

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



PLANNING BOARD

Phone: (508) 520-4907
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TOWN OF FRANKLIN
TOWN CLERK

2024 AUG 23 A 8: 36

RECEIVED

August 20, 2024

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE - PRELIMINARY SUBDIVISION PLAN
BALSAM ESTATES

Subdivision Plan: Preliminary Subdivision Plan of Land Balsam Estates

Owner: Lorena R. Fitzgerald Trustee of the Fitzgerald Family Irrevocable Trust
656 King Street Apt 112
Franklin, MA 02038

Applicant: Joel D'Errico
72 Deer View Way
Franklin, MA 02038

Prepared By: Guerriere & Halnon, Inc., Franklin, MA 02038
Surveyor/Engineer
Dated: September 5, 2023
Property Location: Kimberlee Ave
Map 242 Lot 027

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, August 19, 2024 the Planning Board voted (5-0) to **approve** the above referenced Preliminary Subdivision known as Balsam Estates. The Plan includes 2 single-family residential lots with a private roadway. The following conditions will be addressed with the filing of the Definitive Subdivision Plan:

1. Determine the required width of the access road and/or easement to the Town owned land.
2. Address the list of concerned written in the memo from Mike Maglio, Town Engineer dated August 15, 2024.

Sincerely,

Gregory Rondeau, Chairman

cc: Building Commissioner
DPW Engineer
Owner/Applicant