

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: Franklin Flex Space, LLC

LOCATION: Parcel 304-064 Washington Street

ZONING DISTRICT: Industrial

TYPE OF PROJECT: Earth Removal

DATE: 09/15/2021 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185-23A.(2)(d)

REASON FOR DENIAL: Applicant is seeking to conduct earth removal in excess of 1,000 cubic yards. The building permit is denied without a Special Permit from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____ **DATE**

ZONING OFFICIAL SIGNATURE LAB _____ 09/15/2021 _____

DATE

RECEIVED
TOWN OF FRANKLIN
SEP 15 2021
ZONING BOARD OF APPEALS

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 SEP 15 P 5:31
RECEIVED

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Franklin Flex Space, LLC

PETITIONER'S ADDRESS: 13 Clovelly Road Wellesley, MA 02481

PHONE: 781-810-4800

LOCATION OF PROPERTY: Washington Street

TYPE OF OCCUPANCY: Office, Warehouse and Light Manufacturing

ZONING DISTRICT: Industrial

ASSESSORS MAP & PARCEL: Map 304 Parcel 64

REASON FOR PETITION:

- | | |
|---|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Other: <u>Earth Removal</u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner is proposing to construct three buildings each with a footprint of 15,120 sq. ft. The building will contain 9 bays each and will be used for office, warehouse and light manufacturing. To complete the project the petitioner will need to remove approximately 20,211 cubic feet of earth materials from the site.

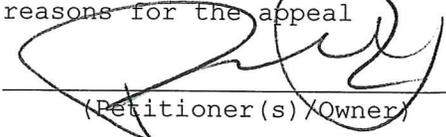
SECTIONS OF ZONING ORDINANCE CITED:

Article V Section Section 185-23

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)
Peter Genta

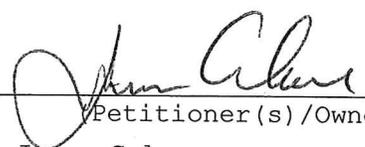
(Print Name)

Address: 13 Clovelly Road Wellesley, MA 02481

Tel. No.: 781-810-4800

E-Mail Address: pgenta@mpg-capital.com

Date: 9/14/2021

Original Signature(s): 

(Petitioner(s)/Owner)
James Colace

(Print Name)

Address: 55 Coutu Street Franklin, MA 02038

Tel. No.: 508-863-3606

E-Mail Address: BETHCOLACE@msn.com

Original Signature(s): _____

(Petitioner(s)/Owner)

(Print Name)

Address: _____

Tel. No.: _____

E-Mail Address: _____

Earth Removal Application

FOR
Washington Street

LOCATED IN
FRANKLIN, MASSACHUSETTS

RECEIVED
TOWN OF FRANKLIN
SEP 15 2021
ZONING BOARD OF APPEALS

PREPARED FOR
Franklin Flex Space, LLC
13 Clovelly Road
Wellesley, MA

PREPARED BY
UNITED CONSULTANTS, INC.
850 FRANKLIN STREET, SUITE 11D
WRENTHAM, MA. 02093

DATE: September 13, 2021



Purpose

This report is offered in support of the application for Earth Removal for the "Site Plan – Washington Street" located in Franklin, Massachusetts.

Existing Conditions

The site consists of three parcels of land that were combined to create a parcel with 5.66 acres of land. One of the three parcels was formerly a railroad right of way. The site is currently vacant. There is also a right of way located on the abutting property. There is an existing easement for the overhead power transmission lines that cross the site.

Proposed Conditions

The proposed development will consist of the construction of three buildings with vehicle parking areas. A storm-water system has been proposed for the site. This storm-water system will have catch basin, water quality units and three trench drains to capture the stormwater. Additional water quality units will be included in line of the stormwater system to provide the required water quality treatment. Three underground infiltration ponds will also be constructed. A municipal water connection and utility connections are proposed for the site. A septic system will be provided. The project will utilize a single driveway entrance from Washington Street.

The project will require the excavation of 21,848 cubic yards of earth material, with approximately 1,337 cubic yards being utilized as fill on site. This will generate an export of earth material from the site of 20,511 cubic yards.

As required by the Town of Franklin Zoning Bylaw Section 185-23 we have completed the following responses:

Section B. (1)

- (a) The site will be developed as shown on the site plans. Excavators, bulldozers, front end loaders and dump trucks will be utilized to complete the earth removal and site grading. The hours of operation will be from 7 am to 5 pm. Vehicles will traverse the site as necessary to complete the earth material removal operations. The existing gravel rail bed and pad at the Washington Street frontage will be utilized for storing equipment and materials until the site is graded and made available. The site work will be completed in three areas consisting of one building and a portion of the parking area. This was done to minimize the disturbance area. The work is anticipated to take one year to complete.
- (b) If ledge removal is necessary the contractor shall evaluate the use of hydraulic hammers to remove the ledge. If this is not feasible the contractor shall file and obtain all necessary permits from the Commonwealth of Massachusetts and the Town of Franklin. This will include obtaining all necessary permits from the Town of Franklin Fire Department. Boulders, tree stumps and other waste material will be disposed of off-site.
- (c) Test Pit data and locations can be found on the site plans existing conditions sheets.
- (d) The site is proposed to be developed as an industrial build with bays that will have office space, warehouse space and could be used for light manufacturing. The site will have a stormwater system that has been designed to comply with the Town of Massachusetts Department of Environmental Protection Stormwater Regulations and Standards.
- (e) Owners:

Abruzzi Realty Trust – 55 Court Street – Franklin, MA 02038

Petitioner and Site Operator:
Franklin Flex Space, LLC – 13 Clovelly Steet – Wellesley, MA 02481

Abutters: A certified list of abutters has been attached.

- (f) The intended use of the property is a mix of office, warehouse, and light manufacturing.
- (g) Trucking routes are planned to exist the site onto Washington Street heading south toward King Street. The trucks will then travel on King Street to Route 495.
- (h) The proposed erosion control methods are provided on the site plans. The project will require a Town of Franklin Soil Erosion and Sedimentation Control Plan and filing with the EPA. Pre-development and Post-development drainage calculations have been provided in the Drainage Analysis.
- (i) The existing and proposed site elevations as well as test pit locations can be found on the site plans.
- (j) We anticipate the Zoning Enforcement Office will provide the Zoning Board of Appeals a statement as to the existence of unexpired earth removal special permits applicable to the land that abuts the parcel of land from which the applicant seeks to remove material.

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 Abruzzi Realty Trust - James Colace
(OWNER)

Address: 55 Coutu Street Franklin, MA 02038

State that I/We own the property located at Washington Street Assessors Map 304 Parcel 64, which is the subject of this zoning application.

The record title of this property is in the name of Abruzzi Realty Trust

*Pursuant to a deed of duly recorded in the date 3-18-2021, Norfolk

County Registry of Deeds at Book 39157, Page 493; 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: Franklin Flex Space, LLC
PRESENT USE/OCCUPANCY: Vacant Land
LOCATION: Washington Street Map 304 Parcel 64
ZONE: Industrial

PHONE: 781-810-4800
REQUESTED USE/OCCUPANCY: Office, Warehouse and Light Manufacturing

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u> (min.)	<u>246,404+/-</u>	<u>246,404+/-</u>	<u>40,000</u>
<u>Continuous Frontage:</u>	<u>253.47'</u>	<u>253.47'</u>	<u>175'</u> (min.)
<u>Size of Lot: Width</u> (min.)	<u>137' +</u>	<u>137' +</u>	<u>157.5'</u>
Depth	<u>299.9'</u>	<u>299.9'</u>	<u>200'</u> (min)
<u>Setbacks in Feet:</u>			
Front	<u>0</u>	<u>40'</u>	<u>40'</u> (min.)
Rear	<u>0</u>	<u>30'</u>	<u>30'</u> (min.)
Left Side	<u>0</u>	<u>30'</u>	<u>30'</u> (min.)
Right Side	<u>0</u>	<u>30'</u>	<u>30'</u> (min.)
<u>Building Height: Stories</u>	<u>0</u>	<u>1</u>	<u>3</u> (max.)
Feet	<u>0</u>	<u>22'</u>	<u>-</u> (max.)
 <u>NO. of Dwelling Units:</u>	 <u>0</u>	 <u>(max.)</u>	
<u>NO. of Parking Spaces:</u>	<u>132 spaces</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.

There are not any building on the subject property.

The property is currently vacant.

The proposed building will be constructed of steel and concrete.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.



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.

The proposed project will include three proposed buildings and will include a parking area. The use of the building will be office, warehouse and light manufacturing which are allowed within the Industrial Zoning District.

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

The traffic generated from the proposed buildings will be directed to Washington Street and will travel southerly to King Street or northerly to Union Street. The design includes one access driveway curb cut on Washington Street to service the three buildings.

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

The proposed buildings located on the site will be connected to the town water and utilities which are currently located within the property frontage. Proposed utility connections are shown on the site plan. A septic system will be proposed and will be designed in accordance with Title V and the Town of Franklin Board of Health Regulations.

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

The property is located within the Industrial zoning district. The property is bordered on the east single family houses to the south by electric transmission lines to the west by a wetland and the the north by vacant land and Interstate Route 495.

(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.

The site is not located within a mapped Natural Heritage and Endangered Species Area. There are not any mapped vernal pools located on the site.

(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.

The siting of the three building as well as the height of the building in relation to the existing houses will not impact the light or air circulation of the abutting properties. The site storm-water system has been designed to meet the Town storm-water standards for rate and volume of discharge. No noise, odor, vibrations or airborne particulates are anticipated.

(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.

The proposed tenants have not been determined. Based on office and warehouse uses the anticipated water use will be approximately 1,350 gallons per day. The site will be service by an onsite septic system.

ZBA Application - Deed

Meaning and intending to convey and hereby conveying the same premises conveyed to the grantor by deed dated October 4, 2006 and recorded in the Norfolk County Registry of Deeds in Norfolk County Registry of Deeds Book 24143 Page 27.

This Deed is to confirm and correct a prior Deed dated November 14, 2018 recorded in the Norfolk County Registry of Deeds in Book 36454, Page 293, which was missing the above Parcel Two (containing Parcel "B") from the description.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

EXECUTED as a sealed instrument this 18th day of March, 2021.

THE FRANKLIN SPORTS MALL LLC

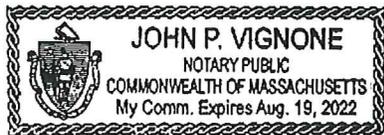
by:

[Handwritten Signature]
CARMINE COLACE,
Manager

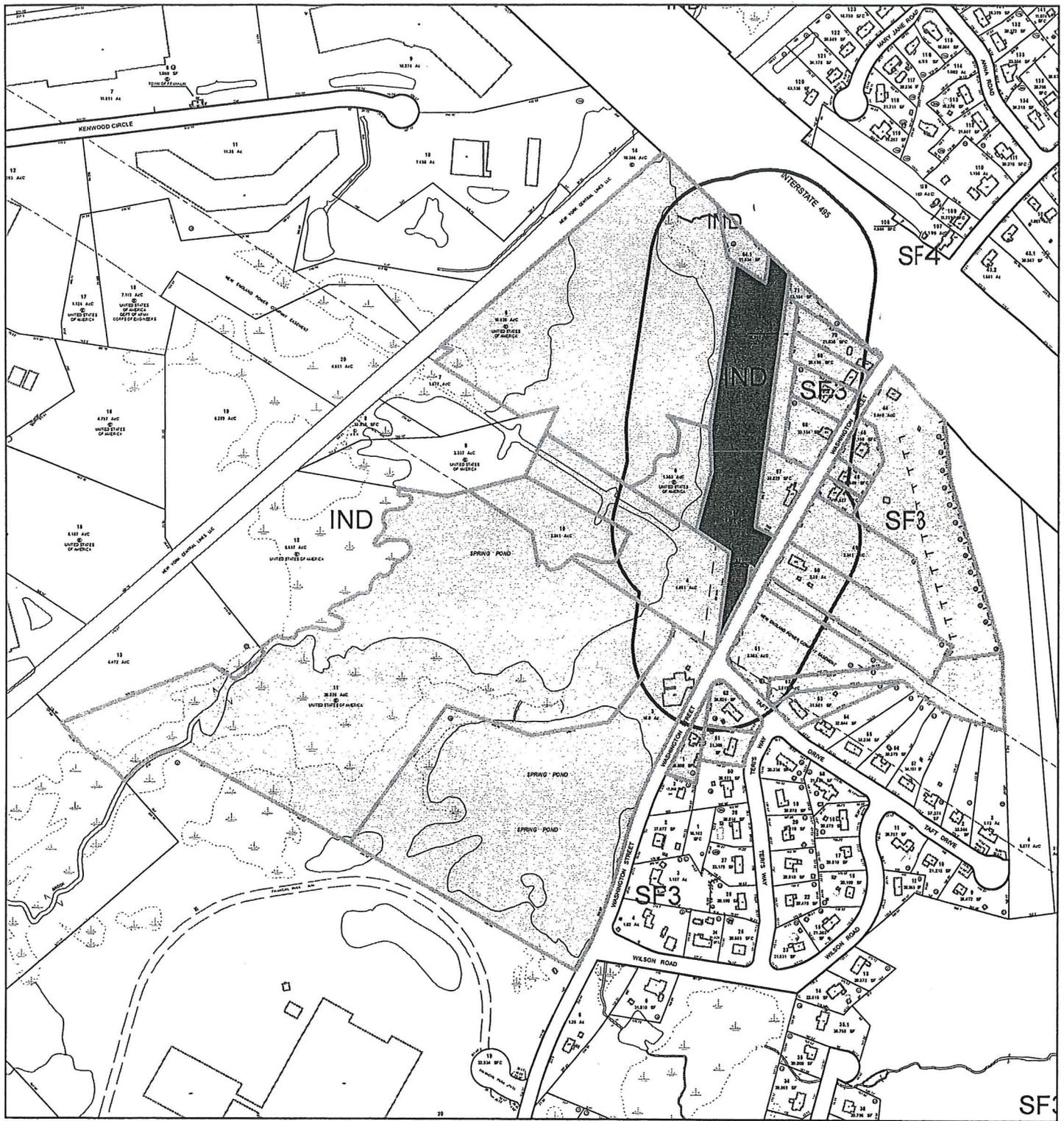
Commonwealth of Massachusetts

Norfolk, ss

On this 18th day of March, 2021, before me, the undersigned notary public, personally appeared CARMINE COLACE, Manager of THE FRANKLIN SPORTS MALL LLC, proved to me through satisfactory evidence of identification, being (check whichever applies): *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.



[Handwritten Signature]
John P. Vignone, Notary Public
My commission expires: 8/19/2022



WASHINGTON ST [304-064-000-000] - 300' ABUTTERS
 Town of Franklin



7/17/2021

300' Abutters List Report

Franklin, MA

July 17, 2021

Subject Parcel:

Parcel Number: 304-064-000
CAMA Number: 304-064-000-000
Property Address: WASHINGTON ST

Mailing Address: COLACE JAMES A TR ABRUZZI REALTY TRUST
55 COUTU ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 304-044-000
CAMA Number: 304-044-000-000
Property Address: 202 WASHINGTON ST

Mailing Address: RISTAINO FLORENCE T RISTAINO MARGARET
202 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-045-000
CAMA Number: 304-045-000-000
Property Address: 220 WASHINGTON ST

Mailing Address: RISTAINO EMMA E L/E RISTAINO PATRICIA A
220 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-046-000
CAMA Number: 304-046-000-000
Property Address: 230 WASHINGTON ST

Mailing Address: QUINN WILLIAM J
230 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-047-000
CAMA Number: 304-047-000-000
Property Address: 236 WASHINGTON ST

Mailing Address: RISTAINO KRYSTAL L RISTAINO ROBERT M
236 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-049-000
CAMA Number: 304-049-000-000
Property Address: 246 WASHINGTON ST

Mailing Address: MILLER KAREN E
246 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-050-000
CAMA Number: 304-050-000-000
Property Address: 258 WASHINGTON ST

Mailing Address: REED MICHAEL A REED JODIG
136 POND ST
E BRIDGEWATER, MA 02333

Parcel Number: 304-051-000
CAMA Number: 304-051-000-000
Property Address: WASHINGTON ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 304-052-000
CAMA Number: 304-052-000-000
Property Address: 2 TAFT DR

Mailing Address: DANIELLO ALBERT A & THERESA M DANIELLO NOMINEE TRUST
372 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 304-053-000
CAMA Number: 304-053-000-000
Property Address: 4 TAFT DR

Mailing Address: GARLOCK MATTHEW T TR 4 TAFT DR
FRANKLIN NOMINEE TR
4 TAFT DR
FRANKLIN, MA 02038

Parcel Number: 304-061-000
CAMA Number: 304-061-000-000
Property Address: 3 TERIS WAY

Mailing Address: COSTELLO THOMAS J COSTELLO MARY L
3 TERIS WAY
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

July 17, 2021

Parcel Number: 304-062-000 CAMA Number: 304-062-000-000 Property Address: 1 TAFT DR	Mailing Address: RISINGER LON RISINGER CALLIE 1 TAFT DR FRANKLIN, MA 02038
Parcel Number: 304-064-000 CAMA Number: 304-064-000-000 Property Address: WASHINGTON ST	Mailing Address: COLACE JAMES A TR ABRUZZI REALTY TRUST 55 COUTU ST FRANKLIN, MA 02038
Parcel Number: 304-064-001 CAMA Number: 304-064-001-000 Property Address: WASHINGTON ST	Mailing Address: KINCH VALENTINA TR FERRARA FAMILY REALTY TRUST DE P O BOX 482 FRANKLIN, MA 02038
Parcel Number: 304-065-000 CAMA Number: 304-065-000-000 Property Address: WASHINGTON ST	Mailing Address: NEW ENGLAND POWER CO PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM, MA 02451-2286
Parcel Number: 304-067-000 CAMA Number: 304-067-000-000 Property Address: 241 WASHINGTON ST	Mailing Address: HARRINGTON PAUL L HARRINGTON MICHELLE I 241 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-068-000 CAMA Number: 304-068-000-000 Property Address: 223 WASHINGTON ST	Mailing Address: DANIELLO ALAN ROBERT 223 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-068-001 CAMA Number: 304-068-001-000 Property Address: 213 WASHINGTON ST	Mailing Address: MARGUERITE JOHN E 213 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-069-000 CAMA Number: 304-069-000-000 Property Address: 203 WASHINGTON ST	Mailing Address: CARLUCCI ROSE 510 UNION ST FRANKLIN, MA 02038
Parcel Number: 304-070-000 CAMA Number: 304-070-000-000 Property Address: 199 WASHINGTON ST	Mailing Address: SHECK GREGORY C &CHRISTINE TRS SHICK FAMILY TRUST 199 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-071-000 CAMA Number: 304-071-000-000 Property Address: WASHINGTON ST	Mailing Address: FERRARA CRISTINA TR CAGMV REALTY TRUST CLARKE ANNA 139 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 304-073-000 CAMA Number: 304-073-000-000 Property Address: WASHINGTON ST	Mailing Address: OWNER UNKNOWN FRANKLIN, MA 02038
Parcel Number: 305-001-000 CAMA Number: 305-001-000-000 Property Address: 302 WASHINGTON ST	Mailing Address: MURPHY CHRISTOPHER C MURPHY MARIA 302 WASHINGTON ST FRANKLIN, MA 02038

www.cai-tech.com

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300' Abutters List Report

Franklin, MA
July 17, 2021

Parcel Number: 305-003-000
CAMA Number: 305-003-000-000
Property Address: 291 WASHINGTON ST

Mailing Address: CHENT REALTY INC
291 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 305-004-000
CAMA Number: 305-004-000-000
Property Address: WASHINGTON ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPARTMENT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 305-005-000
CAMA Number: 305-005-000-000
Property Address: MINE BROOK

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

Parcel Number: 305-006-000
CAMA Number: 305-006-000-000
Property Address: MINE BROOK

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

Parcel Number: 305-010-000
CAMA Number: 305-010-000-000
Property Address: WASHINGTON ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPARTMENT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 305-011-000
CAMA Number: 305-011-000-000
Property Address: WASHINGTON ST

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

Kenneth M. Doyle, 7-17-2021

www.cai-tech.com

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RISTAINO FLORENCE T
RISTAINO MARGARET
202 WASHINGTON ST
FRANKLIN, MA 02038

RISINGER LON
RISINGER CALLIE
1 TAFT DR
FRANKLIN, MA 02038

MURPHY CHRISTOPHER C
MURPHY MARIA
302 WASHINGTON ST
FRANKLIN, MA 02038

RISTAINO EMMA E L/E
RISTAINO PATRICIA A
220 WASHINGTON ST
FRANKLIN, MA 02038

COLACE JAMES A TR
ABRUZZI REALTY TRUST
55 COUTU ST
FRANKLIN, MA 02038

CHENT REALTY INC
291 WASHINGTON ST
FRANKLIN, MA 02038

QUINN WILLIAM J
230 WASHINGTON ST
FRANKLIN, MA 02038

KINCH VALENTINA TR
FERRARA FAMILY REALTY TRU
P O BOX 482
FRANKLIN, MA 02038

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PROPERTY TAX DEPARTMENT
40 SYLVAN RD
WALTHAM, MA 02451-2286

RISTAINO KRYSTAL L
RISTAINO ROBERT M
236 WASHINGTON ST
FRANKLIN, MA 02038

HARRINGTON PAUL L
HARRINGTON MICHELLE I
241 WASHINGTON ST
FRANKLIN, MA 02038

UNITED STATES OF AMERICA
696 VIRGINIA ROAD
CONCORD, MA 01742

MILLER KAREN E
246 WASHINGTON ST
FRANKLIN, MA 02038

DANIELLO ALAN ROBERT
223 WASHINGTON ST
FRANKLIN, MA 02038

REED MICHAEL A
REED JODI G
136 POND ST
E BRIDGEWATER, MA 02333

MARGUERITE JOHN E
213 WASHINGTON ST
FRANKLIN, MA 02038

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

CARLUCCI ROSE
510 UNION ST
FRANKLIN, MA 02038

DANIELLO ALBERT A & THERE
DANIELLO NOMINEE TRUST
372 WASHINGTON ST
FRANKLIN, MA 02038

SHECK GREGORY C & CHRISTIN
SHICK FAMILY TRUST
199 WASHINGTON ST
FRANKLIN, MA 02038

GARLOCK MATTHEW T TR
4 TAFT DR FRANKLIN NOMINE
4 TAFT DR
FRANKLIN, MA 02038

FERRARA CRISTINA TR
CAGMV REALTY TRUST CLARKE
139 WASHINGTON ST
FRANKLIN, MA 02038

COSTELLO THOMAS J
COSTELLO MARY L
3 TERIS WAY
FRANKLIN, MA 02038

OWNER UNKNOWN
FRANKLIN, MA 02038