



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

September 28, 2021

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

RE: Site Plan – Washington Street Flex Space

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 Permit, a Street Excavation Permit, and a Public Way Access Permit.
2. The proposed plan calls a septic system for the site as there is no gravity sewer available at this location.
3. The proposed hydrant should be located after the last service connection for building 3.
4. The plans include a detail for reinforced concrete curb, however it is not clear if the proposed curbing is intended to be used around all paved areas. We note that vertical granite curb will be required for the entrance radii within the Town right-of-way.
5. There are a number of areas around the site that are proposed with 1 on 1 slopes. The plans call out for Geoweb slope reinforcement to be used in these areas, but no detail is provided for this system.
6. The snow storage area located at the northern end of the site is located at the top of an 8 foot high slope above the pavement.
7. The Stormwater Report addresses how the design complies with the Massachusetts Stormwater Standards, but the applicant should also address how the design meets Franklin's stormwater design criteria

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

Sincerely,

A handwritten signature in black ink, appearing to read 'M Maglio', written in a cursive style.

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: September 30, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Washington St
Site Plan

The DPCD has reviewed the above referenced Site Plan application for the Monday, October 4, 2021 Planning Board meeting and offers the following commentary:

General:

1. The site is located on Washington St in the Industrial Zoning District (Assessors Map 304 Lot 064).
2. The applicant is proposing to construct three (3) buildings, access road with stormwater management system and septic.
3. The Applicant has request a parking waiver, as 75 parking spaces are required.
4. The Applicant is required to file with the Conservation Commission.
5. Letters have been received from DPW, Fire and BETA is currently reviewing the plans.

Waivers:

- To allow less than 42" of cover over the RCP drain pipe. Proposed use of Class V RCP
- To allow the use of HDPE pipe for the manifolds and Pond 1, Pond 2, Pond 3 and the Trench Drains
- To allow minimal spillage onto the abutting properties

Comments:

1. The site abuts a residential zone. The Applicant is requesting a waiver for light spillage.
2. The side setback requires that it equals to the height of the building. They are proposing a one story building and providing 31ft side and rear setback. Note that the building can not increase more than 31ft in height.
3. Applicant may want to add cross walks for pedestrian traffic through the parking area.
4. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage review.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 21 SEPTEMBER 2021

RE : SITE PLAN – WASHINGTON ST. – FRANKLIN FLEX

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

Form P

APPLICATION FOR APPROVAL OF A SITE PLAN

To the Franklin Planning Board:

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

1. Name of Applicant: Franklin Flex Space, LLC.
Address of Applicant: 13 Clovely Road - Wellesley, MA
Phone No.: 781-810-4800 Email: pgenta@mpg-capital.com

 2. Name of Owner (if not the Applicant): Abruzzi Realty Trust
Address of Owner: 55 Coutu Street Franklin, MA
Phone No.: 1-508-863-3606 Email: BETHCOLACE@msn.com

 3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin Street Suite 11D Wrentham, MA
Phone No.: 508-384-6560 Email: rick@uci850.com

 4. Deed of Property recorded with Norfolk Registry of Deeds in
Book 39157, Page 493, (or Certificate of Title No. _____)

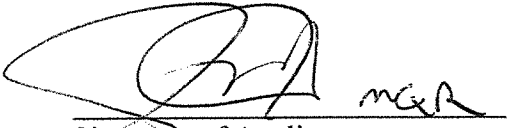
 5. Location and Description of Property: The property is located on Washington Street and abuts Interstate Route 495. The site is currently vacant. It is mostly wooded with a former gravel railroad bed covering a portion of the site.

Zoning District: Industrial
Assessor's Map: 304 Lot: 064
Square Footage of Building(s): 45,360
Impervious Coverage of Existing Upland: 58.9

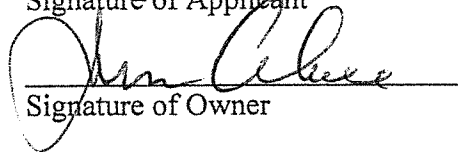
 6. Purpose of Site Plan: The proposed project will include the construction of three building, an access road, parking areas, a stormwater management system, a septic system and connections to the Towns water system and utility connections..
-

7. List of Waivers Requested (if any) Attach form R for each waiver.

- To allow less than 42" of cover over the RCP drainpipe. Proposed use of Class V RCP.
- To allow the use of HDPE pipe for the manifolds and Pond1, Pond 2, Pond 3 and the Trench Drains.
- To allow minimal light spillage onto the abutting properties.

 MGR

Signature of Applicant



Signature of Owner

FRANKLIN FLEX SPACE LLC
PETER GENTAMGR

Print Name of Applicant

Jim Colace

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: Site Plan Washington Street

Date of Plan: June 28, 2021 Assessor's Information: 304-064

Prepared by: United Consultants, Inc.

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

SECTION B:

Name of Record Owner(s): Abruzzi Realty Trust

Address of Record Owner(s): 55 Coutu Street Franklin, MA 02038

*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

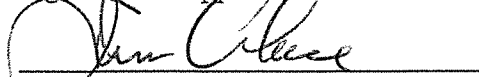
day of 20



FRANKLIN FLEX SPACE LLC - PETER CERVA MGR

Signature of Applicant

Print name of Applicant



Jim Coltree

Signature of Owner

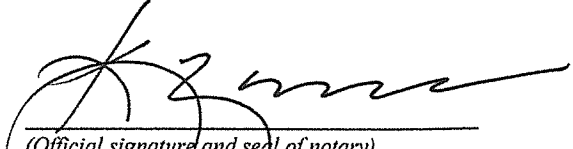
Print name of Owner

Norfolk ss.

2021

On this 13th day of Sept 2021, before me, the undersigned notary public, personally appeared Peter Coenta (name of Applicant), proved to me through satisfactory evidence of identification, which were MA Dr Lic to be the person whose name is signed on the preceding document in my presence.

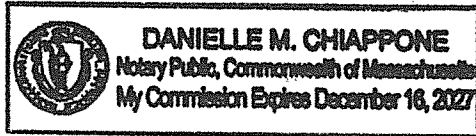



(Official signature and seal of notary)
Notary Public:
My Commission Expires: 2/17/2023

NORFOLK ss.

20

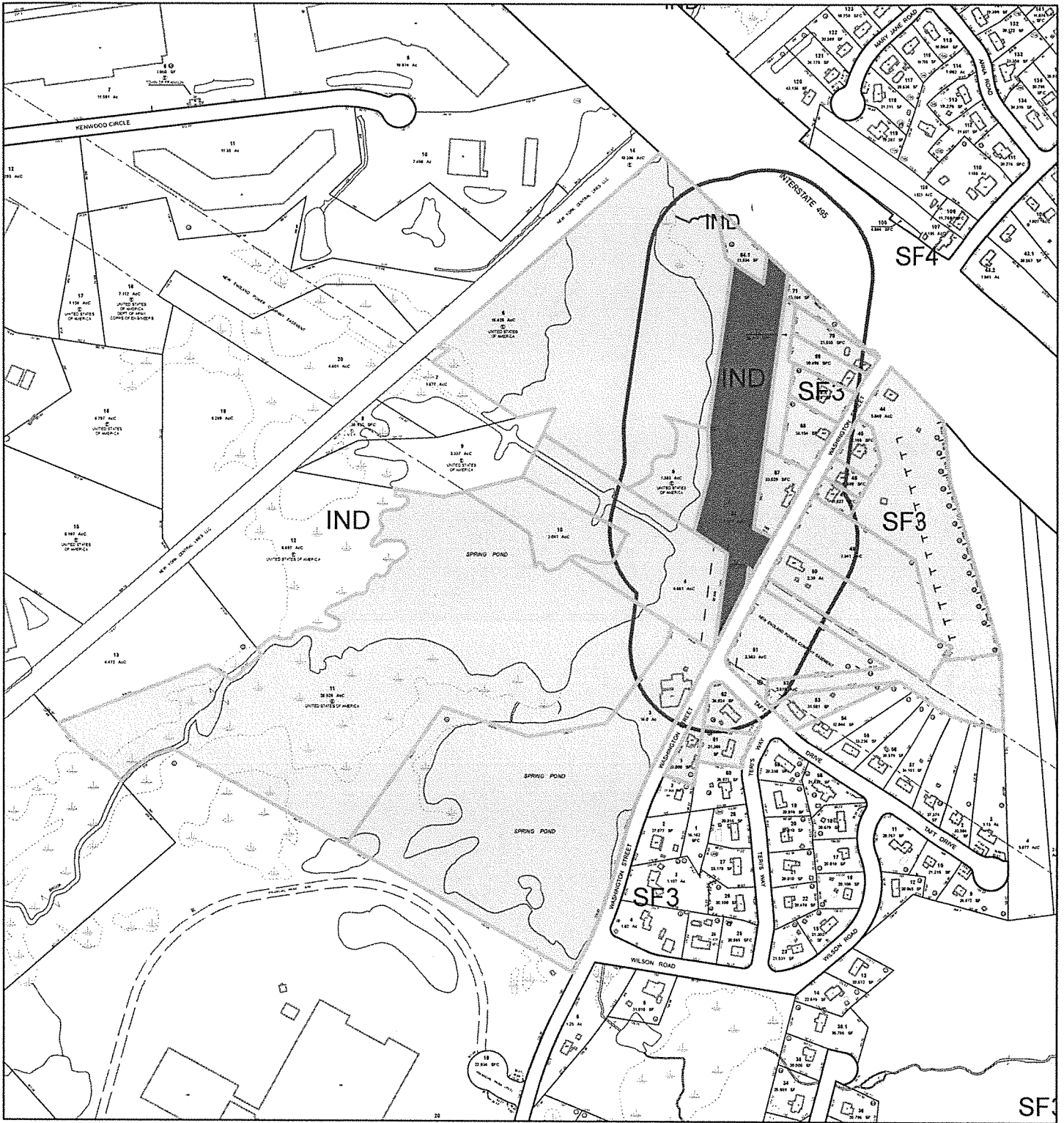
On this 14th day of Sept 2021, before me, the undersigned notary public, personally appeared Jimmy Colace (*name of Applicant*), proved to me through satisfactory evidence of identification, which were photo id (license) to be the person whose name is signed on the preceding document in my presence.



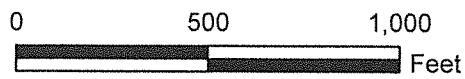
Danielle M. Chiappone
(Official signature and seal of notary)

Notary Public:

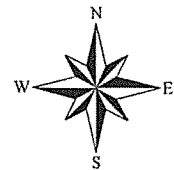
My Commission Expires: DEC 16TH, 2027



WASHINGTON ST [304-064-000-000] - 300' ABUTTERS
 Town of Franklin



7/17/2021



300' Abutters List Report

Franklin, MA

July 17, 2021

Subject Parcel:

Parcel Number: 304-064-000
CAMA Number: 304-064-000-000
Property Address: WASHINGTON ST

Mailing Address: COLACE JAMES A TR ABRUZZI REALTY TRUST
55 COUTU ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 304-044-000
CAMA Number: 304-044-000-000
Property Address: 202 WASHINGTON ST

Mailing Address: RISTAINO FLORENCE T RISTAINO MARGARET
202 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-045-000
CAMA Number: 304-045-000-000
Property Address: 220 WASHINGTON ST

Mailing Address: RISTAINO EMMA E L/E RISTAINO PATRICIA A
220 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-046-000
CAMA Number: 304-046-000-000
Property Address: 230 WASHINGTON ST

Mailing Address: QUINN WILLIAM J
230 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-047-000
CAMA Number: 304-047-000-000
Property Address: 236 WASHINGTON ST

Mailing Address: RISTAINO KRYSTAL L RISTAINO ROBERT M
236 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-049-000
CAMA Number: 304-049-000-000
Property Address: 246 WASHINGTON ST

Mailing Address: MILLER KAREN E
246 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-050-000
CAMA Number: 304-050-000-000
Property Address: 258 WASHINGTON ST

Mailing Address: REED MICHAEL A REED JODI G
136 POND ST
E BRIDGEWATER, MA 02333

Parcel Number: 304-051-000
CAMA Number: 304-051-000-000
Property Address: WASHINGTON ST

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

Parcel Number: 304-052-000
CAMA Number: 304-052-000-000
Property Address: 2 TAFT DR

Mailing Address: DANIELLO ALBERT A & THERESA M DANIELLO NOMINEE TRUST
372 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-053-000
CAMA Number: 304-053-000-000
Property Address: 4 TAFT DR

Mailing Address: GARLOCK MATTHEW T TR 4 TAFT DR FRANKLIN NOMINEE TR
4 TAFT DR
FRANKLIN, MA 02038

Parcel Number: 304-061-000
CAMA Number: 304-061-000-000
Property Address: 3 TERIS WAY

Mailing Address: COSTELLO THOMAS J COSTELLO MARY L
3 TERIS WAY
FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA

July 17, 2021

Parcel Number: 304-062-000 CAMA Number: 304-062-000-000 Property Address: 1 TAFT DR	Mailing Address: RISINGER LON RISINGER CALLIE 1 TAFT DR FRANKLIN, MA 02038
Parcel Number: 304-064-000 CAMA Number: 304-064-000-000 Property Address: WASHINGTON ST	Mailing Address: COLACE JAMES A TR ABRUZZI REALTY TRUST 55 COUTU ST FRANKLIN, MA 02038
Parcel Number: 304-064-001 CAMA Number: 304-064-001-000 Property Address: WASHINGTON ST	Mailing Address: KINCH VALENTINA TR FERRARA FAMILY REALTY TRUST DE P O BOX 482 FRANKLIN, MA 02038
Parcel Number: 304-065-000 CAMA Number: 304-065-000-000 Property Address: WASHINGTON ST	Mailing Address: NEW ENGLAND POWER CO PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM, MA 02451-2286
Parcel Number: 304-067-000 CAMA Number: 304-067-000-000 Property Address: 241 WASHINGTON ST	Mailing Address: HARRINGTON PAUL L HARRINGTON MICHELLE I 241 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-068-000 CAMA Number: 304-068-000-000 Property Address: 223 WASHINGTON ST	Mailing Address: DANIELLO ALAN ROBERT 223 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-068-001 CAMA Number: 304-068-001-000 Property Address: 213 WASHINGTON ST	Mailing Address: MARGUERITE JOHN E 213 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-069-000 CAMA Number: 304-069-000-000 Property Address: 203 WASHINGTON ST	Mailing Address: CARLUCCI ROSE 510 UNION ST FRANKLIN, MA 02038
Parcel Number: 304-070-000 CAMA Number: 304-070-000-000 Property Address: 199 WASHINGTON ST	Mailing Address: SHECK GREGORY C &CHRISTINE TRS SHICK FAMILY TRUST 199 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-071-000 CAMA Number: 304-071-000-000 Property Address: WASHINGTON ST	Mailing Address: FERRARA CRISTINA TR CAGMV REALTY TRUST CLARKE ANNA 139 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-073-000 CAMA Number: 304-073-000-000 Property Address: WASHINGTON ST	Mailing Address: OWNER UNKNOWN FRANKLIN, MA 02038
Parcel Number: 305-001-000 CAMA Number: 305-001-000-000 Property Address: 302 WASHINGTON ST	Mailing Address: MURPHY CHRISTOPHER C MURPHY MARIA 302 WASHINGTON ST FRANKLIN, MA 02038

www.cai-tech.com

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300' Abutters List Report

Franklin, MA

July 17, 2021

Parcel Number: 305-003-000
CAMA Number: 305-003-000-000
Property Address: 291 WASHINGTON ST

Mailing Address: CHENT REALTY INC
291 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 305-004-000
CAMA Number: 305-004-000-000
Property Address: WASHINGTON ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPARTMENT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 305-005-000
CAMA Number: 305-005-000-000
Property Address: MINE BROOK

Mailing Address: UNITED STATES OF AMERICA
696 VIRGINIA ROAD
CONCORD, MA 01742

Parcel Number: 305-006-000
CAMA Number: 305-006-000-000
Property Address: MINE BROOK

Mailing Address: UNITED STATES OF AMERICA
696 VIRGINIA ROAD
CONCORD, MA 01742

Parcel Number: 305-010-000
CAMA Number: 305-010-000-000
Property Address: WASHINGTON ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPARTMENT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 305-011-000
CAMA Number: 305-011-000-000
Property Address: WASHINGTON ST

Mailing Address: UNITED STATES OF AMERICA
696 VIRGINIA ROAD
CONCORD, MA 01742

Kern M. Doyle, 7-17-2021

www.cai-tech.com

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RISTAINO FLORENCE T
RISTAINO MARGARET
202 WASHINGTON ST
FRANKLIN, MA 02038

RISINGER LON
RISINGER CALLIE
1 TAFT DR
FRANKLIN, MA 02038

MURPHY CHRISTOPHER C
MURPHY MARIA
302 WASHINGTON ST
FRANKLIN, MA 02038

RISTAINO EMMA E L/E
RISTAINO PATRICIA A
220 WASHINGTON ST
FRANKLIN, MA 02038

COLACE JAMES A TR
ABRUZZI REALTY TRUST
55 COUTU ST
FRANKLIN, MA 02038

CHENT REALTY INC
291 WASHINGTON ST
FRANKLIN, MA 02038

QUINN WILLIAM J
230 WASHINGTON ST
FRANKLIN, MA 02038

KINCH VALENTINA TR
FERRARA FAMILY REALTY TRU
P O BOX 482
FRANKLIN, MA 02038

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

RISTAINO KRYSTAL L
RISTAINO ROBERT M
236 WASHINGTON ST
FRANKLIN, MA 02038

HARRINGTON PAUL L
HARRINGTON MICHELLE I
241 WASHINGTON ST
FRANKLIN, MA 02038

UNITED STATES OF AMERICA
696 VIRGINIA ROAD
CONCORD, MA 01742

MILLER KAREN E
246 WASHINGTON ST
FRANKLIN, MA 02038

DANIELLO ALAN ROBERT
223 WASHINGTON ST
FRANKLIN, MA 02038

REED MICHAEL A
REED JODI G
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E BRIDGEWATER, MA 02333

MARGUERITE JOHN E
213 WASHINGTON ST
FRANKLIN, MA 02038

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

CARLUCCI ROSE
510 UNION ST
FRANKLIN, MA 02038

DANIELLO ALBERT A & THERE
DANIELLO NOMINEE TRUST
372 WASHINGTON ST
FRANKLIN, MA 02038

SHECK GREGORY C & CHRISTIN
SHICK FAMILY TRUST
199 WASHINGTON ST
FRANKLIN, MA 02038

GARLOCK MATTHEW T TR
4 TAFT DR FRANKLIN NOMINE
4 TAFT DR
FRANKLIN, MA 02038

FERRARA CRISTINA TR
CAGMV REALTY TRUST CLARKE
139 WASHINGTON ST
FRANKLIN, MA 02038

COSTELLO THOMAS J
COSTELLO MARY L
3 TERIS WAY
FRANKLIN, MA 02038

OWNER UNKNOWN
FRANKLIN, MA 02038

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, September 20, 2021 and again on September 27, 2021

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, October 4, 2021 at 7:10 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan application on Washington Street in Franklin, MA prepared by United Consultants, Inc. and submitted to the Department of Planning & Community Development, by Franklin Flex Space, LLC.

The property within the Industrial Zoning (Assessors Map 304 Lot 64) and abuts the southern side of Interstate Route 495 and the western side of Washington Street. The applicant is proposing to construct 3 new buildings, an access road, parking areas, stormwater management system, a septic system and connections to the town water system and utilities.

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 on the Planning Board website at <https://www.franklinma.gov/planning-board>

Anthony Padula, Chairman