



March 1, 2024

Ms. Amy Love - Town Planner
Town of Franklin – Planning Board
355 East Central Street
Franklin, MA 02038
CC: Mr. Gregory Rondeau - Town Chair

RE: Special Permit and Site Plan Review Application
Proposed Site Redevelopment – Mixed-Use Building
19 Dean Ave, Franklin, MA
Parcel ID: 279-169

Dear Ms. Love and Members of the Planning Board;

On behalf of the Petitioner, David Djerf of Turtle 2 Properties, LLC, CHA Consulting, Inc., is pleased to submit the enclosed Application for Special Permit and Site Plan Review for the above-referenced site. The proposed project involves razing the existing dilapidated commercial building and constructing a new mixed-use building. The property (3,400 square foot lot) is located within the Downtown Commercial Zoning District, which allows, As of Right, mixed-use (commercial and residential) development under the Bylaw. Through the demolition of the existing building, which is pre-existing nonconforming, having preceded the, the Petitioner proposes to redevelop the property with a three-story, mixed-use building containing three residential units and one commercial unit. The proposed development is subject to a Special Permit to allow two (2) additional residential units beyond the one (1) unit allowed, based on the lot area, per attachment 7 of the Zoning Bylaw.

The proposed building is located within the footprint of the existing building. The new building reduces nonconformity and provides downtown residential living and commercial space. The project intent complies with the downtown commercial interests and takes advantage of the commuter train station located in close proximity to the property.

The existing site does not provide offsite parking spaces, while the proposed building includes three (3) indoor parking spaces to serve the new residential units. Public parking spaces in front of and around the site are to be used to serve commercial units. The lack of onsite space does not allow additional off-street parking spaces to be installed. The Petitioner seeks a waiver from Section loading and parking requirements under Section 185-21 of the Zoning Bylaw, where six (6) parking spaces are required for the proposed building. Ample public parking facilities exist within 300 ft of the site and along the site frontage. Strict adherence to the parking and loading requirements is impractical for this small, pre-existing, nonconforming lot.

The existing site lacks a stormwater management system, causing uncontrolled stormwater runoff to the right of way. The site design incorporates a formal stormwater system that allows stormwater infiltration and recharge, complying with MA Stormwater Regulations and the Town of Franklin's regulations. The site design significantly improves the existing conditions and mitigates stormwater runoff.

Included with this correspondence for your consideration, are the following supporting documents for the Board's Consideration:

- Application for Special Permit and Site Plan Approval.
- Application Fees.
- Certified Abutters List.
- Notarized Certificate of Ownership.
- CHA Consulting, Inc. prepared site plans dated March 1, 2024.
- Stormwater Report.

Per the Rules and Regulations for all special permit requests, the section below provides written documentation confirming that the project satisfies the special permit criteria.

Authority and Criteria to Grant Special Permit:

(1) Social, economic, or community needs which are served by the proposal

Developing a mixed-use building with three residential units within the downtown commercial district is consistent with and beneficial for the neighborhood and Town, providing additional residential housing. The additional units substantially benefit neighboring businesses, particularly service and restaurant businesses, and the residents of the proposed redevelopment utilize the neighboring commuter rail without demand for additional public parking spaces for the train in using such service (it is a short walk to the station and the new building provides off-street parking spaces). The redevelopment of the property also substantially improves the safety of the building in the neighborhood as well as the appearance and other aesthetic elements of the neighborhood.

(2) Traffic flow and safety, including parking and loading

The redevelopment of the property as a mixed-use development does not adversely impact traffic flow access to pedestrian safety. The proximity to the downtown train station makes the residential units particularly attractive to occupants who utilize the train, thus limiting traffic and parking demand. The project improves the parking and traffic conditions in the area by providing three off-street parking spaces where the existing building provides no parking spaces.

(3) Adequacy of utilities and other public services

The proposed building and the redevelopment of the property substantially improve stormwater drainage by eliminating the uncontrolled runoff to the Right-of-way and providing a formal stormwater system that complies with the current Regulations. No adverse impact on other utility and public services results from replacing the existing building with a similar building in size. The new building also has code-compliant fire suppression and fire alarm systems, minimizing the risk of catastrophic events.

(4) Neighborhood character and Social Structures.

Introducing more residents enhances the neighborhood's character and social structures. The redevelopment also improves the property's safety and appearance for the benefit of all and introduces a new commercial component to serve Downtown patrons.

(5) Impact on the Natural Environment

The proposed development does not adversely impact or cause damage at all to any environmental aspect of the Town or any natural resource. The project proposes replacing the existing building with a modern one that is energy efficient and complies with all applicable energy and environmental regulations and codes.

(6) Potential fiscal impact, including impact on town services, tax base, and employment

The redevelopment of the property improves the structure and safety of the property and the neighboring lots, bringing residents who patronize the neighboring businesses into the downtown area and substantially improving the property's aesthetics. Finally, renovating the property increases the property's value, real estate assessments, and taxes derived from the property.

We trust that the plans and documents submitted are informative and complete. We ask for your support and approval of this proposed project and the requested approvals. Should you have any questions, please don't hesitate to contact me at (781) 982-5436 or hdani@chaconsulting.com.

Sincerely,

CHA



Hazem Dani, PE
Project Engineer

CC: David Djerf | Turtle 2 Properties, LLC
Rob Marcalow, Senior Associate/Studio Director | Kuth Ranieri Architects

**APPLICATION FOR APPROVAL OF A SITE PLAN
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled “Proposed Mixed-Use Redevelopment Project” and Special Permit(s) for additional residential units beyond 1 unit, and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: David Djerf- Turtle 2 Properties LLC
Address of Applicant: 8 Symmes Road, Franklin, MA 02038
Phone No.: (617) 750-2587 Email: Turtle2LLC@gmail.com

2. Name of Owner (if not the Applicant): David Djerf - Team Q, LLC
Address of Owner: 8 Symmes Road, Franklin, MA 02038
Phone No.: (617) 750-2587 Email: Turtle2LLC@gmail.com

3. Name of Engineer: Hazem Dani
Address of Engineer: 141 Longwater Drive, Suite 104, Norwell, MA 02061
Phone No.: (781) 982-5436 Email: hdani@chasolutions.com

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 41221 Page 445, (or Certificate of Title No. _____)

2. Location and Description of Property:
19 Dean Avenue, Franklin, MA
Approx. 0.09-acre property including one mixed-use building

Zoning District: DC
Assessor's Map: 279 Lot: 169
Square Footage of Building(s): 2,740 SF
Impervious Coverage of Existing Upland: 93% existing and 90% proposed.

3. Purpose of Site Plan:
Mixed-use redevelopment of building to be more conforming with regulations, and includes parking, 3 residential units, and 1 commercial unit.

4. Special Permit(s) Requested:
Special Permit for additional residential units beyond 1 unit, based on the lot area, per Section 185, Attachment 7, Use Regulations Schedule, (Footnote 6).

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority 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:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) 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.
- (f) 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.
- (g) 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.

6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: Yes, this is a Multifamily Development that falls under MGL Ch 40A, Section 9 Special Permits.

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.

David Djerf
Signature of Applicant

David Djerf, Turtle 2 Properties, LLC
Print Name of Applicant

David Djerf
Signature of Owner

David Djerf
Print Name of Owner

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:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Proposed Mixed-Use Redevelopment Project

Date of Plan: 03/01/2024 Assessor's Information: Map 279, Lot 169

Prepared by: CHA Consulting, Inc.

Applicant Name & Address: David Djerf
8 Symmes Road Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Team Q LLC

Address of Record Owner(s): 8 Symmes Road, Franklin, MA 02038

****Attach Property Deed matching the owner name's listed above.**

*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

day of 20

David Djerf
Signature of Applicant

David Djerf
Print name of Applicant

David Djerf
Signature of Owner

David Djerf
Print name of Owner

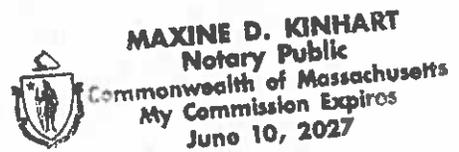
COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20

On this 21st day of February 2024, before me, the undersigned notary public, personally appeared David Djerf (name of owner), proved to me through satisfactory evidence of identification, which were driver's license to be the person whose name is signed on the preceding document in my presence.

Maxine D. KINHART
(Official signature and seal of notary)
Notary Public: Maxine D. KINHART
My Commission Expires: 6/10/27



TEAM Q LLC
8 SYMMES RD
FRANKLIN, MA 02038-1678

2-21-2024

Date

142

53-447/113
480

CHECK ASSURE
Photo Safe Deposit
Details on back

Pay to the Order of Town of Franklin

\$ 2,300.00

TWO THOUSAND THREE HUNDRED

Dollars

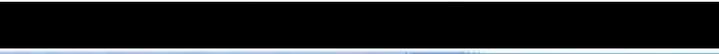


Photo Safe Deposit
Details on back

ROCKLAND TRUST

For Special Permit Application

Don Dwy



TEAM Q LLC
8 SYMMES RD
FRANKLIN, MA 02038-1678

2-21-2024

Date

143

53-447/113
480

CHECK ASSURE
Photo Safe Deposit
Details on back

Pay to the Order of Town of Franklin

\$ 50.00

FIFTY

Dollars

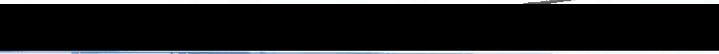


Photo Safe Deposit
Details on back

ROCKLAND TRUST

For Fire Dept. Review Fee

Don Dwy





129905

Abutter's List Request Form

Status: Complete

Submitted On: 2/16/2024

Primary Location

19 DEAN AVE
FRANKLIN, MA 02038

Owner

TEAM Q LLC
8 SYMMES RD FRANKLIN,
MA 02038

Applicant

Jasmin Sanchez
 617-637-1362
jsanchez@chacompanies.com
 141 Longwater Drive
Norwell, MA 02061

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board

What is the purpose for the request?*

Site Plan and Special Permit Approval

How would you like to receive this abutters list?*

Emailed

What email address should we use to send you the abutters list?*

jsanchez@chasolutions.com

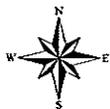
General Parcel Information

Assessor's Parcel ID*

279169000000

Property Street Address*

19 Dean Avenue



19 DEAN AVE - 300' ABUTTERS

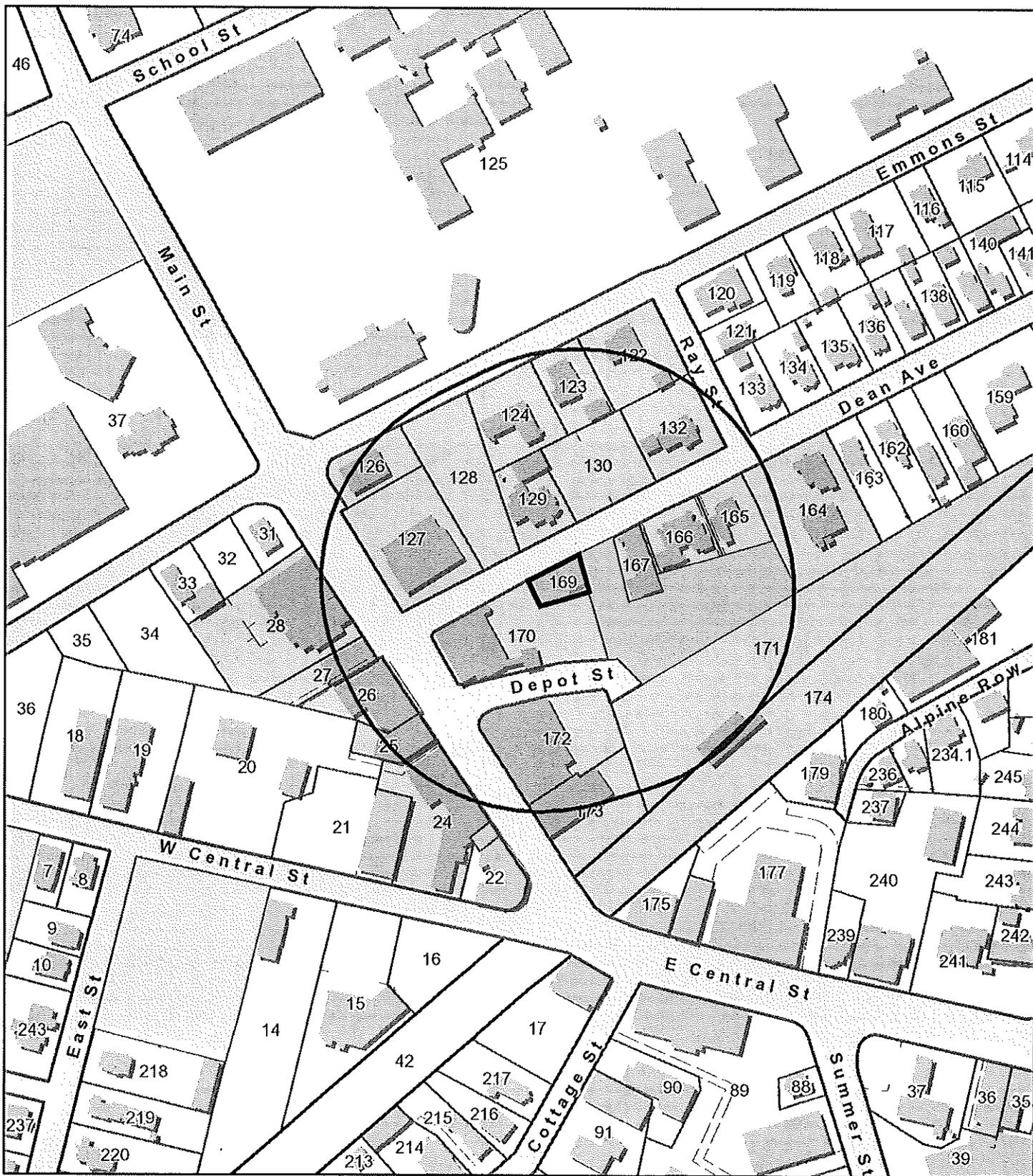
Franklin, MA



February 27, 2024

1 inch = 200 Feet

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
February 27, 2024

Subject Property:

Parcel Number: 279-169-000
CAMA Number: 279-169-000-000
Property Address: 19 DEAN AVE

Mailing Address: TEAM Q LLC
8 SYMMES RD
FRANKLIN, MA 02038

Abutters:

Parcel Number: 279-024-000
CAMA Number: 279-024-000-000
Property Address: 12-22 MAIN ST

Mailing Address: PISINI & SONS SHOES INC
22 MAIN ST
FRANKLIN, MA 02038

Parcel Number: 279-025-000
CAMA Number: 279-025-000-000
Property Address: 30-32 MAIN ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 279-026-000
CAMA Number: 279-026-000-000
Property Address: 34-40 MAIN ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
P O BOX Q
FRANKLIN, MA 02038

Parcel Number: 279-027-000
CAMA Number: 279-027-000-000
Property Address: 44 MAIN ST

Mailing Address: ROCKLAND TRUST COMPANY
288 UNION ST - FACILITIES DEPT
ROCKLAND, MA 02370

Parcel Number: 279-028-000
CAMA Number: 279-028-000-000
Property Address: 58 MAIN ST

Mailing Address: ROCKLAND TRUST COMPANY
288 UNION ST - FACILITIES DEPT
ROCKLAND, MA 02370

Parcel Number: 279-122-000
CAMA Number: 279-122-000-000
Property Address: 70 EMMONS ST

Mailing Address: NASUTI DAVID L TRUSTEE GREAT
OAKS REALTY
17 VILLAGE WAY
FRANKLIN, MA 02038

Parcel Number: 279-123-000
CAMA Number: 279-123-000-000
Property Address: 76 EMMONS ST

Mailing Address: VANDENBERG JOHN R NOVAK
KATHLEEN A
12 HEMLOCK LANE
FRANKLIN, MA 02038

Parcel Number: 279-124-000
CAMA Number: 279-124-000-000
Property Address: 80-82 EMMONS ST

Mailing Address: EMMONS STREET LLC
82 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 279-126-000
CAMA Number: 279-126-000-000
Property Address: 49 MAIN ST

Mailing Address: NORFOLK COUNTY TRUST CO C/O
BANK OF AMERICA RE ASMTS NC1-001-
03-81
PO BOX 32547
CHARLOTTE, NC 28232

Parcel Number: 279-127-000
CAMA Number: 279-127-000-000
Property Address: 43 MAIN ST

Mailing Address: US GOVERNMENT & POST OFFICE
43 MAIN ST
FRANKLIN, MA 02038



www.cai-tech.com

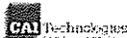
This information is believed to be correct but is subject to change and is not warranted.



300 foot Abutters List Report

Franklin, MA
February 27, 2024

Parcel Number: 279-128-000 CAMA Number: 279-128-000-000 Property Address: 16 DEAN AVE	Mailing Address: 16 DEAN AVE LLC C/O AL LEWIS 7 UNCAS BROOK ROW FRANKLIN, MA 02038
Parcel Number: 279-129-000 CAMA Number: 279-129-000-000 Property Address: 20 DEAN AVE	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 279-130-000 CAMA Number: 279-130-000-000 Property Address: 26 DEAN AVE	Mailing Address: DEAN COOPERATIVE BANK P O BOX 307 FRANKLIN, MA 02038
Parcel Number: 279-132-000 CAMA Number: 279-132-000-000 Property Address: 40 DEAN AVE	Mailing Address: LONGOBARDI CORINA L L/E & JUDITH TR RONALD LONGOBARDI REVOC TRUST LONGOBARDI, RICHARD 40 DEAN AVE FRANKLIN, MA 02038
Parcel Number: 279-164-000 CAMA Number: 279-164-000-000 Property Address: 49 DEAN AVE	Mailing Address: TESSICINI RICHARD A & GERALDINE M RICHARD TESSICINI REVOCABLE TR GERALDINE TESSICINI 17 BRAMBLE RD MEDWAY, MA 02053
Parcel Number: 279-165-000 CAMA Number: 279-165-000-000 Property Address: 41 DEAN AVE	Mailing Address: DEWSNAP EDWARD J DEWSNAP JANET P 41 DEAN AVE FRANKLIN, MA 02038
Parcel Number: 279-166-000 CAMA Number: 279-166-000-000 Property Address: 33 DEAN AVE	Mailing Address: CARLUCCI REALTY LLC 34 UNCAS BROOK ROW FRANKLIN, MA 02038
Parcel Number: 279-167-000 CAMA Number: 279-167-000-000 Property Address: 29 DEAN AVE	Mailing Address: AUERR ALLEN A JR TR MASON, FREDERICK J III TR ZAJAC, JOHN F TR PO BOX 347 FRANKLIN, MA 02038
Parcel Number: 279-168-000 CAMA Number: 279-168-000-000 Property Address: DEAN AVE	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 279-169-000 CAMA Number: 279-169-000-000 Property Address: 19 DEAN AVE	Mailing Address: TEAM Q LLC 8 SYMMES RD FRANKLIN, MA 02038
Parcel Number: 279-170-000 CAMA Number: 279-170-000-000 Property Address: 21 MAIN ST	Mailing Address: DEAN COOPERATIVE BANK 21 MAIN ST FRANKLIN, MA 02038
Parcel Number: 279-171-000 CAMA Number: 279-171-000-000 Property Address: 25 DEPOT ST	Mailing Address: MASS BAY TRANSPORTATION AUTHOR PO BOX 845142 BOSTON, MA 02284-5142



www.cai-tech.com

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

2/27/2024

Page 2 of 3



300 foot Abutters List Report

Franklin, MA
February 27, 2024

Parcel Number: 279-172-000
CAMA Number: 279-172-000-000
Property Address: 13 MAIN ST

Mailing Address: FOURZOL LLC
480 SUMMER ST
WESTWOOD, MA 02090

Parcel Number: 279-173-000
CAMA Number: 279-173-000-000
Property Address: 9 MAIN ST

Mailing Address: FOURZOL LLC
480 SUMMER ST
WESTWOOD, MA 02090

Parcel Number: 279-174-000
CAMA Number: 279-174-000-000
Property Address: MAIN ST

Mailing Address: NEW YORK CENTRAL LINES LLC C/O
CSX TRANSPORTATION INC TAX
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

Kevin W. Doyle, 2-27-24



www.cai-tech.com

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

2/27/2024

Page 3 of 3

16 DEAN AVE LLC
C/O AL LEWIS
7 UNCAS BROOK ROW
FRANKLIN, MA 02038

MASS BAY TRANSPORTATION A
PO BOX 845142
BOSTON, MA 02284-5142

US GOVERNMENT & POST OFFI
43 MAIN ST
FRANKLIN, MA 02038

AUERR ALLEN A JR TR
MASON, FREDERICK J III TR
PO BOX 347
FRANKLIN, MA 02038

NASUTI DAVID L TRUSTEE
GREAT OAKS REALTY
17 VILLAGE WAY
FRANKLIN, MA 02038

VANDENBERG JOHN R
NOVAK KATHLEEN A
12 HEMLOCK LANE
FRANKLIN, MA 02038

CARLUCCI REALTY LLC
34 UNCAS BROOK ROW
FRANKLIN, MA 02038

NEW YORK CENTRAL LINES LL
C/O CSX TRANSPORTATION IN
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

DEAN COOPERATIVE BANK
21 MAIN ST
FRANKLIN, MA 02038

NORFOLK COUNTY TRUST CO
C/O BANK OF AMERICA RE AS
PO BOX 32547
CHARLOTTE, NC 28232

DEAN COOPERATIVE BANK
P O BOX 307
FRANKLIN, MA 02038

PISINI & SONS SHOES INC
22 MAIN ST
FRANKLIN, MA 02038

DEWSNAP EDWARD J
DEWSNAP JANET P
41 DEAN AVE
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

EMMONS STREET LLC
82 COTTAGE ST
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
P O BOX Q
FRANKLIN, MA 02038

FOURZOL LLC
480 SUMMER ST
WESTWOOD, MA 02090

ROCKLAND TRUST COMPANY
288 UNION ST - FACILITIES DEPT
ROCKLAND, MA 02370

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

TEAM Q LLC
8 SYMMES RD
FRANKLIN, MA 02038

LONGOBARDI CORINA L L/E &
RONALD LONGOBARDI REVOC T
40 DEAN AVE
FRANKLIN, MA 02038

TESSICINI RICHARD A & GER
RICHARD TESSICINI REVOCAB
17 BRAMBLE RD
MEDWAY, MA 02053



300 foot Abutters List Report

Franklin, MA
February 27, 2024

Subject Property:

Parcel Number: 279-169-000
CAMA Number: 279-169-000-000
Property Address: 19 DEAN AVE

Mailing Address: TEAM Q LLC
8 SYMMES RD
FRANKLIN, MA 02038

Abutters:

Parcel Number: 279-024-000
CAMA Number: 279-024-000-000
Property Address: 12-22 MAIN ST

Mailing Address: PISINI & SONS SHOES INC
22 MAIN ST
FRANKLIN, MA 02038

Parcel Number: 279-025-000
CAMA Number: 279-025-000-000
Property Address: 30-32 MAIN ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 279-026-000
CAMA Number: 279-026-000-000
Property Address: 34-40 MAIN ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
P O BOX Q
FRANKLIN, MA 02038

Parcel Number: 279-027-000
CAMA Number: 279-027-000-000
Property Address: 44 MAIN ST

Mailing Address: ROCKLAND TRUST COMPANY
288 UNION ST - FACILITIES DEPT
ROCKLAND, MA 02370

Parcel Number: 279-028-000
CAMA Number: 279-028-000-000
Property Address: 58 MAIN ST

Mailing Address: ROCKLAND TRUST COMPANY
288 UNION ST - FACILITIES DEPT
ROCKLAND, MA 02370

Parcel Number: 279-122-000
CAMA Number: 279-122-000-000
Property Address: 70 EMMONS ST

Mailing Address: NASUTI DAVID L TRUSTEE GREAT
OAKS REALTY
17 VILLAGE WAY
FRANKLIN, MA 02038

Parcel Number: 279-123-000
CAMA Number: 279-123-000-000
Property Address: 76 EMMONS ST

Mailing Address: VANDENBERG JOHN R NOVAK
KATHLEEN A
12 HEMLOCK LANE
FRANKLIN, MA 02038

Parcel Number: 279-124-000
CAMA Number: 279-124-000-000
Property Address: 80-82 EMMONS ST

Mailing Address: EMMONS STREET LLC
82 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 279-126-000
CAMA Number: 279-126-000-000
Property Address: 49 MAIN ST

Mailing Address: NORFOLK COUNTY TRUST CO C/O
BANK OF AMERICA RE ASMTS NC1-001-
03-81
PO BOX 32547
CHARLOTTE, NC 28232

Parcel Number: 279-127-000
CAMA Number: 279-127-000-000
Property Address: 43 MAIN ST

Mailing Address: US GOVERNMENT & POST OFFICE
43 MAIN ST
FRANKLIN, MA 02038



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
February 27, 2024

Parcel Number: 279-128-000 CAMA Number: 279-128-000-000 Property Address: 16 DEAN AVE	Mailing Address: 16 DEAN AVE LLC C/O AL LEWIS 7 UNCAS BROOK ROW FRANKLIN, MA 02038
Parcel Number: 279-129-000 CAMA Number: 279-129-000-000 Property Address: 20 DEAN AVE	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 279-130-000 CAMA Number: 279-130-000-000 Property Address: 26 DEAN AVE	Mailing Address: DEAN COOPERATIVE BANK P O BOX 307 FRANKLIN, MA 02038
Parcel Number: 279-132-000 CAMA Number: 279-132-000-000 Property Address: 40 DEAN AVE	Mailing Address: LONGOBARDI CORINA L L/E & JUDITH TR RONALD LONGOBARDI REVOC TRUST LONGOBARDI, RICHARD 40 DEAN AVE FRANKLIN, MA 02038
Parcel Number: 279-164-000 CAMA Number: 279-164-000-000 Property Address: 49 DEAN AVE	Mailing Address: TESSICINI RICHARD A & GERALDINE M RICHARD TESSICINI REVOCABLE TR GERALDINE TESSICINI 17 BRAMBLE RD MEDWAY, MA 02053
Parcel Number: 279-165-000 CAMA Number: 279-165-000-000 Property Address: 41 DEAN AVE	Mailing Address: DEWSNAP EDWARD J DEWSNAP JANET P 41 DEAN AVE FRANKLIN, MA 02038
Parcel Number: 279-166-000 CAMA Number: 279-166-000-000 Property Address: 33 DEAN AVE	Mailing Address: CARLUCCI REALTY LLC 34 UNCAS BROOK ROW FRANKLIN, MA 02038
Parcel Number: 279-167-000 CAMA Number: 279-167-000-000 Property Address: 29 DEAN AVE	Mailing Address: AUERR ALLEN A JR TR MASON, FREDERICK J III TR ZAJAC, JOHN F TR PO BOX 347 FRANKLIN, MA 02038
Parcel Number: 279-168-000 CAMA Number: 279-168-000-000 Property Address: DEAN AVE	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 279-169-000 CAMA Number: 279-169-000-000 Property Address: 19 DEAN AVE	Mailing Address: TEAM Q LLC 8 SYMMES RD FRANKLIN, MA 02038
Parcel Number: 279-170-000 CAMA Number: 279-170-000-000 Property Address: 21 MAIN ST	Mailing Address: DEAN COOPERATIVE BANK 21 MAIN ST FRANKLIN, MA 02038
Parcel Number: 279-171-000 CAMA Number: 279-171-000-000 Property Address: 25 DEPOT ST	Mailing Address: MASS BAY TRANSPORTATION AUTHOR PO BOX 845142 BOSTON, MA 02284-5142



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
February 27, 2024

Parcel Number: 279-172-000
CAMA Number: 279-172-000-000
Property Address: 13 MAIN ST

Mailing Address: FOURZOL LLC
480 SUMMER ST
WESTWOOD, MA 02090

Parcel Number: 279-173-000
CAMA Number: 279-173-000-000
Property Address: 9 MAIN ST

Mailing Address: FOURZOL LLC
480 SUMMER ST
WESTWOOD, MA 02090

Parcel Number: 279-174-000
CAMA Number: 279-174-000-000
Property Address: MAIN ST

Mailing Address: NEW YORK CENTRAL LINES LLC C/O
CSX TRANSPORTATION INC TAX
500 WATER ST (C 910)
JACKSONVILLE, FL 32202



www.cai-tech.com

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

16 DEAN AVE LLC
C/O AL LEWIS
7 UNCAS BROOK ROW
FRANKLIN, MA 02038

MASS BAY TRANSPORTATION A
PO BOX 845142
BOSTON, MA 02284-5142

US GOVERNMENT & POST OFFI
43 MAIN ST
FRANKLIN, MA 02038

AUERR ALLEN A JR TR
MASON, FREDERICK J III TR
PO BOX 347
FRANKLIN, MA 02038

NASUTI DAVID L TRUSTEE
GREAT OAKS REALTY
17 VILLAGE WAY
FRANKLIN, MA 02038

VANDENBERG JOHN R
NOVAK KATHLEEN A
12 HEMLOCK LANE
FRANKLIN, MA 02038

CARLUCCI REALTY LLC
34 UNCAS BROOK ROW
FRANKLIN, MA 02038

NEW YORK CENTRAL LINES LL
C/O CSX TRANSPORTATION IN
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

DEAN COOPERATIVE BANK
21 MAIN ST
FRANKLIN, MA 02038

NORFOLK COUNTY TRUST CO
C/O BANK OF AMERICA RE AS
PO BOX 32547
CHARLOTTE, NC 28232

DEAN COOPERATIVE BANK
P O BOX 307
FRANKLIN, MA 02038

PISINI & SONS SHOES INC
22 MAIN ST
FRANKLIN, MA 02038

DEWSNAP EDWARD J
DEWSNAP JANET P
41 DEAN AVE
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

EMMONS STREET LLC
82 COTTAGE ST
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
P O BOX Q
FRANKLIN, MA 02038

FOURZOL LLC
480 SUMMER ST
WESTWOOD, MA 02090

ROCKLAND TRUST COMPANY
288 UNION ST - FACILITIES DEPT
ROCKLAND, MA 02370

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

TEAM Q LLC
8 SYMMES RD
FRANKLIN, MA 02038

LONGOBARDI CORINA L L/E &
RONALD LONGOBARDI REVOC T
40 DEAN AVE
FRANKLIN, MA 02038

TESSICINI RICHARD A & GER
RICHARD TESSICINI REVOCAB
17 BRAMBLE RD
MEDWAY, MA 02053