

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:** Christopher and Christina DiRado

**LOCATION:** 54 Anthony Road

**ZONING DISTRICT:** Single Family 1V

**TYPE OF PROJECT:** Two Car Garage W/Room Above

**DATE:** 10/20/2021      **DENY**

**SPECIAL PERMIT / VARIANCE**

**ZONING BY LAW SECTIONS:** 185-40 D (l) (i), 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements

**REASON FOR DENIAL:** Applicant is seeking to construct a 2 car garage with a room above that is 5.5' from the side lot line where 20' is required and total impervious coverage area of 21.8 % where 15 % is allowed. The building permit is denied without a Special Permit from the ZBA.

**APPEAL OF DENIAL OPTIONS:**

**ZONING BOARD OF APPEALS**

**APPLICANT SIGNATURE** \_\_\_\_\_

**ZONING OFFICIAL SIGNATURE LAB 10/20/2021 DATE**

TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS

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

TOWN OF FRANKLIN  
TOWN CLERK

2021 OCT 20 P 3:46

RECEIVED

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit:  X  Variance:  X  Appeal:

PETITIONER:  Christopher and Christina DiRado

PETITIONER'S ADDRESS:  54 Anthony Road  PHONE:  (508)922-9221

LOCATION OF PROPERTY:  54 Anthony Road, Franklin, MA 02038

TYPE OF OCCUPANCY:  Single Family  ZONING DISTRICT:  Single Family IV

ASSESSORS MAP & PARCEL:  272-049-000-000

REASON FOR PETITION:

- |   |                        |
|---|------------------------|
| <u> X </u> Additions                          | <u> </u> New Structure |
| <u> </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: <u> </u>                      |                        |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner wishes to add an attached 2-story garage (see plot plan)

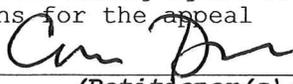
SECTIONS OF ZONING ORDINANCE CITED:

Article  185  Section  9

Article   Section

Article   Section

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)

Christopher DiRado   
(Print Name)

Address:  54 Anthony Road, Franklin, MA 02038

Tel. No.:  (508)922-9221

E-Mail Address:  dirado.chris@gmail.com

Date:  10-15-21

**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 Christopher and Christina DiRado  
(OWNER)

Address: 54 Anthony Road, Franklin, MA 02038

State that I/We own the property located at 54 Anthony Road,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Christopher M. Bonacci-DiRado and Christina Virgilio

\*Pursuant to a deed of duly recorded in the date 9/27/2013, Norfolk  
County Registry of Deeds at Book 304, Page 6; 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: Christopher and Christina DiRado      PRESENT USE/OCCUPANCY: One Family

LOCATION: 54 Anthony Road      ZONE: SF R IV

PHONE: (508) 922-9221      REQUESTED USE/OCCUPANCY: Single Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>Lot Area:</u>		<u>15,111 SF</u>	<u>-</u>	<u>15,000'</u> (min.)
<u>Continuous Frontage:</u>		<u>72'</u>	<u>-</u>	<u>100'</u> (min.)
<u>Size of Lot:</u>	Width	<u>102'</u>	<u>-</u>	<u>90'</u> (min.)
	Depth	<u>150.39'</u>	<u>-</u>	<u>100'</u> (min.)
<u>Setbacks in Feet:</u>	Front	<u>40'</u>	<u>36.3'</u>	<u>30'</u> (min.)
	Rear	<u>75.5'</u>	<u>73.6'</u>	<u>20'</u> (min.)
	Left Side	<u>31.9'</u>	<u>-</u>	<u>20'</u> (min.)
	Right Side	<u>22.8'</u>	<u>5.5'</u>	<u>20'</u> (min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>2</u>	<u>3</u> (max.)
	Feet	<u>18.5'</u>	<u>22.5'</u>	<u>35'</u> (max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>1</u>	<u>          </u> (max.)
<u>NO. of Parking Spaces:</u>		<u>4</u>	<u>4</u>	<u>          </u> (min./max)

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.

A 2-story 2-car garage will be built with standard building materials to mimic existing house: Concrete, wood frame, standard roofing materials. New building will be 5.5 feet from the right side setback where 20 feet is required.

**SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.**

Water district [Property is located in a water resource district II and total proposed impervious is 21.8% where 15% is allowed. Additional drainage to be added as deemed necessary.

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

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

**ZBA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

*EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D)(2) (6) AND MGL 40A, SECTION 10:*

- A) A Literal enforcement of the provisions of this Zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

**Current market conditions do not allow applicants to purchase a larger home with a 2-car garage. The only option is to add a 2-car garage onto the current home with a second story to all for a additional bedroom.**

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

**The hardship is related to the existing shape of the lot and the location of the existing house which does not allow for an addition of a garage that will conform to zoning setbacks.**

- C) Desirable relief may be granted without either:

- 1) Substantial detriment to the public good for the following reasons:

**No substantial detriment to the public good is anticipated. The addition of a 2-story 2-car garage is in line with the current neighborhood trend as several homes have completed similar additions recently.**

- 2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

**Granting this variance will not nullify or substantially derogate from the intent of the zoning Bylaws and will enhance the property consistent with the overall trends and characteristics within the neighborhood**

**If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**



**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.**

Yes, it is consistent. Multiple homes in the neighborhood have completed similar additions.

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

Yes

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

Yes, drainage system will be upgraded if nessissary

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

Neighborhood characteristics and social structure will not be negatively impacted. Addition in line with current trends

(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.**

Drainage system will be added

(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.**

There will be no negative impact to abbuters

(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.**

No Additional capacity is required

N O T  
A N  
O F F I C I A L  
C O P Y

N O T  
A N  
M A S S A C H U S E T T S S T A T E E X C I S E T A X  
N o r f o l k C o u n t y L a n d C o u r t  
O F F I C  
Date: 09-27-2013 @ 02:17pm  
C O P  
CV#: 1322 Doc#: 1294390  
Fee: \$1,445.52 Cons: \$317,000.00

**QUITCLAIM DEED**

I, **Richard W. Coburn**, of Franklin, Norfolk County, Massachusetts 02038

in consideration of **THREE HUNDRED SEVENTEEN THOUSAND and 00/100 (\$317,000.00) DOLLARS**

grant to **Christopher M. Bonacci-DiRado and Christina Virgilio**, as joint tenants with rights of survivorship, now of 54 Anthony Road, Franklin, Norfolk County, Massachusetts 02038

*with Quitclaim Covenants*

The land situated and known as 54 Anthony Road, Franklin, Norfolk County, Massachusetts, with buildings thereon, bounded and described as follows:

- EASTERLY by Anthony Road, shown on the plan hereinafter referred to 72 feet;
- SOUTHEASTERLY by the junction and said Anthony Road and Conlyn Avenue, shown on said plan, 47.12 feet;
- SOUTHERLY by said Conlyn Avenue, 120 feet;
- WESTERLY by land now or formerly of Joseph G. Ray, Jr. 102; and
- NORTHEASTERLY by lot numbered 53, shown on said land, 150.39 feet.

Said parcel is known as lot numbered 52 upon plan numbers 27607A, which is filed in Norfolk Registry District with Certificate No. 60723, Sheet 6, Book 304, the same being compiled from plan drawn by Kenneth E. McIntyre, Civil Engineer, and McIntyre & Johnson, Civil Engineers, dated May 16, 1957 and September 20, 1957, and additional dated on file in the Land Registration office, all as modified and approved by the Land Court.

There is appurtenant to the above-described land the right to use the streets and ways shown on said plan, in common with all persons lawfully entitled thereto in and over the same.

So much of the above-described land as is included within the limites of said Anthony Road and Conlyn Avenue is subject to the right for all purposes of all persons lawfully entitled thereto in and over the same.

**Alavi & Braza P.C.**  
284 Main Street  
P.O.Box 178  
Milford, MA 01757

*granted by  
property  
address:  
54 Anthony Rd Franklin, MA 02038*

The above-described land is subject to the restrictions contained in an instrument executed by Carmine Lorusso, Jr., dated October 1, 1957, duly recorded in Book 3592, Page 114.

O F F I C I A L O F F I C I A L  
The above-described land is subject also to restrictions contained in an instrument executed by Carmine Lorusso, Jr. et al, dated October 14, 1957, duly recorded in Book 3594, Page 32.

The above-described land is subject also to rights and easements as set forth in a granted made by Carmine Lorusso, Jr. et ux to the Worcester County Electric Company and New England and Telephone and Telegraph, dated June 11, 1957, duly recorded in Book 3593, Page 587.

BEING the same premises conveyed to Grantor by Deed dated May 30, 2007 and recorded at the Norfolk Registry of Deeds at Document # 1-130-147, Certificate # 174791.

I, Richard W. Coburn, the Grantor named herein, do hereby voluntarily release all of my rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any homestead rights other than those executing this deed.

Executed as a sealed instrument this 9 day of September, 2013.

A N  
O F F I C I A L  
C O P Y

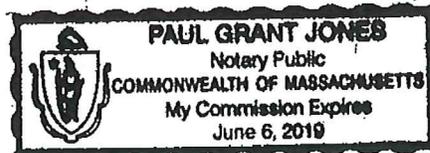
A N  
O F F I C I A L  
Richard W. Coburn  
Richard W. Coburn

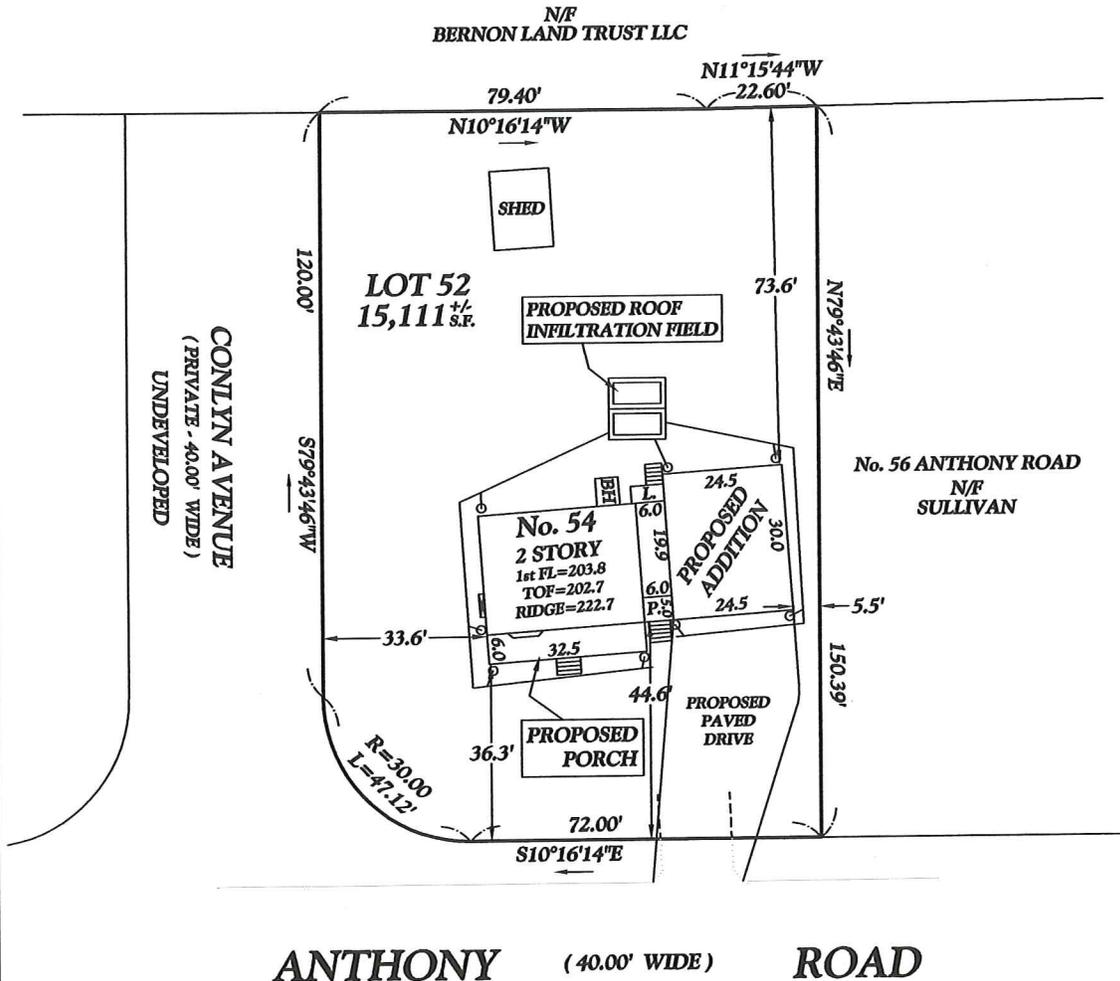
COMMONWEALTH OF MASSACHUSETTS

County: NORFOLK / BRISTOL 9/9, 2013

Before me, the undersigned Notary Public, personally appeared **Richard W. Coburn** and proved to me through satisfactory evidence of identification, MA LIC / PERS. KNOWL., to be the person(s) whose name(s) are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief.

Paul Grant Jones  
Notary Public  
My Commission Expires:





MAX IMPERVIOUS; WRD ZONE II = 15.0% or 2,500 S.F.
EXISTING TOTAL IMPERVIOUS = 13.9% (2,104 S.F.)
PROPOSED TOTAL IMPERVIOUS = 21.8% (3,296 S.F.)
PROPOSED INCREASE IMPERVIOUS = 7.9% (1,192 S.F.)

**PREPARED FOR:**  
CHRISTOPHER M. BONACCI-DIRADO  
& CHRISTINA VIRGILIO  
54 ANTHONY ROAD  
FRANKLIN, MA 02038

**REFERENCES:**  
DEED: CERTIFICATE# 187540  
PLAN: L.C.C. 27607-A

THE LOT SHOWN AND  
THE IMPROVEMENTS  
THEREON LIE IN A  
WATER RESOURCE  
DISTRICT ZONE II.

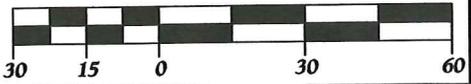
ZONING DISTRICT: SFIV

**CERTIFIED PLOT PLAN**  
LOCATED AT  
**54 ANTHONY ROAD**  
ASSESSORS PARCEL # 272-049-000-000  
**FRANKLIN, MA**  
NORFOLK COUNTY  
CONTINENTAL LAND SURVEY, LLC  
105 BEAVER STREET, FRANKLIN, MA  
(508) 528 - 2528  
SCALE: 1"=30' SEPTEMBER 30, 2021

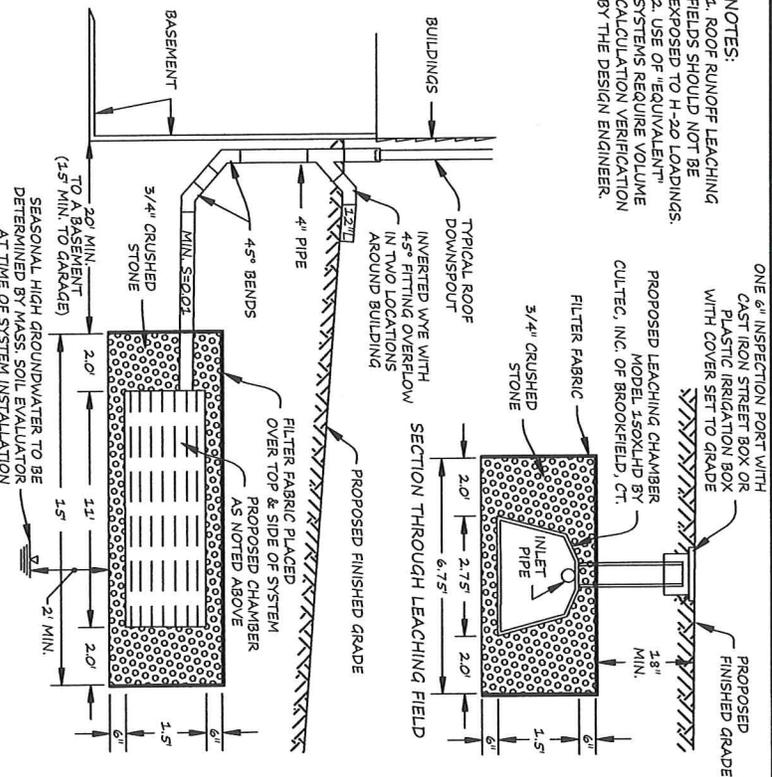
I CERTIFY THAT THIS  
PLAN WAS CREATED BY  
AN INSTRUMENT  
SURVEY ON THE  
GROUND AND THAT ALL  
STRUCTURES ARE  
LOCATED AS SHOWN  
HEREON.



CHRISTOPHER C. CHARLTON, PLS



- NOTES:**
1. ROOF RUNOFF LEACHING FIELDS SHOULD NOT BE EXPOSED TO H-20 LOADINGS.
  2. USE OF "EQUIVALENT" SYSTEMS REQUIRE VOLUME CALCULATION VERIFICATION BY THE DESIGN ENGINEER.



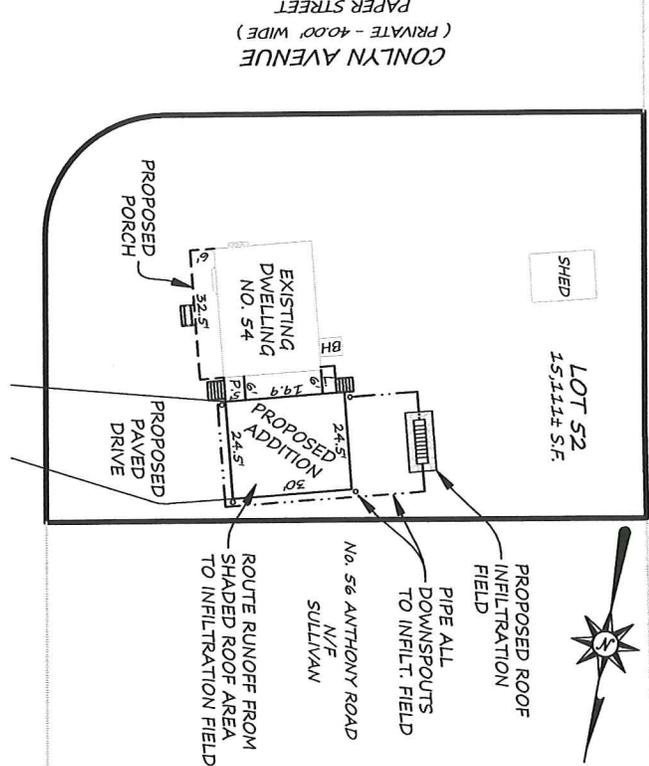
- DESIGN NOTES:**
1. EXISTING IMPERVIOUS COVERAGE = 13.9% = 2,104 S.F.\*
  2. PROPOSED IMPERVIOUS COVERAGE = 21.8% = 3,296 S.F.\*
  3. PROPOSED INCREASE IN IMPERVIOUS COVERAGE = 1,192 S.F.\* (396 PERMITTED, 796 S.F. IN EXCESS OF PERMITTED 2,500 S.F.)
  4. THIS ROOF RUNOFF LEACHING SYSTEM WAS DESIGNED TO CAPTURE 1-INCH OF RUNOFF FROM HATCHED PORTION OF THE PROPOSED HOUSE ROOF, WHICH TOTALS ~880 S.F. MIN. 78 C.F. STORAGE REQUIRED (1.12 x 880 S.F. = 73 C.F.).
  5. THE SPECIFIED INFILTRATION SYSTEM HAS A STORAGE CAPACITY OF 120 C.F. (29 C.F. IN CHAMBER PLUS 91 C.F. IN CRUSHED STONE).
  6. PIPING FOR THE ROOF DOWNSPOUT COLLECTION SYSTEM MAY BE SCHEDULE 40 PVC OR HDPE.
- \* PER PLOT PLAN REFERENCED IN EXISTING CONDITIONS NOTE 1.

**ROOF RUNOFF INFILTRATION FIELD**

NOT TO SCALE

- EXISTING CONDITIONS NOTES:**
1. EXISTING CONDITIONS, INCLUDING PROPERTY LINE INFORMATION TAKEN FROM "CERTIFIED PLOT PLAN LOCATED AT 44 ANTHONY ROAD, ASSESSORS PARCEL #272-044-000-000, FRANKLIN, MA" DATED SEPTEMBER 28, 2021 AND PREPARED BY CONTINENTAL LAND SURVEY, LLC. REFER TO SAID PLAN FOR PROPOSED SETBACKS AND IMPERVIOUS COVERAGE PERCENTAGE.

ANTHONY (400' WIDE) ROAD



**OWNER/APPLICANT**  
CHRISTOPHER BONACCIO-DIRADO  
& CHRISTINE VIRGILIO  
54 ANTHONY ROAD  
FRANKLIN, MA 02038

**ZONING DISTRICT**  
SFV  
WATER RESOURCE DISTRICT  
ZONE II

**ASSESSORS PARCEL**  
272-49

**PLAN & DEED REFERENCE**  
DEED: CERT. 187540  
PLAN: L.C.C. 27607A



Digitally signed by Daniel J. Merrin, P.E.  
Date: 2021.10.14 16:10:04 -0400

730 MAIN STREET  
SUITE 2C  
MILLSIS, MA 02054  
508-376-8883(0)  
SHEET 1 OF 1

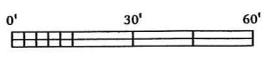


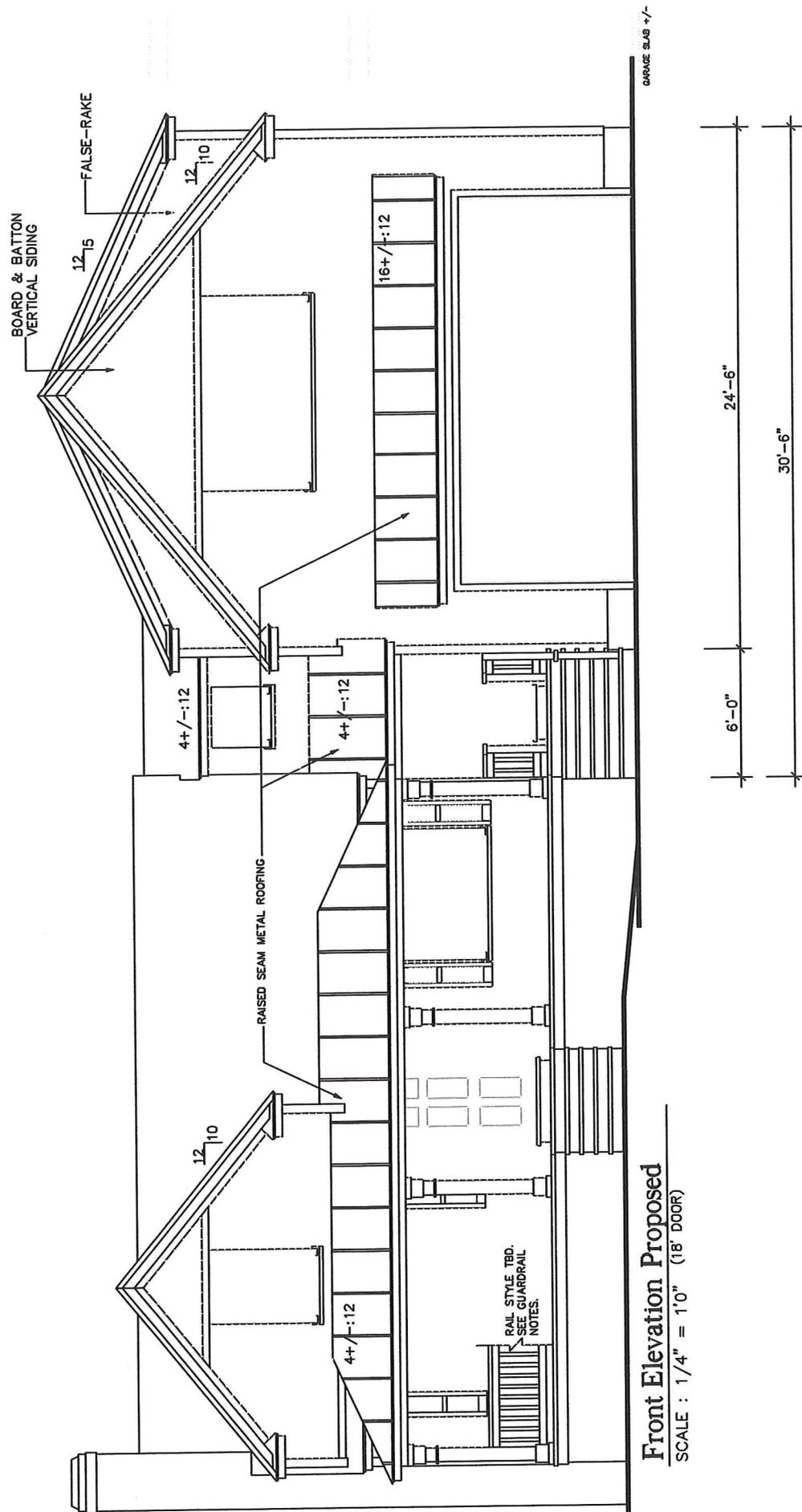
54 ANTHONY ROAD  
SITE  
PLAN OF LAND  
IN  
FRANKLIN, MA

PLAN DATE: OCTOBER 14, 2021

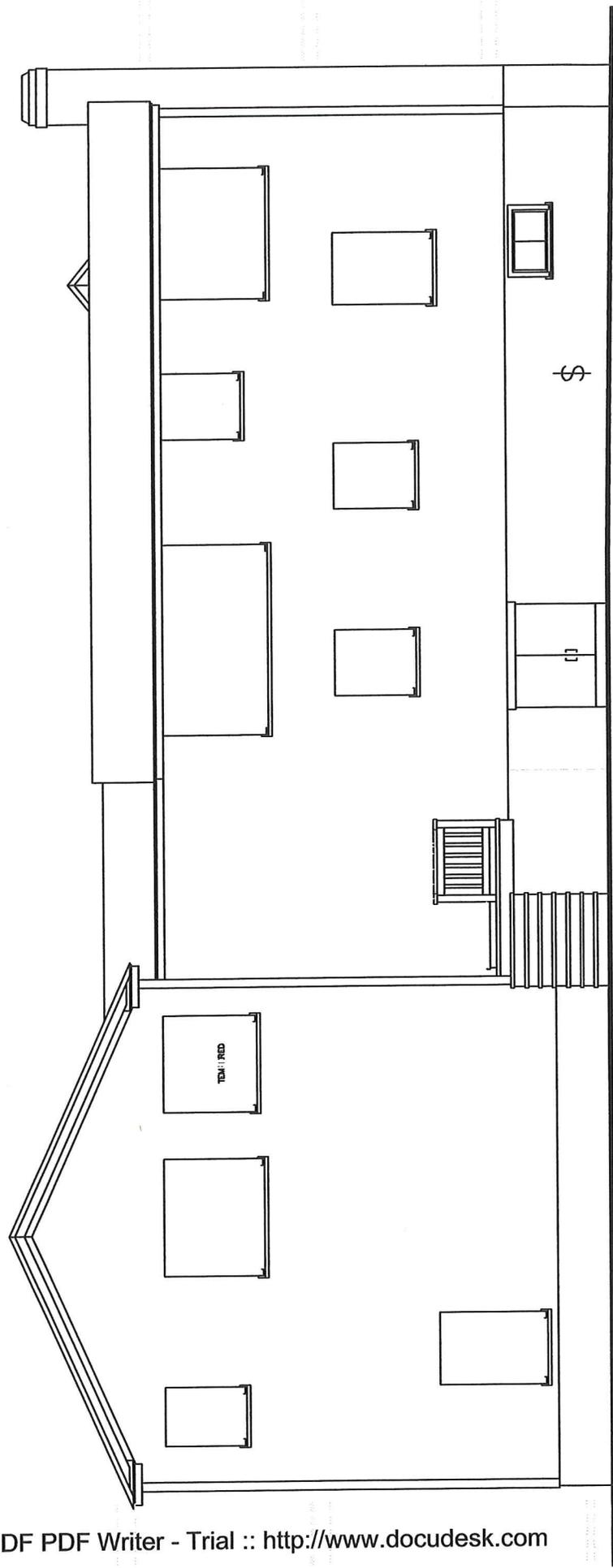
REVISION	DATE	BY

PLAN SCALE: 1" = 30'



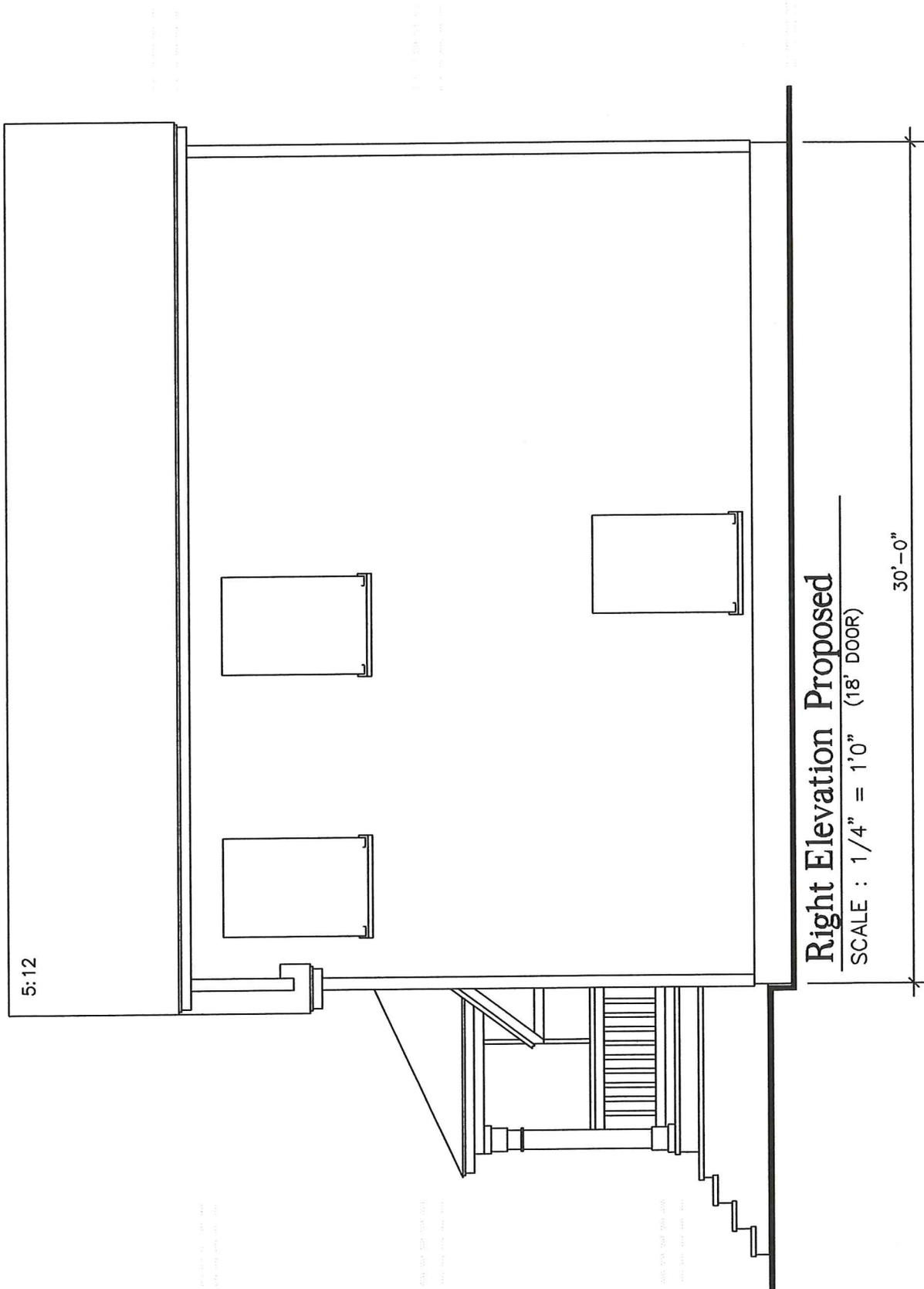


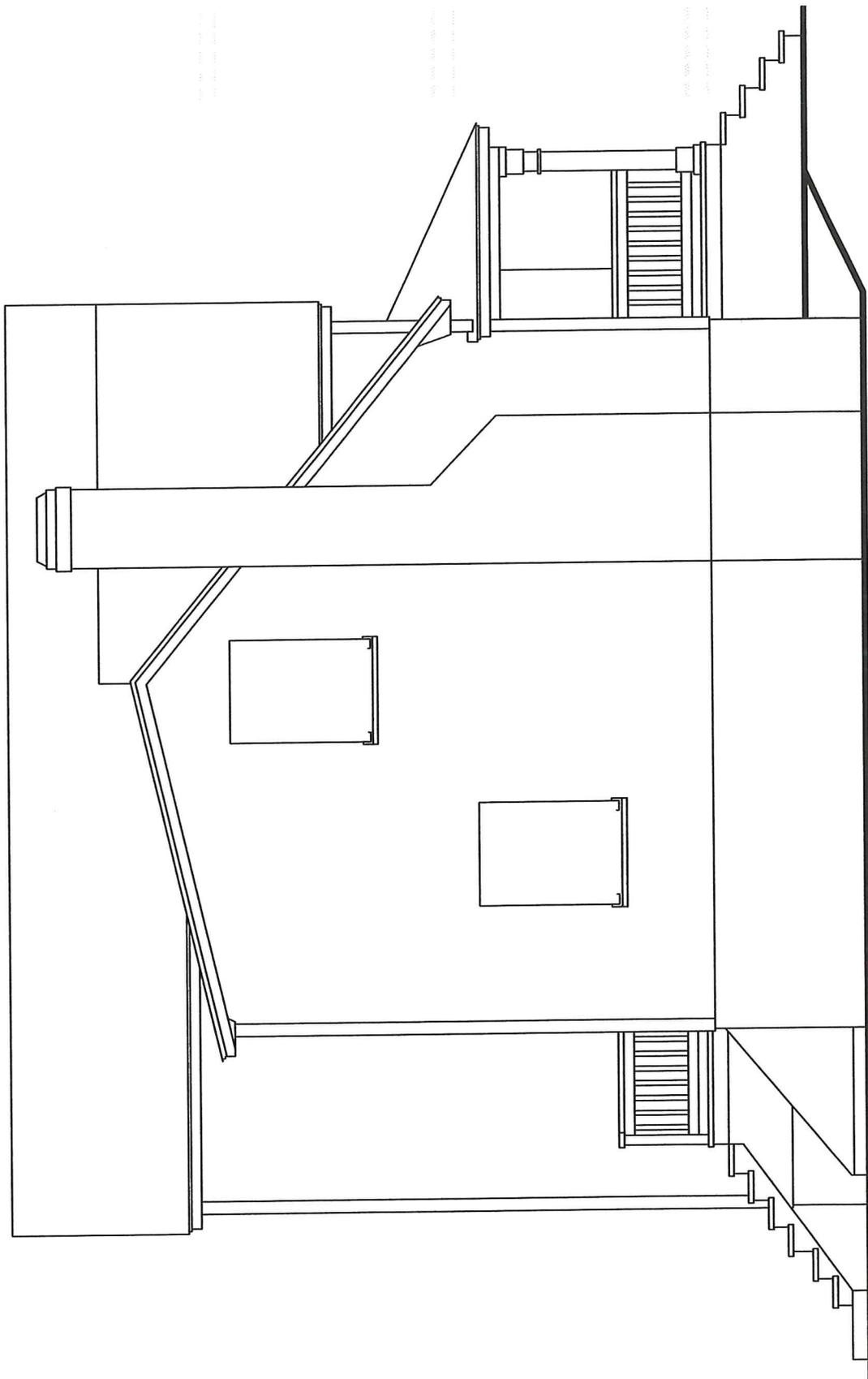
**Front Elevation Proposed**  
 SCALE : 1/4" = 1'0" (18' DOOR)



**Rear Elevation Proposed**

SCALE : 1/4" = 1'0"

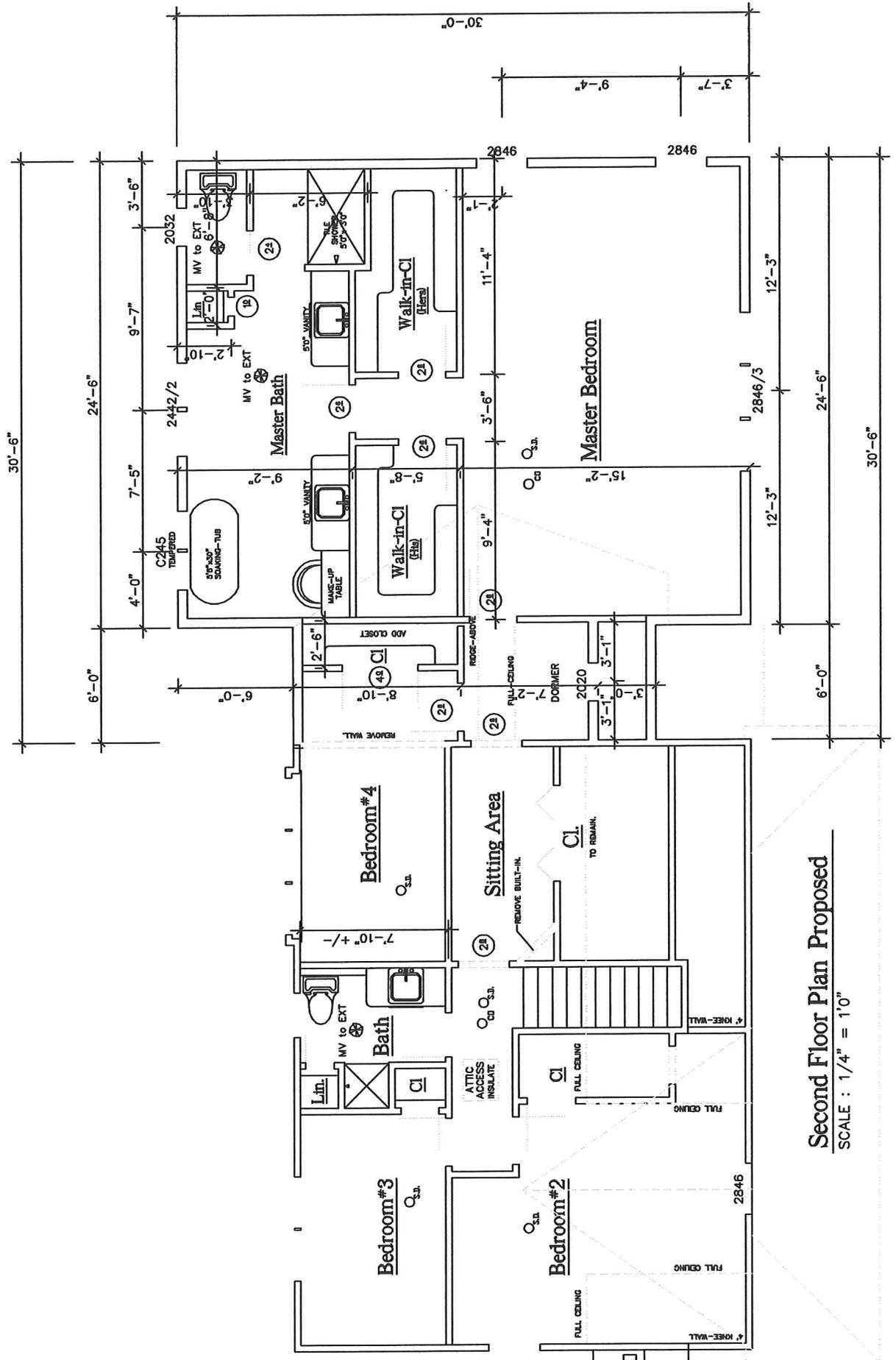




**Right Elevation Proposed**

SCALE : 1/4" = 1'0"





**Second Floor Plan Proposed**  
 SCALE : 1/4" = 1'0"

Bony to Planning

RECEIVED  
TOWN OF FRANKLIN  
OCT 15 2021  
BOARD OF ASSESSORS

**Town of Franklin – Board of Assessors**  
355 East Central St  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

**Abutters List Request Form**

**Please Note:** A \$25.00 Fee PER PARCEL is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of payment and submission of the form for the Assessors office to complete the processing of your request.

Date of Request 10 / 15 / 2021

Assessors Parcel ID # (12 digits) 272-049-000-000

Property Street Address 54 Anthony Road Franklin, MA 02038

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 Christopher and Christina DiRado

Property Owner's Mailing Address 54 Anthony Road

Town/City Franklin \_\_\_\_\_ State MA \_\_\_\_\_ Zip Code 02038 \_\_\_\_\_

Property Owner's Telephone # 508 - 922 - 9221

Requestor's Name (if different from Owner) self

Requestor's Address \_\_\_\_\_

Requestor's Telephone # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Office Use Only: Date Fee Paid 10 / 15 / 21 Paid in Cash \$ \_\_\_\_\_

Paid by Check \$ 25.00 Check # 523 Town Receipt # 27450

RETURN TO LEEANNE



# 54 ANTHONY RD - 300' ABUTTERS

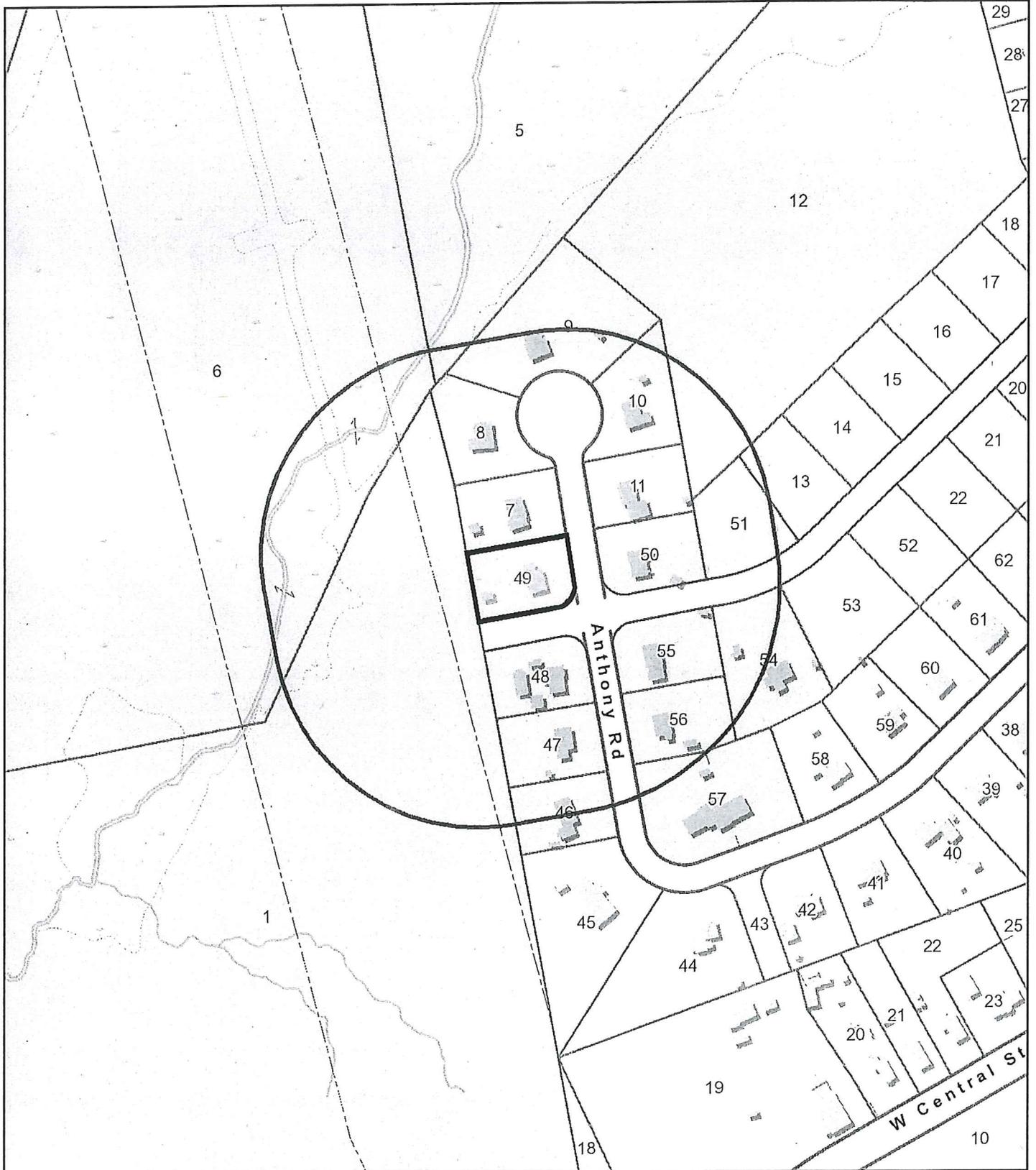
Franklin, MA



October 16, 2021

1 inch = 200 Feet

[www.cai-tech.com](http://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  
October 16, 2021

## Subject Property:

Parcel Number: 272-049-000  
CAMA Number: 272-049-000-000  
Property Address: 54 ANTHONY RD

Mailing Address: BONACCI-DIRADO CHRISTOPHER M  
VIRGILIO CHRISTINA  
54 ANTHONY RD  
FRANKLIN, MA 02038

---

## Abutters:

Parcel Number: 257-005-000  
CAMA Number: 257-005-000-000  
Property Address: MINE BROOK

Mailing Address: UNITED STATES OF AMERICA US ARMY  
696 VIRGINIA ROAD  
CONCORD, MA 01742

Parcel Number: 257-006-000  
CAMA Number: 257-006-000-000  
Property Address: WEST CENTRAL ST

Mailing Address: UNITED STATES OF AMERICA US ARMY  
696 VIRGINIA ROAD  
CONCORD, MA 01742

Parcel Number: 257-007-000  
CAMA Number: 257-007-000-000  
Property Address: 56 ANTHONY RD

Mailing Address: SULLIVAN THOMAS J SULLIVAN LINDA  
G  
56 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 257-008-000  
CAMA Number: 257-008-000-000  
Property Address: 58 ANTHONY RD

Mailing Address: BRUNETTI RICHARD D JR  
58 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 257-009-000  
CAMA Number: 257-009-000-000  
Property Address: 60 ANTHONY RD

Mailing Address: MEINCKE JOHN W III GLYNN ELIZABETH  
60 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 257-010-000  
CAMA Number: 257-010-000-000  
Property Address: 59 ANTHONY RD

Mailing Address: NORIAN CATHY E NORIAN CYNTHIA A  
59 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 257-011-000  
CAMA Number: 257-011-000-000  
Property Address: 57 ANTHONY RD

Mailing Address: LORUSSO LINDSAY GERVAIS LORUSSO  
JAMES R  
57 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 257-012-000  
CAMA Number: 257-012-000-000  
Property Address: CONLYN AVE

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

Parcel Number: 257-013-000  
CAMA Number: 257-013-000-000  
Property Address: CONLYN AVE

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

Parcel Number: 272-046-000  
CAMA Number: 272-046-000-000  
Property Address: 48 ANTHONY RD

Mailing Address: KINSON JON KINSON KATHLEEN S  
48 ANTHONY RD  
FRANKLIN, MA 02038



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



# 300 foot Abutters List Report

Franklin, MA  
October 16, 2021

Parcel Number: 272-047-000  
CAMA Number: 272-047-000-000  
Property Address: 50 ANTHONY RD

Mailing Address: WALKER KAREN M  
50 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 272-048-000  
CAMA Number: 272-048-000-000  
Property Address: 52 ANTHONY RD

Mailing Address: OBRIEN PATRICK J OBRIEN SHIRLEY E  
52 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 272-049-000  
CAMA Number: 272-049-000-000  
Property Address: 54 ANTHONY RD

Mailing Address: BONACCI-DIRADO CHRISTOPHER M  
VIRGILIO CHRISTINA  
54 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 272-050-000  
CAMA Number: 272-050-000-000  
Property Address: 55 ANTHONY RD

Mailing Address: CRANDALL KYLE CRANDALL JENNIFER  
55 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 272-051-000  
CAMA Number: 272-051-000-000  
Property Address: CONLYN AVE

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

Parcel Number: 272-054-000  
CAMA Number: 272-054-000-000  
Property Address: 53-A CONLYN AVE

Mailing Address: WHITE-MCGILL DONNA L TR DONNA  
WHITE-MCGILL REVOC TRUST MCGILL,  
KENNETH R T  
53A CONLYN AV  
FRANKLIN, MA 02038

Parcel Number: 272-055-000  
CAMA Number: 272-055-000-000  
Property Address: 53 ANTHONY RD

Mailing Address: CHOINIÈRE JOSEPH N CHOINIÈRE  
HALLEY  
53 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 272-056-000  
CAMA Number: 272-056-000-000  
Property Address: 51 ANTHONY RD

Mailing Address: ZOLNOWSKI HEATHER A  
51 ANTHONY RD  
FRANKLIN, MA 02038

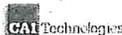
Parcel Number: 272-057-000  
CAMA Number: 272-057-000-000  
Property Address: 43 ANTHONY RD

Mailing Address: DONOVAN ROBERT P DONOVAN  
BARBARA A  
43 ANTHONY RD  
FRANKLIN, MA 02038

Parcel Number: 273-001-000  
CAMA Number: 273-001-000-000  
Property Address: WEST CENTRAL ST

Mailing Address: BERNON LAND TRUST LLC  
PO BOX 70  
EAST GREENWICH, RI 02818

*Kevin M. Doyle, 10-16-21*



www.cai-tech.com

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

BERNON LAND TRUST LLC  
PO BOX 70  
EAST GREENWICH, RI 02818

LORUSSO LINDSAY GERVAIS  
LORUSSO JAMES R  
57 ANTHONY RD  
FRANKLIN, MA 02038

BONACCI-DIRADO CHRISTOPHE  
VIRGILIO CHRISTINA  
54 ANTHONY RD  
FRANKLIN, MA 02038

MEINCKE JOHN W III  
GLYNN ELIZABETH  
60 ANTHONY RD  
FRANKLIN, MA 02038

BRUNETTI RICHARD D JR  
58 ANTHONY RD  
FRANKLIN, MA 02038

NORIAN CATHY E  
NORIAN CYNTHIA A  
59 ANTHONY RD  
FRANKLIN, MA 02038

CHOINIÈRE JOSEPH N  
CHOINIÈRE HALLEY  
53 ANTHONY RD  
FRANKLIN, MA 02038

OBRIEN PATRICK J  
OBRIEN SHIRLEY E  
52 ANTHONY RD  
FRANKLIN, MA 02038

CRANDALL KYLE  
CRANDALL JENNIFER  
55 ANTHONY RD  
FRANKLIN, MA 02038

SULLIVAN THOMAS J  
SULLIVAN LINDA G  
56 ANTHONY RD  
FRANKLIN, MA 02038

DONOVAN ROBERT P  
DONOVAN BARBARA A  
43 ANTHONY RD  
FRANKLIN, MA 02038

UNITED STATES OF AMERICA  
US ARMY  
696 VIRGINIA ROAD  
CONCORD, MA 01742

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

UNITED STATES OF AMERICA  
US ARMY  
696 VIRGINIA ROAD  
CONCORD, MA 01742

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

WALKER KAREN M  
50 ANTHONY RD  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

WHITE-MCGILL DONNA L TR  
DONNA WHITE-MCGILL REVOC  
53A CONLYN AV  
FRANKLIN, MA 02038

KINSON JON  
KINSON KATHLEEN S  
48 ANTHONY RD  
FRANKLIN, MA 02038

ZOLNOWSKI HEATHER A  
51 ANTHONY RD  
FRANKLIN, MA 02038