

# "BALSAM ESTATES"

## Preliminary Subdivision Plan of Land Franklin, Massachusetts

### SEPTEMBER 5, 2023

#### ABUTTERS WITHIN 300'

Abutters List  
Date: July 17, 2023  
Subject Property ID: 242\_027  
Search Distance : 300 Feet

242\_034  
MAGLIARI FELICE N.  
MAGLIARI SHELBY  
14 MADISON AVE  
FRANKLIN, MA 02038

242\_024  
GROVE PHILIP H  
GROVE DARLENE A  
28 KIMBERLEE AVE  
FRANKLIN, MA 02038

242\_029  
COLE MARK D  
COLE SUSAN M  
25 KIMBERLEE AV  
FRANKLIN, MA 02038

242\_047  
LATOUR MATTHEW DENIS  
LATOUR CAITLIN ELIZABETH  
25 MADISON AVE  
FRANKLIN, MA 02038

234\_012  
TOWN OF FRANKLIN  
355 EAST CENTRAL ST  
FRANKLIN, MA 02038

242\_033  
GRADY KEVIN T  
GRADY SUZANNE M  
10 MADISON AVE  
FRANKLIN, MA 02038

235\_142  
KATHLEEN LABASTIE TRUST  
469 MAPLE ST  
FRANKLIN, MA 02038

242\_048  
CEDARHOLM MATTHEW R  
CEDARHOLM TARA A  
21 MADISON AV  
FRANKLIN, MA 02038

242\_028  
LECHTER JOSH & ERIN  
35 KIMBERLEE AV  
FRANKLIN, MA 02038

242\_030  
MORANDI JEFFREY & DEBORA  
21 KIMBERLEE AVE  
FRANKLIN, MA 02038

242\_038  
MARINO DARREN  
MARINO ROSEANNE  
26 MADISON AVE  
FRANKLIN, MA 02038

242\_032  
THOMAS POWDERLY LIVING  
TRUST  
6 MADISON AVE  
FRANKLIN, MA 02038

242\_026  
BRADY CHRISTOPHER B  
BRADY LISA B  
36 KIMBERLEE AV  
FRANKLIN, MA 02038

242\_049  
JONES EUGENE P  
JONES LISA A  
17 MADISON ST  
FRANKLIN, MA 02038

242\_025  
KESSLER AMY B  
32 KIMBERLEE AV  
FRANKLIN, MA 02038

242\_050  
MAHONEY FAMILY LIVING TRUST  
11 MADISON AV  
FRANKLIN, MA 02038

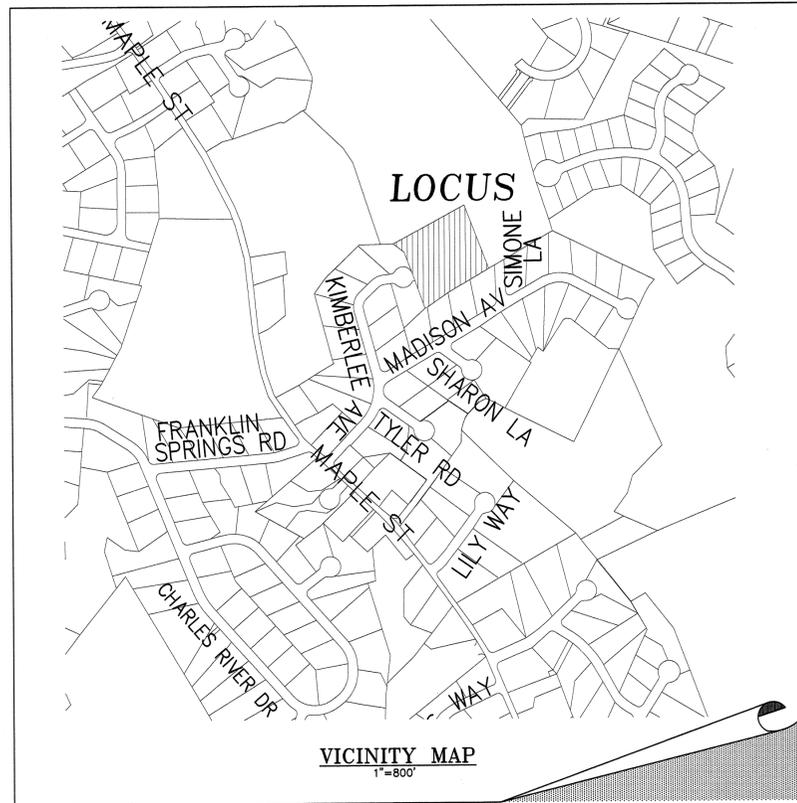
242\_037  
GRIFFINSEAN & KARLY  
22 MADISON AVE  
FRANKLIN, MA 02038

242\_031  
MONISHA KALLIANPUR REVOC  
TRUST  
4 MADISON AVE  
FRANKLIN, MA 02038

242\_036  
WROBLESKI KENT  
18 MADISON AVE  
FRANKLIN, MA. 02038

242\_053  
O'BRIEN DAVID S  
O'BRIEN LISA A  
5 MADISON AV  
FRANKLIN, MA 02038

242\_035  
WROBLESKI KENT &  
BETRO KENDRE  
18 MADISON AVE  
FRANKLIN, MA 02038

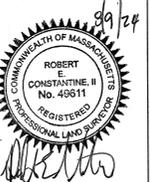


#### INDEX

- COVER SHEET
- LOTING PLAN
- EXISTING CONDITIONS
- SITE DEVELOPMENT PLAN

#### WAIVERS REQUESTED

- SECTION 300-10 (D) GRADES (1)(2)(3) CUT/FILL. FILL TO EXCEED 5' MAXIMUM WHERE A MAXIMUM OF 5 FT. IS REQUIRED
- SECTION 300-10 STREETS (C)(1). TO REDUCE PAVEMENT WIDTH TO 18 FT. WHERE 26 FT. IS REQUIRED.
- SECTION 300-10 (E) DEAD END STREETS (4) TO EXTEND THE ROADWAY 162.00' BEYOND THE EXISTING KIMBERLEE AVE WHICH HAS AN EXISTING LENGTH OF 1371.94' WHERE 600 FT MAXIMUM IS REQUIRED.
- SECTION 300-10 STREETS (B)(4)(C) TO ALLOW NO RADIUS AT INTERSECTIONS OF ANOTHER STREET WHERE 30 RADIUS IS REQUIRED.
- SECTION 300-10 STREETS (E)(1) DEAD END STREETS. TO ALLOW FOR A TEE TURN-AROUND WHERE A 57' CULDE-SAC IS REQUIRED.
- SECTION 300-13 OTHER IMPROVEMENTS A SIDEWALKS(1). TO INSTALL NO SIDEWALKS WHERE TWO SIDEWALKS ARE REQUIRED.
- SECTION 300-10 STREETS (H) CURBING. TO ALLOW NO CURBING WHERE SLANT GRANITE CURB IS REQUIRED.
- SECTION 300-11A STORMWATER MANAGEMENT. TO ALLOW FOR NO STORMWATER MANAGEMENT COMPONENTS
- SECTION 300-12 UTILITIES. (C) OTHER UTILITIES (2) STREET LIGHTING TO ALLOW NO STREET LIGHTING WITHIN A PRIVATE WAY WHERE STREET LIGHTING IS REQUIRED
- SECTION 300-13 OTHER IMPROVEMENTS (E) SHADE TREES. TO ALLOW FOR NO SHADE TREES TO BE PLANTED ALONG THE RIGHT OF WAY.



F4631

#### LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

#### OWNER

LORENA R. FITZGERALD  
441 MAPLE STREET  
FRANKLIN, MA 02039

A.M. 242 LOT 27  
DEED BK. 35754 PG. 562

#### APPLICANT

JOEL D'ERRICO  
72 DEERVIEW WAY  
FRANKLIN, MA 02038

**PRELIMINARY  
SUBDIVISION  
PLAN OF LAND  
BALSAM ESTATES  
FRANKLIN  
MASSACHUSETTS**

#### COVER

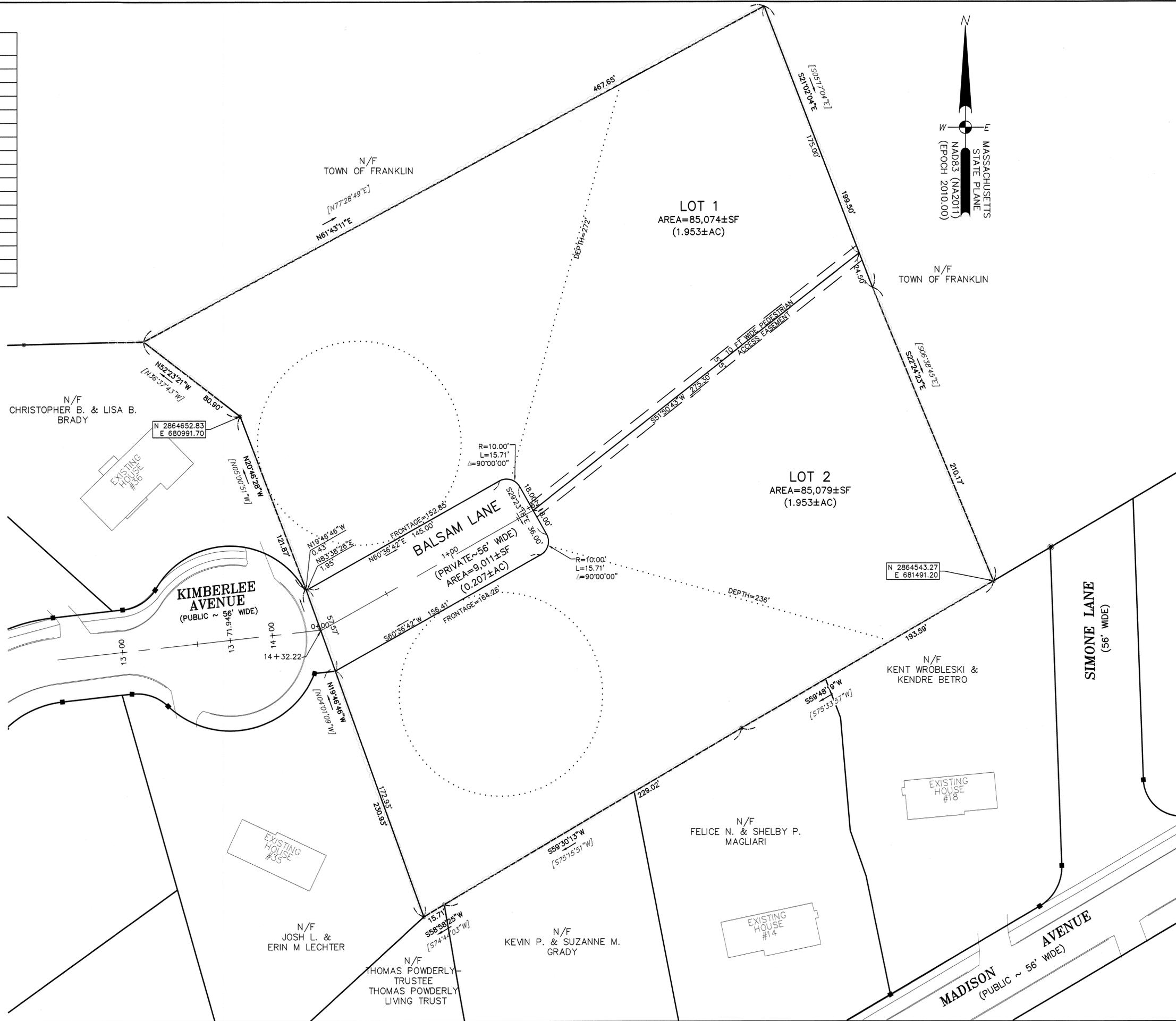
**SEPTEMBER 5, 2023**

DATE	REVISION DESCRIPTION
10.06.2023	PER COMMENTS.
05.28.2024	PER TOWN COMMENTS
07.23.2024	LOTING PER TOWN COMMENTS

**Guerriere &  
Halnon, Inc.**  
ENGINEERING & LAND SURVEYING  
55 WEST CENTRAL ST. PH. (508) 528-3221  
FRANKLIN, MA 02038 FX. (508) 528-7921  
www.gandhengineering.com

SHEET 1 OF 4 JOB NO. F4631

LEGEND	
○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING CATCHBASIN
⊕	EXISTING DRAIN MANHOLE
—	EXISTING TREELINE
⊕	EXISTING TEST PIT
—w—	EXISTING WATERLINE
—d—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
—	EXISTING STONEWALL
⊕	EXISTING MAILBOX
N00°00'00"E	BEARING (NAD83)
[N00°00'00"E]	BEARING (RECORD PLAN)



8/9/24  
 DALE MACINNON  
 CIVIL ENGINEER  
 No. 54675  
 REGISTERED PROFESSIONAL LAND SURVEYOR

8/9/24  
 ROBERT E. CONSTANTINE II  
 No. 49811  
 REGISTERED PROFESSIONAL LAND SURVEYOR

F4631

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(72333).

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OWNER  
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A.M. 242 LOT 27  
 DEED BK. 35754 PG. 562

APPLICANT  
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PRELIMINARY  
 SUBDIVISION  
 PLAN OF LAND  
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 FRANKLIN  
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GRAPHIC SCALE: 1"=30'

0 10 20 30 40 50 75 FEET  
 0 5 10 15 20 25 METERS

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**PLAN REFERENCES**

FOUND AT THE NORFOLK COUNTY REGISTRY OF DEEDS

1. RECORDED PLAN NO. 97 OF 1990 PLAN BOOK 389 ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., PREPARED FOR: HENRY D. LABASTIE; SCALE 1"=120'; DATED FEBRUARY 1, 1990; PREPARED BY CLAYTON T. RYAN, JR., PLS.
2. RECORDED LAND COURT PLAN MARKED 38163C ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., BEING A SUBDIVISION OF PART OF L.C. CASE #38163A, PREPARED FOR MAPLECREST DEVELOPMENT CORPORATION, SCALE 40 FT TO AN INCH, DATE AUGUST 25, 1995, PREPARED BY GUERRIERE & HALNON, INC., FRANKLIN, MASSACHUSETTS."
3. RECORDED PLAN NO. 120 OF 2002 PLAN BOOK 493 ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS." PREPARED FOR LORENA FITZGERALD SCALE 1"=40' DATED AUGUST 29, 2001, PREPARED BY WILLIAM ROSSETTI, PLS.

**RURAL RESIDENTIAL II**

FRANKLIN ZONING BYLAW SECTION 185  
ATTACHMENT 9; LAST AMENDED  
03-13-2019 BY AMENDMENT 19-831

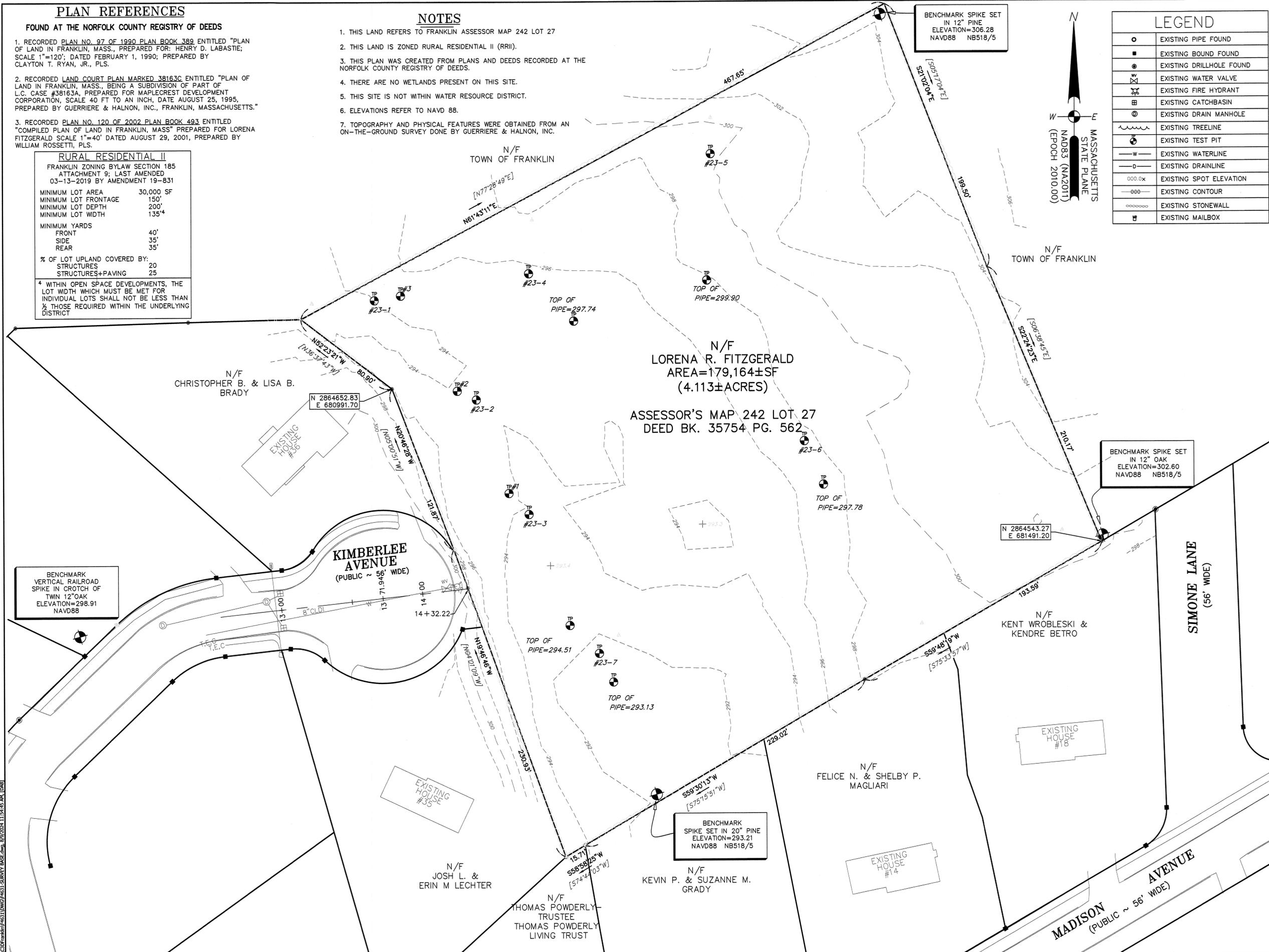
MINIMUM LOT AREA	30,000 SF
MINIMUM LOT FRONTAGE	150'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	135' <sup>4</sup>
MINIMUM YARDS	
FRONT	40'
SIDE	35'
REAR	35'

% OF LOT UPLAND COVERED BY:  
STRUCTURES 20  
STRUCTURES+PAVING 25

<sup>4</sup> WITHIN OPEN SPACE DEVELOPMENTS, THE LOT WIDTH WHICH MUST BE MET FOR INDIVIDUAL LOTS SHALL NOT BE LESS THAN 1/2 THOSE REQUIRED WITHIN THE UNDERLYING DISTRICT

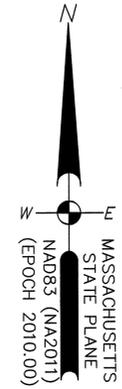
**NOTES**

1. THIS LAND REFERS TO FRANKLIN ASSESSOR MAP 242 LOT 27
2. THIS LAND IS ZONED RURAL RESIDENTIAL II (RRII).
3. THIS PLAN WAS CREATED FROM PLANS AND DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. THERE ARE NO WETLANDS PRESENT ON THIS SITE.
5. THIS SITE IS NOT WITHIN WATER RESOURCE DISTRICT.
6. ELEVATIONS REFER TO NAVD 88.
7. TOPOGRAPHY AND PHYSICAL FEATURES WERE OBTAINED FROM AN ON-THE-GROUND SURVEY DONE BY GUERRIERE & HALNON, INC.



**LEGEND**

○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊞	EXISTING CATCHBASIN
⊟	EXISTING DRAIN MANHOLE
—	EXISTING TREELINE
⊖	EXISTING TEST PIT
—W—	EXISTING WATERLINE
—D—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
⊞⊞⊞⊞	EXISTING STONEWALL
⊞	EXISTING MAILBOX



Professional seals and signatures for the surveyors: William Rossetti and Robert E. Constantine II, No. 49511. The seal for Robert E. Constantine II is dated 8/19/24.

**LEGAL NOTES**

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**OWNER**

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DEED BK. 35754 PG. 562

**APPLICANT**

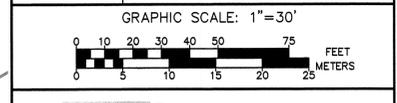
JOEL D'ERRICO  
72 DEERVIEW WAY  
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**PRELIMINARY SUBDIVISION PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS**

**EXISTING CONDITIONS**

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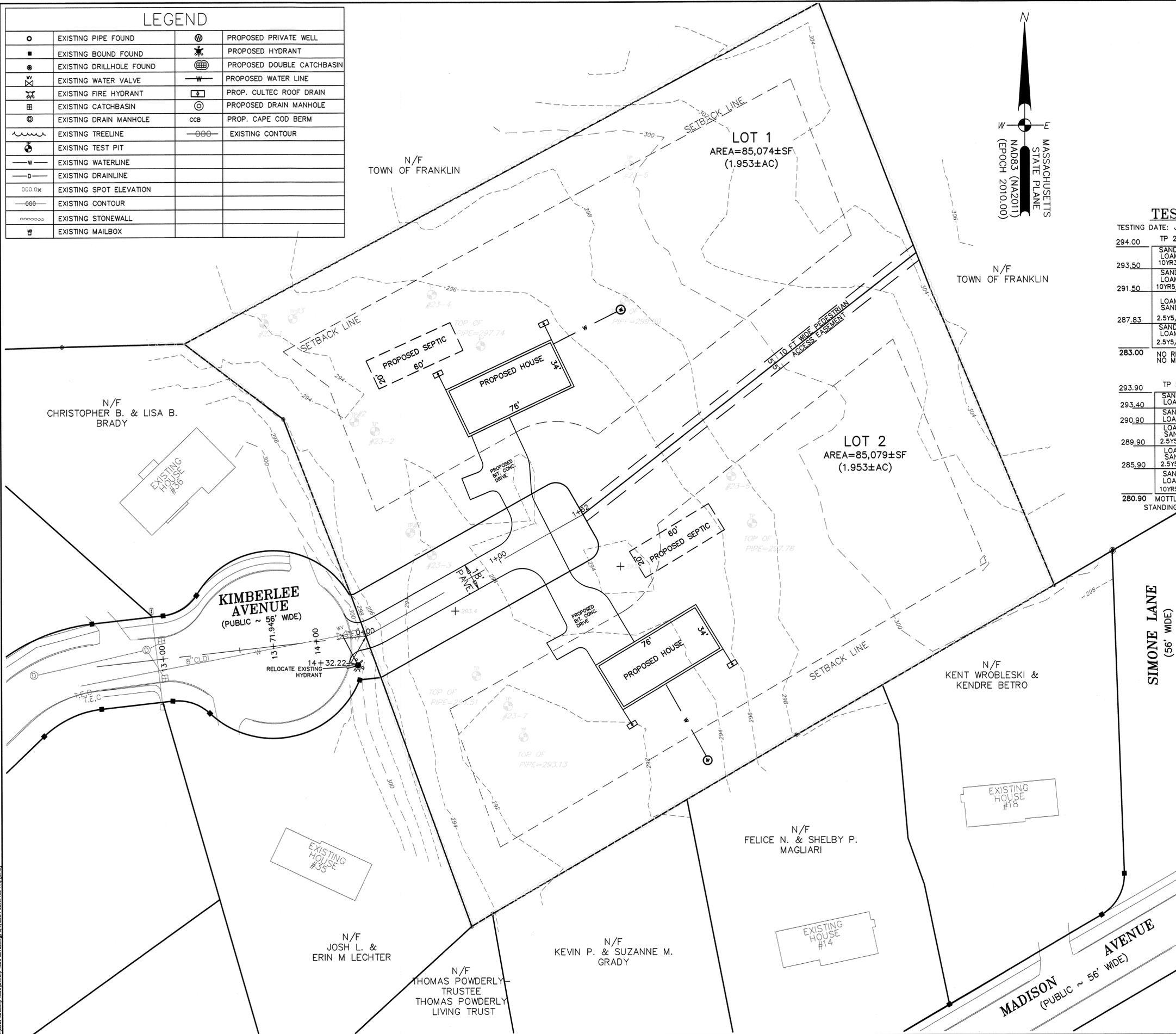


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LEGEND

○	EXISTING PIPE FOUND	⊕	PROPOSED PRIVATE WELL
■	EXISTING BOUND FOUND	⊕	PROPOSED HYDRANT
●	EXISTING DRILLHOLE FOUND	⊕	PROPOSED DOUBLE CATCHBASIN
⊕	EXISTING WATER VALVE	—W—	PROPOSED WATER LINE
⊕	EXISTING FIRE HYDRANT	⊕	PROP. CULTEC ROOF DRAIN
⊕	EXISTING CATCHBASIN	⊕	PROPOSED DRAIN MANHOLE
⊕	EXISTING DRAIN MANHOLE	ccb	PROP. CAPE COD BERM
—	EXISTING TREELINE	—000—	EXISTING CONTOUR
⊕	EXISTING TEST PIT		
—W—	EXISTING WATERLINE		
—D—	EXISTING DRAINLINE		
000.0x	EXISTING SPOT ELEVATION		
—000—	EXISTING CONTOUR		
⊕	EXISTING STONEWALL		
⊕	EXISTING MAILBOX		



TESTING INFORMATION

TESTING DATE: JULY 27, 2023 SOIL EVALUATOR: MICHAEL HASSETT

294.00	TP 23-1	SANDY LOAM 10YR3/2	0"-6" A	294.50	TP 23-2	SANDY LOAM A	0"-6" A
293.50		SANDY LOAM 10YR5/6	6"-30" B	294.00		SANDY LOAM B	6"-24" B
291.50		LOAMY SAND 2.5Y5/3	30"-74" C-1	292.50		FINE LOAMY SAND 2.5Y5/2	24"-56" C-1
287.83		SANDY LOAM 2.5Y5/4	74"-132" C-2	289.83		GRAVELLY LOAMY SAND 10YR5/4	56"-96" C-2
283.00		NO REFUSAL NO MOTTLES		286.50		SANDY LOAM 10YR5/4	96"-136" C-3
				283.17		NO REFUSAL	

293.90	TP 23-3	SANDY LOAM A	0"-6" A	295.80	TP 23-4	SANDY LOAM A	0"-6" A
293.40		LOAMY SAND 2.5Y5/2	6"-36" B	295.30		SANDY LOAM B	6"-36" B
290.90		LOAMY SAND 2.5Y5/2	36"-48" C-1	292.80		LOAMY SAND	36"-132" C
289.90		LOAMY SAND 2.5Y5/3	48"-96" C-2				
285.90		SANDY LOAM 10YR5/4	96"-156" C-3	284.80		NO REFUSAL NO MOTTLES	
280.90		MOTTLES @ 48" STANDING WATER @ 132"					

299.80	TP 23-5	SANDY LOAM 10YR3/3	0"-6" A	299.30		SANDY LOAM 10YR5/6	6"-36" B
296.80		LOAMY SAND	36"-120" C			ANGULAR ROCKS	
289.80		NO REFUSAL NO MOTTLES					

297.50	TP 23-6	SANDY LOAM A	0"-6" A	297.00		SANDY LOAM B	6"-30" B
295.00		SAND 2.5Y4/3	30"-54" C-1	293.00		LOAMY SAND	54"-105" C-2
288.75		NO REFUSAL NO MOTTLES					

291.80	TP 23-7	SANDY LOAM A	0"-6" A	291.30		SANDY LOAM B	6"-36" B
288.80		LOAMY SAND	36"-78" C-1	285.30		LOAMY SAND W/ GRAVEL	78"-128" C-2
281.13							

Professional seals and signatures for Dale MacKinnon and Robert E. Constantine, dated 8/9/24.

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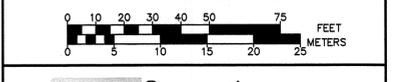
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