

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: Joanne M. Williams

LOCATION: 17 Charles Drive

ZONING DISTRICT: RR 1

TYPE OF PROJECT: Attached 2 Car Garage with a Mudroom/Laundry

DATE: 12/20/2021 **DENY**

SPECIAL PERMIT and VARIANCE

ZONING BY LAW SECTIONS: 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements

REASON FOR DENIAL: Applicant is seeking to construct an attached garage with a mudroom/laundry that increases the impervious area of the lot to 28.2 % where 25 % is allowed and to be 10.7' from the side yard setback where 40' is required. The building permit is denied without a Special Permit and a Variance from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____

ZONING OFFICIAL SIGNATURE LAB 12/20/2021 DATE

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

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TOWN OF FRANKLIN

DEC 20 2021

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: Variance: Appeal:

PETITIONER: Joanne Williams

PETITIONER'S ADDRESS: 17 Charles Drive PHONE: 774-571-1992

LOCATION OF PROPERTY: 17 Charles Drive, Franklin, MA 02038

TYPE OF OCCUPANCY: owner/resident ZONING DISTRICT: RR 1

ASSESSORS MAP & PARCEL: 215-099-000-000

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Addi'l Dwelling Unit's Sign
- Dormer Subdivision
- Other: _____

DESCRIPTION OF PETITIONER'S PROPOSAL:
Addition of 2 car garage with mudroom/laundry room attached

SECTIONS OF ZONING ORDINANCE CITED:

Article _____ Section _____
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): Joanne Williams
(Petitioner(s)/Owner)
Joanne Williams
(Print Name)

Address: 17 Charles Drive, Franklin MA 02038

Tel. No.: 774-571-1992

E-Mail Address: puggyw@verizon.net

Date: _____

TOWN OF FRANKLIN
TOWN CLERK
2021 DEC 20 P 12:47
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**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 Joanne Williams
(OWNER)

Address: 17 Charles Drive, Franklin, MA 02038

State that I/We own the property located at 17 Charles Drive,
which is the subject of this zoning application.

The record title of this property is in the name of Joanne M Williams
Revocable Trust of 2015

*Pursuant to a deed of duly recorded in the date 11-12-2015 Norfolk
County Registry of Deeds at Book 33635, Page 583; or
Dedham Registry District of Land Court, Certificate No. _____
Book 3 Page _____.

Joanne Williams
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

Zoning

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

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TOWN OF FRANKLIN
DEC 16 2021
BOARD OF ASSESSORS

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 12/17/2021

Assessors Parcel ID # (12 digits) 215 - 099 - 000 - 000

Property Street Address 17 Charles Drive, 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 Joanne Williams

Property Owner's Mailing Address 17 Charles Drive

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 774 - 571 - 1992

Requestor's Name (if different from Owner) self

Requestor's Address _____

Requestor's Telephone # _____

Office Use Only: Date Fee Paid 12/17/21 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 110 Town Receipt # 30004

RETURN TO LEEANNE KERWIN



17 CHARLES DR - 300' ABUTTERS

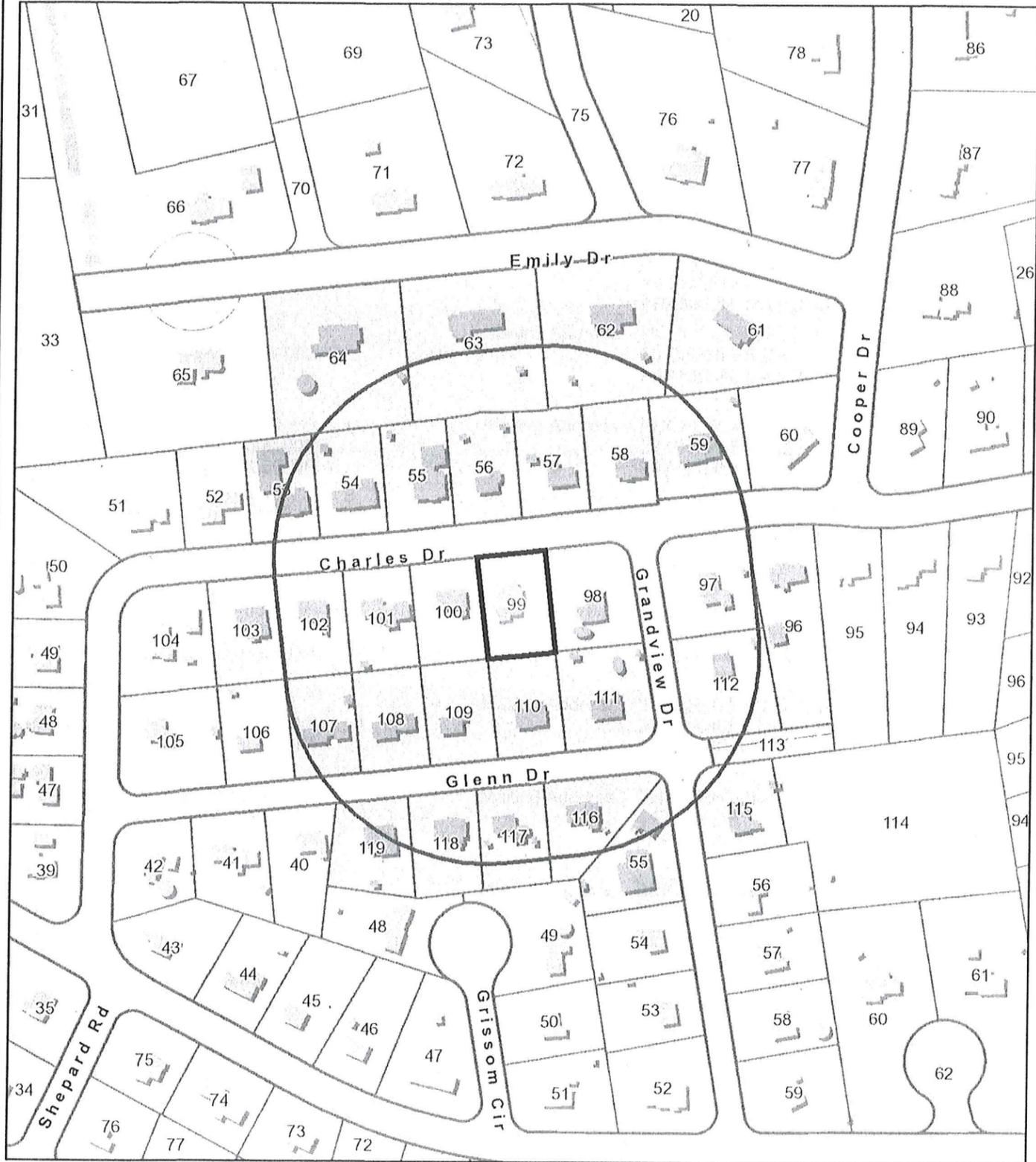
Franklin, MA

CAI Technologies

December 17, 2021

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
December 17, 2021

Subject Property:

Parcel Number: 215-099-000
CAMA Number: 215-099-000-000
Property Address: 17 CHARLES DR

Mailing Address: WILLIAMS JOANNE M TR THE JOANNE M
WILLIAMS REV TR
17 CHARLES DR
FRANKLIN, MA 02038

Abutters:

Parcel Number: 215-053-000
CAMA Number: 215-053-000-000
Property Address: 16 CHARLES DR

Mailing Address: DINNOCENZO WILLIAM E
16 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-054-000
CAMA Number: 215-054-000-000
Property Address: 18 CHARLES DR

Mailing Address: BALLINGER DANIEL B BALLINGER
REBECCA R
18 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-055-000
CAMA Number: 215-055-000-000
Property Address: 20 CHARLES DR

Mailing Address: NOBLE CAMERON K NOBLE BRIGID K
20 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-056-000
CAMA Number: 215-056-000-000
Property Address: 22 CHARLES DR

Mailing Address: PUCEL ROBERT W PUCEL KAREN A
22 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-057-000
CAMA Number: 215-057-000-000
Property Address: 24 CHARLES DR

Mailing Address: GILLIS STEPHEN P GILLIS MAUREEN T
24 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-058-000
CAMA Number: 215-058-000-000
Property Address: 26 CHARLES DR

Mailing Address: GONSALVES GREGORY M
26 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-059-000
CAMA Number: 215-059-000-000
Property Address: 30 CHARLES DR

Mailing Address: SOLARI DAVID C KURJANOWICZ LAURA
30 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 215-061-000
CAMA Number: 215-061-000-000
Property Address: 4 EMILY DR

Mailing Address: CHATTERTON SHARON A
4 EMILY DR
FRANKLIN, MA 02038

Parcel Number: 215-062-000
CAMA Number: 215-062-000-000
Property Address: 8 EMILY DR

Mailing Address: REICHLE BEVERLY E MANCUSO JO-
ANN
8 EMILY DR
FRANKLIN, MA 02038

Parcel Number: 215-063-000
CAMA Number: 215-063-000-000
Property Address: 12 EMILY DR

Mailing Address: NOGUEIRA KENNETH NOGUEIRA LYNN
12 EMILY DR
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
December 17, 2021

Parcel Number: 215-064-000 CAMA Number: 215-064-000-000 Property Address: 16 EMILY DR	Mailing Address: LEARY DEREK J 16 EMILY DR FRANKLIN, MA 02038
Parcel Number: 215-096-000 CAMA Number: 215-096-000-000 Property Address: 31 CHARLES DR	Mailing Address: O'NEIL CHRISTOPHER B O'NEIL MOLLY C 31 CHARLES DR FRANKLIN, MA 02038
Parcel Number: 215-097-000 CAMA Number: 215-097-000-000 Property Address: 13 GRANDVIEW DR	Mailing Address: COLLINS MONICA C COLLINS MARCUS A 13 GRANDVIEW DR FRANKLIN, MA 02038
Parcel Number: 215-098-000 CAMA Number: 215-098-000-000 Property Address: 10 GRANDVIEW DR	Mailing Address: MARDEN JOSEPH MARDEN ANNA MARIE J 10 GRANDVIEW DR FRANKLIN, MA 02038
Parcel Number: 215-099-000 CAMA Number: 215-099-000-000 Property Address: 17 CHARLES DR	Mailing Address: WILLIAMS JOANNE M TR THE JOANNE M WILLIAMS REV TR 17 CHARLES DR FRANKLIN, MA 02038
Parcel Number: 215-100-000 CAMA Number: 215-100-000-000 Property Address: 15 CHARLES DR	Mailing Address: HALLIGAN JOSEPH F HALLIGAN EMMA F 15 CHARLES DR FRANKLIN, MA 02038
Parcel Number: 215-101-000 CAMA Number: 215-101-000-000 Property Address: 13 CHARLES DR	Mailing Address: SARGEANT SUZANNE C SARGEANT KEITH M 13 CHARLES DR FRANKLIN, MA 02038
Parcel Number: 215-102-000 CAMA Number: 215-102-000-000 Property Address: 11 CHARLES DR	Mailing Address: CARRARA KRISTOPHER E 11 CHARLES DRIVE FRANKLIN, MA 02038
Parcel Number: 215-103-000 CAMA Number: 215-103-000-000 Property Address: 9 CHARLES DR	Mailing Address: COLLINS JOSEPH COLLINS MARY ANN 9 CHARLES DR FRANKLIN, MA 02038
Parcel Number: 215-107-000 CAMA Number: 215-107-000-000 Property Address: 6 GLENN DR	Mailing Address: MITCHELL JAMES W MITCHELL MARGUERITE H L/E 6 GLENN DR FRANKLIN, MA 02038
Parcel Number: 215-108-000 CAMA Number: 215-108-000-000 Property Address: 8 GLENN DR	Mailing Address: CHRISTIANI JOHN F 8 GLENN DR FRANKLIN, MA 02038
Parcel Number: 215-109-000 CAMA Number: 215-109-000-000 Property Address: 10 GLENN DR	Mailing Address: CRONIN JONATHAN A CRONIN JILL E 10 GLENN DR 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
December 17, 2021

- Parcel Number: 215-110-000
CAMA Number: 215-110-000-000
Property Address: 12 GLENN DR
Mailing Address: SUPPLE EVELYN T
12 GLENN DR
FRANKLIN, MA 02038
- Parcel Number: 215-111-000
CAMA Number: 215-111-000-000
Property Address: 14 GLENN DR
Mailing Address: MACLEAN JAMES L MACLEAN DONNA J
14 GLENN DR
FRANKLIN, MA 02038
- Parcel Number: 215-112-000
CAMA Number: 215-112-000-000
Property Address: 11 GRANDVIEW DR
Mailing Address: FARRELL PAUL G & JANE M TRS
FARRELL REVOCABLE TRUST
11 GRANDVIEW DR
FRANKLIN, MA 02038
- Parcel Number: 215-113-000
CAMA Number: 215-113-000-000
Property Address: CHARLES DR
Mailing Address: COBBLESTONE BUILDERS INC C/O
WILLIAM POWERS
7 GRANDVIEW DR
FRANKLIN, MA 02038
- Parcel Number: 215-115-000
CAMA Number: 215-115-000-000
Property Address: 9 GRANDVIEW DR
Mailing Address: PATRACUOLLO FRANK J JR
9 GRANDVIEW DR
FRANKLIN, MA 02038
- Parcel Number: 215-116-000
CAMA Number: 215-116-000-000
Property Address: 13 GLENN DR
Mailing Address: FLAHERTY RICHARD E & F DONNA L/E
FLAHERTY, MARK R TURNER, CHERYLE
F
13 GLENN DR
FRANKLIN, MA 02038
- Parcel Number: 215-117-000
CAMA Number: 215-117-000-000
Property Address: 11 GLENN DR
Mailing Address: LENBERGS ANDRIS E LENBERGS
CYNTHIA J
11 GLENN DR
FRANKLIN, MA 02038
- Parcel Number: 215-118-000
CAMA Number: 215-118-000-000
Property Address: 9 GLENN DR
Mailing Address: PELICK MARSHALL PELICK KATHLEEN
9 GLENN DR
FRANKLIN, MA 02038
- Parcel Number: 215-119-000
CAMA Number: 215-119-000-000
Property Address: 7 GLENN DR
Mailing Address: LOFTUS JOHN THOMAS
17 GRANT ST
MILFORD, MA 01757
- Parcel Number: 219-055-000
CAMA Number: 219-055-000-000
Property Address: 6 GRANDVIEW DR
Mailing Address: BIDDER MONTY B L/E ZULLO TERRI TR
6 GRANDVIEW RTY
6 GRANDVIEW DR
FRANKLIN, MA 02038

Kevin M. Doyle, 12-17-2021



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

BALLINGER DANIEL B
BALLINGER REBECCA R
18 CHARLES DR
FRANKLIN, MA 02038

FARRELL PAUL G & JANE M T
FARRELL REVOCABLE TRUST
11 GRANDVIEW DR
FRANKLIN, MA 02038

MITCHELL JAMES W
MITCHELL MARGUERITE H L/
6 GLENN DR
FRANKLIN, MA 02038

BIDDER MONTY B L/E
ZULLO TERRI TR 6 GRANDVIE
6 GRANDVIEW DR
FRANKLIN, MA 02038

FLAHERTY RICHARD E & F DO
FLAHERTY, MARK R TURNER,
13 GLENN DR
FRANKLIN, MA 02038

NOBLE CAMERON K
NOBLE BRIGID K
20 CHARLES DR
FRANKLIN, MA 02038

CARRARA KRISTOPHER E
11 CHARLES DRIVE
FRANKLIN, MA 02038

GILLIS STEPHEN P
GILLIS MAUREEN T
24 CHARLES DR
FRANKLIN, MA 02038

NOGUEIRA KENNETH
NOGUEIRA LYNN
12 EMILY DR
FRANKLIN, MA 02038

CHATTERTON SHARON A
4 EMILY DR
FRANKLIN, MA 02038

GONSALVES GREGORY M
26 CHARLES DR
FRANKLIN, MA 02038

O'NEIL CHRISTOPHER B
O'NEIL MOLLY C
31 CHARLES DR
FRANKLIN, MA 02038

CHRISTIANI JOHN F
8 GLENN DR
FRANKLIN, MA 02038

HALLIGAN JOSEPH F
HALLIGAN EMMA F
15 CHARLES DR
FRANKLIN, MA 02038

PATRACUOLLO FRANK J JR
9 GRANDVIEW DR
FRANKLIN, MA 02038

COBBLESTONE BUILDERS INC
C/O WILLIAM POWERS
7 GRANDVIEW DR
FRANKLIN, MA 02038

LEARY DEREK J
16 EMILY DR
FRANKLIN, MA 02038

PELICK MARSHALL
PELICK KATHLEEN
9 GLENN DR
FRANKLIN, MA 02038

COLLINS JOSEPH
COLLINS MARY ANN
9 CHARLES DR
FRANKLIN, MA 02038

LENBERGS ANDRIS E
LENBERGS CYNTHIA J
11 GLENN DR
FRANKLIN, MA 02038

PUCEL ROBERT W
PUCEL KAREN A
22 CHARLES DR
FRANKLIN, MA 02038

COLLINS MONICA C
COLLINS MARCUS A
13 GRANDVIEW DR
FRANKLIN, MA 02038

LOFTUS JOHN THOMAS
17 GRANT ST
MILFORD, MA 01757

REICHL BEVERLY E
MANCUSO JO-ANN
8 EMILY DR
FRANKLIN, MA 02038

CRONIN JONATHAN A
CRONIN JILL E
10 GLENN DR
FRANKLIN, MA 02038

MACLEAN JAMES L
MACLEAN DONNA J
14 GLENN DR
FRANKLIN, MA 02038

SARGEANT SUZANNE C
SARGEANT KEITH M
13 CHARLES DR
FRANKLIN, MA 02038

DINNOCENZO WILLIAM E
16 CHARLES DR
FRANKLIN, MA 02038

MARDEN JOSEPH
MARDEN ANNA MARIE J
10 GRANDVIEW DR
FRANKLIN, MA 02038

SOLARI DAVID C
KURJANOWICZ LAURA
30 CHARLES DR
FRANKLIN, MA 02038

SUPPLE EVELYN T
12 GLENN DR
FRANKLIN, MA 02038

WILLIAMS JOANNE M TR
THE JOANNE M WILLIAMS REV
17 CHARLES DR
FRANKLIN, MA 02038

**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: Joanne Williams PRESENT USE/OCCUPANCY: single family

LOCATION: 17 Charles Drive, Franklin ZONE: RR1

PHONE: 774-571-1992 REQUESTED USE/OCCUPANCY: single family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
<u>Lot Area:</u>	<u>15,000 sf</u>	_____	_____ (min.)
<u>Continuous Frontage:</u>	<u>160 f</u>	_____	_____ (min.)
<u>Size of Lot:</u>			
Width	<u>100 f</u>	_____	_____ (min.)
Depth	<u>150 f</u>	_____	_____ (min.)
<u>Setbacks in Feet:</u>			
Front	<u>42.7 f</u>	<u>49.2 f</u>	_____ (min.)
Rear	<u>50.9 f</u>	<u>76.7 f</u>	_____ (min.)
Left Side	<u>38.7 f</u>	<u>10.7 f</u>	_____ (min.)
Right Side	<u>23.0 f</u>	<u>N/C</u>	_____ (min.)
<u>Building Height:</u>			
Stories	<u>2</u>	_____	_____ (max.)
Feet	<u>19.5 f</u>	_____	_____ (max.)
<u>NO. of Dwelling Units:</u>	<u>1</u>	_____	_____ (max.)
<u>NO. of Parking Spaces:</u>	<u>6</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 is a 10x10' wooden shed at opposite corner of property
Proposed plan is to build attached mudroom/laundry room
and 2-car garage in a style to match home + neighborhood

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

Proposed impervious is 28.9% where max 25% is allowed
Additional drang to be added if deemed necessary
Drainage plan included on plot plan.

**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: I have a pre-existing non-conforming lot. I have lived in Franklin 30yrs and would like to continue to live here. Unfortunately, I have bad knees and have had to go down the cellar stairs backwards for several years now. It is unsafe to descend with laundry basket because I need to hold rail. I need laundry brought up to first floor. I also had a knee replacement in Oct + will have other knee done later this year. I need the garage because I sell twice in the driveway clearing off my car. And icy stairs are treacherous. I am retired now and with this market cannot afford a similar home with garage.
- 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 house position on this pre-existing non-conforming lot does not allow for the garage addition within zoning setbacks
- C) Desirable relief may be granted without either:
- 1) Substantial detriment to the public good for the following reasons:
There will not be any detriment to the public. The addition will be complimentary to my home and the neighbors' homes. Several neighbors have completed similar additions. It should improve all our property values.
 - 2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:
This addition will not nullify or derogate from the intent of the bylaws. The proposed addition suits the neighborhood. Again this home improvement should improve property values.

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, several homes in the neighborhood have made similar additions. Included are photos of examples*
- (2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed. *Yes. This addition will not affect traffic or pedestrian flow. And it will not decrease any of the off street parking*
- (3) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development. *Yes. Drainage system will be installed if necessary. Drainage Plan included on plot plan*
- (4) Neighborhood character and social structure will not be negatively impacted. *This addition is in line with neighborhood trends. See photos*
- (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 if necessary. There is no other impact. Plan included.*
- (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. *This will not affect abutters. It is a single story garage with no impact on neighbor's yard.*
- (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*

NOT QUITCLAIM DEED

AN AN

OFFICIAL OFFICIAL

I, JOANNE M. WILLIAMS, of Walpole, Norfolk County, Massachusetts, for consideration paid of less than ONE HUNDRED (\$100.00) DOLLARS in value grant to JOANNE M. WILLIAMS, Trustee of THE JOANNE M. WILLIAMS REVOCABLE TRUST OF 2015 w/d/t dated November 4, 2015, as more particularly described in a Trustee's Certificate recorded herewith, having a mailing address of 17 Charles Drive, Franklin, Norfolk County, Massachusetts 02038,

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated as 17 Charles Drive, Franklin, Norfolk County, Massachusetts, being shown as Lot 134 on a plan entitled "Plan of Land in Franklin, Mass.", Owned by: Franklin Estates, Inc., Cheney Engineering Co., dated December 12, 1960 (Section 2), recorded with Norfolk Registry of Deeds as Plan No. 511 of 1961, Plan Book 211, to which plan reference is hereby made for a more particular description, and containing 15,000 square feet of land according to said plan.

Said premises are conveyed subject to and with the benefit of a roadway easement of record for the use of Charles Drive, insofar as now in force and applicable

For title see deed recorded Norfolk Registry of Deeds Book 7805 Page 449.

Said premises are conveyed subject to easements and restrictions of record insofar as now in force and applicable.

Being the same premises conveyed to the Grantor hereof by the deed of JOANNE M. WILLIAMS and CAROL S. WILLIAMS, dated July 19, 1993, and recorded with the Norfolk County Registry of Deeds in Book 10001, Page 514.

Under the pains and penalties of perjury, I hereby waive and release all rights of homestead in the granted premises and declare that I have no former spouse, partner or former partner in a civil union who can claim the benefit of The Homestead Act.

This deed was prepared from information supplied by the Grantor herein and no independent title examination has been performed.

WITNESS my hand and seal this 4th day of November, 2015.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

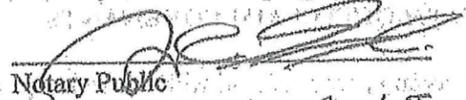
Joanne M. Williams
JOANNE M. WILLIAMS

LOCUS: 17 Charles Drive, Franklin, MA 02038

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk A N O F F I C I A L
C O P Y C O P Y

On this 14th day of November, 2015, before me, the undersigned notary public, personally appeared JOANNE M. WILLIAMS, proved to me through satisfactory evidence of identification, which was ~~personal knowledge~~ ~~state driver's license~~ ~~state photo identification/passport/other~~ (strike non-applicable language), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

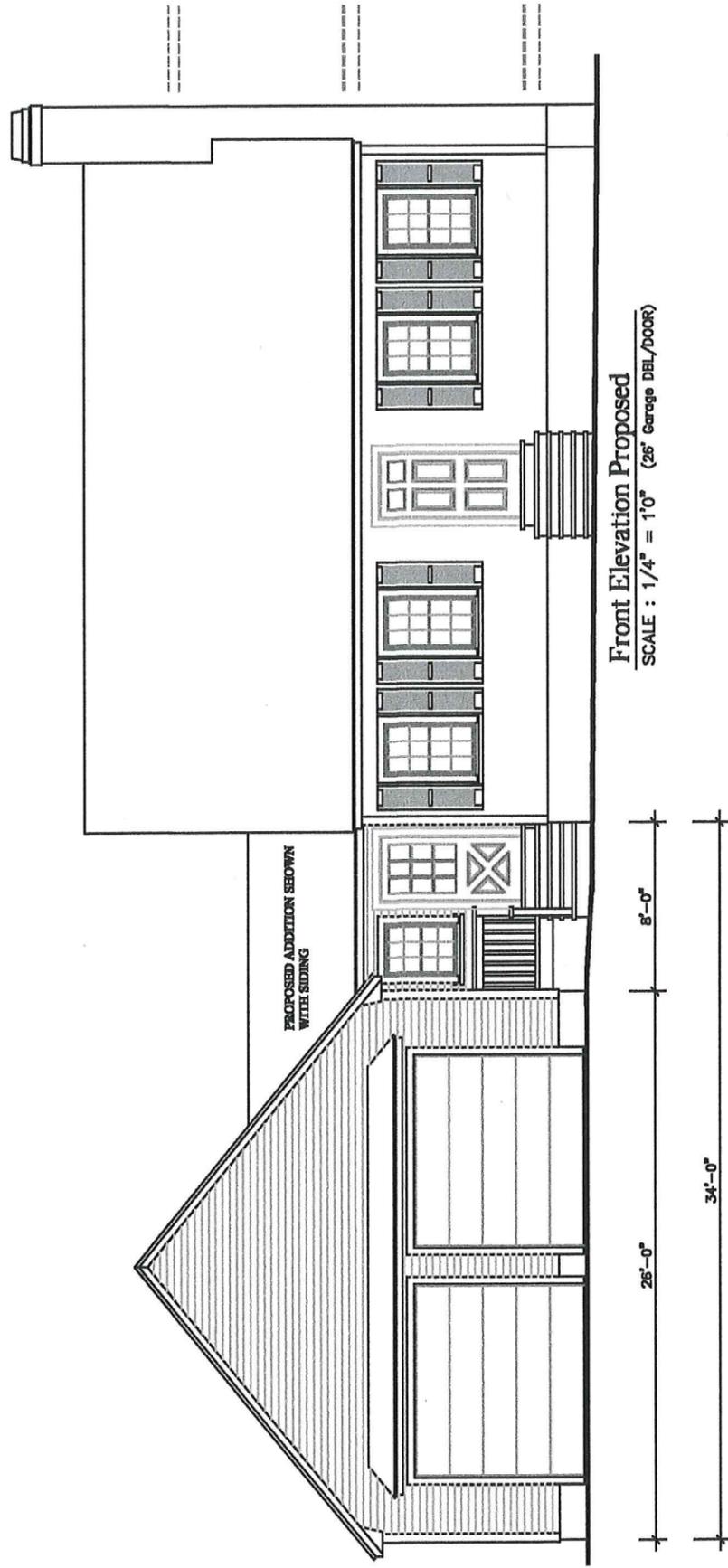


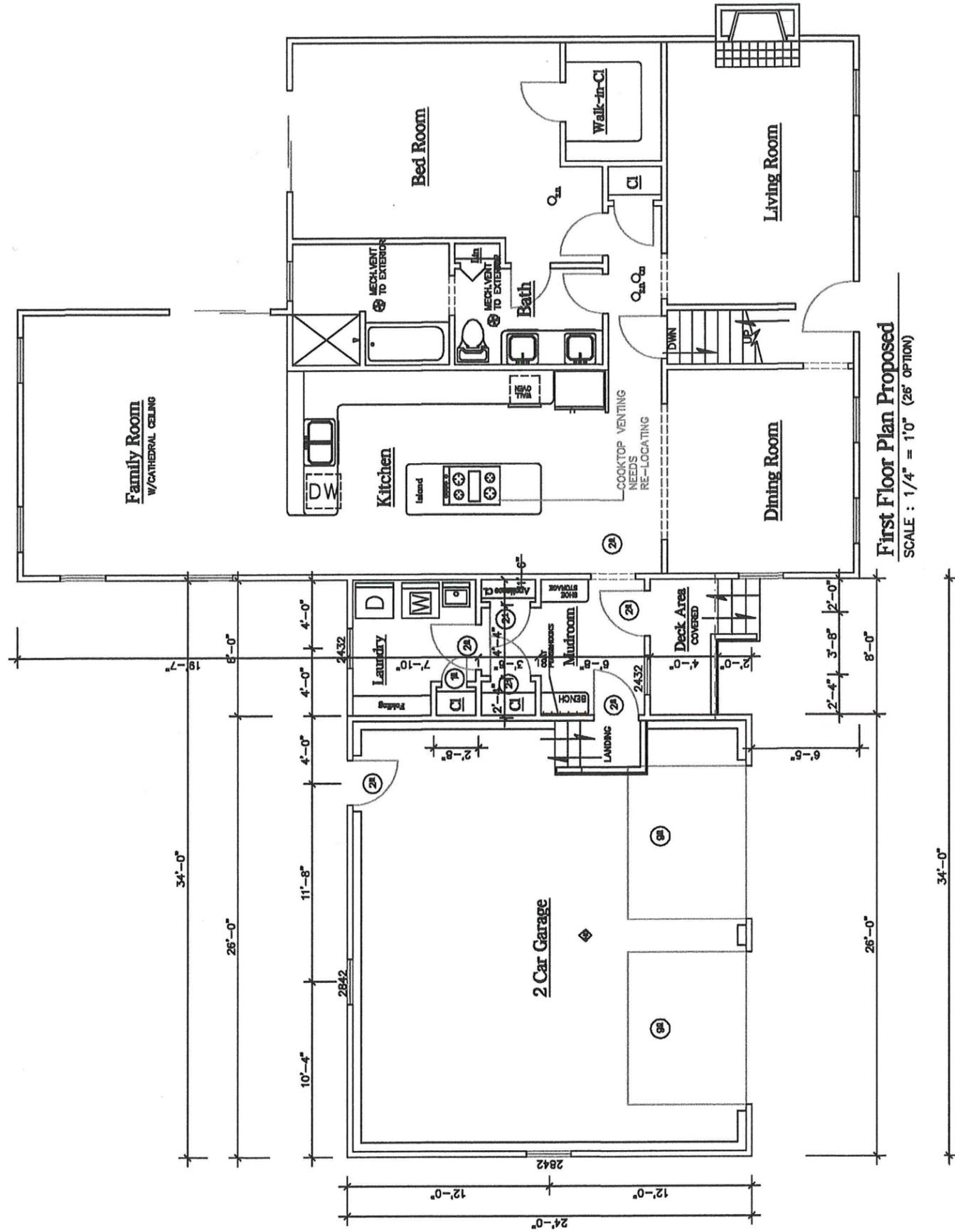
Notary Public
Print Name: Joseph C. Gallo, Jr.

(affix seal)

Return: Joseph C. Gallo, Jr., Esq.
Law Office of Joseph C. Gallo, Jr., P.C.
128 School Street
Walpole, MA 02081







First Floor Plan Proposed
SCALE : 1/4" = 1'0" (26' OPTION)



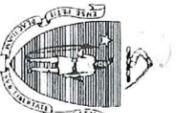
14 Charles Drive



355 Skyline Drive



3 Glen Drive



Commonwealth of Massachusetts
City/Town of Franklin

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

A. Facility Information

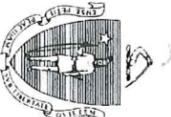
Williams
 Owner Name
 17 Charles Dr.
 Street Address
 Franklin
 City
 MA
 State
 215/99
 Map/Lot #
 02038
 Zip Code

B. Site Information

1. (Check one) New Construction Upgrade Repair
 2. Soil Survey Available? Yes No If yes: Source Soil Map Unit

canton
 Soil Name
 Sandy Loam
 Soil Parent material
 Moraine
 Landform
 3. Surficial Geological Report Available? Yes No If yes: Year Published/Source Map Unit

Description of Geologic Map Unit:
 4. Flood Rate Insurance Map Within a regulatory floodway? Yes No
 5. Within a velocity zone? Yes No
 6. Within a Mapped Wetland Area? Yes No If yes, MassGIS Wetland Data Layer:
 7. Current Water Resource Conditions (USGS): 11/2021 Range: Above Normal Normal Below Normal
 Month/Day/ Year
 8. Other references reviewed:



Commonwealth of Massachusetts
City/Town of Franklin

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C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

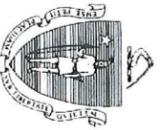
Deep Observation Hole Number: Ip-1 Hole # 12-15-21 Date 10:00a.m. cldy, 40's Weather none Longitude:
 1. Land Use residential (e.g., woodland, agricultural field, vacant lot, etc.) grass Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%):
 Description of Location:

2. Soil Parent Material: sandy loam Landform moraine Position on Landscape (SU, SH, BS, FS, TS)
 3. Distances from: Open Water Body n/a feet Drainage Way >50 feet Wetlands n/a feet
 Property Line >10 feet Drinking Water Well municipal feet Other feet
 4. Unsuitable Materials Present: Yes No If Yes: Disturbed Soil Fill Material Weathered/Fractured Rock Bedrock
 5. Groundwater Observed: Yes No If Yes: Depth Weeping from Pit Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA)	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-15"	A &fill	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
15"- 32"	B	SL	2.6y5/4								
32"-84"	C	SL	2.5y6/3			10%	<10%	Firm, smooth			

Additional Notes:



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D. Determination of High Groundwater Elevation

1. Method Used:
- Depth observed standing water in observation hole Obs. Hole # Ip-1 Obs. Hole # _____
 - Depth weeping from side of observation hole n/a inches _____ inches
 - Depth to soil redoximorphic features (mottles) n/a inches _____ inches
 - Depth to adjusted seasonal high groundwater (S_h) (USGS methodology) n/a inches _____ inches

Index Well Number _____ Reading Date _____

$S_h = S_c - [S_r \times (OW_c - OW_{max} / OW_c)]$

Obs. Hole/Well# _____ S_c _____ S_r _____ OW_c _____ OW_{max} _____ OW_r _____ S_h _____

2. Estimated Depth to High Groundwater: _____ inches

E. Depth of Pervious Material

1. Depth of Naturally Occurring Pervious Material
- a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system? Yes No
- b. If yes, at what depth was it observed (exclude A and O Horizons)? Upper boundary: 32 inches Lower boundary: 84 inches
- c. If no, at what depth was impervious material observed? Upper boundary: _____ inches Lower boundary: _____ inches



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F. Certification

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated in the attached Soil Evaluation Form, are accurate and in accordance with 310 CMR 15.100 through 15.107.



12/15/21
Date

Signature of Soil Evaluator
Michael A. Catalano/ Se#349

6/30//2022
Expiration Date of License

Typed or Printed Name of Soil Evaluator / License #

Name of Approving Authority / Witness

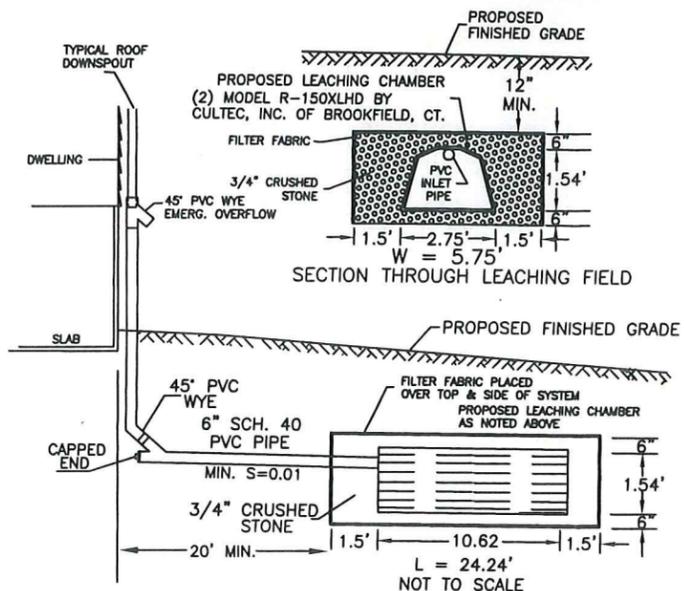
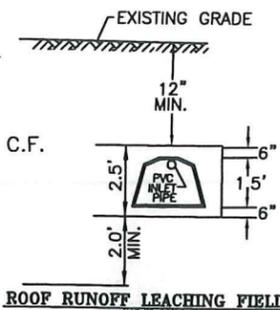
Approving Authority

Note: In accordance with 310 CMR 15.018(2) this form must be submitted to the approving authority within 60 days of the date of field testing, and to the designer and the property owner with [Percolation Test Form 12](#).

Field Diagrams: Use this area for field diagrams:

DESIGN CALCULATIONS

768 S.F. ROOF X 1"/12 = 64 C.F. REQUIRED
 5.75' X 13.62' X 2.54 = 198.92 C.F.
 198.92 - 28.2(1 CHAMBER VOLUME) = 170.7 C.F.
 170.72 X 0.40 (VOID VOLUME) = 68.28 C.F.
 68.28 + 28.2 = 96.48 C.F. (PROVIDED)



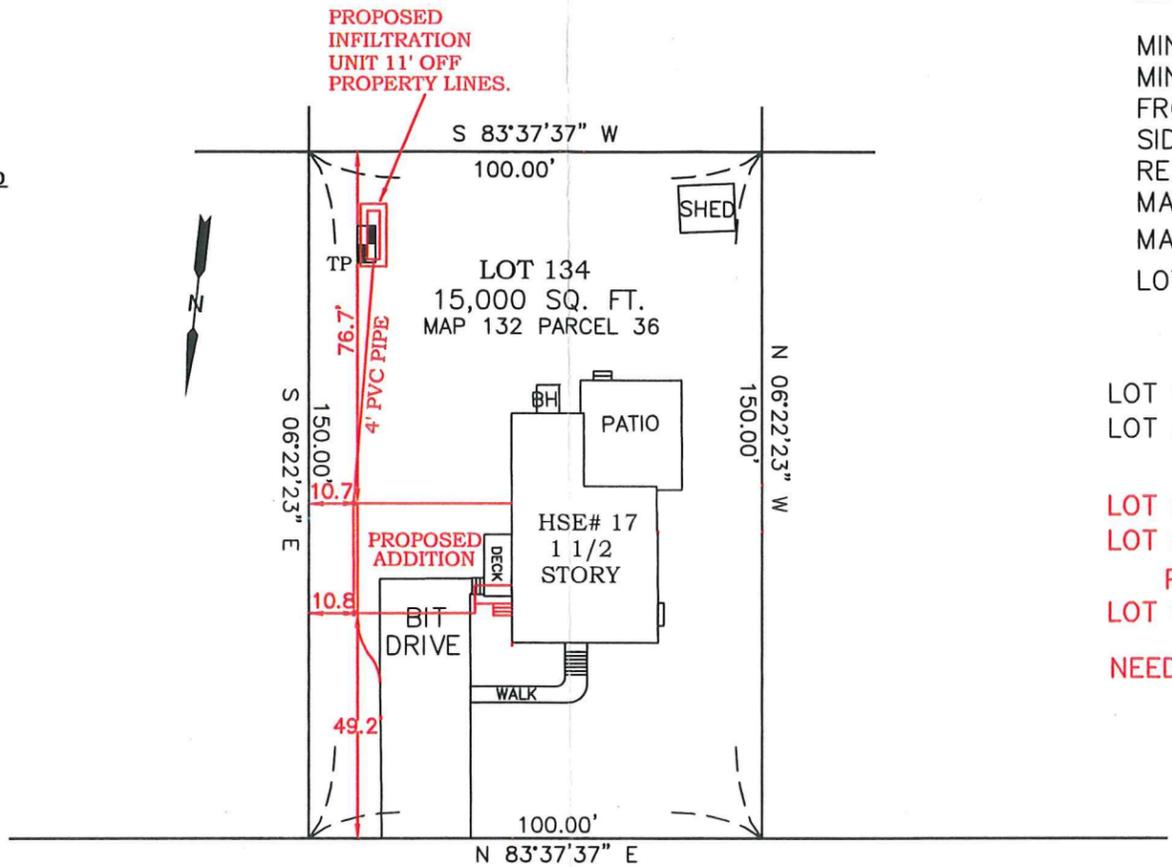
NOTES:
 1. ROOF RUNOFF LEACHING FIELDS SHOULD NOT BE EXPOSED TO H-20 LOADINGS.

ZONING REQUIREMENTS

ZONED RR1
 MIN LOT AREA 40,000 SQ. FT.
 MIN FRONTAGE 200 FT.
 FRONT SETBACK 40 FT.
 SIDE SETBACK 40 FT.
 REAR SETBACK 40 FT.
 MAX LOT COVERAGE FOR STRUCTURES 20%
 MAX LOT COVERAGE FOR STRUCTURES & PAVING 25%
 LOT IS PRE-EXISTING NON-CONFORMING

EXISTING
 LOT COVERAGE BY STRUCTURE = 10.6 %
 LOT COVERAGE BY STRUCTURE & IMPERVIOUS = 24.1 %

PROPOSED
 LOT COVERAGE BY STRUCTURE = 15.4 %
 LOT COVERAGE BY STRUCTURE & IMPERVIOUS = 28.2 %
 PROPOSED COVERAGE WITH ROOF INFILTRATION
 LOT COVERAGE BY STRUCTURE & IMPERVIOUS = 23.0 %
 NEED WAIVERS FOR SIDEYARD & LOT COVERAGE



CHARLES (50' WIDE) DRIVE

PROPOSED ADDITION
 PLAN OF LAND
 IN
 FRANKLIN, MA

OWNER: JOANNE M. WILLIAMS
 17 CHARLES DRIVE
 FRANKLIN, MA 02038

SCALE 1" = 40'
 DATE: DECEMBER 16, 2021

COLONIAL ENGINEERING, INC.
 P.O. BOX 95
 MEDWAY, MA 02053
 508-533-1644



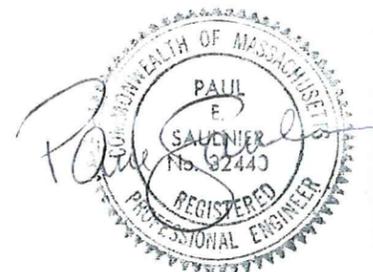
RECEIVED
 TOWN OF FRANKLIN
 DEC 20 2021
 ZONING BOARD OF APPEALS

I CERTIFY THAT THE PROPOSED ADDITION SHOWN ON THIS PLAN DOES NOT LIE WITHIN THE FLOOD PLAIN.



Anthony M. Dellorco

TEST PIT DATA
 0"-15' A & FILL
 15"-32" B SANDY LOAM 2.6Y5/4
 32"-84" C SANDY LOAM 2.5Y6/3



12/16/21