

TOWN OF FRANKLIN
INSPECTION DEPARTMENT
Building Inspection – Division of Wires – Division of Gas
Division of Plumbing
MUNICIPAL BUILDING – 355 East Central Street
Franklin, Massachusetts 02038

Lloyd (Gus) Brown
Building Commissioner

Telephone: 508-520-4926
FAX: 508-520-4906

ZONING REVIEW

APPLICANT: Joseph Buchholz % Dell Technologies

LOCATION: 50 Constitution Boulevard

ZONING DISTRICT: Industrial

TYPE OF PROJECT: Replace 2 Existing Dell Wall Signs

DATE: 02/23/2023 **DENY**

VARIANCE

ZONING BY LAW SECTIONS: 185 Attachment 10

REASON FOR DENIAL: Applicant is seeking to install 2 wall signs that total 115 sq. ft where 90 sq. ft is required. The building permit is denied without a variance from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____ **DATE**

ZONING OFFICIAL SIGNATURE LAB _____ **DATE 02/23/2023**

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

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TOWN OF FRANKLIN

MAR 01 2023

TOWN OF FRANKLIN
TOWN CLERK

2023 MAR -1 P 3:18

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ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Joseph Buchholz on behalf of DELL Technologies

PETITIONER'S ADDRESS: 102 Depot RD Oxford MA 01540 PHONE: 508-524-2856

LOCATION OF PROPERTY: 50 Constitution BLVD

TYPE OF OCCUPANCY: Commercial ZONING DISTRICT: Industrial

ASSESSORS MAP & PARCEL: 319-015-000-000

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input checked="" type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Replace existing sign (12' Circle DELL logo) with new corporate logo and Name
DELL Technologies

SECTIONS OF ZONING ORDINANCE CITED:

Article _____ Section _____

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the ZBA pursuant to Zoning Bylaw section 185-45 (D) must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)
Joseph H Buchholz JR

(Print Name)

Address: 102 Depot RD Oxford, MA 01540

Tel. No.: 508-524-2857

E-Mail Address: jbuchholzjr@msn.com

Date: 2-6-23

Town of Franklin – Board of Assessors
355 East Central Street
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

Abutters List Request Form

Please Note: A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 2/6/23

Assessors Parcel ID # (12 digits) 319 - 015 - 000 - 000

Property Street Address 50 Constitution Blvd

Distance Required From Parcel # listed above (Circle One): 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Dell Technologies

Property Owner's Mailing Address 50 Constitution Blvd Franklin MA

Town/City Franklin State MA Zip Code _____

Property Owner's Telephone # 508 - 328 - 3858

Requestor's Name (if different from Owner) Joseph A Buchholz Jr

Requestor's Address 102 Depot Rd Oxford MA 01540

Requestor's Telephone # 508 - 524 - 2857

Office Use Only: Date Fee Paid / / Paid in Cash \$.

Paid by Check \$ Check # Town Receipt #

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.

I/We DELL Technologies


(OWNER)

Address: 50 Constitution BLVD Franklin MA

State that I/We own the property located at 50 Constitution BLVD,
which is the subject of this zoning application.

The record title of this property is in the name of EMC Corporation

*Pursuant to a deed of duly recorded in the date 9-23-1997, Norfolk
County Registry of Deeds at Book 12002, Page 222; or
Dedham Registry District of Land Court, Certificate No. 98717
Book 7999 Page 100.



SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*



WRITTEN CONSENT AND AGREEMENT
relating to signage for Dell Technologies proposed to be installed at
50 Constitution Boulevard, Franklin, MA 02038

As property owner, I have reviewed the recommended signage drawings/ renderings for branding to be implemented at the above listed property and hereby provide approval for branding changes and give permission to Colite International Ltd and its partners to remove/install sign(s) and file for any necessary permits for installation of such sign(s).

Property Owner Signature: 

Paul Fitzgerald

Printed Name: _____

Vice President

Real Estate & Facilities

Date: 12/1/22

Company Name: DELL TECHNOLOGIES

Address: 50 CONSTITUTION BLVD FRANKLIN

Contact Tel: 508-328-3858

E-mail: TAB.KADLIK@DELL.COM

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: DELL Technologies PRESENT USE/OCCUPANCY: Commercial

LOCATION: 50 Constituion BLVD ZONE: Industrial

PHONE: 508-329-3858 REQUESTED USE/OCCUPANCY: Commercial

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>		<u>39.2 Acres</u>	<u> </u>	<u> </u> (min.)
<u>Continuous Frontage:</u>		<u>3000' +/-</u>	<u> </u>	<u> </u> (min.)
<u>Size of Lot:</u>	Width	<u>2200' +/-</u>	<u> </u>	<u> </u> (min.)
	Depth	<u>834' +/-</u>	<u> </u>	<u> </u> (min.)
<u>Setbacks in Feet:</u>	Front	<u>232' +/-</u>	<u> </u>	<u> </u> (min.)
	Rear	<u>55' +/-</u>	<u> </u>	<u> </u> (min.)
	Left Side	<u>666' +/-</u>	<u> </u>	<u> </u> (min.)
	Right Side	<u>1021' +/-</u>	<u> </u>	<u> </u> (min.)
<u>Building Height:</u>	Stories	<u>4</u>	<u> </u>	<u> </u> (max.)
	Feet	<u>80' =?-</u>	<u> </u>	<u> </u> (max.)
<u>NO. of Dwelling Units:</u>		<u>0</u>	<u> </u>	<u> </u> (max.)
<u>NO. of Parking Spaces:</u>		<u>many</u>	<u> </u>	<u> </u> (min./max)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

secondary building Masonry construction 70'x120'

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D) (2) (6) AND MGL 40A, SECTION 10:

- A) A Literal enforcement of the provisions of this Zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

This is DELL Copororate headquarters. In addition to the letters looking to small based on allowable square footage in the zoning bylaws. DELL does not want their building to look inappropriate for the look and image they are trying to project. The name DELL Technologies needs to be seen from the street to visitors and look appropriate in scale to their building

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

Due to the size and scale of the building and the number and style of letters in the Dell Technologies logo, these signs would small and hard to read from the distance and height of the building from the street. This does not affect the zoning district but is directly related to the size and scale of the building

- C) Desirable relief may be granted without either:

- 1) Substantial detriment to the public good for the following reasons:

The requested size letters will look appropriate to the size and scale of the building and be ledgible from the street

- 2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

Dell wants their corporate image to project them as a global brand and having an appropriate size sign causes no detrimentaent to the area only improves the look of an industrial park

If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

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APPLICANT SIGNATURE _____ **DATE**

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(Print Name)

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E-Mail Address: jbuchholzjr@msn.com

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Town/City Franklin State MA Zip Code _____

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Office Use Only: Date Fee Paid 1/1 Paid in Cash \$ _____

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Paul Fitzgerald

Printed Name:

Vice President

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Company Name:

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Address:

50 CONSTITUTION BLVD FRANKLIN

Contact Tel:

508-328-3858

E-mail:

TAB.KADLIK@DELL.COM

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355 East Central Street
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secondary building Masonry construction 70'x120'

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

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If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

98717

BK 12002PG222

25

QUITCLAIM DEED

Valerie A. Colbert, Trustee of Franklin Industrial Park Trust under Declaration of Trust dated October 1, 1981 and recorded with the Norfolk County Registry of Deeds (the "Registry") at Book 5961, Page 619 as amended by First Amendment dated August 4, 1987 recorded in said Registry in Book 7689, Page 134, and by Second Amendment dated January 31, 1994, recorded in said Registry in Book 10390, Page 244 (the "Grantor"), in consideration of Three Million Two Hundred Forty-Two Thousand Four Hundred Ninety-Eight Dollars (\$3,242,498.00), grants to EMC Corporation, a Massachusetts corporation, whose address is 171 South Street, Hopkinton, Massachusetts, (the "Grantee"), with Quitclaim Covenants, approximately 39.302 acres of land on Constitution Boulevard in the Franklin Industrial Park, Franklin, Norfolk County, Massachusetts, shown as Lot A-14 on a plan of land dated November 11, 1992, entitled "Plan of Land off Constitution Boulevard, Franklin Industrial Park, Franklin, Massachusetts (Norfolk County)", prepared by Civil Designs, Inc. of Boston, Massachusetts (the "1992 Plan"), which Plan is recorded as Plan No. 529 of 1993 in Plan Book 415.

Subject to, and with the benefit of, appurtenant easements for drainage purposes in the following areas on Lot A-14 shown on the 1992 Plan, in common with all others now or hereafter entitled thereto:

- (i) "40' Wide Drain Easement" along the southerly boundary of Lot A-14 as shown on the 1992 Plan (and designated on said Plan, together with the items referred to in Subparagraphs (ii) and (iii) hereof, as "Exist. Drain Easements");
- (ii) The irregular area along the southwesterly boundary of Lot A-14 as shown on the 1992 Plan, which connects with the easement area referred to in Subparagraph (i) hereof; and
- (iii) The "40' Wide Drain Easement" along the westerly boundary of Lot A-14 as shown on the 1992 Plan.

Together with the benefit of appurtenant easements for drainage purposes in the following areas west and south of Constitution Boulevard as shown by a plan dated August 24, 1989, revised through August 29, 1989, entitled "Plan of Land Owned by Copley-Franklin Industrial Park Trust" prepared by said Civil Designs, Inc., which is recorded with said Deeds as Plan No. 855B of 1989 in Plan Book 385 (the "1989 Plan"), in common with all others now or hereafter entitled thereto:

- a) At a location west of the "40' Wide Drain Easement" on Lot A-14 referred to in subparagraph (iii) of the preceding paragraph hereof, an area shown on the 1989 Plan as "20' Wide Drain Easement Not Previously Recorded";
- b) Then the irregular area west thereof shown as "Drain Easement" on the 1989 Plan (sometimes referred to as "Pond No. 2");
- c) Then the area south thereof shown as "40' Wide Drain Easement" on the 1989 Plan;
- d) Then the area south and east thereof shown as "Drain Easement" on the 1989 Plan (sometimes referred to as "Pond No. 3");
- e) Then the area south thereof labeled "30' Wide" on the 1989 Plan, which connects with a water course shown on said Plan (sometimes referred to as "Dix Brook"); and
- f) At a location south of the "40' Wide Drain Easement" and the irregular area on Lot A-14 referred to in subparagraphs (i) and (ii) of the preceding paragraph, an area shown on the 1989 Plan as "30' Wide Drain Easement," and
- g) Then southwest of Liberty Way (a public street) the northerly portion of an area shown as "30' Wide Utility Easement B-19" on the 1989 Plan, which area connects with Pond No. 3 and the 30' Wide area referred to in subparagraphs (d) and (e) of this paragraph.

RECORDED
NORFOLK COUNTY REGISTRY OF DEEDS
DEONHAM, MA

CERTIFY

Barry T. [Signature]
BARRY T. [Signature]

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NORFOLK COUNTY
97 SEP 23 PM 3:19

extension (provided also that written notice of such extension is given during the initial approval period); and

OFFICIAL OFFICIAL

- (C) All Sections of said Protective Covenants relating to construction methods and materials for building on Lot A-14, provided that Grantee, its successors or assigns, use construction methods and materials already existing on other sites in the Franklin Industrial Park, (as defined in the Protective Covenants), excluding from the foregoing, however (i) any construction on the site at 857 Union Street, Franklin, Massachusetts conveyed to Multi-Fasteners, Inc. by deed dated June 14, 1988, recorded with the Registry in Book 1999 Page 100, and (ii) the provisions of Article II (C) (2) of said Protective Covenants, as amended.

WITNESS my hand and seal this 22nd day of September, 1997.

Valerie A. Colbert Trustee
Valerie A. Colbert, as Trustee of Franklin
Industrial Park Trust, and not individually

STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

September 22, 1997

Then personally appeared the above-named Valerie A. Colbert, Trustee as aforesaid, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of Franklin Industrial Park Trust, before me.

RECORDS REC 17
SUFFOLK
0923/97
TAX 14785.00
CHCK 14785.00
4808A017 14:08
EXCISE TAX
CANCELED
SEP 23 1997

Neil M. Blaz
Notary Public
My commission expires: May, 1999

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TOWN OF FRANKLIN

FEB - 7 2023

BOARD OF ASSESSORS

Town of Franklin – Board of Assessors
355 East Central Street
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

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(Note: if a distance is not circled, we cannot process your request)

Property Owner Dell Technologies

Property Owner's Mailing Address 50 Constitution BLVD

Town/City Franklin State MA Zip Code _____

Property Owner's Telephone # _____

Requestor's Name (if different from Owner) Joseph Buchholz JR DBA Buchholz Signs Since 1899

Requestor's Address 102 Depot RD Oxford, MA 01540

Requestor's Telephone # 508-524-2857

Office Use Only: Date Fee Paid 2/7/23 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 1052 Town Receipt # 30065

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals

jbuchholzjr@msn.com



50 CONSTITUTION BLVD - 300' ABUTTERS

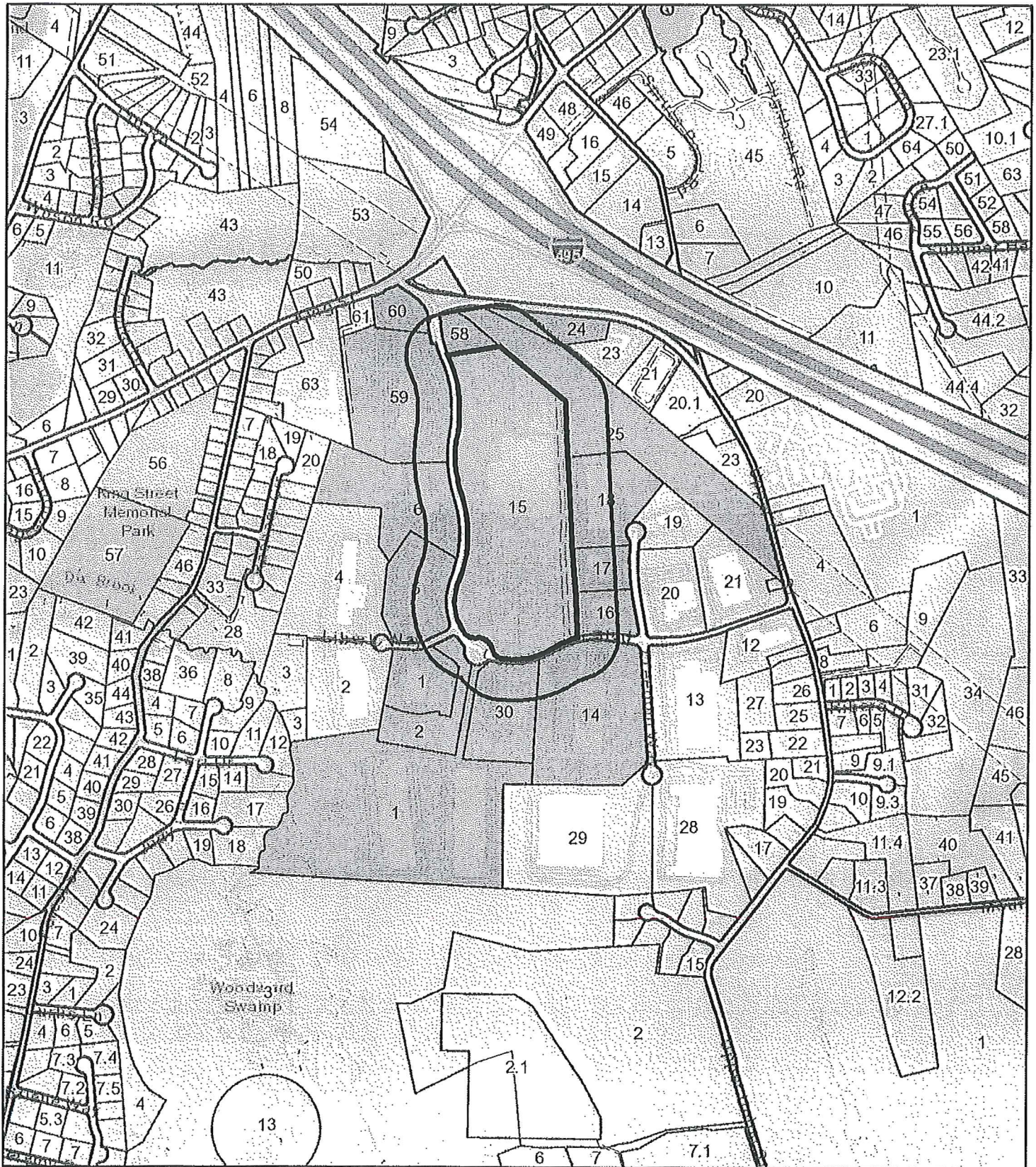
Franklin, MA



February 8, 2023

1 inch = 1000 Feet

www.cai-tech.com



This information is believed to be correct but is subject to change and is not warranted.

101 CONSTITUTION BLVD LLC
C/O KEYPOINT PARTNERS LLC
ONE VAN DE GRAAFF DRIVE -
SUITE 402
BURLINGTON, MA 01803

LRF2 BOS LIBERTY WAY LLC
C/O LONGPOINT REALTY PART
13218 WEST BROWARD
BOULEVARD
PLANTATION, FL 33325

AERIE REALTY LLC
10 DISCOVERY WAY
FRANKLIN, MA 02038

MARDINI FRANKLIN LLC
3641 INTERCHANGE RD
COLUMBUS, OH 43204

APG FRANKLIN LLC
C/O AVENTINE PROPERTY GRO
111 SOUTH WACKER DR SUITE
3350
CHICAGO, IL 60606

MORGAN GRAINGER LP
20 DISCOVERY WAY
FRANKLIN, MA 02038

BRIGHT HORIZONS CHILDRENS
2 WELLS AVENUE
NEWTON, MA 02459

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

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

SCHWARZKOPF TECHNOLOGIES
C/O PLANSEE
115 CONSTITUTION BLVD
FRANKLIN, MA 02038

EMC CORPORATION
171 SOUTH ST
HOPKINTON, MA 01748

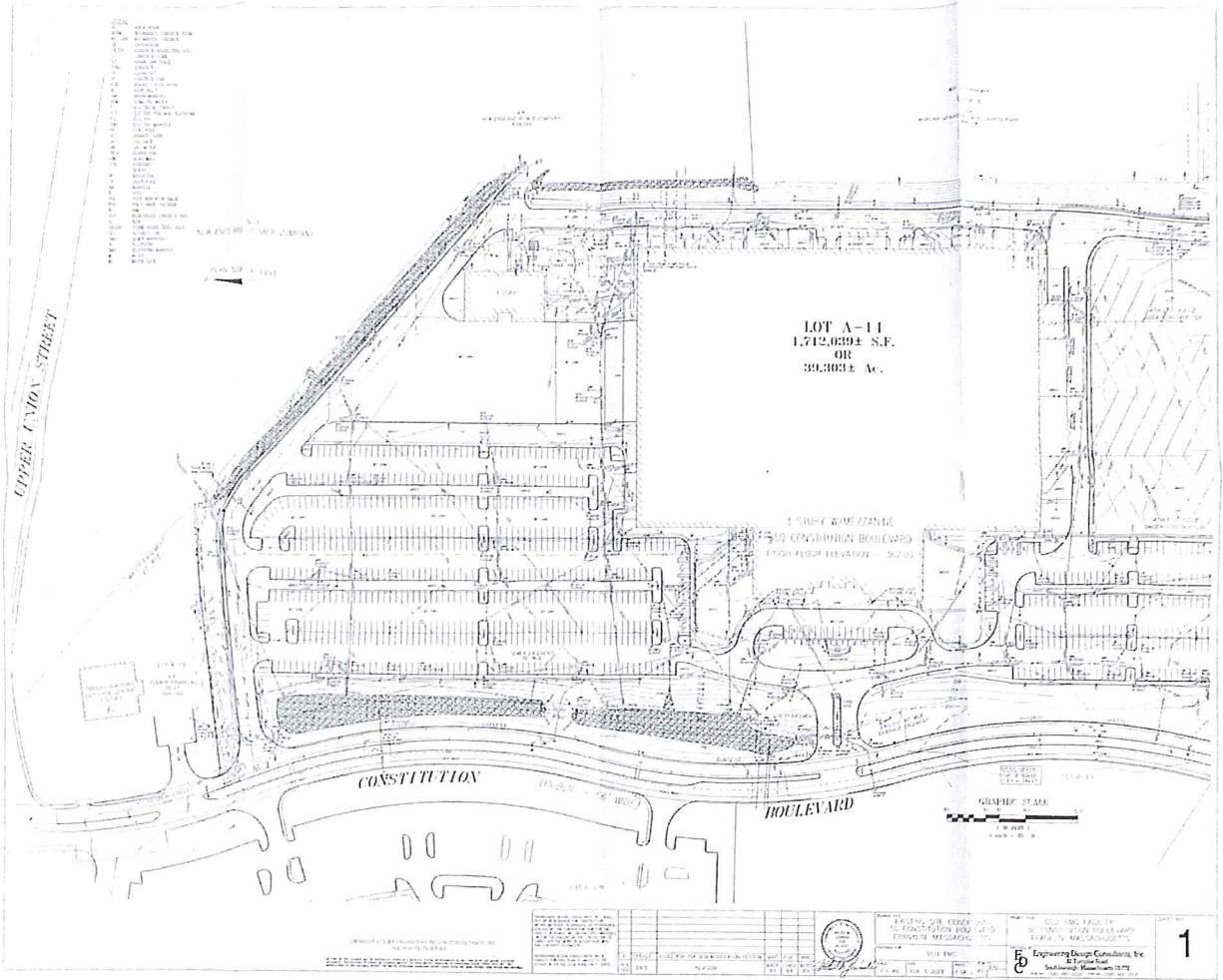
TEACHERS INSURANCE ANNUIT
C/O NEVEEN
PO BOX 30428
CHARLOTTE, NC 28230

EMC CORPORATION
C/O EMC CORP - REAL ESTAT
171 SOUTH ST
HOPKINTON, MA 01748

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

IRON MOUNTAIN INFO MANAGE
ONE FEDERAL ST
BOSTON, MA 02110

LRF2 BOS CONSTITUTION BLV
C/O LONGPOINT PROPERTY GR
13218 WEST BROWARD BLVD
PLANTATION, FL 33325



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LOT A-11
1,712,039± S.F.
OR
39.303± Ac.

3 STORY W. WETTING
30 CONSTRUCTION BOLLVARD
FINISH FLOOR ELEVATION = 262.00

BOLLVARD



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All Rights Reserved

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/14	PRELIMINARY LAYOUT	JD	JD
2	10/1/14	FINAL LAYOUT	JD	JD
3	10/1/14	FINAL LAYOUT	JD	JD
4	10/1/14	FINAL LAYOUT	JD	JD
5	10/1/14	FINAL LAYOUT	JD	JD
6	10/1/14	FINAL LAYOUT	JD	JD
7	10/1/14	FINAL LAYOUT	JD	JD
8	10/1/14	FINAL LAYOUT	JD	JD
9	10/1/14	FINAL LAYOUT	JD	JD
10	10/1/14	FINAL LAYOUT	JD	JD

Engineering Design Consultants, Inc.
27700 Highway 100
Farmingdale, NY 11735
Tel: 516.224.1000
Fax: 516.224.1001
www.EDCinc.com