

February 4, 2022

Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

Attn: Amy Love, Town Planner

**RE: Site Plan Approval Application  
Proposed Industrial Development – Union Street Business Park II  
839 Upper Union Street, Franklin, MA 02038  
Map #314, Block #10, Lot #1**

Dear Ms. Love:

On behalf of TMC Holdings & Development 2, LLC please find the below enclosed items as part of the application for Site Plan Approval for the proposed industrial development at 837 Upper Union Street. The proposed development at the 3.60-acre parcel consists of the construction of a 42,750± sq. ft. industrial building with associated parking, landscaping, utilities and stormwater management components. Please note that a Notice of Intent (NOI) will be filed with the Franklin Conservation Commission under a separate cover. Please find the below items enclosed as part of the application for Site Plan Approval. Electronic copies will be submitted under a separate cover.

- Two (2) copies of the Form P – Application for Approval of a Site Plan and Certificate of Ownership;
- One (1) copy of the certified abutters list;
- Two (2) full size (24"x36") copies of the Proposed Site Plan Documents prepared by Bohler dated February 1, 2022;
- Five (5) half size (11"x17") copies of the Proposed Site Plan Documents prepared by Bohler dated February 1, 2022;
- Two (2) full size (24"x36") copies of the Floor Plan and Elevation prepared by David Sisson Architects dated February 1, 2022;
- Five (5) half size (11"x17") copies of the Floor Plan and Elevation prepared by David Sisson Architects dated February 1, 2022;
- Two (2) full size (24"x36") copies of the colored Architectural Perspectives;
- Five (5) half size (11"x17") copies of the colored Architectural Perspectives;
- Two (2) copies of the Sign Detail prepared by Signs By Cane Inc. undated;
- Two (2) copies of the Drainage Memorandum prepared by Bohler dated February 1, 2022;
- Check for \$4,421 made payable to the Town of Franklin (check #1006);
- Check for \$50 made payable to the Town of Franklin (check #1007)



We look forward to discussing this matter with the Planning Board during the upcoming meeting. Please do not hesitate to contact us at 508-480-9900 should you have any questions or require any additional information regarding this submission.

Sincerely,

**BOHLER**

A handwritten signature in blue ink, appearing to read "ND", positioned above the name Nick Dewhurst.

Nick Dewhurst

A handwritten signature in blue ink, appearing to read "RM", positioned above the name Randy Miron.

Randy Miron



March 09, 2022

Mr. Gregory Rondeau, Chairman  
Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

**Re: 839 Upper Union Street- Proposed Warehouse**

Dear Mr. Rondeau:

BETA Group, Inc. (BETA) has reviewed the submitted documents for the project entitled: ***Proposed Industrial Development, Union Street Business Park II, 839 Upper Union Street*** in Franklin, MA. This letter is provided to present BETA's findings, comments and recommendations.

### **BASIS OF REVIEW**

BETA received the following items:

- Plans (17 sheets) entitled: ***Proposed Site Plan Documents for TMC Holdings & Development 2, LLC*** dated 02/01/2022, prepared by Bohler Engineering of Southborough, MA.
- ***Proposed Building Floor Plan and Elevations***, prepared by David Sisson Architects, dated February 01, 2022. Including a colored architectural rendering of the site.
- ***Sign Detail***, prepared by Cane Signs by Cane Inc.
- Drainage Memorandum, dated February 01, 2022, prepared by Bohler Engineering.

Review by BETA included the above items along with the following, as applicable:

- ***Zoning Chapter 185 From the Code of the Town of Franklin***, current through January 1, 2015
- ***Zoning Map of the Town of Franklin, Massachusetts***, attested May 1, 2015
- ***Stormwater Management Chapter 153 From the Code of the Town of Franklin***, Adopted May 2, 2007
- ***Subdivision Regulations Chapter 300 From the Code of the Town of Franklin***, current through January 9, 2012

### **INTRODUCTION**

The proposed work is located within the approximately 3.60-acre parcel at 839 Upper Union Street, further identified as Franklin Assessor's Parcel #314-20-001 (the "Site"). The Site is located within the Industrial (I) zoning district and is on the opposite side of Upper Union Street from Interstate I-495. Several smaller Industrial-zoned lots are located along Upper Union Street adjacent to the I-495 highway layout. An easement associated with the New England Power Company (NEPC) abuts the rear of the Site. An existing 30-foot-wide utility easement exists along the rear of the Site, adjacent to the NEPCO easement.

The Natural Resources Conservation Service (NRCS) soil maps indicate the presence of the following soil types:

- Woodbridge Fine Sandy Loam with a Hydrologic Soil Group (HSG) rating of C/D (very low infiltration potential).

The Applicant proposes to construct a 42,750± sq. ft. warehouse within the center of the Site, oriented east to west. A perimeter roadway will be constructed around the warehouse with parking areas and garage door access along the north and south sides of the building. Access from Upper Union Street will be provided with

a 30-foot-wide paved driveway that will connect with the perimeter roadway near the center of the Site. Vertical granite curbing will be installed at the entrance driveway along Upper Union Street to a point 15± feet onsite. The remainder of the paved surfaces will be encompassed by a 12-inch cape cod berm. Additional proposed features include fencing, lighting, signage, landscaping, transformers, and utilities (water, sewer, gas, electric, telephone, and cable).

Stormwater management is proposed via closed drainage systems consisting of catch basins and manholes. These systems will convey all runoff from the proposed impervious surfaces on the Site towards stormwater best management practices (BMPs) designed and installed in conjunction with the previously approved Site plan associated with the adjacent hotel site. Runoff associated with the paved surfaces will be directed towards an 18-inch culvert, while runoff from the roof areas will be directed towards a 12-inch culvert. Easements permitting this connection are depicted on the adjacent lot.

## **FINDINGS, COMMENTS AND RECOMMENDATIONS**

### **DRAWING REQUIREMENTS (§185-31)**

Drawings must be prepared in accordance with the Zoning Bylaw (§185-31).

- DR1. Although a significant amount of soil has been removed from the site, provide earth removal quantities and develop cuts and fills to be presented to the Planning Board. (§185-31.C.(3).(f).
- DR2. The plans depict Bordering Vegetated Wetlands (BVW) at the southwest corner of the lot adjacent to the NEPCO easement. In accordance with §185-31.C.(3).(g), identify the flag numbers and the date/source of the delineation on the plan.
- DR3. In accordance with the requirements of §185-31.C.(3).(k), identify the limit of the existing tree line on the plans and depict if any additional removal of natural vegetation will occur.
- DR4. Provide sight line information at the Site entrance in accordance with §185-31.C.(3).(t).
- DR5. Provide data for proposed buildings describing the on-site generation of noise (generators, mechanical cooling, compactors, etc.) and odors (§185-31.C.(3).(r)

### **GENERAL COMMENTS**

- G1. There is a line on the plans that is parallel with the Upper Union Street right of way. It appears that it is an easement associated with the existing water main along the front of the lot; however, there is no deed or plan reference on the survey plan or the Site plans as to its origin or purpose.
- G2. Designated walls ranging in height from five (5) to eleven (11) feet are depicted with a note indicating "Designed by Others" along the northerly and southerly property line. BETA recommends that typical details be provided with a condition that structural details be provided prior to construction
- G3. The proposed wall along the northerly property line extends through the easement at the rear of the parcel. In addition, a portion of the perimeter roadway pavement also extends into this easement. It should be indicated on the plans if this is an easement for the benefit of the Town of Franklin since the two (2) public utilities (water & sewer) are present.
- G4. On sheet C-502, there is a notation of Metal Storage at the northwest corner of the lot. This is a notation which was associated with the existing metal storage bins in this location and should be removed.

### **SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)**

The Proposed Lot will comply with area, frontage, depth, yard dimensions, interior landscape and maximum impervious coverage.

- Z1. The total frontage dimension based upon the survey plan is 513.06 feet. In the table on sheet C-301, this distance is indicated to be 500.06 feet. Correct the table.

### **SIGNS (§185-20)**

A sign location is shown on the site plans and a separate detail sheet has been provided in the submittal details. The size will be similar to the existing sign at 837 Upper Union Street.

### **TREE PLANTING (§185-30)**

In accordance with this section, street trees must be planted every 30 feet in a row 30-50 feet back from the right-of-way. On the Landscape Plan (sheet C-701), the calculation for tree planting is based on a frontage distance of 455 feet. The frontage is 513.06 feet. Correct the calculation and show the additional trees required. In addition, BETA recommends that the list as proposed be forwarded to the Tree Warden for approval as required since several the proposed trees are ornamental varieties.

### **PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21) AND SCREENING (§185-35)**

The Project proposes to provide a total of 90 parking spaces including four (4) ADA spaces around the building in a linear fashion along two (2) sides. As shown, the building will be divided into 15 separate units, each with a personnel access doorway and an at grade access garage door. No loading docks are proposed based on the garage door access.

The dimensions of the parking spaces are shown as nine (9) feet by 19 feet with a 28-foot access aisle. Americans With Disabilities Act (ADA) regulations require a minimum of four (4) ADA-accessible spaces for lots ranging from 75 to 100 spaces. One (1) shall be van accessible with a 96-inch-wide access aisle and the remaining 3 parking spaces are to be served by a 60-inch-wide access aisle. The four (4) accessible spaces provided meet these requirements.

There are two (2) proposed pavement cross sections. A heavy-duty pavement cross section with a cement concrete base will be provided at the Site entrance. Except for the Site entrance, all proposed pavement areas onsite will have a 12-inch cape cod berm along the edge. Aisle widths will all be 28-feet-wide; however, it will be 30-feet-wide at the Site entrance. All landscaped areas will be along the outside edge of the parking areas or between the building and the edge of the perimeter roadway pavement along the east and west face of the building.

BETA provides the following comments relative to the parking, loading access and landscaping:

- P1. The parking spaces along the east and west face of the building are in front of the garage doors. This is similar to the Site layout at 837 Upper Union Street; however, it is BETA's opinion these should not be considered. The proposed parking space alignment along the face of the building should avoid blocking the garage door access. Based on the plans, these 45 spaces would be reduced to 17 and the total provided onsite would be reduced from 90 to 62. This would still exceed the 43 spaces required by zoning but would present a more realistic number of onsite spaces for the Board's consideration.
- P2. The access driveway into the site is not in accordance with the approved site plan from 2005. In that approval, the entire site was accessed from a single driveway in front of the building at 837 Upper

Union Street. The connection from this driveway entrance into this site is in place and located at the southeast corner of the lot. The pavement projects onto this lot approximately 38 feet.

- P3. Show sight distances at the entrance. (See Comment DR4)
- P4. Provide correspondence from Fire Department indicating the Site meets their safety requirements for circulation.
- P5. In accordance with §185-21.C.5., parking lots for 20 or more cars shall contain or be bordered (within 5 feet) by at least one tree per ten (10) spaces. The two (2) outside parking areas will require a minimum of two (2) trees within five (5) feet of the spaces. As depicted on the landscape plans, the trees provided do not meet this requirement. The quantity is not sufficient and the distance exceeds five (5) feet from the spaces.

### **WASTE STORAGE FACILITIES**

There are 2 dumpster locations proposed on site. Each will be located towards the rear of the site and will be enclosed with a 6' white vinyl fence. One of these is located directly behind the building and will not be visible from the street. The second will be located on the northerly property line and back up to a proposed 11' high retaining wall, which should effectively limit visibility from the street and the abutter to the north.

### **UTILITIES**

The proposed warehouse will be primarily served by existing utilities. The existing water and sewer mains that will serve the site are located within the 30-foot-wide easement along the rear property line. The proposed sewer service will be a 6-inch PVC SDR 35 service that will connect directly into the existing 8-inch sewer main. Floor drain connections will flow through an MDC oil-grease trap prior to discharge into the sewer system. Domestic water and fire protection service will be provided by the water main within the easement. A 2-inch domestic water service will be installed. A second service for a fire protection loop is also proposed, and a fire hydrant will be connected to this service. The size of this connection is not indicated. A note on the utility plan indicates that the size will be determined based on the fire protection design.

There is an existing transformer pad at the southeast corner of the Site. Underground electric and communications services will be provided to the building from this pad. Gas is the only new utility connection proposed. This service will enter the Site from Upper Union Street.

- U1. Provide the size and material of existing water mains and the connection.
- U2. Provide a letter from the fire department stating that the hydrant locations and quantities are acceptable.

### **LANDSCAPING**

A total of 25 trees are proposed for landscaping around the building. All remaining landscaping is proposed to be either grass cover or a Conservation/wildlife seed mix. There is a residential use (Independence Way) north of the site on the opposite side of Upper Union Street. Based on MassGIS data, it appears that these units are within 500 feet of the site. The Applicant should establish the distance and demonstrate compliance with the screening requirements set forth by §185-35.

### **LIGHTING (§185-31.C(4)(E))**

Project Lighting Plans (C-705, C-706, and C-707) indicate that a total of 13 light poles on concrete bases will be installed onsite. No site lighting was indicated to be mounted on the face of the building. A photometric plan was provided.

The Illuminating Engineers Society of North America (IESNA) recommends the following for parking lots:

Level	Horizontal Illuminance (min)	Vertical Illuminance (min)	Uniformity Ratio (max/min)
Basic Maintained Illuminance	0.2	0.1	20/1
Enhanced Security Illuminance	0.5	0.25	15/1

- L1. There is some minor spillage off the lot on all 4 sides of the parcel from the light poles around the perimeter of the pavement areas. In accordance with §185-31.C.4.E, “No site feature or activity shall create glare or illumination beyond a site’s property line .....” BETA recommends that the applicant either request the waiver or modify the light pole locations.

### STORMWATER MANAGEMENT

The proposed stormwater management design is primarily a modification of the stormwater design implemented and designed in 2005. All runoff from impervious areas on site will be collected in deep sump catch basins with hoods and directed to an 18-inch stub and a 12-inch stub at the southwest corner of the Site which connects with the BMPs on the 837 Upper Union Street site. The BMPs provided include a subsurface infiltration chamber system which is connected from the 12-inch stub and an extended dry detention basin which will accept flows from the 18-inch stub.

The Project will disturb greater than one (1) acre of land; accordingly, the Applicant must submit a Notice of Intent (NOI) under the National Pollutant Discharge Elimination System (NPDES) to the Environmental Protection Agency for coverage under the Construction General Permit (CGP). The Applicant must also provide a Stormwater Pollution Prevention Plan (SWPPP).

The Project is subject to the Massachusetts Stormwater Management Standards (Stormwater Regulations §153-16) and Stormwater Management Plan requirements (§153-15). The applicant has provided the design calculations prepared by Engineering Design Consultants, Inc. dated April 22,2005 that were submitted in conjunction with the previous Site plan approval. The conclusion in the drainage memorandum stated:

*“The proposed subject project has been designed to utilize the existing stormwater management system that was designed and constructed with consideration of the additional area in Phases 2 and 3 of the Union Street Business Park in 2005, but ultimately not constructed. The project proposes to decrease flows to both the sediment forebay and detention basin as well as the underground infiltration system from what they were designed and approved for. Bohler has reviewed the 2005 approved Union Street Business Park design plans and drainage analysis and found them to be in general conformance with all current local and state stormwater management rules and regulations.”*

BETA found that the stormwater design from 2005 does not conform to the current Stormwater Standards. The existing BMPs provided will not meet Standards 3 or 4 as they are currently written. Any additional flow to these BMPs will impact their ability to meet these two (2) Standards to the level they are now. The following high-level comments are provided to support a more detailed future review by BETA:

- SW1. In the original design, only 9.47% of the proposed impervious surfaces were being routed through the infiltration BMP. In accordance with the current standards, no less than 65% of the impervious surfaces must be routed through an infiltration structure to meet the Standard. Of the proposed 2.0 acres of impervious surfaces, only 0.33 acres will flow to the infiltration BMP. Accordingly, this percentage is only 16.5% which is below the required 65%.

- SW2. The groundwater recharge calculation provided does not conform with the current Standards. The recharge requirement for HSG C soil group is now 0.25 inches. The design infiltration rate used for the 2005 design was 2.41 inches per hour. Based upon the soil descriptions, the Rawls Rate will be 1.02 inches per hour. These design factors must be modified to comply with the current standards if the designer intends to use these for the proposed improvements.
- SW3. The detention basin at 837 Upper Union Street was designed as an extended dry detention basin. In accordance with Volume 2, Chapter 2 of the standards, the basin shall store the 2-year storm volume for a minimum of 24 hours. The original design did not meet this Standard. In addition, at the time of the original design, the TSS Removal rate for an Extended dry basin was 70%. Under the current Standards, it is only 50%. Accordingly, all the runoff from the existing impervious surfaces which currently flow through the detention basin do not achieve the 80% TSS Removal Rate required under the standards. Based upon these facts, any additional flow through this basin would negatively impact the ability of the basin to provide any TSS removal.
- SW4. At the time of the original construction in 2005 there was no requirement to file an NOI with the EPA for the proposed construction activity. However, today the applicant will be required to file an NOI with the EPA and develop a SWPPP. The applicant will also have to file with the DPW for the same. A sample SWPP was included in the Drainage Memorandum, however it will need to be modified to reflect the revised drainage design.

Based on the comments above, BETA recommends that the design engineer:

1. Assess the existing stormwater system to determine its current efficiency and determine if in fact additional flow can be directed through either of the 2 BMPs to meet Standard 2 (Peak Flow Attenuation) without impacting the ability of the existing system to meet the current design requirements of Standards 3 & 4.
2. Provide the required BMPs on the applicants site to meet Standards 3 & 4 (Recharge & Water Quality) exclusive of the BMPs on 837 Upper Union Street.

Since only a portion of the originally proposed site development is flowing through the BMPs at 837 Upper Union Street, it is unknown how effective they are in terms of meeting the requirements of Stormwater Standards 3 & 4. Once the analysis as outlined above is completed, BETA will have the ability to review the system for compliance with the Bylaws and the Stormwater Standards.

### **WETLANDS PROTECTION (§181)**

The Project proposes work within Areas Subject to Protection and Jurisdiction of the Franklin Conservation Commission, including BVW, the 25-foot Buffer Zone, the 50-foot Buffer Zone, and the 100-foot Buffer Zone. Therefore, the Applicant is required to submit an NOI to the Town of Franklin Conservation Commission and must obtain an Order of Conditions to complete the proposed work.

The limit of the wetlands is shown on the plans and a report from Goddard Consulting, LLC is included in the drainage memorandum. The flags are not identified on the plans and should be depicted. It was observed during BETA's Site visit that several flags are either missing or have been disturbed from construction activities and should be reestablished by survey.




Mr. Gregory Rondeau, Chairman

March 09, 2022

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If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,  
BETA Group, Inc.



Jonathan Niro  
Environmental Scientist



Gary D. James, PE  
Senior Project Manager

cc: Amy Love, Town Planner

Job No: 4830 - 83



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

March 9, 2022

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

**RE: Site Plan – Union Street Business Park, #839 Upper Union Street**

Dear Mr. Chairman and Members:

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

1. Applications that may need to be filed with the Franklin Department of Public Works include (but are not necessarily limited to) a Soil Erosion and Sediment Control Plan Certification Permit, a Water and Sewer Permit, a Street Excavation Permit, and a Public Way Access Permit.
2. The north arrow shown on the plans does not appear to be accurate.
3. Although only required in Commercial I, Commercial II and Business Zones, consideration should be given to constructing a sidewalk along the street frontage as there are currently concrete sidewalks along the frontage of the two adjacent properties.
4. Snow storage areas should be shown on the plan.
5. We note that the plan calls out for cape cod berm other than at the driveway entrance radii which are to be vertical granite curb. In the past the Board has typically required either vertical granite or reinforced concrete for use within a site.
6. There is a proposed retaining wall along the right side of the plan view that is 11 feet tall and is shown approximately 1 foot off the property line. As this wall will be retaining the soils from the adjacent site, we question it's constructability without the need for an easement from the adjacent property. We also note that the sewer main on the adjacent property would be approximately 10 feet behind this proposed wall.
7. The plan identifies a proposed retaining wall within the rear utility easement and over the existing water main that runs through that easement. The DPW does not want to see any wall or other structures constructed over the Town's water or sewer mains.

8. The grading plan also shows proposed cuts of 2 to 3 feet over the existing water mains that run along the front and rear of the site. Removing this amount of material over the existing lines will reduce the amount of protective cover and may require relocating the water mains to a lower depth.
9. The applicant should verify the proposed hydrant location with the Fire Department as it may be currently situated too close to the building.
10. All proposed drain pipes should be reinforced concrete pipe. HDPE or PVC is typically allowed roof drain connections or header connections to underground infiltration systems, but should be limited under paved areas.
11. The proposed drainage system is designed to connect to the existing drainage system on the adjacent lot that was approved and constructed in 2005. While we do not necessarily oppose a proposed connection to the adjacent property's drainage system, the applicant needs to demonstrate that this project meets all current stormwater standards including the Town's Stormwater bylaw section 153-16, revised 2/17/2021.

Additionally, if the project is to connect to the adjacent property's drainage system, the applicant should provide inspection and maintenance reports for the existing system, assuring its current condition is adequate to service the new flows.

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

Sincerely,



Michael Maglio, P.E.  
Town Engineer

# 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:** March 9, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Upper Union St  
Site Plan

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The DPCD has reviewed the above referenced Site Plan application for the Monday, March 14, 2022 Planning Board meeting and offers the following commentary:

### **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 Applicant has indicated they will be filing with the Conservation Commission.
4. Review letters have been received from DPW, Fire and BETA.
5. The Applicant has not requested any waivers.

### **Comments:**

1. The Applicant has referred a street address of 839 Upper Union St, however, this parcel does not have a street address. The Applicant will need to request a street number from the DPW.
2. The Applicant has provide 90 parking spaces were as 43 are required.
3. The Applicant is proposing Cape Code Berm throughout the site, except, as required, the entrance is Vertical Granite Curb.
4. Planning Board may inquire what the hours of operation will be.
5. Applicant should provide information if there will be any outside storage.
6. Handicap spaces are located across from the entrance ways. The Planning Board may want to consider adding the spaces next to the buildings.
7. Elevations and signage have been provided by the Applicant.



# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 9 FEBRUARY 2022

RE : 839 UPPER UNION ST- SITE PLAN

Thank you for the opportunity to review the plan for 839 Upper Union St. The only item noted is that it would be helpful for us to have an additional hydrant placed closer to the entrance of the proposed facility.

Please contact me should you have any question or require any additional information.

cc: file

**FORM P**

**APPLICATION FOR APPROVAL OF A SITE PLAN**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled “Union Street Business Park II” for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: TMC Holdings & Development 2, LLC  
Address of Applicant: 24 William Way, Bellingham, MA 02019  
Phone No.: 508-966-2020 Email: mclark@gssgi.com
  
2. Name of Owner (if not the Applicant): TMC Holdings & Development 2, LLC  
Address of Owner: 24 William Way, Bellingham, MA 02019  
Phone No.: 508-966-2020 Email: mclark@gssgi.com
  
3. Name of Engineer: Bohler  
Address of Engineer: 352 Turnpike Road, Southborough, MA 01772  
Phone No.: 508-480-9900 Email: ndewhurst@bohlereng.com
  
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 39797, Page 327, (or Certificate of Title No. \_\_\_\_\_)
  
5. Location and Description of Property:  
The 3.60-acre property is located at 839 Upper union Street and is currently undeveloped.  
  
Square Footage of Building(s) 42,750  
Assessor’s Map 314 Lot 1
  
6. Purpose of Site Plan: The proposed project involves the construction of a new 42,750 SF multi-tenant industrial building with associated parking.
  
7. List of Waivers Requested (if any): Attach Form R for each waiver

  
Signature of Applicant      Matthew Clark - Manager  
Print Name of Applicant

  
Signature of Owner      Matthew Clark - Manager  
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:

Title of Plan: Union Street Business Park II

Date of Plan: February 2, 2022 Assessor's Information: Map #314, Block #20, Lot #1

Prepared by: Bohler

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

SECTION B:

Name of Record Owner(s): TMC Holdings & Development 2 LLC

Address of Record Owner(s): 24 William Way, Bellingham, MA 02019

\*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):  
Matthew Clark and Thomas Clark, Jr.

\*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: Matthew Clark and Thomas Clark, Jr.

\*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\_\_\_\_

Matthew C. Clark  
Signature of Applicant

Matthew Clark - Manager  
Print name of Applicant


Matthew C. Clark  
Signature of Owner

Matthew Clark - Manager  
Print name of Owner

Bristol ss.

2022

On this 26<sup>th</sup> day of January 2022, before me, the undersigned notary public, personally appeared Matthew Clark (name of Applicant), proved to me through satisfactory evidence of identification, which were MA Drivers Lic. to be the person whose name is signed on the preceding document in my presence.

  
**MARIE A. HOBSON**  
**Notary Public**  
(Official signature in the Commonwealth of Massachusetts)  
Notary Public Matthew Clark  
My Commission Expires October 23, 2026



15C LLC  
837 UPPER UNION ST - C-15  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

MARTONE THOMAS M  
MARTONE JUDITH A  
5 TROWBRIDGE LANE  
MANSFIELD, MA 02048

837 UPPER UNION LLC  
C/O THOMAS & ANNE FRICKER  
11 SHEILA LN  
FRANKLIN, MA 02038

FRICKER THOMAS TR  
A&E REALTY TRUST  
11 SHEILA LN  
FRANKLIN, MA 02038

MASON JAMES LLC  
25 BENJAMIN DAY DR  
WRENTHAM, MA 02093

AFONSO CAMILO  
AFONSO SUSAN  
7 COTTON TAIL LN  
FRANKLIN, MA 02038

FRICKER THOMAS TR  
A&E REALTY TRUST  
11 SHEILA LN  
FRANKLIN, MA 02038

MASON JAMES LLC  
25 BENJAMIN DAY DR  
WRENTHAM, MA 02093

ATAKS LLC  
7 COTTON TAIL LN  
FRANKLIN, MA 02038

FRICKER THOMAS R TR  
A&E REALTY TRUST  
11 SHEILA LN  
FRANKLIN, MA 02038

MITCHELL JOAN T TR  
MITCHELL REALTY NOMINEE T  
45 LAKE ST  
WRENTHAM, MA 02093

CANESI WILLIAM & THOMAS T  
CANESI BROTHERS TRUST  
801 UPPER UNION ST  
FRANKLIN, MA 02038

GIRI FRANKLIN LLC  
225 W SQUANTUM ST SUITE 200  
QUINCY, MA 02171

NEW ENGLAND POWER CO  
PROPERTY TAX DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

CHERRYSTONE PARTNERS LLC  
857 UPPER UNION ST  
FRANKLIN, MA 02038

HUFF REALTY LLC  
13 HUFF RD  
MILFORD, MA 01757

NORWOOD CONCRETE CONSTRUCT  
75 GEORDAN AVE  
WRENTHAM, MA 02093-1101

DAVID ERIC F  
DAVID BRENDA  
404 SUMNER ST  
NORWOOD, MA 02062

INDEPENDENT PIPING FIRE P  
837 UPPER UNION ST - C-17  
FRANKLIN, MA 02038

TMC HOLDINGS & DEVELOPMENT  
24 WILLIAMS WAY  
BELLINGHAM, MA 02019

DAVID KENNETH T & CATERIN  
THE R&D REALTY TRUST  
260 SUMNER STREET  
NORWOOD, MA 02062

J&S DOLABANY LLC  
1 ELLSWORTH ST  
FRANKLIN, MA 02038

UNION STREET BUSINESS PAR  
C/O UNION ST BUS PARK CON  
PO BOX 20  
FRANKLIN, MA 02038

DONOVAN, PATRICIA TR SWEN  
C/O ELEMEN-TREE HOUSE  
838 UPPER UNION ST  
FRANKLIN, MA 02038

J&S DOLABANY LLC  
1 ELLSWORTH ST  
FRANKLIN, MA 02038

UNION STREET BUSINESS PAR  
C/O ABRAHAM PROPERTIES, I  
581 BOYLSTON ST  
BOSTON, MA 02116

ET REAL ESTATE HOLDINGS L  
3 PHILLIPS POND LN  
FRANKLIN, MA 02038

MACLEOD GENERAL CONTRACTO  
255 CENTRE AV  
ABINGTON, MA 02351

UPPER UNION LLC  
843 UPPER UNION ST  
FRANKLIN, MA 02038

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, February 28, 2022 and again on March 7, 2022

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### FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, March 14, 2022 at 7:10 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan application titled “Proposed Industrial Development: Union Street Business Park II” Franklin, MA prepared by Bohler, Southborough, MA., and submitted to the Department of Planning & Community Development on March 14, 2022, by TMC Holdings & Development 2, LLC, Bellingham, MA.

The property is located in the Industrial Zoning District (Assessors Map 314 Lot 1) at 839 Upper Union Street. The Applicant is proposing to construct a 42,570 SF multi-tenant industrial building with associated parking.

**Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time 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.

Greg Rondeau, Chairman