

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: AVG Intermediate Holdings LLC

LOCATION: 648 Old West Central Street, Franklin, MA

ZONING DISTRICT: Business (B)

TYPE OF PROJECT: Operate an UrgentVet- Animal Hospital Use

DATE: 9-7-23

DENY

SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185 Attachment 3 Use Regs Sch Part III - 2.2

REASON FOR DENIAL: Applicant is seeking to operate an UrgentVet - Animal clinic. The use is denied without a special permit.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

PLANNING

APPLICANT SIGNATURE _____ **DATE**

ZONING OFFICAL SIGNATURE Shel R 9-7-23 **DATE**

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

RECEIVED
TOWN OF FRANKLIN

AUG 28 2023

TOWN OF FRANKLIN
TOWN CLERK

2023 AUG 28 A 11:13

RECEIVED

ZBA APPLICATION FORM

ZONING BOARD OF APPEALS

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: AVG Intermediate Holdings LLC

One Van De Graaff Dr., Suite 402

PETITIONER'S ADDRESS: Burlington, MA 01803 PHONE: 781.418.6262

LOCATION OF PROPERTY: 648 Old West Central Street, Franklin, MA

TYPE OF OCCUPANCY: Lease ZONING DISTRICT: Business (B)

ASSESSORS MAP & PARCEL: 271-031-000-000

REASON FOR PETITION:

<u> </u> Additions	<u> </u> New Structure
<u> X </u> Change in Use/Occupancy	<u> </u> Parking
<u> </u> Conversion to Addi'l Dwelling Unit's	<u> </u> Sign
<u> </u> Dormer	<u> </u> Subdivision
<u> </u> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

See attached Statement in Support of Application for Special Permit

SECTIONS OF ZONING ORDINANCE CITED:

Article V Section 185-45.D(2)(a)

Article V Section 185-45(E)

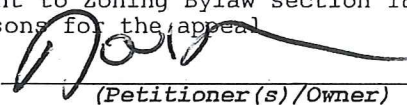
Article Section 185 Attachment 3 Use Regs Sch Part III-2.2

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)

Douglas A. Troyer

Address:

(Print Name)
Attorney for Applicant

Pierce Atwood LLP

Boston, MA 02110

Tel. No.:

617.488.8236

E-Mail Address: dtroyer@pierceatwood.com

Date: August 21, 2023

**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 Franklin Goldfield Properties LLC
(OWNER)

Address: 7615 Poppy Mill Lane, Cumming, GA 30040

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

The record title of this property is in the name of Franklin Goldfield Properties LLC

*Pursuant to a deed of duly recorded in the date 12/04/2015, Norfolk
County Registry of Deeds at Book 33693, Page 267; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

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: AVG Intermediate Holdings LLC PRESENT USE/OCCUPANCY: VSE/Medical/Retail

LOCATION: 648 Old West Central Street ZONE: B

PHONE: 781.418.6262 REQUESTED USE/OCCUPANCY: Animal Hospital

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
<u>Lot Area:</u>				(min.)
<u>Continuous Frontage:</u>				(min.)
<u>Size of Lot:</u>	Width			(min.)
	Depth			(min)
<u>Setbacks in Feet:</u>	Front			(min.)
	Rear			(min.)
	Left Side			(min.)
	Right Side			(min.)
<u>Building Height:</u>	Stories			(max.)
	Feet			(max.)
<u>NO. of Dwelling Units:</u>				(max.)
<u>NO. of Parking Spaces:</u>				(min./max)

NO
CHANGE

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.



ZBA APPLICATION FORM
SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria in accordance with Zoning Bylaw Section 185-45(D)(2)(a) referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits for which additional criteria must be met under the Zoning Bylaw.

185-45(D)(2)(A) BOARD OF APPEALS: TO HEAR AND DECIDE APPLICATIONS FOR SPECIAL PERMITS UPON WHICH THE BOARD IS EMPOWERED TO ACT UNDER THIS CHAPTER. SPECIAL PERMITS SHALL BE GRANTED BY THE BOARD OF APPEALS ONLY UPON ITS WRITTEN DETERMINATION THAT THE PROPOSED USE WILL NOT HAVE ADVERSE EFFECTS WHICH OVERBALANCE ITS BENEFICIAL EFFECTS ON EITHER THE NEIGHBORHOOD OR THE TOWN, IN VIEW OF THE PARTICULAR CHARACTERISTICS OF THE SITE AND OF THE PROPOSAL IN RELATION TO THAT SITE. THIS DETERMINATION SHALL BE IN ADDITION TO THE FOLLOWING SPECIFIC FINDINGS:

(1) Proposed project addresses or is consistent with neighborhood or Town need.

See attached Statement in Support of Application for Special Permit

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

See attached Statement in Support of Application for Special Permit

(3) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

See attached Statement in Support of Application for Special Permit

(4) Neighborhood character and social structure will not be negatively impacted.

See attached Statement in Support of Application for Special Permit

(5) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

See attached Statement in Support of Application for Special Permit

(6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

See attached Statement in Support of Application for Special Permit

(7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

See attached Statement in Support of Application for Special Permit

STATEMENT IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT

To: Town of Franklin – Zoning Board of Appeals
From: Douglas A. Troyer, on behalf of AVG Intermediate Holdings LLC
Re: 648 Old Central Street, Franklin MA - Special Permit Application
Date: August 21, 2023

Dear Honorable Members of the Zoning Board of Appeals:

This Statement in Support of Application for Special Permit is submitted to the Town of Franklin, Zoning Board of Appeals (hereinafter the “Board”) on behalf of our client, AVG Intermediate Holdings LLC, (“Applicant”) in support of its Application for Special Permit for use of Unit D at 648 Old Central Street, Franklin, MA (“Property” or “Site”) as a UrgentVet Animal Hospital use pursuant to the Town of Franklin Zoning Code (“Code”).

Specifically, the Applicant seeks a Special Permit for Animal Hospital Use from the Board pursuant to Section 185-45.D(2)(a) & E and Section 185 Attachment 3 – Use Regulations Schedule Part II, Section 2.2, of the Code.

I. FACTUAL BACKGROUND

The Property is located in the Town’s Business (B) zoning district and is approximately 42,732 sq ft. in size and contains a single building which is approximately 9,000 sq ft. The building on the Property was constructed in 2015 and currently contains three (3) uses in Units A-C of the building. Unit A contains a Starbucks coffee shop which was permitted as a VSE use in 2015. Unit B contains Sage Hair Salon and Unit C is operated as an Urgent Care medical use.

The Applicant has entered into a lease agreement with the owner of the Property, Franklin Goldfield Properties LLC, to occupy Unit D as an UrgentVet Animal Clinic. Unit D is approximately 2,511 sq ft and is currently vacant. Unit D has previously been occupied by restaurant uses since 2015.

UrgentVet is a walk-in, outpatient, acute care clinic. UrgentVet was founded to fill the gap between a pet owner's regular veterinarian visit and the need for veterinarian emergency hospitals. When an owner's pet has a mild illness or minor injury, UrgentVet is able to provide the compassionate care the pet needs and the affordability and convenience a pet owner seeks. UrgentVet is for after-hours conditions that can't wait for a pet owner's regular veterinary but are not severe enough for the owner to be forced to visit an emergency veterinary hospital.

UrgentVet currently has 53 locations in North Carolina, South Carolina, Georgia, Florida and Texas and is actively seeking to bring numerous locations to New England with the Town of Franklin hopefully being its first location.

Additionally, UrgentVet anticipates having approximately 7 employees consisting of 1 staff (Practice Manager), 5 (Vet Assistants) and 1 (full-time Veterinary Doctor).

II. SPECIAL PERMIT APPLICATION FOR ANIMAL HOSPITAL USE

Pursuant to Section 185 Attachment 3 – Use Regulations Schedule Part II, Section 2.2, of the Code, the Applicant must seek a Special Permit from the Board for the proposed Animal Hospital use. Section 185-45(D)(2)(a) of the Code provides that the Board shall have the power to:

[h]ear and decide applications for special permits upon which the Board is empowered to act under this chapter. Special permits shall be granted by the Board of Appeals only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

It is the Applicant's position that the addition of an UrgentVet clinic to the Site, which is currently fully developed and will become fully occupied with UrgentVet's addition, will not have any adverse effects which overbalance its beneficial effects of providing urgent veterinary services to the neighborhood and the Town in general.

Pursuant to Sections 185-45(D)(2)(a) & E(3), the Board's determination shall be in addition to the following specific findings which the Applicant addresses in more detail below:

(1) Proposed project addresses or is consistent with neighborhood or Town need.

The Property is located within an already established Business zoning district for the Town which currently offers numerous office, retail, restaurant, vehicular service establishments, and other useful services for the public within the area. The addition of UrgentVet will fit seamlessly with the existing uses at the Property and introduce convenient and affordable

outpatient veterinarian services for the community consistent with the other types of businesses and services located in the area.

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

The Property is located along the commercial /business corridor of West Central Street where there are numerous curb cuts along West Central Street that provide access for the predominantly commercial land use in this area of the town. There is no proposed changes to the traffic flow, access, parking and pedestrian circulation that has been in existence since 2015 at the Property. Access to the Site will remain through a full access/egress drive at Old West Central Street and a right-in/right-out only drive on West Central Street. While the Applicant anticipates a demand for the services provided, the existing parking area and internal circulation can easily absorb the Applicant's business, which is replacing restaurant uses that previously served the Property. Additionally, the proposed hours of operation for this Site is 3:00 p.m. to 11:00 p.m. Monday-Friday, 10:00 a.m. to 8:00 p.m. on Weekends, and 12:00 p.m. to 8:00 p.m. on Holidays. As shown on the as built/survey plan submitted in support of this Application, the current Site affords ample parking for UrgentVet's customers. The average length of a visit for UrgentVet is about an hour and customer parking does not usually exceed 3 to 6 spaces at any given time.

(3) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

As provided above, the Property was fully developed in 2015 and there are no changes being proposed to the roadways, drainage, utilities and other infrastructure servicing the Property as they are all more than adequate to accommodate the addition of the Applicant's business.

(4) Neighborhood character and social structure will not be negatively impacted.

See Applicant's responses to Paragraphs 1-3 above. The Applicant further states that the proposed UrgentVet will not have any detrimental effect to the neighborhood character or social structure. The Site is a fully developed commercial property that currently has a vacant unit and the proposed use would be consistent with commercial land that is predominant in the area. The addition of an UrgentVet along with the other business on the Property will have no negative impact to the abutting residential properties. It is the Applicant's position that the addition of a UrgentVet clinic will blend well with the character of Property and surrounding area and will afford the community a new location to bring their pets who require care.

(5) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature, or if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

As the Site is fully developed, there are no changes being proposed by the Applicant that would cause substantial damage to any environmentally significant natural resources, habitats, or

features that will be impacted by the proposed addition of UrgentVet to the area. The only changes being made to the Property concern internal build-out changes to Unit D to accommodate the UrgentVet business.

- (6) **Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.**

The Applicant is proposing no changes to the existing structure which has been in existence since 2015. Thus, no deprivation of light or fresh air circulation will take place, and the proposed UrgentVet will not create a flood hazard, and will not measurably add to the light, vibrations, and airborne particulates already being generated at the Property.

The only changes the Applicant is seeking to make are internal build-out changes to Unit D's 2,511 sq ft. floor space. The Applicant attaches hereto as **Attachment "A"** its proposed floor plan for Unit D at the Property. As shown on the attached floor plan, UrgentVet is seeking to build Unit D out by constructing 5 exam rooms, lab and pharmacy areas, 2 ADA compliant restrooms, comfort suite, and a break room.

- (7) **Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.**

The 2015 development of the Property satisfied this condition and the water use for the prior restaurant uses in Unit D at the Site did not adversely affect the Town's water supply. Conversely, the addition of UrgentVet in Unit D, whose water demand will be less than that of a restaurant use, will also not significantly impact the local water supply and will not burden the town's wastewater treatment capacity. It is the Applicant's position that the water demand for the Property would not adversely affect the Town's water supply.

Therefore, the Applicant states that, as described above, the proposed animal hospital use complies with all applicable criteria set forth in Sections 185-45(D)(2)(a) & (E)(3) of the Code and respectfully requests that this Board grant the Applicant's application for a Special Permit for an Animal Hospital Use on the Site.

IV. CONCLUSION

For all of the above reasons, the Applicant respectfully requests that its Application for Special Permit be granted. As provided above, and in the plans and other supporting materials submitted in support herewith, it is the Applicant's position that it has shown sufficient evidence to support findings consistent with the grant of the Special Permit under Section 185-45(E)(3) of the Code and that the proposed use complies with all applicable criteria set forth in said Section of the Code.


Therefore, the Applicant respectfully request that this Board grant the Applicant's applications for Special Permit.

Thank you for your attention to this matter and should the Board have any questions or require any additional information concerning this Application, please do not hesitate to contact me directly.

Respectfully submitted,

By its attorneys,

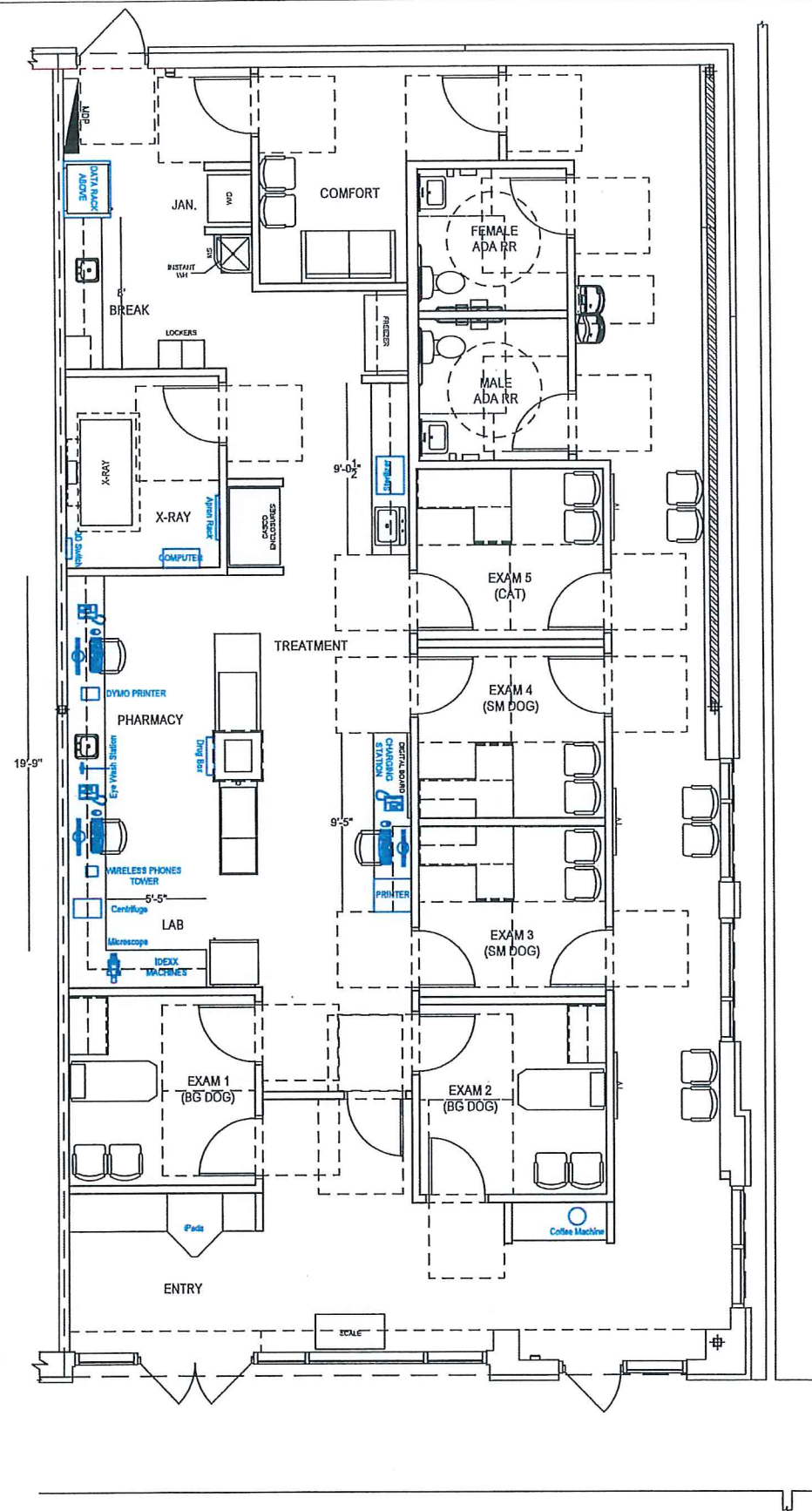
Pierce Atwood LLP



Douglas A. Troyer
100 Summer Street, 22nd Floor
Boston, MA 02110
(671) 488-8236
dtroyer@pierceatwood.com

cc: AVG Intermediate Holdings LLC (via email only)

ATTACHMENT “A”



UrgentVet
Franklin, MA- Test Fit + Equipment
2,511 sq.ft

Exam Rooms (5):
2 Big Dog
2 Small Dog
1 Cat

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
Bk 33493 P247 #120564
12-04-2015 @ 12:51p
N O T
After recording, return to: N O T
Lisa M. Kresge, Esq. A N
Brennan Recupero Cascione F I C
Scungio & McAllister, LLP C O P Y
326 Broadway
Providence, RI 02909
N O T
A N-MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 12-04-2015 @ 12:51pm
CE1#: 853 Doc#: 120564
Fee: \$30,324.00 Cons: \$6,650,000.00
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED

FRANKLIN RETAIL, LLC, a limited liability company organized and existing under the laws of Massachusetts having its principal office c/o Lisciotti Development Corp., 83 Orchard Hill Park Drive, Leominster, Massachusetts 01453, for consideration of Six Million Six Hundred Fifty Thousand and 00/100 Dollars (\$6,650,000.00), grants to FRANKLIN GOLDFIELD PROPERTIES LLC, a limited liability company organized and existing under the laws of Massachusetts having a principal office at 293 Turnpike Road, Apartment 402, Westborough, Massachusetts 01581, WITH QUITCLAIM COVENANTS, those certain parcels of land situate at 648-652 Old West Central Street in Franklin, in the County of Norfolk and said Commonwealth, and the building and improvements thereon, as more particularly described in Exhibit A attached hereto.

Said parcels are conveyed subject to and together with the benefit of all other easements, rights, covenants, restrictions, limitations, conditions and encumbrances of record insofar as the same are now in force and applicable.

For Grantor's title see (i) Quitclaim Deed from the Town of Franklin, dated December 23, 2013, and recorded with the Norfolk County Registry of Deeds in Book 31997, Page 175; (ii) Quitclaim Deed from Kanwarjit S. Sidhu and Surinderpal K. Sidhu, dated January 13, 2014, and recorded in Book 32024, Page 542; and (iii) Quitclaim Deed from Rossini Development Corporation, dated April 29, 2014, and recorded in Book 32214, Page 562.

[Remainder of page intentionally left blank. Signatures appear on next page.]

Grantor is not classified for the current taxable year as a corporation for federal income tax purpose.

A N A N
O F F I C I A L O F F I C I A L

Witness my hand and seal this 2 day of December, 2015. O P Y

FRANKLIN RETAIL, LLC
a Massachusetts limited liability company

By: 

Gregg Liscioti
Its Manager

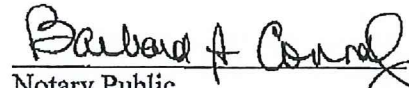
Hereunto duly authorized

Commonwealth of Massachusetts

SS

County of Worcester

On this 2 day of December, 2015, before me, the undersigned notary public, personally appeared Gregg Liscioti, proved to me through satisfactory evidence of identification, which was my personal knowledge of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of Franklin Retail, LLC, a Massachusetts limited liability company.



Notary Public

My commission expires 7-13-18

NOT
A N
O F F I C I A L
C O P Y

EXHIBIT "A"

NOT
A N
O F F I C I A L
C O P Y

TRACT 1:

That certain parcel of land in the Town of Franklin, Norfolk County, Commonwealth of Massachusetts, shown as "Parcel 1-1-T" on a plan of land entitled, "The Commonwealth of Massachusetts Plan of Road in the Town of Franklin Norfolk County Laid out as a State Highway by the Department of Public Works," dated September 29, 1965, recorded with the Norfolk County Registry of Deeds in Plan Book 219, Plan No. 959 of 1965 (being Sheet 9 of 12 Sheets).

For title see Deed from the Town of Franklin to Franklin Retail, LLC dated December 23, 2013, with the Norfolk County Registry of Deeds in Book 31997 at Page 175.

TRACT 2:

Two parcels of land with the buildings thereon situated in said Franklin on the Southerly side of West Central, bounded and described as follows:

PARCEL A: Beginning at a bound at the Northwesterly corner of said premises; thence
S. 11° 55' E. on the tenement house formerly of F.B. Ray, 179.45 feet to the center of the old road;
 thence in the center of said road

S. 77° 50' E. 55 feet to a bound; thence

N. 9° 58' W. 205.45 feet on land formerly of said Ray to a bound at said West Central Street; thence

S77° 45' W. on said street 58 feet to the place of beginning.

All of said distances being more or less.

PARCEL B: Beginning at a point at the northeasterly corner of said premises; thence running

WESTERLY: 32 feet; thence running

SOUTHERLY: on Parcel A, 205.45 feet; thence running

NORTHEASTERLY: to a pipe bound on land now or formerly of Carmignani; thence running

NORTHWESTERLY: 186.05 feet to the point of beginning.

There is excluded from both parcels that portion, if any, taken by the Commonwealth of Massachusetts for the construction of the State Highway.

For title see Deed granted by Kanwarjit S. Sidhu and Surinderpal K. Sidhu to Franklin Retail, LLC dated January 13, 2014 and recorded in the Norfolk County Registry of Deeds in Book 32024 at Page 542.

TRACT 3:

N O T
A N

The land in said Franklin with the buildings thereon known as Lot 5 described in a deed of Einar A. Barck to Einar A. Barck and Julia K. Barck, dated May 13, 1957 and recorded with Norfolk County Deeds, Book 3560, Page 396 and described in said deed as follows:

Beginning in the northwesterly corner of the premises herein described (known as White Cottage, 652 West Central Street) and on the southerly line of West Central Street; thence easterly on said street seventy-eight (78) feet to land of Emma LeClaire; thence

Southerly by land of said LeClaire one hundred fifty-eight (158) feet to the northerly line of land owned by the Milford, Attleboro and Woonsocket Street Railway Co.; thence

Westerly along land of said Street Railway Company ninety-seven (97) feet to the southeasterly corner of Lot 4; thence

Northerly by Lot 4 one hundred twenty-two (122) feet to the southerly line of West Central Street to the point of beginning.

All distances being more or less. Containing about 11,818 square feet.

For title see deed from Rossini Development Corporation to Franklin Retail, LLC, dated April 29, 2014 and recorded in Norfolk County Registry of Deeds in Book 32214 at Page 562.

CAI Property Card

Town of Franklin, Massachusetts



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 648-A-D OLD WEST CENTRAL ST ACRES: 0.98108 PARCEL ID: 271-031-000-000 LAND USE CODE: 325 - SM RTL STORE CONDO COMPLEX: OWNER: FRANKLIN GOLDFIELD PROPERTIES CO - OWNER: C/O KEY POINT PARTNERS MAILING ADDRESS: ONE VAN DER GRAAFF DRIVE - STE 402 BURLINGTON, MA 01803 ZONING: MassGIS LocID #: M_206307_871190	BUILDING STYLE: STORE YEAR BUILT: 2015 FRAME: STEEL EXTERIOR WALL COVER: STUCCO ROOF STYLE: FLAT ROOF COVER: MEMBRANE
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 12/4/2015 BOOK & PAGE: 33693-267 SALE PRICE: \$6,650,000 SALE DESCRIPTION: PORTION ASSD SELLER: FRANKLIN RETAIL LLC,	INTERIOR WALL: DRYWALL FLOOR COVER: CERAMIC TILE HEAT TYPE: FORCED H/A FUEL TYPE: GAS PERCENT A/C: 100 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 9 # OF ADDITIONAL FIXTURES: 29 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 9,070 FINISHED BUILDING AREA: 9,070 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 1	
SKETCH	OTHER FEATURES
	ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO
	PHOTO



www.cai-tech.com

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



300 foot Abutters List Report

Franklin, MA
August 17, 2023

Parcel Number: 271-034-000 CAMA Number: 271-034-000-000 Property Address: 664 OLD WEST CENTRAL ST	Mailing Address: BRYSON BETH FERRARI PO BOX 2 WRENTHAM, MA 02093
Parcel Number: 271-042-000 CAMA Number: 271-042-000-000 Property Address: 17 POND ST	Mailing Address: LAMBERTO DOREEN 17 POND ST FRANKLIN, MA 02038
Parcel Number: 271-043-000 CAMA Number: 271-043-000-000 Property Address: 9 POND ST	Mailing Address: CURLEY DOUGLAS J CURLEY CHERYL L 9 POND ST FRANKLIN, MA 02038
Parcel Number: 271-044-000 CAMA Number: 271-044-000-000 Property Address: 1 POND ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 271-045-000 CAMA Number: 271-045-000-000 Property Address: 650 OLD WEST CENTRAL ST	Mailing Address: LOTIN NICOLAS LOTIN KATHIA I 650 OLD WEST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 271-046-000 CAMA Number: 271-046-000-000 Property Address: 657 OLD WEST CENTRAL ST	Mailing Address: LIEBERMAN NICOLE C 657 OLD WEST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 271-047-000 CAMA Number: 271-047-000-000 Property Address: 2 ROLLING RIDGE RD	Mailing Address: GRUPPOSO KATHIE A 2 ROLLING RIDGE RD FRANKLIN, MA 02038
Parcel Number: 271-056-000 CAMA Number: 271-056-000-000 Property Address: 1-A ROLLING RIDGE RD	Mailing Address: WU CINDY YEH HUA 1A ROLLING RIDGE RD FRANKLIN, MA 02038
Parcel Number: 271-057-000 CAMA Number: 271-057-000-000 Property Address: 649 OLD WEST CENTRAL ST	Mailing Address: CHOUINARD WILLIAM J PICCIOLI JENNIFER V 649 OLD WEST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 271-058-000 CAMA Number: 271-058-000-000 Property Address: 647 OLD WEST CENTRAL ST	Mailing Address: SCHLIEFKE JAMES A SCHLIEFKE KIMBERLY A 647 OLD WEST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 271-059-000 CAMA Number: 271-059-000-000 Property Address: 623 OLD WEST CENTRAL ST	Mailing Address: BARBERO ROBIN 623 OLD WEST CENTRAL ST FRANKLIN, MA 02038

Kevin M. Doyle, 8-17-23

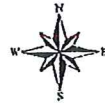


www.cai-tech.com

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

8/17/2023

Page 2 of 2



648 OLD WEST CENTRAL ST - 300' ABUTTERS

Franklin, MA



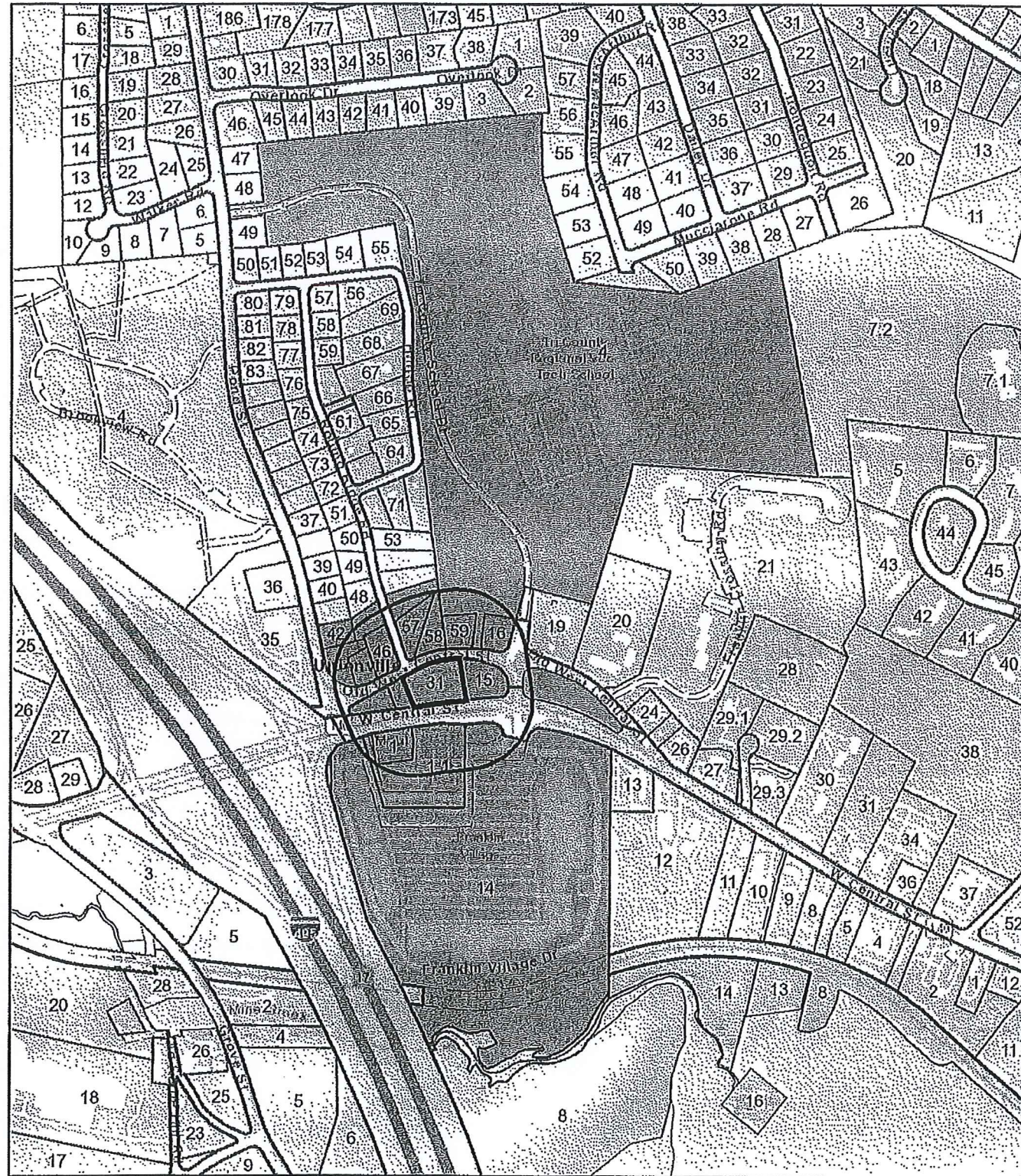
CAI Technologies
Versatile Mapping. Superior Analysis.

1 inch = 600 Feet

August 17, 2023

www.cai-tech.com

0 600 1200 1800



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

Secretary of the Commonwealth of Massachusetts
William Francis Galvin

Business Entity Summary

ID Number: 001672439

Request certificate

New search

Summary for: AVG INTERMEDIATE HOLDINGS LLC

The exact name of the Foreign Limited Liability Company (LLC): AVG INTERMEDIATE HOLDINGS LLC		
Entity type: Foreign Limited Liability Company (LLC)		
Identification Number: 001672439		
Date of Registration in Massachusetts: 07-06-2023		Date of Revival:
Last date certain:		
Organized under the laws of: State: FL Country: USA on: 09-28-2015		
The location of the Principal Office: Address: 4301 ANCHOR PLAZA PARKWAY, SUITE 350 City or town, State, Zip code, TAMPA, FL 33634 USA Country:		
The location of the Massachusetts office, if any: Address: City or town, State, Zip code, Country:		
The name and address of the Resident Agent: Name: CAPITOL CORPORATE SERVICES, INC. Address: 1157 TUCKER RD City or town, State, Zip code, DARTMOUTH, MA 02747 USA Country:		
The name and business address of each Manager:		
Title	Individual name	Address
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:		
Title	Individual name	Address

REAL PROPERTY	CRAIG NIEBUR	4301 ANCHOR PLAZA PARKWAY, SUITE 350 TAMPA, FL 33634 USA USA
REAL PROPERTY	FRED WEIDIG	4301 ANCHOR PLAZA PARKWAY, SUITE 350 TAMPA, FL 33634 USA USA

☐ Consent

☐ Confidential Data

☐ Merger Allowed

☐ Manufacturing

View filings for this business entity:

- ALL FILINGS
- Annual Report
- Annual Report - Professional
- Application For Registration
- Certificate of Amendment
- Certificate of Cancellation

View filings

Comments or notes associated with this business entity:

New search

F **The Commonwealth of Massachusetts**
William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

Foreign Limited Liability Company
Application for Registration
(General Laws Chapter 156C, Section 48)

Federal Identification No.: 30.0884480

(1a) The exact name of the limited liability company:

AVG INTERMEDIATE HOLDINGS LLC

(1b) If different, the name under which it proposes to do business in the Commonwealth of Massachusetts:

(2) The jurisdiction* where the limited liability company was organized:

FLORIDA

(3) The date of organization in that jurisdiction: SEPTEMBER 28, 2015

(4) The general character of the business the limited liability company proposes to do in the Commonwealth:

VETERINARY SERVICES.

(5) The business address of its principal office:

4301 ANCHOR PLAZA PARKWAY, SUITE 350
TAMPA, FL 33634

(6) The business address of its principal office in the Commonwealth, if any:

(7) The name and business address, if different from principal office location, of each manager:

NO MANAGERS.

(8) The name and business address of each person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court:

NAME

ADDRESS

CRAIG NIEBUR, CEO

4301 ANCHOR PLAZA PARKWAY, SUITE 350
TAMPA, FL 33634

FRED WEIDIG, CFO

4301 ANCHOR PLAZA PARKWAY, SUITE 350
TAMPA, FL 33634

(9) The name and street address of the resident agent in the Commonwealth:

CAPITOL CORPORATE SERVICES, INC. 1157 TUCKER RD.
DARTMOUTH, MA 02747

(10) The latest date of dissolution, if specified: _____

(11) Additional matters:

Signed by (by at least one authorized signatory): By: *Craig Niebur*
CRAIG NIEBUR, CEO

I *Mary Fink* Mary Fink, Asst. Sec. on behalf of Capitol Corporate Services, Inc.
resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. c) 56C § 48
(or attach resident agent's consent hereto).

State of Florida

Department of State

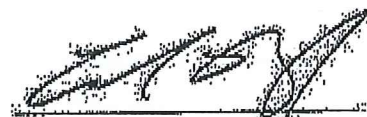
I certify from the records of this office that AVG INTERMEDIATE HOLDINGS LLC is a limited liability company organized under the laws of the State of Florida, filed on September 30, 2015, effective September 28, 2015.

The document number of this limited liability company is L15000166444.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on February 28, 2023, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Thirtieth day of June, 2023*




Secretary of State

Tracking Number: 5371971740CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

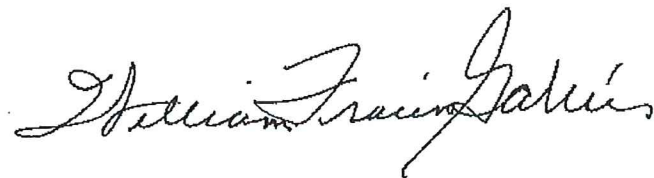
THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears
that the provisions of the General Laws relative to corporations have been complied with,

and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

July 06, 2023 06:18 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, stylized initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

EXHIBIT A

TRACT I:

THAT CERTAIN PARCEL OF LAND IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, SHOWN AS "PARCEL 1-1" ON A PLAN OF LAND ENTITLED, "THE COMMONWEALTH OF MASSACHUSETTS PLAN OF ROAD IN THE TOWN OF FRANKLIN, NORFOLK COUNTY Laid Out As A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," DATED SEPTEMBER 29, 1965, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 219, PLAN NO. 559 OF 1965 (BEING SHEET 9 OF 12 SHEETS).

FOR TITLE SEE DEED FROM THE TOWN OF FRANKLIN TO FRANKLIN RETAIL, LLC DATED DECEMBER 23, 2013, WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN BOOK 31997 AT PAGE 175.

TRACT II:

TWO PARCELS OF LAND WITH THE BUILDINGS THEREON SITUATED IN SAID FRANKLIN ON THE SOUTHERLY SIDE OF WEST CENTRAL, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A: BEGINNING AT A BOUND AT THE NORTHWESTERLY CORNER OF SAID PREMISES; THENCE

S. 11° 55' E., ON THE TENEMENT HOUSE FORMERLY OF F. B. RAY, 179.45 FEET TO THE CENTER OF OLD ROAD; THENCE IN THE CENTER OF SAID ROAD

S. 77° 50' E., 55 FEET TO A BOUND; THENCE

N. 9° 58' W., 205.45 FEET ON LAND FORMERLY OF SAID RAY TO A BOUND AT SAID WEST CENTRAL STREET; THENCE ON SAID STREET

S. 77° 45' W., ON SAID STREET 58 FEET TO THE PLACE OF BEGINNING.

ALL OF SAID DISTANCES BEING MORE OR LESS.

PARCEL B: BEGINNING AT A POINT AT THE NORTHEASTERLY CORNER OF SAID PREMISES; THENCE RUNNING

WESTERLY: 32 FEET; THENCE RUNNING

SOUTHERLY: ON PARCEL A, 205.45 FEET; THENCE RUNNING

NORTHEASTERLY: TO A PIPE BOUND ON LAND NOW OR FORMERLY OF CARMIGNANI; THENCE RUNNING

NORTHWESTERLY: 185.05 FEET TO THE POINT OF BEGINNING.

THERE IS EXCLUDED FROM BOTH PARCELS THAT PORTION, IF ANY, TAKEN BY THE COMMONWEALTH OF MASSACHUSETTS FOR THE CONSTRUCTION OF THE STATE HIGHWAY.

FOR TITLE SEE DEED GRANTED BY KANWARJIT S. SIDHU AND SURINDERPAL K. SIDHU TO FRANKLIN RETAIL, LLC DATED JANUARY 13, 2014 AND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN BOOK 32024 AT PAGE 542.

TRACT III:

THE LAND IN SAID FRANKLIN WITH THE BUILDINGS THEREON KNOWN AS LOT 5 DESCRIBED IN A DEED OF EINAR A. BARCK TO EINAR A. BARCK AND JULIA K. BARCK, DATED MAY 13, 1957 AND RECORDED WITH NORFOLK COUNTY DEEDS, BOOK 3550, PAGE 398 AND DESCRIBED IN SAID DEED AS FOLLOWS:

BEGINNING IN THE NORTHWESTERLY CORNER OF THE PREMISES HEREIN DESCRIBED (KNOWN AS WHITE COTTAGE, 652 WEST CENTRAL STREET) AND ON THE SOUTHERLY LINE OF WEST CENTRAL STREET; THENCE EASTERLY ON SAID STREET, SEVENTY-EIGHT (78) FEET TO LAND OF EMMA LECLAIRE; THENCE

SOUTHERLY BY LAND OF SAID LECLAIRE ONE HUNDRED FIFTY-EIGHT (158) FEET TO THE NORTHERLY LINE OF LAND OWNED BY THE MILFORD, ATTLEBORO AND WOODSOCKET STREET RAILWAY CO.; THENCE

WESTERLY ALONG LAND OF SAID STREET RAILWAY COMPANY NINETY-SEVEN (97) FEET TO THE SOUTHEASTERLY CORNER OF LOT 4; THENCE

NORTHERLY BY LOT 4 ONE HUNDRED TWENTY-TWO (122) FEET TO THE SOUTHERLY LINE OF WEST CENTRAL STREET AND THE POINT OF BEGINNING.

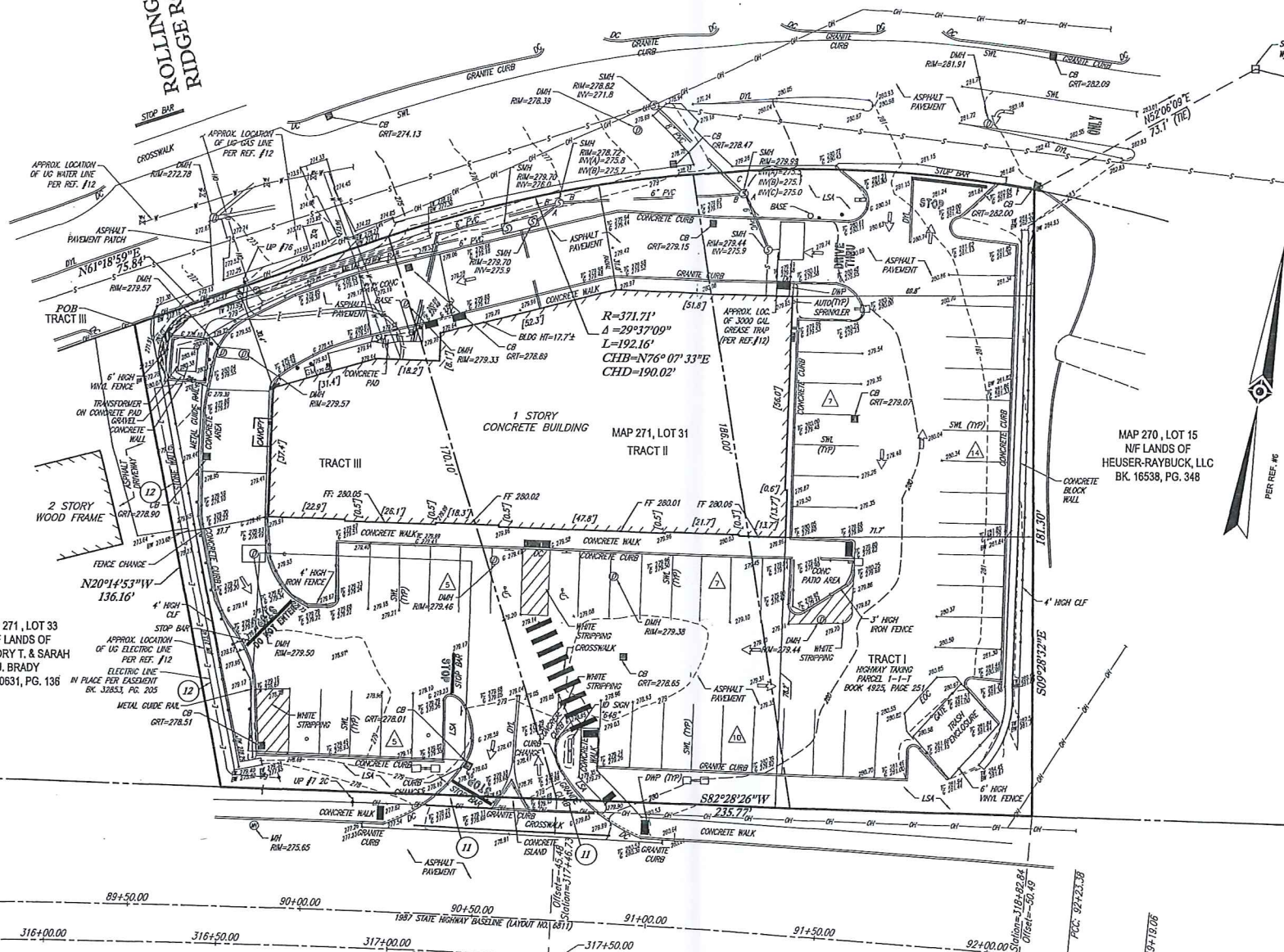
ALL DISTANCES BEING MORE OR LESS, CONTAINING ABOUT 11,818 SQUARE FEET.

FOR TITLE SEE DEED FROM ROSSINI DEVELOPMENT CORPORATION TO FRANKLIN RETAIL, LLC, DATED APRIL 29, 2014 AND RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS IN BOOK 32214 AT PAGE 562.

RECEIVED
TOWN OF FRANKLIN
AUG 28 2023
ZONING BOARD OF APPEALS

OLD WEST CENTRAL STREET

(F.K.A. WEST CENTRAL STREET)
(PUBLIC - VARIABLE WIDTH)
(1933 STATE HIGHWAY LAYOUT)



NOTES:

1. PROPERTY KNOWN AS LOTS 30, 31 & 32 ON THE TOWN OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS TAX ASSESSOR'S MAP #271.
2. AREA = 42,735 S.F. OR 0.9581 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE AGENCY, HAVENS A COMMITMENT NO. 15-4693, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2015, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:
(8) DECISION BY FRANKLIN BOARD OF APPEALS RECORDED 05/04/14 IN BOOK 32529 AT PAGE 43 AS TO TRACTS 1, 2 AND 3. AFFECTS PARCEL - NOT PLOTTABLE.
(9) DECISION BY FRANKLIN BOARD OF APPEALS RECORDED 06/04/14 IN BOOK 32529 AT PAGE 48 AS TO TRACTS 1, 2 AND 3. AFFECTS PARCEL - NOT PLOTTABLE.
(10) SPECIAL PERMIT BY FRANKLIN PLANNING BOARD RECORDED 05/04/13 IN BOOK 32529 AT PAGE 53 AS TO TRACTS 1, 2 AND 3. AFFECTS PARCEL - NOT PLOTTABLE.
(11) PERMIT BY MASSACHUSETTS DEPARTMENT OF TRANSPORTATION'S HIGHWAY DIVISION RECORDED 05/04/14 IN BOOK 32529 AT PAGE 62 AS TO TRACTS 1, 2 AND 3. AFFECTS PARCEL - CONSTRUCTED CURBS CUT TO WEST CENTRAL STREET - AS SHOWN.
(12) GRANT OF EASEMENT BY FRANKLIN RETAIL, LLC TO MASSACHUSETTS ELECTRIC COMPANY RECORDED 01/22/15 IN BOOK 32853 AT PAGE 45 AS TO TRACTS 1, 2 AND 3. AFFECTS PARCEL - AS SHOWN.
(13) NOTICE OF LEASE TO HAMRA NORFOLK, LLC IN BOOK 32353 AT PAGE 236. AFFECTS PARCEL - NOT PLOTTABLE.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) PER REF. #2.
7. ELEVATIONS ARE BASED UPON NAVD 83 OBTAINED WITH GPS EQUIPMENT UTILIZING THE KEYSTONE KEYNET NETWORK.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. LOT 30 ON MAP 271 IS SHOWN AS THE LIMITS OF "LOCATION LINES OF SEPT. 29, 1957 TOWN LAYOUT" ON REF. NO. 6 AND "POINT STREET ENTRANCE, 1957 TOWN LAYOUT" ON REF. NO. 8. NO DIVIDENCE OF RECENT USE OF THIS LOT AS A WAY HAS BEEN OBSERVED DURING OUR SURVEY. THE CURRENT STATUS OF THIS LAYOUT COULD NOT BE DETERMINED.
10. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE TOWN OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP #271.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 308 OF 430," MAP NUMBER 2301C0006, EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY THE DEPARTMENT OF PUBLIC WORKS, DATED MARCH 13, 1928, FILED AS STATE HIGHWAY LAYOUT NO. 2496.
4. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, DISCONTINUED AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY THE DEPARTMENT OF PUBLIC WORKS, DATED APRIL 14, 1933, FILED AS STATE HIGHWAY LAYOUT NO. 2598.
5. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, LAD OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY THE DEPARTMENT OF PUBLIC WORKS, DATED SEPTEMBER 29, 1965, FILED AS STATE HIGHWAY LAYOUT NO. 5511.
6. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY THE DEPARTMENT OF PUBLIC WORKS, DATED JULY 23, 1967, FILED AS STATE HIGHWAY LAYOUT NO. 6611.
7. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY VANUSSE HANSEN BRISTLIN, INC., DATED NOVEMBER 8, 2000, FILED AS STATE HIGHWAY LAYOUT NO. 7121.
8. MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., PROPERTY OF: THE ESTATE OF VITTORIO AND ANGELINE CARMIGNANI, PROBATE NO. 717 2853-A1," PREPARED BY GUERRIERE & HANSON, INC., DATED JUNE 20, 1983, FILED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BK. 315, PG. 1063.
9. MAP ENTITLED "PLAN OF LAND IN FRANKLIN, MASS.," PREPARED BY STAVINSKI ENGINEERING ASSOCIATES, INC., DATED FEBRUARY 25, 1987, FILED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BK. 355, PG. 292.
10. MAP ENTITLED "PLAN OF LAND IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS," PREPARED BY GUERRIERE & HANSON, INC., DATED APRIL 1, 2002, FILED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BK. 454, PG. 207.
11. ELECTRIC FACILITY MAPPING PROVIDED BY NATIONAL GRID, DATED SEPTEMBER 18, 2013.
12. MAP ENTITLED "SITE DEVELOPMENT PLANS FOR USCOTT DEVELOPMENT," PREPARED BY BOKER ENGINEERING, UTILITY PLAN, SHEET 6 OF 15, DATED FEBRUARY 17, 2014, LAST REVISED OCTOBER 31, 2014.
13. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, FRANKLIN RETAIL, LLC, 648 OLD WEST CENTRAL STREET, LOTS 30, 31 AND 32, MAP 271, TOWN OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED OCTOBER 2, 2013, LAST REVISED DECEMBER 5, 2013.
14. MAP ENTITLED "PLAN OF LAND IN THE TOWN OF FRANKLIN, MASSACHUSETTS, PREPARED FOR: FRANKLIN RETAIL, LLC," PREPARED BY CONTROL POINT ASSOCIATES, INC. WITH A DATE OF AUGUST 15, 2014, LAST REVISED SEPTEMBER 11, 2014, FILED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BOOK 634, PAGE 653.

WEST CENTRAL STREET

(A.K.A. ROUTE 140)
(PUBLIC - VARIABLE WIDTH)
(1987 STATE HIGHWAY LAYOUT)

LEGEND

---	124	---	EXISTING CONTOUR	C/O	CLEAN OUT
X	123.45		EXISTING SPOT ELEVATION	+	SIGN
X/C	123.45		EXISTING TOP OF CURB ELEVATION	+	BOLLARD
X/G	122.55		EXISTING GUTTER ELEVATION	+	METAL GUIDE RAIL
X/W	123.45		EXISTING TOP OF WALL ELEVATION	+	PAINTED ARROWS
X/B	122.85		EXISTING BOTTOM OF WALL ELEVATION	+	CHAIN LINK FENCE
X/I	123.45		EXISTING TOP OF ISLAND ELEVATION	+	DEPRESSED CURB
X/B	122.55		EXISTING BOTTOM OF ISLAND ELEVATION	+	LANDSCAPED AREA
X/T	123.45		EXISTING FINISHED FLOOR ELEVATION	+	TYPICAL DRAINAGE/STORM MANHOLE
X/S	123.45		EXISTING DOOR SILL ELEVATION	+	SAINTARY/SEWER MANHOLE
X/L	123.45		EXISTING LEGAL GRADE ELEVATION	+	CATCH BASIN OR INLET
X/G	123.45		EXISTING GRADE ELEVATION	+	PARKING SPACE COUNT
U			HYDRANT	+	DEPRESSED CURB
W			WATER VALVE	+	DETECTABLE WARNING PAD
G			GAS VALVE	+	SOLID WHITE LINE
W			OVERHEAD WIRES	+	SOLID YELLOW LINE
U			UTILITY POLE	+	DOUBLE YELLOW LINE
G			GUY WIRE	+	HT
+			MONITORING WELL ON CONCRETE	+	BUILDING
+			AREA LIGHT	+	ELEVATION
+			HIGH DENSITY POLYETHYLENE PIPE	+	EDGE OF CONCRETE
+			GRATE ELEVATION	+	BUILDING DIMENSION

TO: BRENNAN RECUPERO CASCIONE SCUNGIO & McALLISTER (BRCSM)
FRANKLIN GOLDFIELD PROPERTIES LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 8, 9, 11(a), 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 15, 2015.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

2	REVISED PER TITLE REVIEW	NA	R.D.N.	G.L.H.	12-15-15
1	REVISED PER ENGINEERING REVIEW	NA	J.M.B.	G.L.H.	6-2-15
NA	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED:	DATE
FILE DATE	12-15-15	ALTA/ACSM LAND TITLE SURVEY			
FIELD BOOK NO.	1409MA	FRANKLIN GOLDFIELD PROPERTIES LLC			
FIELD BOOK PG.	4-5	648-652 OLD WEST CENTRAL STREET			
FIELD CREW	T.M.	LOTS 30, 31 & 32, MAP 271			
DRAWN	IDV-VAW	TOWN OF FRANKLIN, NORFOLK COUNTY			
REVIEWED:	J.L.S.	APPROVED:	G.L.H.	SCALE	1"=20'
DATE	5-29-15	FILE NO.	CM13208.02	DWG. NO.	1 OF 1

