at this time. Please contact me should you have any question or require any additional information.

cc: file

EUGENE T. SULLIVAN INC.
Consulting Engineers & Construction Managers



April 19, 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*

PROJECT DESCRIPTION

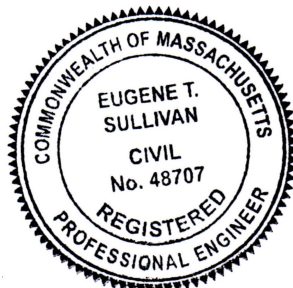
We herein submit, on behalf of **P8/GFI 12 Forge Park, LLC**, an application for Site Plan Review to allow outdoor storage for 1-800-PACK-RAT on the parking lot located at 12 Forge Parkway. Please find attached the following documents:

- Site Plan Review Application and Filing Fee
- Certificate of Ownership
- Certified Abutters List
- Civil Engineering plan prepared by ETS Inc
- Letter from New England Fire Systems stating that the existing building sprinkler systems have sufficient capacity for the proposed use of the Building by 1-800-PACK-RAT. Additionally, we have attached an email from Deputy Fire Chief Barbieri stating the fire department has no issue with the proposed PACK-RAT occupancy.

This property is subject to a previous site plan review approval and its conditions as issued by the Planning Board on May 18, 2020. We are not proposing any changes to the impervious area and stormwater designs previously approved as part of this application.

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

Sincerely,



C:\SPR Project Description.doc

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Outdoor Storage Layout Plan" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: P8/GFI 12 FORGE PARK LLC
Address of Applicant: 133 Pearl Street, Boston, MA 02110
Phone No.: 617.292.0101 Email: sgoodman@gfipartners.com
2. Name of Owner (if not the Applicant): same as applicant
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: Eugene T. Sullivan Inc.
Address of Engineer: 230 Lowell Street, Wilmington, MA 01887
Phone No.: 978.657.6469 Email: etspe@outlook.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 60758, Page 394, (or Certificate of Title No. 71958)
5. Location and Description of Property:
12 ForgeParkway

Square Footage of Building(s) 236,350 SF
Assessor's Map 275 Lot 003
6. Purpose of Site Plan: We are requesting approval to allow outdoor storage on a previously approved parking area.
7. List of Waivers Requested (if any): Attach Form R for each waiver



Signature of Applicant

Steven Goodman, Mngr of P8/GFI 12 Forge Park, LLC

Print Name of Applicant



Signature of Owner

same as Applicant

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: Outdoor Storage Layout Plan

Date of Plan: 4/16/2021 Assessor's Information: Map 275 Parcel 003

Prepared by: Eugene T. Sullivan Inc.

Applicant Name & Address: P8/GFI 12 Forge Park, LLC
133 Pearl Street, Boston, MA 02110

SECTION B:

Name of Record Owner(s): P8/GFI 12 Forge Park, LLC

Address of Record Owner(s): 133 Pearl Street, Boston, MA 02110

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

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

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

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

Executed as a sealed instrument this

day of 20

[Signature]
Signature of Applicant

Steve Goodman
Print name of Applicant

[Signature]
Signature of Owner

Steve Goodman
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Suffolk ss.

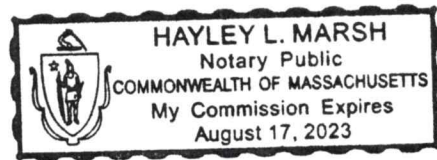
2021

On this 15th day of April, 2021, before me, the undersigned notary public, personally appeared Steven Goodman (name of owner), proved to me through satisfactory evidence of identification, which were personal knowledge 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: August 17, 2023



4066

MASSACHUSETTS STATE EXCISE TAX
Norfolk County Land Court
Date: 11-20-2019 @ 10:46am
Ct1#: 345 Doc#: 1434588
Fee: \$91,428.00 Cons: \$20,050,000.00

Doc: 1,434,588 11-20-2019 10:46
Ct1#: 201567
Norfolk County Land Court

N O T
A N
O F F I C I A L
~~AFTER RECORDING~~

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

Nixon Peabody LLP
Exchange Place
53 State Street
Boston, Massachusetts 02109
Attention: Christopher R. Froeb, Esq.

QUITCLAIM DEED

PP Tango MA LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of TWENTY MILLION FIFTY THOUSAND AND NO/100 DOLLARS (\$20,050,000) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTS with QUITCLAIM COVENANTS to **P8/GFI 12 FORGE PARK, LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is 133 Pearl Street, Boston, Massachusetts, all Grantor's right, title and interest in and to the land, together with any and all buildings and other improvements thereon, located at 12 Forge Parkway, Town of Franklin, Norfolk County, Massachusetts, and more particularly described in Exhibit A attached hereto and made a part hereof (collectively, the "Property").

This conveyance is made and accepted subject to all covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Property for so long as such items remain on title and all other matters of record or apparent from a visual inspection of the Property and all matters which an accurate survey of the Property would disclose, including the matters set forth in Exhibit B attached hereto and made a part hereof.

For Grantor's title to the Property, see Quitclaim Deed recorded in the Norfolk County Land Court on September 24, 2019, filed as Document 1430432, Certificate of Title No. 201173.

Grantor is not classified as a corporation for federal tax purposes for the current taxable year.

[signature(s) on following page(s)]

Property address: 12 Forge Parkway, Franklin, Massachusetts

1430432

NOT IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 14th day of ~~November~~ October, 2019. A L O F F I C I A L C O P Y

GRANTOR:

PP Tango MA LLC,
a Delaware limited liability company

By: [Signature]

Name: Ryan Ingle
Title: Managing Director and Vice President

Authorized Signatory

STATE OF New York §
COUNTY OF New York §

On this 28th day of ~~November~~ October, 2019, before me, the undersigned notary public, Ryan Ingle, Managing Director and Vice President of PP Tango MA LLC, a Delaware limited liability company, personally appeared, proved to me through satisfactory evidence of identification, which were Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it as the voluntary act of the said LLC.

WITNESS my hand and seal this 28th day of ~~November~~ October, 2019

[Signature]
Notary Public

My commission expires: March 11, 2023

(SEAL)



NOT AN OFFICIAL COPY
EXHIBIT A
PROPERTY COPY

The land in Franklin, Norfolk County, Massachusetts, being shown as Lot 48 on a plan drawn by Beats and Thomas, Inc., Surveyors, dated January 23, 1987, as approved by the Land Court, filed as Plan No. 7594-11, a copy of which is filed with the Norfolk Deeds, Land Court Division with Certificate of Title No. 126088, Book 631.

Together with the benefit of:

- a. The right to use Forge Parkway as set forth in Quitclaim Deed dated April 7, 1987 filed as Document No. 518908.
- b. Utility Easement dated June 23, 1986 filed as Document No. 493443.



Town of Franklin Fire Department
40 West Central Street
Franklin, MA 02038

April 5th, 2021

RE: Fire Sprinkler Storage Analysis for 1-800-PACK-RAT – 12 Forge Parkway, Franklin, MA

To Whom It May Concern,

New England Fire Systems Inc has conducted an engineering analysis of the existing fire sprinkler system located at 12 Forge Parkway, Franklin, MA to determine if the existing sprinkler system is capable of protecting the new storage configuration that the new tenant, 1-800-PACK-RAT, will deploy should they choose to enter into an agreement to rent, lease or purchase this space.

The existing sprinkler system is a wet pipe, hydraulically calculated Early Suppression, Fast Response (ESFR) system that is fed by an existing 2000 GPM fire pump @ 135 PSI. The current system design utilizes K25.2 sprinkler heads in a gridded configuration using 6" primary and secondary mains and 2" branch lines. Each sprinkler head is spaced at a maximum of 100 sq. ft. per sprinkler head and a maximum of 10 ft. between each sprinkler head.

1-800-PACK-RAT intends to use the space for storage of 8'x16'x8' metal storage containers stacked three units high. For a sketch of the proposed storage configuration, please refer to Appendix A. The proposed storage configuration would be classified per NFPA 13-2013, section 14.4.1 as solid-piled storage of Class I-IV commodities stored up to a height of 24' in a 30' tall building. Based on this classification and the existing sprinkler system components, the minimum operating pressure of each sprinkler head would be 15psi.

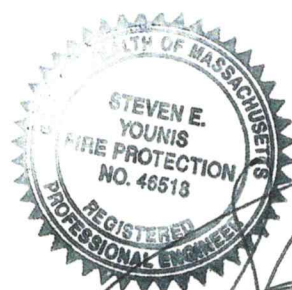
The existing system is designed for protection of Class I-IV commodities stored on single, double, and multi-row racks up to a maximum of 25' in a 30' tall building. The hydraulic design is to provide a minimum of 20psi per sprinkler head over a 12-sprinkler head remote area with a maximum of four sprinkler heads on each branch line.

The existing sprinkler system design is more stringent than the proposed use of 1-800-PACK-RAT and therefore meets the NFPA 13 requirements for the proposed use.

Should you have any questions, feel free to reach out to us at any time.

Thanks,

Steven E Younis PE



[Handwritten signature]
4-14-21

From: Joseph Barbieri

Sent: Friday, April 16, 2021 3:10 PM

To: Ryan Jones

Cc: Scott Dwyer; Kevin Reiter; Bill Roberts; Gene Sullivan; Brian Poitras; Zimmerman, Robert; Brandon Glick

Subject: Re: 1-800 Pack Rat - 12 Forge Park, Franklin, MA - Fire Sprinkler System Compliance Letter

Mr. Jones,

Thank you for providing the analysis and documentation to the department. It is clear that the existing system will meet the demands of the proposed occupancy and as such the fire department does not see any issue.

Please let me know if you have any questions.

-Joe

Joseph Barbieri, Deputy Fire Chief

Franklin Fire Department

40 West Central St.

Franklin, MA 02038

FD #: (508) 528-2323

Fax: (508) 520-4912

Direct Office Line (508) 553-5571

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**APPLICATION FOR APPROVAL OF A SITE PLAN
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled “Outdoor Storage Layout Plan” and Special Permit(s) for 12 Forge Parkway and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: P8/GFI 12 FORGE PARK LLC
Address of Applicant: 133 Pearl Street, Boston, MA 02110
Phone No.: 617.292.0101 Email: sgoodman@gfipartners.com

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

3. Name of Engineer: Eugene T. Sullivan Inc.
Address of Engineer: 230 Lowell Street, Wilmington, MA 01887
Phone No.: 978.657.6469 Email: etspe@outlook.com

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 60758, Page 394 , (or Certificate of Title No. 71958)

2. Location and Description of Property: 12 Forge Parkway

Zoning District: Industrial
Assessor’s Map: 275 Lot: 003
Square Footage of Building(s): 236,350 SF [Existing]
Impervious Coverage of Existing Upland: 388,580 SF [per previous site plan approval]

3. Purpose of Site Plan: We are requesting a Special Permit to allow outdoor storage on a previously approved parking area.

4. Special Permit(s) Requested: We are requesting a Special permit to allow a storage facility [2.11] in an Industrial Zoning District as required in Zoning Bylaw 185, Attachment 3 [Use Regulations Schedule].

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that 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. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (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.
- (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.
- (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.

6. Other issues requiring Planning Board Consideration: _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.



Signature of Applicant

Steve Goodman
Print Name of Applicant

Signature of Owner

Same as Applicant
Print Name of Owner

EUGENE T. SULLIVAN INC.
Consulting Engineers & Construction Managers



April 29, 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

SPECIAL PERMIT CRITERIA

We herein submit, on behalf of **P8/GFI 12 Forge Park, LLC**, an application for a Special Permit to allow outdoor storage for 1-800-PACK-RAT on the parking lot located at 12 Forge Parkway. We are requesting a Special permit to allow a storage facility [2.11] in an Industrial Zoning District as required in Zoning Bylaw 185, Attachment 3 [Use Regulations Schedule].

SPECIAL PERMIT CRITERIA:

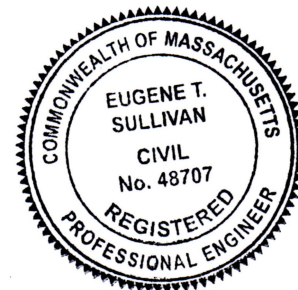
- (a) The proposed use for is consistent with the allowed uses in the Industrial Zoning District and surrounding properties.
- (b) The proposed storage area is within a fenced area to provide a safe environment for vehicles and pedestrians on the property. The proposed storage area is located within a parking area that will not impact site circulation for the building tenants nor fire department access to the building.
- (c) This project will not require upgraded infrastructure to accommodate the outdoor storage area.
- (d) This property is located in an Industrial Zone. The previously reviewed and approved buffer between our property and the adjacent residential property will be maintained as approved.
- (e) The proposed outdoor storage is to be located on a previously approved paved area and will not cause any impact on any existing environmental resources.
- (f) The proposed outdoor storage will not result in abutting properties being deprived of light or fresh air circulation. An 80 foot deep minimum forested buffer will be maintained between this property and the residential neighbors as previously approved. Furthermore, the abutting properties will be not be subjected to excessive noise, odor, light, vibrations, or airborne particulates as a result of this outdoor storage.
- (g) The proposed outdoor storage will not generate any additional water consumption nor sewer flow.

This property is subject to a previous site plan review approval and its conditions as issued by the Planning Board on May 18, 2020. We are not proposing any changes to the impervious areas and stormwater designs previously approved as part of this application.

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

Sincerely,

C:\Special Permit Criteria.doc



FORGE PARKWAY OWNER LLC
C/O GOLDMAN SACHS & CO.
200 WEST ST 35TH FLOOR
NEW YORK, NY 10282

MESSINA JULIE E
159 STONE RIDGE RD
FRANKLIN, MA 02038

MILLER WAYNE M
46 STONE RIDGE RD
FRANKLIN, MA 02038

P8/GFI 12 FORGE PARK LLC
133 PEARL ST
BOSTON, MA 02110-2499

50 STONERIDGE ROAD LLC
164 FENSVIEW DRIVE
WESTWOOD, MA 02090

O'HAGAN CATHERINE
57 STONE RIDGE RD
FRANKLIN, MA 02038

TEGRA MEDICAL LLC
9 FORGE PARKWAY
FRANKLIN, MA 02038

PRINCE ROGER F
PRINCE CAROLINE A
95 STONE RIDGE RD
FRANKLIN, MA 02038

HIRSCH LOUIS M
HIRSCH LOIS M
100 STONE RIDGE RD
FRANKLIN, MA 02038

FORGE PARKWAY OWNER LLC
C/O GOLDMAN SACHS & CO.
200 WEST ST, 35TH FLOOR
NEW YORK, NY 10282

MACRI JOSEPH D
42 STONE RIDGE RD
FRANKLIN, MA 02038

LOGAN GAYLE F TR
LOGAN NOMINEE TRUST OF 20
85 STONE RIDGE RD
FRANKLIN, MA 02038

JJ&K ENTERPRISES LLC
C/O HAPPY TAILS DOGGY DAY
7 FORGE PKWY
FRANKLIN, MA 02038

BEKSHA EDWARD D
45 STONE RIDGE ROAD
FRANKLIN, MA 02038

RICHARD JOYCE M TR
JMR REALTY TRUST
93 STONE RIDGE RD
FRANKLIN, MA 02038

COUSAR MAURA E
153 STONE RIDGE RD
FRANKLIN, MA 02038

BURNS AMANDA
163 STONE RIDGE RD
FRANKLIN, MA 02038

COLLINS LINDA TR
LINDA COLLINS REVOCABLE T
39 STONE RIDGE RD
FRANKLIN, MA 02038

HICKORY REALTY LLC
181 HICKORY DRIVE
RAYNHAM, MA 02767

PARKINSON GRACE P
156 STONE RIDGE RD
FRANKLIN, MA 02038

DRISCOLL CHRISTINE
162 STONE RIDGE RD
FRANKLIN, MA 02038

KEARNS KEVIN W
KEARNS KAREN E
36 STONE RIDGE RD
FRANKLIN, MA 02038

FALZONE-MOST BEVERLY A TR
BEVERLY A FALZONE-MOST TR
29 LONGFELLOW DR
FRANKLIN, MA 02038

NARUM M LYNNE
PO BOX 126
FRANKLIN, MA 02038

LEDWITH MARY C
82 STONE RIDGE RD
FRANKLIN, MA 02038

BRANCA RITA M
107 STONE RIDGE RD
FRANKLIN, MA 02038

WALTZ JOHN R
149 STONE RIDGE RD
FRANKLIN, MA 02038

CIAVARINI MICHAEL D
CIAVARINI DIANE A
103 STONE RIDGE RD
FRANKLIN, MA 02038

BIANCHI SCOTT E
BIANCHI EILEEN M
98 STONE RIDGE RD
FRANKLIN, MA 02038

HASSAN ATIQ UL
BHATTI KHOULA RAFIQUE
52 STONE RIDGE RD
FRANKLIN, MA 02038

WILDING NITA MARIE
WILDING DONALD ARTHUR
49 STONE RIDGE RD
FRANKLIN, MA 02038

FINN JACQUELINE F
38 PARK ST
BELLINGHAM, MA 02019

BURKE NANCY E
87 STONE RIDGE RD
FRANKLIN, MA 02038

CORDARO NICOLINA M TR
CORDARO DAVIS FAMILY TRUS
41 STONE RIDGE RD
FRANKLIN, MA 02038

WATKINS EILEEN M TR
EILEEN M WATKINS 2012 TRU
160 STONE RIDGE RD
FRANKLIN, MA 02038

FONTANA MEREDITH L
55 STONE RIDGE RD
FRANKLIN, MA 02038

PATHAMMAVONG SOUMOUNTHA
94 STONE RIDGE RD
FRANKLIN, MA 02038

BERTSCHMANN ASHLEY
5 HIGH OAKS COURT
WALPOLE, MA 02081

RAWLINSON VICTORIA F TR L
RAWLINSON REALTY TRUST
150 STONE RIDGE RD
FRANKLIN, MA 02038

BALEST RICHARD P & MAXINE
BALEST REALTY TRUST
PO BOX 136
NORFOLK, MA 02056

CLIFF DUDLEY
CLIFF MARY
43 STONE RIDGE RD
FRANKLIN, MA 02038

LOUGHLIN PATRICIA
35 STONE RIDGE RD
FRANKLIN, MA 02038

WILSON WILLIAM G
HALL JOANNA M
110 STONE RIDGE RD
FRANKLIN, MA 02038

GLEN THERESA
151 STONE RIDGE RD
FRANKLIN, MA 02038

CHAMBERS CAROL
91 STONE RIDGE RD
FRANKLIN, MA 02038

HOLT SHAUNA
53 STONERIDGE ROAD
FRANKLIN, MA 02038

MORETTI BRIANA J
157 STONE RIDGE RD
FRANKLIN, MA 02038

SIDOLI MICHAEL D
83 STONE RIDGE RD
FRANKLIN, MA 02038

LAPLANTE BETTY JANE TR
LAPLANTE IRREVOCABLE TRUS
104 STONE RIDGE RD
FRANKLIN, MA 02038

NURNBERG STEVEN
NURNBERG SUZANNE
148 STONE RIDGE RD
FRANKLIN, MA 02038

DISKIN DOROTHY A
158 STONE RIDGE RD
FRANKLIN, MA 02038

BRYSON HENRY M
154 STONE RIDGE RD
FRANKLIN, MA 02038

LEONE DONATO L
LEONE VALERIE A
155 STONE RIDGE RD
FRANKLIN, MA 02038

GRIFFIN KATHLEEN
109 STONE RIDGE ROAD
FRANKLIN, MA 02038

YOUNIS SUSAN L
47 STONE RIDGE RD
FRANKLIN, MA 02038

SHERWOOD JANE F
108 STONE RIDGE RD UNIT 108
FRANKLIN, MA 02038

NGUYEN DAN H
90 STONE RIDGE RD
FRANKLIN, MA 02038

SCHLECTER MITCHELL J TR
MITCHELL J SCHLECTER FAM
2301 LUCAYA LN APT M1
COCONUT CREEK, FL 33066-1124

COLANTONI JULIANA
56 STONE RIDGE RD
FRANKLIN, MA 02038

ARNOLD STEPHEN JOHN & MAR
ARNOLD REVOCABLE TRUST
40 STONE RIDGE RD
FRANKLIN, MA 02038

MCCLELLAN DONNA M
101 STONE RIDGE RD
FRANKLIN, MA 02038

STONE GENEVIEVE J
106 STONE RIDGE RD
FRANKLIN, MA 02038

GORDON STEVEN J
135 STONE RIDGE RD
FRANKLIN, MA 02038

DEBENEDICTIS GENE E
81 STONE RIDGE RD
FRANKLIN, MA 02038

GRACI RANDE M TR
RANDE M GRACI REVOCABLE T
92 STONE RIDGE RD
FRANKLIN, MA 02038

CLINTON MARK C
20 STONE RIDGE RD
FRANKLIN, MA 02038

MORGAN JAYNE M
38 STONE RIDGE RD
FRANKLIN, MA 02038

GILPATRICK CARLENE
48 STONE RIDGE RD
FRANKLIN, MA 02038

LOCONZOLO DEBRA
117 STONE RIDGE RD
FRANKLIN, MA 02038

PELLAND STEVE
PELLAND CANDICE F
51 STONE RIDGE ROAD
FRANKLIN, MA 02038

BURNARD EILEEN B
152 STONE RIDGE RD
FRANKLIN, MA 02038

KNOWLES MARCIA A
115 STONE RIDGE RD
FRANKLIN, MA 02038

COLACE AMANDA
111 STONE RIDGE RD
FRANKLIN, MA 02038

CRISAFULLI JOSEPH M L/E
JOSEPH M CRISAFULLI IR TR
161 STONE RIDGE RD
FRANKLIN, MA 02038

OWEN CHARLES R
72 STONE RIDGE RD
FRANKLIN, MA 02038

STONERIDGE EAST CONDOMINI
C/O ADVANCED CONDOMINIUM
40 MECHANIC ST - SUITE 301
FOXBORO, MA 02035

HEWITT JAMES
HEWITT LARISSA L
17 EVERGREEN RD
NORFOLK, MA 02056

CAPUTO THOMAS J
8 STONE RIDGE RD
FRANKLIN, MA 02038

REGAN BARRY N & KERRIN M
REGAN FAMILY LIVING TRUST
44 STONE RIDGE RD
FRANKLIN, MA 02038

SIMS DAVID
88 STONE RIDGE RD
FRANKLIN, MA 02038

CAPACHIN ALICE W
138 STONE RIDGE RD
FRANKLIN, MA 02038

ST CYR PAUL
ST CYR SCOTT
54 STONE RIDGE RD
FRANKLIN, MA 02038

REGAN NORMA ANN
5 STONE RIDGE RD
FRANKLIN, MA 02038

MELLOR EILEEN F
366 MUCCIARONE RD
FRANKLIN, MA 02038

WIENERS PAUL J TR
WIENERS JOINT REVOCABLE T
99 STONE RIDGE RD
FRANKLIN, MA 02038

LOVETT THOMAS
LOVETT PAULA
128 STONE RIDGE RD
FRANKLIN, MA 02038

LYONS MAUREEN L
112 STONE RIDGE RD
FRANKLIN, MA 02038

ROSCOE STEVEN M TR
SJR REALTY TRUST
67 MEETINGHOUSE ROAD
NORFOLK, MA 02056

MCBRIDE-WENDELL AMY TR
AMY MCBRIDE-WENDELL TRUST
41 OCTOBER DR
FRANKLIN, MA 02038

SAPORETTI BARBARA A
33 STONE RIDGE RD
FRANKLIN, MA 02038

BURNS MAUREEN E
137 STONE RIDGE RD
FRANKLIN, MA 02038

BIDNER CAROL J
30 STONE RIDGE RD - UNIT 30
FRANKLIN, MA 02038-3105

SMITH RITA L/E
SCUDERI KELLY ANN
120 STONE RIDGE RD
FRANKLIN, MA 02038

HALPERN RICHARD
HALPERN ARLYN
129 STONE RIDGE RD
FRANKLIN, MA 02038

BONNER STEPHEN D
16 STONE RIDGE RD
FRANKLIN, MA 02038

FARROW DENISE E
FARROW KELLIE N
21 STONE RIDGE RD
FRANKLIN, MA 02038

PORTMANN MEGHAN K
80 STONE RIDGE RD
FRANKLIN, MA 02038

MICCILE SCOTT
MICCILE KIMBERLY
70 STONE RIDGE RD
FRANKLIN, MA 02038

DUNNE MICHAEL E TR
DUNNE FAMILY TRUST
68 STONE RIDGE RD
FRANKLIN, MA 02038

DAVIDSON JACK T
DAVIDSON TAMARA REID
4 STONE RIDGE RD
FRANKLIN, MA 02038

EVANS ROBERT J & JOY A TR
ROBERT J EVANS REVOC TRUS
17 DRIVER LN
MASHPEE, MA 02649

SCHWARTZ JEFFREY L
73 STONE RIDGE RD
FRANKLIN, MA 02038

BETTS JONATHAN A
2 STONE RIDGE RD
FRANKLIN, MA 02038

HENDERSON MARY A
144 STONE RIDGE RD
FRANKLIN, MA 02038

PERKINS JAMES C
PERKINS GERALDINE E
10 STONE RIDGE RD
FRANKLIN, MA 02038

TOLLAND ALAN M
122 STONE RIDGE RD
FRANKLIN, MA 02038

KNOX ERIC R
132 STONE RIDGE RD
FRANKLIN, MA 02038-3167

MEYERS LAURA R
BIBBO RUTH
140 STONE RIDGE RD
FRANKLIN, MA 02038

MCNIFF CATHERINE ANN TRS
THE MCNIFF FRANKLIN REALT
134 STONE RIDGE RD
FRANKLIN, MA 02038

RODEGHIERO J SCOTT J/T
RODEGHIERO AISLYNN E J/T
27 STONE RIDGE RD
FRANKLIN, MA 02038

LERCH ERICA
130 STONE RIDGE RD
FRANKLIN, MA 02038

MAHONEY MARY B
62 STONE RIDGE RD
FRANKLIN, MA 02038

PAI RATNAKAR
PAI VIDYA
15 STONE RIDGE RD
FRANKLIN, MA 02038

HARRIGAN JUDITH M
1 STONE RIDGE RD
FRANKLIN, MA 02038

BOUTROS AMANI
24 STONE RIDGE RD
FRANKLIN, MA 02038

SANFORD PAMELA J TR
PAMELA J SANFORD LIV TRUS
146 STONE RIDGE RD
FRANKLIN, MA 02038

GORDON JOHN A
GORDON PAWARIN W
17 STONE RIDGE RD
FRANKLIN, MA 02038

TREANOR NEAL J
TREANOR GRETCHEN K
60 STONE RIDGE RD
FRANKLIN, MA 02038

PRENTICE JANICE K
126 STONE RIDGE RD
FRANKLIN, MA 02038

OPPENHEIM ESTATE OF SARA
C/O BARBARA E GILLMEISTER
25 BOYDEN RD
WRENTHAM, MA 02093

GUYETTE LESLIE A
125 STONE RIDGE RD
FRANKLIN, MA 02038

MARCUS JOSEPH A
MARCUS JUNE M
145 STONE RIDGE RD
FRANKLIN, MA 02038

GAUTHIER NICHOLAS R
71 STONE RIDGE RD
FRANKLIN, MA 02038

BRADIE GERALD I TR
THE BRADIE FAMILY TRUST
61 STONE RIDGE RD
FRANKLIN, MA 02038

MCMANUS DONNA S
64 STONE RIDGE RD
FRANKLIN, MA 02038

KLAWSON RACHEL H
19 STONE RIDGE RD
FRANKLIN, MA 02038-3103

HUGHES MINNE S
3 STONE RIDGE RD
FRANKLIN, MA 02038

HALL DEBORAH BAKIN
HALL, KELLY C & RYAN J HA
139 STONE RIDGE RD
FRANKLIN, MA 02038

BYERS JEAN
141 STONE RIDGE RD
FRANKLIN, MA 02038

MATTAR CHERYL
6 STONE RIDGE RD
FRANKLIN, MA 02038

GOLDMAN LEONARD E
GOLDMAN CAROL G
26 STONE RIDGE RD
FRANKLIN, MA 02038

CARMODY ANN
143 STONE RIDGE RD
FRANKLIN, MA 02038

ROSINE CAROL
119 STONE RIDGE RD
FRANKLIN, MA 02038

ROTHENBERG STEPHEN
121 STONE RIDGE RD
FRANKLIN, MA 02038

GALVIN PETER L
133 STONE RIDGE RD
FRANKLIN, MA 02038

COHEN SHARON L
WEILANDT DANIEL J
25 STONE RIDGE RD
FRANKLIN, MA 02038

DAVIS TRACY
75 STONE RIDGE RD
FRANKLIN, MA 02038

SILVIA JOSEPH C
SILVIA LORRAINE
34 STONE RIDGE RD
FRANKLIN, MA 02038

DAMORE LISA
SHELDON LAURA
13 IRIS CIR
MANALAPAN, NJ 07726

WILSON DIANNE M
77 STONE RIDGE RD
FRANKLIN, MA 02038

STONE RIDGE WEST CONDOMIN
C/O ADVANCED CONDOMINIUM
40 MECHANIC ST
FOXBORO, MA 02035

EGAN DENNIS M
EGAN KATHLEEN A
7 STONE RIDGE RD
FRANKLIN, MA 02038

ENNIS BARBARA L
18 STONE RIDGE RD
FRANKLIN, MA 02038

WARD MAUREEN A
127 STONE RIDGE RD
FRANKLIN, MA 02038

SWEENEY PHILIP T
SWEENEY JENNIFER ANDERSEN
131 STONE RIDGE RD
FRANKLIN, MA 02038

COAKLEY PATRICIA B
116 STONE RIDGE RD
FRANKLIN, MA 02038

LAUGHRAN KATHLEEN
74 STONE RIDGE RD
FRANKLIN, MA 02038

OROURKE RYAN
32 STONE RIDGE RD
FRANKLIN, MA 02038

SAWYER JASON C
SAWYER LISA
63 STONE RIDGE RD
FRANKLIN, MA 02038

ALCAREZ AGNES G
124 STONE RIDGE RD
FRANKLIN, MA 02038

SPIEGEL DANIEL B
59 STONE RIDGE RD
FRANKLIN, MA 02038

YORRA SAMANTHA
123 STONE RIDGE RD
FRANKLIN, MA 02038

FRANKLIN LIMITED PARTNERS
C/O IRON MOUNTAIN
ONE FEDERAL ST
BOSTON, MA 02110

BRIGGS DAVID J
BRIGGS EILEEN M
78 STONE RIDGE RD
FRANKLIN, MA 02038

RITTER JOHN J
29 STONE RIDGE
FRANKLIN, MA 02038

SPINA LUCAS J
SPINA KAITLINE E
136 STONE RIDGE RD
FRANKLIN, MA 02038

GEPHARDT BETTY ANN
9 STONE RIDGE RD
FRANKLIN, MA 02038

CENTOLA DANIEL H
9 NORTH MAIN ST UNITB
MEDWAY, MA 02053

FIORAVANTE LINDA M
142 STONE RIDGE RD
FRANKLIN, MA 02038

SELLARS KARA L
76 STONE RIDGE RD
FRANKLIN, MA 02038

AWTANI JAYESH
113 STONE RIDGE RD
FRANKLIN, MA 02038

COFFMAN JOANNE K
114 STONE RIDGE RD
FRANKLIN, MA 02038

SCHWARTZ RONNI
58 STONE RIDGE RD
FRANKLIN, MA 02038

LUCHINI DEBORAH
23 STONE RIDGE RD
FRANKLIN, MA 02038

BARROW LESLIE
YOUNG ROBERT P
12 STONE RIDGE RD
FRANKLIN, MA 02038

BISHOP JOSEPH
HADLEY MARGARET
118 STONE RIDGE RD
FRANKLIN, MA 02038

STEWART HELEN L
STEWART DAVID H JR
147 STONE RIDGE RD
FRANKLIN, MA 02038

WENZEL NICOLE M
28 STONE RIDGE RD
FRANKLIN, MA 02038

DEMICHELE VANESSA J
67 STONE RIDGE RD
FRANKLIN, MA 02038

APEIRON PROPERTIES LLC
33 BROAD ST, STE 1100
BOSTON, MA 02109

DOZOIS JOANN
79 STONE RIDGE RD
FRANKLIN, MA 02038

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, May 10, 2021 and again on May 17, 2021

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a Remote public hearing on **Monday, May 24, 2021 at 7:05 PM**, for a Special Permit and Site Plan Modification application at 12 Forge Parkway in Franklin, MA prepared by Eugene Sullivan Inc. Wilmington, MA, Inc. and submitted to the Department of Planning & Community Development, by P8/GFI 12 forge Park LLC, 133 Pearl St, Boston, MA.

The property is located in the Industrial Zoning District (Assessors Map 275 Lot 003) on Forge Parkway. The applicant is proposing a change in use, adding storage containers to the parking area.

Please note: This will be your only written notice of this public hearing. All future Public Hearings on this matter, will be posted on the Planning Board's website under Agendas.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Anthony Padula, Chairman



FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT

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

MEMORANDUM

DATE: May 19, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 27 Forge Parkway
Site Plan Modification

The Applicant is currently working on the Stormwater Management plan. They have requested to be continued to the next meeting.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: May 18, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Olam Estates
Definitive Subdivision

The Applicant has requested to be continued to June 10, 2021. They are currently filing with the Conservation Commission.