

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: July 5, 2018
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: NU Style Property on Grove Street

The Town Council authorized us to issue a request for proposals (RFP) for the sale of the small parcel of land (36,000 Sq. feet +/-) on Grove Street at the Former Nu-Style Building. (see map)

As folks know it is Brown Field site that the Town, and EPA have spent hundreds of thousands of dollars to clean-up. The intent of the RFP was to see if there was interest for a private entity to purchase the site and pay for the remaining clean-up and then redevelop the property. This would include demolishing and removing the collapsed building as well as cleaning up any soil issues once the building has been removed.

We did receive one bid and after considerable time discussing his plans we would like to move forward with selling him the land contingent on all permits being granted.

Please note that the Town may have additional cost outside this parcel if any other pollution is present.

I am happy to answer any questions you may have



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 18-42

AUTHORIZATION FOR DISPOSITION (SALE) OF TOWN-OWNED LAND ON GROVE STREET (REMAINING PORTION OF FORMER NU-STYLE PROPERTY)

WHEREAS, Town owns three parcels of land on Grove Street: "Lot 1", "Parcel E" and "Parcel R", shown on a plan of land captioned "Plan of Land Grove Street and Old Grove Street Franklin, Massachusetts for Town of Franklin 355 East Central Street Franklin, Massachusetts December 7, 2015 Scale 1" = 20'" prepared by United Consultants, Inc. and recorded at Norfolk County Registry of Deeds in Plan Book 647 at Page 20, and

WHEREAS, Town Council, by Resolution 17-59, has previously declared Lot 1, Parcel E and Parcel R shown on said plan to be surplus and available for disposition except for a twenty-foot wide sewer easement abutting Grove Street, shown on said plan, and

WHEREAS, pursuant to G.L. Chapter 30B, Section 16, Town previously obtained an appraisal and subsequently issued a Request for Proposals (RFP), on or about October 2, 2017, which RFP contained a minimum bid price of One Hundred Dollars (\$100.00) and a minimum requirement to perform specified building demolition and environmental assessment and remediation work, and

WHEREAS, one prospective purchaser Joao M. Neto has submitted a responsive proposal to the RFP and the Town Council has evaluated said proposal.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN OF FRANKLIN ACTING BY AND THROUGH ITS TOWN COUNCIL:

1. Determines that the proposal of Joao M. Neto to pay the Town of Franklin the sum of One Hundred, Twenty Dollars (\$120.00) for Lot 1, Parcel E and Parcel R shown on the above-referenced plan and to perform specified building demolition and environmental assessment and remediation work, as more fully described in his proposal dated November 16, 2017, subject to the existing twenty-foot wide reserved easement for public sewer abutting Grove Street, shown on said plan, is advantageous to the Town and accepts same, subject to the provisions of the following paragraphs.
2. Votes to dispose of the subject property by selling it to Joao M. Neto for the sum of One Hundred, Twenty Dollars (\$120.00) together with his agreement to perform the

specified building demolition and environmental assessment and remediation work, subject to the twenty-foot wide reserved easement to maintain existing public sewer shown on above-referenced plan of land, conditioned upon Joao M. Neto's execution, within sixty days, of a purchase and sales agreement containing terms and language consistent with Town's RFP and this resolution and otherwise satisfactory to Town, to ensure Town's timely receipt of the purchase price and Buyer's timely performance of specified building demolition and environmental assessment and remediation work; without limiting the foregoing, the agreement shall provide for Town's sale of Lot #1, Parcel E and Parcel R shown on above-referenced plan to Joao M. Neto for One Hundred, Twenty Dollars, subject to the twenty-foot wide existing sewer easement abutting Grove Street, shown on said plan and Buyer's agreement, to be secured by a first mortgage to Town, to timely perform the specified building demolition and environmental assessment and remediation work.

3. Directs the Town Administrator, with the assistance of the Town Attorney, to prepare and execute a purchase and sales agreement, deed and such other documents as he determines to be necessary to effectuate the sale of the subject property by Town to Joao M. Neto and ensure his timely performance of the specified building demolition and environmental assessment and remediation work.

This Resolution shall become effective according to the rules and regulations of the Town of Franklin Home Rule Charter.

DATED: _____, 2018

VOTED:

UNANIMOUS _____

A True Record Attest:

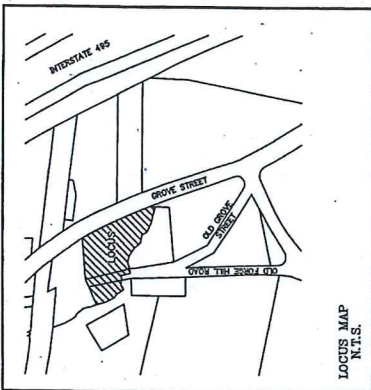
YES _____ **NO** _____

ABSTAIN _____

Teresa M. Burr
Town Clerk

ABSENT _____

Glenn Jones, Clerk
Franklin Town Council



LOCUS MAP
N.T.S.

ZONING:
THE PROPERTY IS LOCATED WITHIN A BUSINESS ZONE
REQUIREMENTS:

- AREA: 24,000 S.F.
- HEIGHT: 10'0"
- DEPTH: 112.5'
- LOT WIDTH: 3 STRIPS - 40'
- CONCRETE: 50K
- STRUCTURES: 60K
- STRIPS & PAVING: 40'
- RETAINING: 30'
- SEWER: 30'
- WATER: 30'

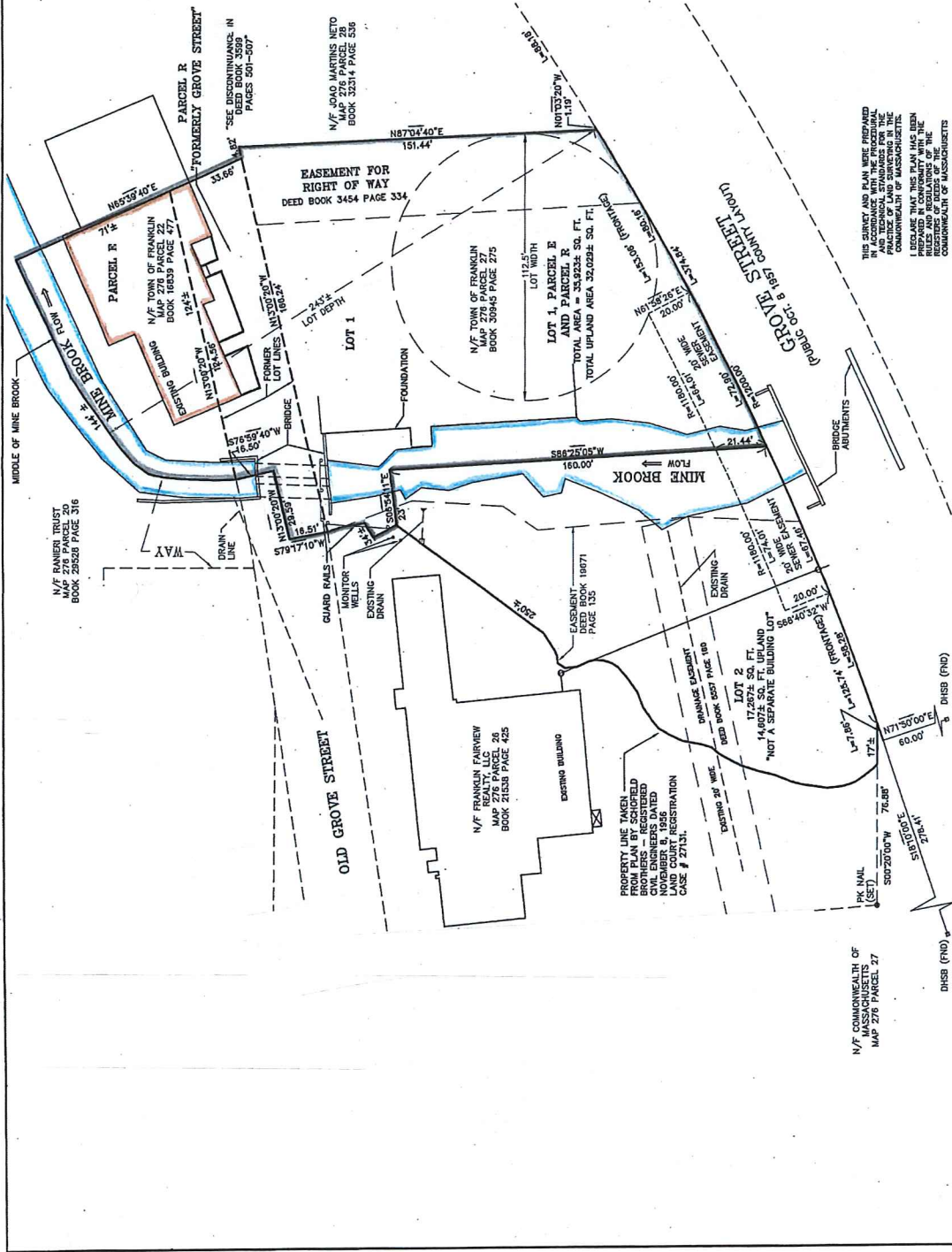
THE PROPERTY IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT.
A FLOOD ZONE AS DESIGNATED IN 200 AND THE REMAINDER
OF THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE ON MAP
2000000000 DATED JULY 17, 2012.

- REFERENCES:
- PLAN 1773 OF 1956
 - PLAN 150 OF 1959
 - PLAN 1133 OF 1957
 - PLAN 1175 OF 1978
 - PLAN 1175 OF 1978
 - PLAN 40 OF 2012

PLAN OF LAND
GROVE STREET & OLD GROVE STREET
FRANKLIN, MASSACHUSETTS
TOWN OF FRANKLIN
365 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 7, 2015
SCALE: 1" = 20'

DATE	DEC. 7, 2015
SCALE	1" = 20'
PROJECT	UC396
SHEET	1 of 1

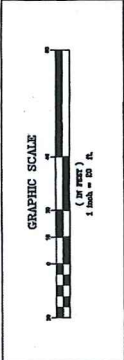
UNITED CONSULTANTS INC.
650 FRANKLIN STREET SUITE 110
FRANKLIN, MASSACHUSETTS 01860
TEL: 978-349-5666 FAX: 978-349-5666



THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE STANDARDS AND TECHNICAL STANDARDS FOR THE PRACTICE OF SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE BOARD OF THE COMMONWEALTH OF MASSACHUSETTS.

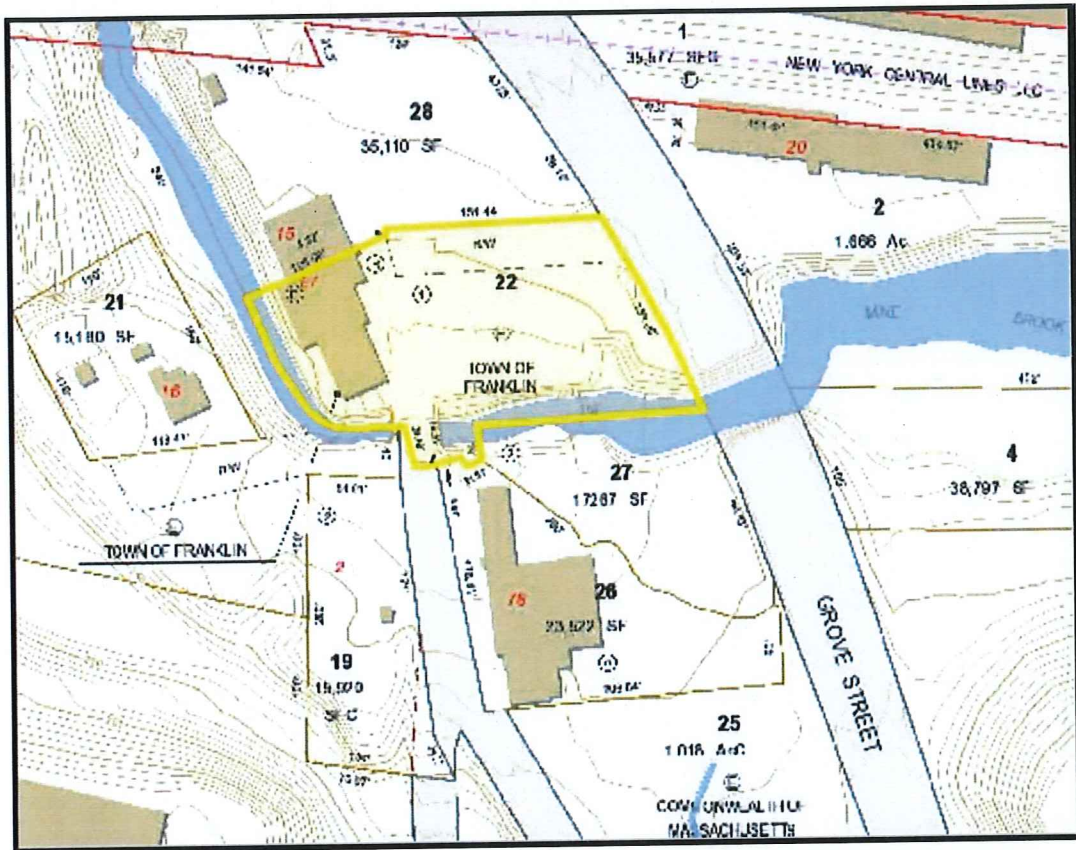


NO.	DATE	DESCRIPTION	BY
1	2/7/15	ADDED SURVEY EASEMENT	RM



APPROVAL UNDER SUBDIVISION CONTROL: LAW NOT REQUIRED
FRANKLIN PLANNING BOARD
DATE _____

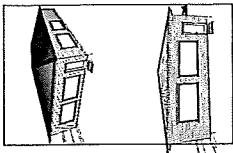
Location Map





DESIGN

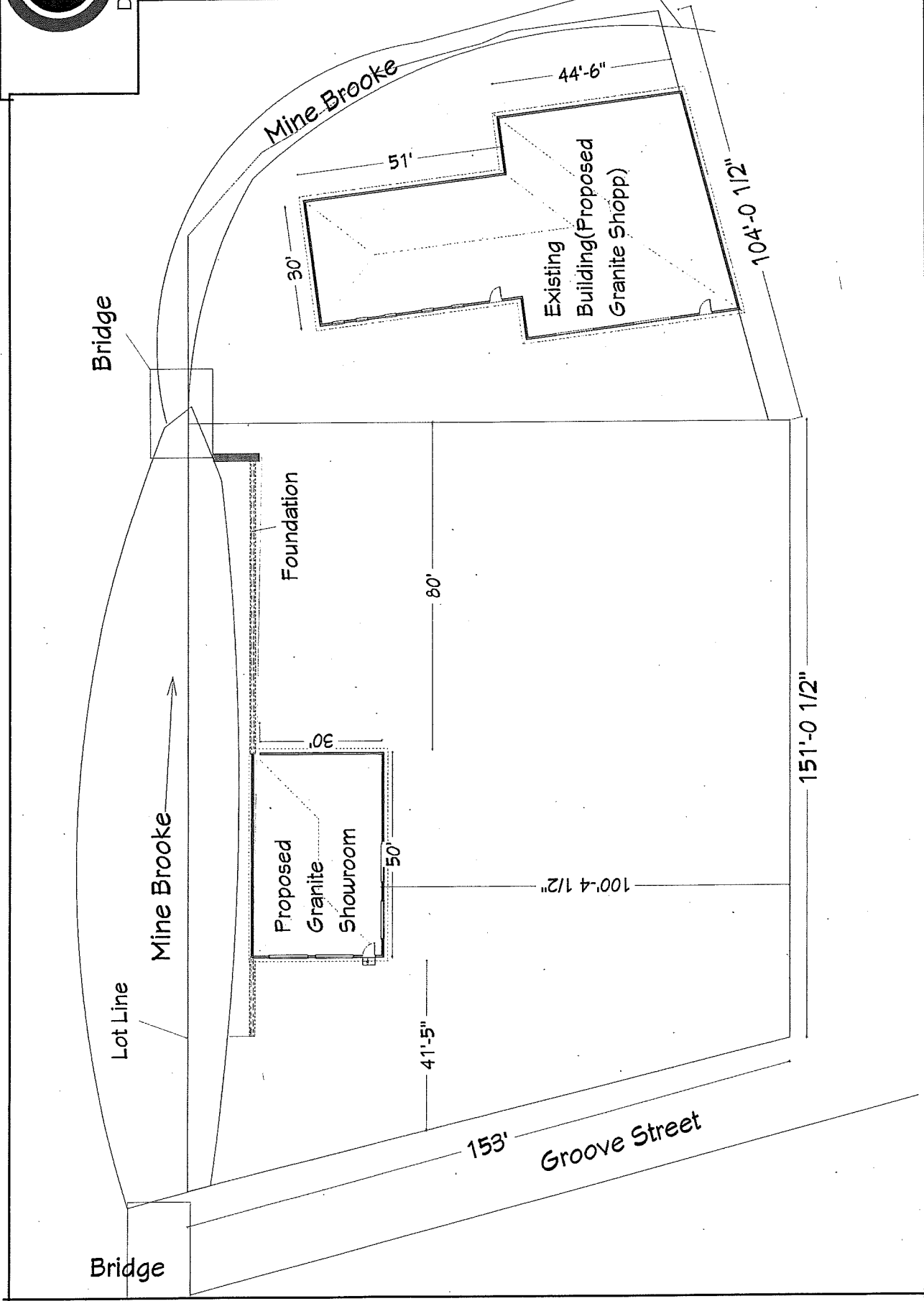
contact@generalcontractor.com
774-9001928



JOAO NETO
20 GROVE ST
FRANKLIN, MA

TITLE	
DATE	JUN/18
SCALE	1/10"=1'

SHEET
A1



THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY

WEBSITE: WWW.JOAOINETO.COM