



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4410

August 20, 2021

Department of Planning & Community Development
Attn: Amy Love
355 E Central Street
Franklin, MA 02038

Re: **Definitive Subdivision – Eastern Wood Estates**

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Definitive Subdivision permit application and plan documents in accordance with the Town of Franklin Submittal Requirements. We have provided one original and 7 copies of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- Form C – Application for Approval of Definitive Plan;
- Certificate of Ownership;
- Form R – Subdivision Waiver Request Forms
- (2) Stormwater Report;
- Certified Abutters List;
- (2) 24x36 plan sets;
- (6) 11x17 plan sets;
- Filing Fee - \$800.00

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager
Enclosures

**Definitive Subdivision Plan
for
Eastern Wood Estates
725 Summer Street
Franklin, MA.**

Date: August 19, 2021

**Owner/Applicant:
Northeast Development Group
Kyle McNamara
418 Old River Road
Lincoln, RI 02838**



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

**55 West Central Street
Franklin, MA.02038
Tel.: 508-528-3221**

FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

To the Planning Board of Franklin:

The undersigned, herewith, submits the accompanying definitive plan for the subdivision entitled "EASTERN WOOD ESTATES" for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: NORTH EAST DEVELOPMENT GROUP
Address of Applicant: 418 OLD RIVER RD. LINCOLN, R.I.
Phone No.: 401-222-9203 Email: NERGROUP1@GMAIL.COM

2. Name of Owner (if not the Applicant): KYLE MCNAMARA
Address of Owner: 418 OLD RIVER RD. LINCOLN, R.I.
Phone No.: SAME Email: SAME

3. Name of Engineer: GUERRIERE & HALNON, INC.
Address of Engineer: 55 WEST CENTRAL ST. FRANKLIN, MA.
Phone No.: 508-528-3221 Email: ACAVALIERE@GANDHENGINEER.COM

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 38469, Page 40, (or Certificate of Title No. 203621)

5. Location and Description of Property: _____

Assessor's Map & Lot: MAP 315 LOT 37

6. No. of Lots: 4



Signature of Applicant

Kyle McNamara

Print Name of Applicant



Signature of Owner

Kyle McNamara

Print Name of Owner

An Assessor's certified list of all abutters within 300 feet of this subdivision is attached.

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: DEFINITIVE SUBDIVISION PLAN OF LAND
'EASTERN WOOD ESTATES'
Date of Plan: August 17, 2021 Assessor's Information: MAP 315 LOT 37
Prepared by: GUERRIERE & HALLOW, INC.

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

SECTION B:

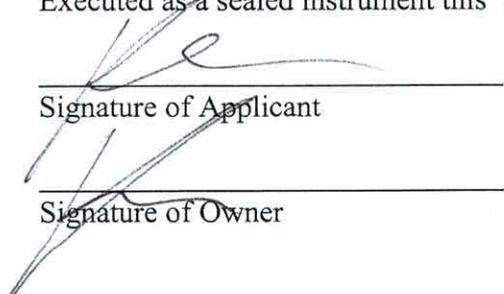
Name of Record Owner(s): KYLE MCNAMARA
Address of Record Owner(s): 418 OLD RIVER ROAD
LINCOLN, RHODE ISLAND 02838

*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 18th day of August 2021



Signature of Applicant

Kyle McNamara

Print name of Applicant

Signature of Owner

Kyle McNamara

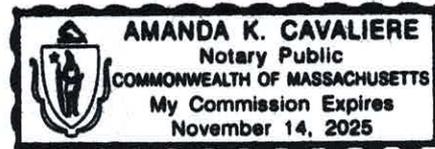
Print name of Owner

Norfolk ss.

2021

On this 19th day of August 2021, before me, the undersigned notary public, personally appeared Kyle McHamara (name of Applicant), proved to me through satisfactory evidence of identification, which were PI License to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)
Notary Public:
My Commission Expires: Nov. 14, 2025



**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: Guerriere & Halnon, Inc.

Signed:

Subdivision: Eastern Woods Estates

Date: 8/19/2021

Nature of Waiver:

To allow no sidewalks where (2) are required.

Subdivision Rules and Regulation Reference:

Section 300-13(A) (1)

Reason the waiver is requested:

See Attached Sheet

Alternatives to granting the waiver:

Provide a sidewalk on one or both sides of Fall Lane Extension.

Impact of waiver denial on the project:

Adds more impervious surface area within a proposed 4-lot subdivision.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Form R
Franklin Planning Board
Subdivision Waiver Request

Page 2

Reason the waiver is requested:

This waiver is being requested for the following reasons:

- Reduce impervious surface area within a proposed 4-lot subdivision;
- Existing sidewalk on Fall Lane is on the opposite side of the proposed lots, which would require the installation of a crosswalk;
- Proposed street is minor in length to service 4 homes with a cul de sac at the end, which is also on the opposite side of the street from the existing sidewalk off Fall Lane;
- The existing sidewalk ends on the northwestern side of the driveway for 121 Fall Lane. To continue to extend the existing sidewalk would require altering land within the right of way off property, which is currently being maintained by 121 Fall Lane and moving it to the opposite side of the roadway would impact 122 Fall Lane's landscaped area.

Property Address: 725 Summer St. * Lot A Franklin MA. LAND COURT

Doc#:1,458,021 10-14-2020 12:02
Ctf#:203621
Norfolk County Land Court

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
OFFICIAL
CERTIFY
COPY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

NOT
EBOOK 38469 P940 #110696
10-14-2020 @ 12:20p
OFFICIAL
COPY
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 10-14-2020 @ 12:20pm
Ct1#: 687 Doc#: 110696
Fee: \$2,964.00 Cons: \$650,000.00

Property Address:
725 Summer Street
and Lot A1 Summer Street
Franklin, Massachusetts 02038

QUITCLAIM DEED

We, **VALENTINA PASQUANTONIO WEBER and DAVID C. WEBER**, being married to each other, both with a mailing address of 59 Red Acre Road, Stow, Massachusetts, 01775

for consideration paid, and in full consideration of **SIX HUNDRED FIFTY THOUSAND (\$650,000.00) and 00/100 DOLLARS**

Grant to **KYLE MCNAMARA**, with a mailing address of 14 Breakneck Hill Road, Lincoln, Rhode Island 02865

with *quitclaim covenants*

Land, with improvements thereon, situated on the westerly side of Summer Street, in Franklin, Norfolk County, Massachusetts, to wit:

Parcel 1: being more particularly shown as Assessor's Map 315, Lot 37, Area = 967,846 + SF (22.22 + acres) on a plan entitled, Plan of Land 725 Summer Street Franklin, Massachusetts, dated November 25, 2013, prepared by Guerriere & Halnon, Inc., filed with the Norfolk County Registry of Deeds as Plan No. 70 in Plan Book 627. Meaning an intending to convey all of the grantor's right, title and interest in the property conveyed by Deed of Valentina Pasquantonio Weber dated October 16, 2015 recorded with Norfolk County Registry of Deed in Book 33569, Page 528.

Parcel 2: being more particularly shown as Lot A1 on a plan drawn by Kenneth E. McIntyre, C.E., dated Oct. 19, 1940 filed with the Norfolk District of the Land Registration Office as Plan No. 16906D. Meaning an intending to convey all of the grantor's right, title and interest in the property conveyed by Deed of M. Valentina Weber dated October 5, 2015 and filed with the Norfolk District of the Land Court as Document No. 1,339,585 with Certificate No. 26683.

The undersigned grantors do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under oath that there are no other person or persons entitled to any homestead rights other than those executing this deed.

NOT AN OFFICIAL NOT AN OFFICIAL

Witness our hands and seal this day, October 2nd, 2020.

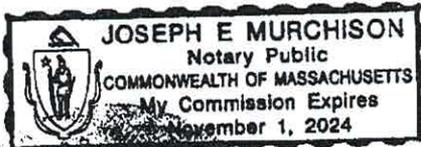
Valentina Pasquantonio Weber
VALENTINA PASQUANTONIO WEBER

David C. Weber
DAVID C. WEBER

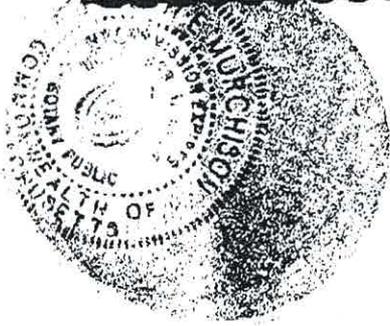
Commonwealth of Massachusetts

Middlesex ss.

On this day, October 2nd, 2020, before me, the undersigned notary public, personally appeared **VALENTINA PASQUANTONIO WEBER and DAVID C. WEBER**, proved to me through satisfactory evidence of identification, being (check whichever applies):
X Driver's License or other state or federal governmental document bearing a photographic image, _____ Oath or Affirmation of a credible witness known to me who knows the above signatory, or _____ My Own personal knowledge of the identity of the signatory, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily, for its stated purpose.



Joseph Murchison
Notary Public Joseph Murchison
My commission expires: Nov. 1st 2024



RETURN TO
Glenn J. Andreoni, Inc.
628 George Washington Highway
Lincoln, RI 02865

F-4410

To

Scanned,
put in job file

(Definitive Forms)

RECEIVED
TOWN OF FRANKLIN
AUG 2 2021
BOARD OF ASSESSORS

A

Please Note: A \$25 fee is required with 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 1-1-17)

Date of Request 08/02/21

Assessors Parcel ID # (12 digits) 315-37-000-000

Property Street Address 725 Summer Street ✓

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 Kyle McNamara

Property Owner's Mailing Address 418 Old River Road

Town/City Lincoln State R.I. Zip Code 02838

Property Owner's Telephone # _____ - _____ - _____

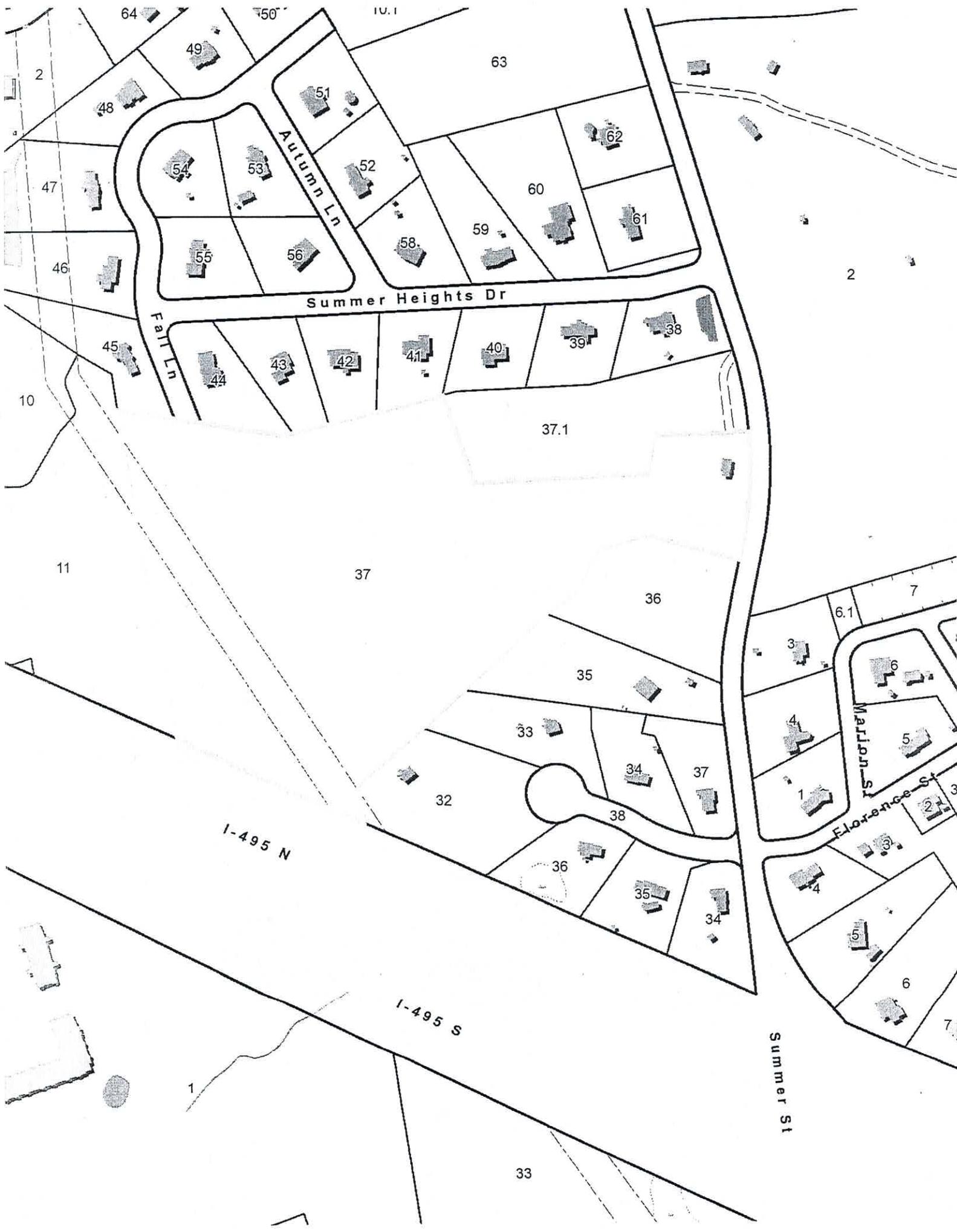
Requestor's Name (if different from Owner) Guerriere & Halnon, Inc.

Requestor's Address 55 West Central Street Franklin, MA.

Requestor's Telephone # 508 -528- 3221

Office Use Only: Date Fee Paid 8/2/21 Paid in Cash \$ 25.00

Paid by Check \$ _____ Check # _____ Town Receipt # 27440



64

50

10.1

63

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48

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47

Autumn Ln

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Fall Ln

Summer Heights Dr

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37.1

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6.1

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3

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I-495 N

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5

Marion St

Florence St

34

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34

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I-495 S

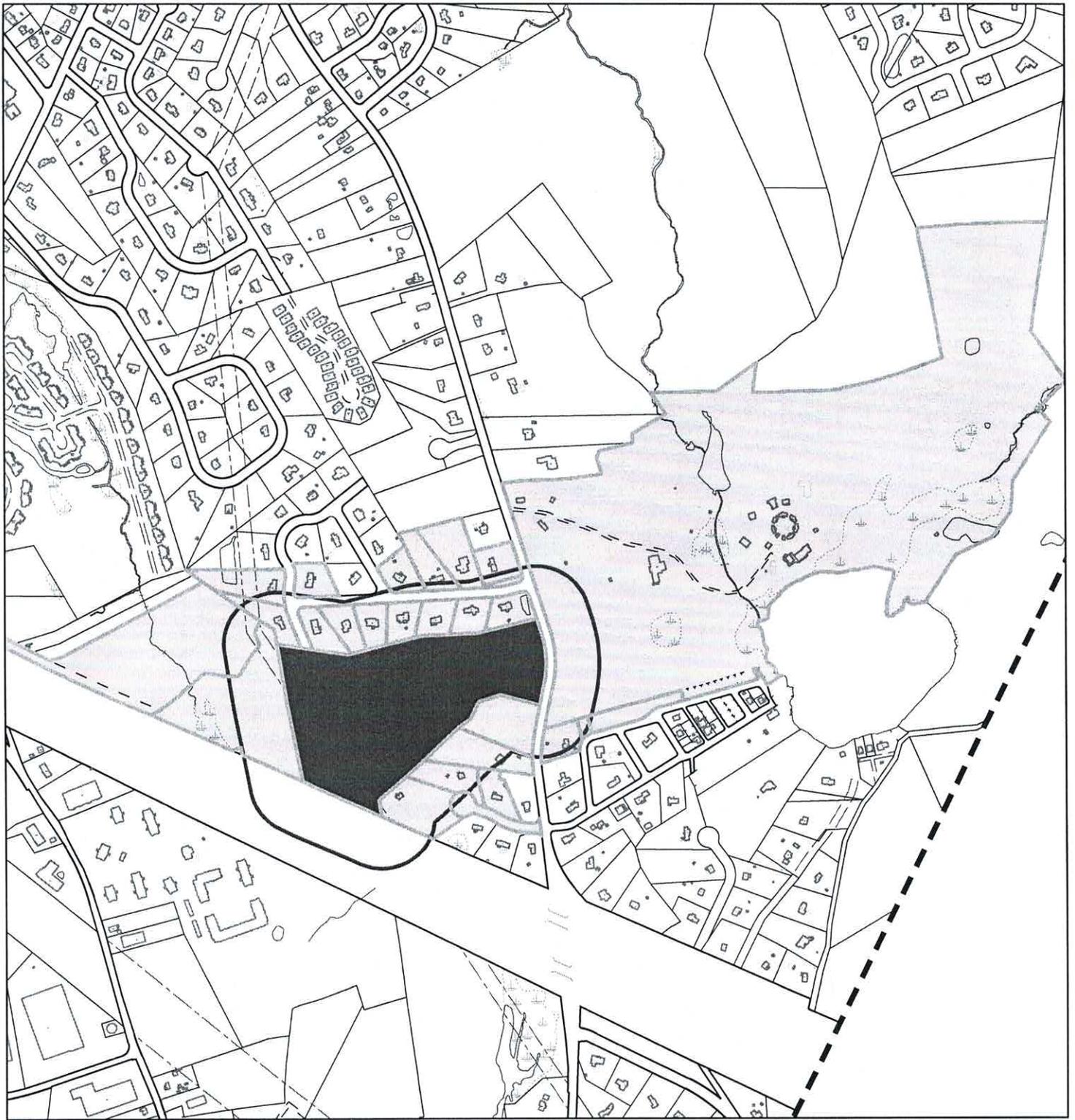
Summer St

6

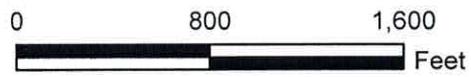
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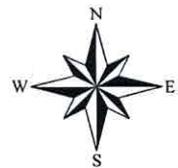
33



725 SUMMER ST - 300' ABUTTERS
Town of Franklin



8/4/2021



300' Abutters List Report

Franklin, MA
August 04, 2021

Subject Parcel:

Parcel Number: 315-037-000
CAMA Number: 315-037-000-000
Property Address: 725 SUMMER ST

Mailing Address: MCNAMARA KYLE
725 SUMMER ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 314-010-000
CAMA Number: 314-010-000-000
Property Address: UNION ST

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 314-011-000
CAMA Number: 314-011-000-000
Property Address: UNION ST

Mailing Address: MERCER GARY E TR GEM TRUST
28561 WESTMEATH COURT
BONITA SPRINGS, FL 34135

Parcel Number: 315-002-000
CAMA Number: 315-002-000-000
Property Address: 722 SUMMER ST

Mailing Address: CAMP HAIASTAN OF THE ARMENIAN
722 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 315-003-000
CAMA Number: 315-003-000-000
Property Address: 12 MARION ST

Mailing Address: BLANCHARD DAVID J BLANCHARD
DIANNE M
12 MARION ST
FRANKLIN, MA 02038

Parcel Number: 315-006-001
CAMA Number: 315-006-001-000
Property Address: MARION ST

Mailing Address: OWNER UNKNOWN
355 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 315-007-000
CAMA Number: 315-007-000-000
Property Address: MARION ST

Mailing Address: TOZIAN LEO D TR SHIGEMOTO FAMILY
TRUST
475 WEST ST
WRENTHAM, MA 02093

Parcel Number: 315-032-000
CAMA Number: 315-032-000-000
Property Address: 6 WOODCHESTER RD

Mailing Address: CUSACK KURT A
6 WOODCHESTER RD
FRANKLIN, MA 02038

Parcel Number: 315-033-000
CAMA Number: 315-033-000-000
Property Address: 3 WOODCHESTER RD

Mailing Address: GOODFELLOW MARK D GOODFELLOW
MARY BETH
3 WOODCHESTER RD
FRANKLIN, MA 02038

Parcel Number: 315-034-000
CAMA Number: 315-034-000-000
Property Address: 1 WOODCHESTER RD

Mailing Address: CANESI MICHAEL P CANESI ELIZABETH
A
1 WOODCHESTER RD
FRANKLIN, MA 02038

Parcel Number: 315-035-000
CAMA Number: 315-035-000-000
Property Address: 737 SUMMER ST

Mailing Address: BROWN JOSEPH M BROWN BRENDA
737 SUMMER ST
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
August 04, 2021

Parcel Number: 315-036-000 CAMA Number: 315-036-000-000 Property Address: SUMMER ST	Mailing Address: MCNAMARA KYLE 725 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 315-037-000 CAMA Number: 315-037-000-000 Property Address: 725 SUMMER ST	Mailing Address: MCNAMARA KYLE 725 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 315-038-000 CAMA Number: 315-038-000-000 Property Address: 4 SUMMER HEIGHTS DR	Mailing Address: KANDLER THOMAS R KANDLER LAURA 4 SUMMER HEIGHTS DR FRANKLIN, MA 02038
Parcel Number: 315-039-000 CAMA Number: 315-039-000-000 Property Address: 8 SUMMER HEIGHTS DR	Mailing Address: DOIRON MICHAEL T DOIRON MAURA M 8 SUMMER HEIGHTS DR FRANKLIN, MA 02038
Parcel Number: 315-040-000 CAMA Number: 315-040-000-000 Property Address: 12 SUMMER HEIGHTS DR	Mailing Address: WERTZ RANDY A WERTZ CHRISTA L 12 SUMMER HEIGHTS DR FRANKLIN, MA 02038
Parcel Number: 315-041-000 CAMA Number: 315-041-000-000 Property Address: 16 SUMMER HEIGHTS DR	Mailing Address: BEAUCHESNE DAVID J DANSEREAU DIANA R 16 SUMMER HEIGHTS DR FRANKLIN, MA 02038
Parcel Number: 315-042-000 CAMA Number: 315-042-000-000 Property Address: 20 SUMMER HEIGHTS DR	Mailing Address: JHURMARWALA UTPAL JHURMARWALA URJITA 20 SUMMER HEIGHTS DR FRANKLIN, MA 02038
Parcel Number: 315-043-000 CAMA Number: 315-043-000-000 Property Address: 24 SUMMER HEIGHTS DR	Mailing Address: WILSON JEFFREY D WILSON KERRI 24 SUMMER HEIGHTS DR FRANKLIN, MA 02038
Parcel Number: 315-044-000 CAMA Number: 315-044-000-000 Property Address: 122 FALL LN	Mailing Address: WALKER MARK 122 FALL LANE FRANKLIN, MA 02038
Parcel Number: 315-045-000 CAMA Number: 315-045-000-000 Property Address: 121 FALL LN	Mailing Address: PATEL BHAVNABEN D PATEL DINESHKUMAR A 121 FALL LANE FRANKLIN, MA 02038
Parcel Number: 315-046-000 CAMA Number: 315-046-000-000 Property Address: 117 FALL LN	Mailing Address: GAVRILLES PETER EVAN GAVRILLES CHRISTINE VIRGINIA 117 FALL LANE FRANKLIN, MA 02038
Parcel Number: 315-055-000 CAMA Number: 315-055-000-000 Property Address: 116 FALL LN	Mailing Address: CURRERI BRIAN D CURRERI CARRIE W 116 FALL LN FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
August 04, 2021

Parcel Number: 315-058-000
CAMA Number: 315-058-000-000
Property Address: 15 SUMMER HEIGHTS DR

Mailing Address: CONCANNON BRIAN R CONCANNON
MEGAN H
15 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

Parcel Number: 315-059-000
CAMA Number: 315-059-000-000
Property Address: 11 SUMMER HEIGHTS DR

Mailing Address: CHEN I-JEN CHEN ANNA Y
11 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

Parcel Number: 315-060-000
CAMA Number: 315-060-000-000
Property Address: 7 SUMMER HEIGHTS DR

Mailing Address: FLUM JOSHUA M FLUM RACHEL P
7 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

Parcel Number: 315-061-000
CAMA Number: 315-061-000-000
Property Address: 715 SUMMER ST

Mailing Address: BAILEY III CHARLES F BAILEY
ANNAMARIA
715 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 318-038-000
CAMA Number: 318-038-000-000
Property Address: WOODCHESTER RD

Mailing Address: SUMMIT REALTY TRUST BAKER ROBERT
1 CROSSING PLAZA
FRANKLIN, MA 02038

Kevin M. Doyle, 8-4-2021

www.cai-tech.com

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FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

MCNAMARA KYLE
725 SUMMER ST
FRANKLIN, MA 02038

CURRERI BRIAN D
CURRERI CARRIE W
116 FALL LN
FRANKLIN, MA 02038

MERCER GARY E TR
GEM TRUST
28561 WESTMEATH COURT
BONITA SPRINGS, FL 34135

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KANDLER LAURA
4 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

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FRANKLIN, MA 02038

DOIRON MICHAEL T
DOIRON MAURA M
8 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

CHEN I-JEN
CHEN ANNA Y
11 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

BLANCHARD DAVID J
BLANCHARD DIANNE M
12 MARION ST
FRANKLIN, MA 02038

WERTZ RANDY A
WERTZ CHRISTA L
12 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

FLUM JOSHUA M
FLUM RACHEL P
7 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

OWNER UNKNOWN
355 EAST CENTRAL ST
FRANKLIN, MA 02038

BEAUCHESNE DAVID J
DANSEREAU DIANA R
16 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

BAILEY III CHARLES F
BAILEY ANNAMARIA
715 SUMMER ST
FRANKLIN, MA 02038

TOZIAN LEO D TR
SHIGEMOTO FAMILY TRUST
475 WEST ST
WRENTHAM, MA 02093

JHURMARWALA UTPAL
JHURMARWALA URJITA
20 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

SUMMIT REALTY TRUST
BAKER ROBERT
1 CROSSING PLAZA
FRANKLIN, MA 02038

CUSACK KURT A
6 WOODCHESTER RD
FRANKLIN, MA 02038

WILSON JEFFREY D
WILSON KERRI
24 SUMMER HEIGHTS DR
FRANKLIN, MA 02038

GOODFELLOW MARK D
GOODFELLOW MARY BETH
3 WOODCHESTER RD
FRANKLIN, MA 02038

WALKER MARK
122 FALL LANE
FRANKLIN, MA 02038

CANESI MICHAEL P
CANESI ELIZABETH A
1 WOODCHESTER RD
FRANKLIN, MA 02038

PATEL BHAVNABEN D
PATEL DINESHKUMAR A
121 FALL LANE
FRANKLIN, MA 02038

BROWN JOSEPH M
BROWN BRENDA
737 SUMMER ST
FRANKLIN, MA 02038

GAVRILLES PETER EVAN
GAVRILLES CHRISTINE VIRGI
117 FALL LANE
FRANKLIN, MA 02038