

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

December 29, 2023

To: Town Council
From: Jamie Hellen, Town Administrator
Amy Frigulietti, Deputy Town Administrator

Re: Resolution 24-02: Acceptance of Parcel A, Drainage Lot, on Westerly Side of Maple Street

The following resolution is to accept a drainage lot for stormwater and drainage purposes on Maple Street. See Exhibit A for a map.

If you have any additional questions please feel free to ask.



**Town of Franklin
Resolution 24-02**

**Acceptance of Parcel A, Drainage Lot, on
Westerly Side of Maple Street**

Whereas, Franklin Holdings, LLC is the titleholder of record of an unimproved parcel of land on the westerly side of Maple Street described as "Parcel A (Drainage)" on a plan of land captioned "The Maple Preserve Franklin Massachusetts" dated October 3, 2016 proposed by Bay Colony Group, Inc. and recorded at Norfolk County Registry of Deeds in Plan Book 663 at Pages 51-53, containing 79,357 square feet, more or less, according to said plan, and

Whereas, Franklin Holdings, LLC has conveyed said unimproved parcel of land to the Town of Franklin, for nominal consideration, for municipal purposes, including stormwater management, by deed dated December 7, 2023, a true copy of which is attached hereto as "Exhibit 1,"

Now Therefore, Be It Ordered by the Franklin Town Council, acting on behalf of the Town of Franklin, that the conveyance to the Town of Franklin of the above-described unimproved parcel of land "Parcel A" containing 79,357 square feet, more or less, for municipal purposes, including stormwater management, is hereby accepted and that an attested copy of this resolution be recorded, together with the original deed, a true copy of which is attached hereto as "Exhibit 1," at the Norfolk County Registry of Deeds.

This resolution shall become effective, according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2024

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Quitclaim Deed

Franklin Holdings, LLC, a duly-organized Massachusetts limited liability company with a principal place of business at 14 Camp Road, Foxborough, Norfolk County, Massachusetts, for consideration paid and in full consideration of ONE DOLLAR

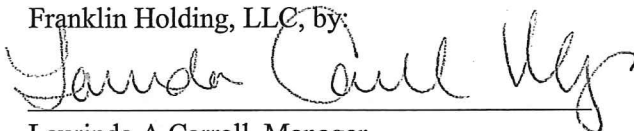
GRANTS to the Town of Franklin, a duly-organized municipal corporation with administrative offices located in the Franklin Municipal Building 355 East Central Street, Franklin, Norfolk County, Massachusetts, WITH QUITCLAIM COVENANTS, a parcel of unimproved land located on the westerly side of Maple Street in said Franklin and shown as Parcel A (Drainage) on sheet 3 of a plan of land captioned "The Maple Preserve Franklin Massachusetts" dated October 3, 2016 prepared by Bay Colony Group, Inc., Four School Street, PO Box 9136, Foxborough, MA 02035 and recorded at Norfolk County Registry of Deeds in Plan Book 663, Page 51-53, containing 79,357 square feet, more or less, according to said plan, for municipal purposes, including stormwater management.

Being a portion of property conveyed to Grantor by deed of The Franklin LaBastie Family, LLC dated February 7, 2018 and recorded at Norfolk County Registry of Deeds in Book 35,787 at Page 358.

This conveyance is not a sale of all or substantially all of Grantor's assets.

IN WITNESS WHEREOF Grantor has caused this deed to be executed on its behalf by its manager, duly authorized, this 7th day of December 2023

Franklin Holding, LLC, by:



Laurinda A Carroll, Manager

Norfolk, ss

On this 7th day of December, 2023, before me, the undersigned notary public, personally appeared Laurinda A Carroll, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name was signed on the preceding Quitclaim Deed in my presence, and acknowledged to me that she signed it voluntarily on behalf of FRANKLIN HOLDINGS, L.L.C., for its stated purpose.


Notary Public: Thomas F. Brady

My commission expires: 3/15/2030