



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Milford Office

333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office

55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4631

October 28, 2024

Department of Planning & Community Development
Attn: Amy Love
355 East Central Street
Franklin, MA 02038

Re: **Balsam Estates – Private Definitive Subdivision Plan of Land**

Dear Ms. Love:

On behalf of the Applicant, Mr. Joel D’Errico, Guerriere & Halnon, Inc. hereby submits the application for approval of a Definitive Plan for Balsam Estates. The Applicant is proposing to construct a 2-lot private subdivision off Kimberlee Avenue with a common driveway.

In accordance with the Town of Franklin submittal requirements for filing a Definitive Subdivision Plan, please find enclosed the following:

- Original Form C and notarized Certificate of Ownership
- Form R Subdivision Waiver Request Forms
- Certified Abutters List
- (6) sets of 11x17 prints entitled “Balsam Estates Definitive Subdivision Plan of Land”
- (2) sets of 24x36 prints entitled “Balsam Estates Definitive Subdivision Plan of Land”
- Filing Fee: \$800.00 (Check No. 1851)
- Quitclaim Deed and Certificate of Trust

Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.


Amanda Cavaliere
Franklin Office Manager
Enclosures

FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

To the Planning Board of Franklin:

The undersigned, herewith, submits the accompanying definitive plan for the subdivision entitled "Balsam Estates" for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: Joel D'Errico
Address of Applicant: 72 Deerview Way, Franklin, MA 02038
Phone No.: 508-439-0022 Email: joelwderrico@gmail.com

2. Name of Owner (if not the Applicant): Lorena R. Fitzgerald
Address of Owner: 441 Maple Street, Franklin, MA 02038
Phone No.: _____ Email: _____

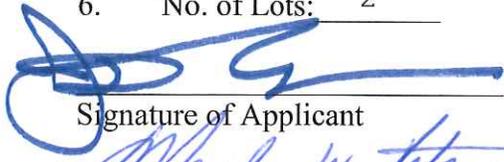
3. Name of Engineer: Guerriere & Halnon, Inc.
Address of Engineer: 55 West Central St. Franklin, MA 02038
Phone No.: 508-528-3221 Email: acavalieri@gandhengineering.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 35754 Page 562, (or Certificate of Title No. _____)

5. Location and Description of Property: vacant parcel located on
easterly side of Kimberlee Avenue

Assessor's Map & Lot: 242-027-000-000

6. No. of Lots: 2



Signature of Applicant

Joel D'Errico
Print Name of Applicant



Signature of Owner

Mark W. Fitzgerald, PoA
Print Name of Owner

An Assessor's certified list of all abutters within 300 feet of this subdivision is attached.

Norfolk ss.

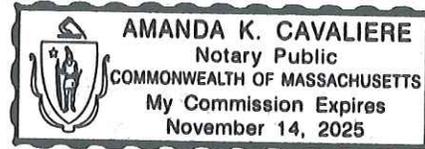
2024

On this 18th day of October 2024, before me, the undersigned notary public, personally appeared Joel D'Errico (name of Applicant), proved to me through satisfactory evidence of identification, which were MA License to be the person whose name is signed on the preceding document in my presence.

Amanda Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov. 14, 2025



Executed as a sealed instrument this 18th day of October 2024

[Signature]
Signature of Applicant

Joel D'Errico
Print name of Applicant

[Signature]
Signature of Owner

Mark W. Fitzgerald, PoA
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

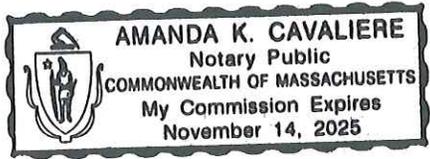
Norfolk ss.

2024

On this 18th day of October, 2024, before me, the undersigned notary public, personally appeared Mark Fitzgerald (name of owner), proved to me through satisfactory evidence of identification, which were ma license to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)

Notary Public:
My Commission Expires: Nov 14, 2025



Form R:
Franklin Planning Board
Subdivision Waiver Request

Prepared by: Guerriere & Halnon, Inc. **Signed:** *Amanda Casolare*

Subdivision: Balsam Estates

Date: 10/24/2024

Nature of Waiver:

Construction of a common driveway instead of a right of way

Subdivision Rules and Regulation Reference:

Section 300-10 Streets (C) (1)

Reason the waiver is requested:

Waiver is being requested based on comments received during the preliminary subdivision plan public hearings in which the preliminary subdivision lot count was reduced from 4 lots to 2 lots with a private common driveway. Therefore the waiver is being requested to reduce pavement width to 18 feet where 26 feet is required.

Alternatives to granting the waiver:

An alternative to granting this waiver would be to allow the construction of 3 lots that fully conforms to the Town's Subdivision Rules and Regulation with the exception of waiving the length of the road.

Impact of waiver denial on the project:

Parcel is unable to be developed due to insufficient frontage.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Based on comments received during the preliminary subdivision plan public hearings, two lots with a private common driveway was the preference of the Board.

**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: Guerriere & Halnon, Inc. **Signed:** *Amanda Cavallone*

Subdivision: Balsam Estates

Date: 10/24/2024

Nature of Waiver:

Extend an existing road in length

Subdivision Rules and Regulation Reference:

Section 300-10(E) Dead End Streets

Reason the waiver is requested:

Waiver is being requested based on comments received during the preliminary subdivision plan public hearings in which the preliminary subdivision lot count was reduced from 4 lots to 2 lots with a private common driveway. Therefore, to meet the frontage requirements, the roadway requires to be extended 162.00' beyond the existing Kimberlee Ave. which has an existing length of 1371.94 where 600 feet maximum is required.

Alternatives to granting the waiver:

The alternative is to leave the existing parcel of land undeveloped due to insufficient frontage.

Impact of waiver denial on the project:

Parcel is unable to be developed due to insufficient frontage.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Based on comments received during the preliminary subdivision plan public hearings, two lots with a private common driveway was the preference of the Board.

**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: Guerriere & Halnon, Inc. **Signed:** *Amada Casaleas*

Subdivision: Balsam Estates

Date: 10/24/2024

Nature of Waiver:

Radius of street intersections

Subdivision Rules and Regulation Reference:

Section 300-10 Streets (B) (4) (C)

Reason the waiver is requested:

To allow no radius where 30' radius is required since the access will be a private common driveway and not a fully constructed roadway.

Alternatives to granting the waiver:

An alternative to granting this waiver would be to allow the construction of 3 lots that fully conforms to the Town's Subdivision Rules and Regulation with the exception of waiving the length of the road.

Impact of waiver denial on the project:

Parcel becomes land locked and unable to be developed

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Based on comments received during the preliminary subdivision plan public hearings, two lots with a driveway was the preference of the Board.

**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: Guerriere & Halnon, Inc. **Signed:** 

Subdivision: Balsam Estates

Date: 10/24/2024

Nature of Waiver:

Cul-de-sac on a dead end street

Subdivision Rules and Regulation Reference:

Section 300-10 streets (E) (1) Dead End Streets

Reason the waiver is requested:

To allow for a tee turn-around where a 57' cul-de-sac is required

Alternatives to granting the waiver:

An alternative to granting this waiver would be to allow the construction of 3 lots that fully conforms to the Town's Subdivision Rules and Regulation with the exception of waiving the length of the road.

Impact of waiver denial on the project:

Parcel unable to be developed due to insufficient frontage.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Based on comments received during the preliminary subdivision plan public hearings, two lots with a private common driveway was the preference of the Board.

**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: Guerriere & Halnon, Inc. **Signed:** *Amanda Casale*

Subdivision: Balsam Estates

Date: 10/24/2024

Nature of Waiver:

Sidewalk requirement

Subdivision Rules and Regulation Reference:

Section 300-13 Other Improvements a Sidewalk (1)

Reason the waiver is requested:

To allow the private subdivision of two lots be constructed without a sidewalk where two sidewalks are required

Alternatives to granting the waiver:

An alternative to granting this waiver would be to allow the construction of 3 lots that fully conforms to the Town's Subdivision Rules and Regulation with the exception of waiving the length of the road.

Impact of waiver denial on the project:

Parcel becomes land locked and unable to be developed

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Based on comments received during the preliminary subdivision plan public hearings, two lots with a driveway was the preference of the Board.

Form R:
Franklin Planning Board
Subdivision Waiver Request

Prepared by: Guerriere & Halnon, Inc. **Signed:** 

Subdivision: Balsam Estates

Date: 10/24/2024

Nature of Waiver:
Curbing

Subdivision Rules and Regulation Reference:

Section 300-10 Streets (H) Curbing

Reason the waiver is requested:

To allow the private subdivision of two lots be constructed without curbing where slant granite curbing is required

Alternatives to granting the waiver:

An alternative to granting this waiver would be to allow the construction of 3 lots that fully conforms to the Town's Subdivision Rules and Regulation with the exception of waiving the length of the road.

Impact of waiver denial on the project:

Parcel unable to be developed due to insufficient frontage.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Based on comments received during the preliminary subdivision plan public hearings, two lots with a private common driveway was the preference of the Board.

**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: Guerriere & Halnon, Inc. **Signed:** *Amanda Cavalera*

Subdivision: Balsam Estates

Date: 10/24/2024

Nature of Waiver:

Stormwater Management

Subdivision Rules and Regulation Reference:

Section 300-11A Stormwater Management

Reason the waiver is requested:

To allow the development of a private subdivision without complying to the subdivision rules and regulation stormwater management requirements in their entirety.

Alternatives to granting the waiver:

An alternative to granting this waiver would be to allow the construction of 3 lots that fully conforms to the Town's Subdivision Rules and Regulation with the exception of waiving the length of the road.

Impact of waiver denial on the project:

Parcel is unable to be developed due to insufficient frontage.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Based on comments received during the preliminary subdivision plan public hearings, two lots with a private common driveway was the preference of the Board.

**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: Guerriere & Halnon, Inc. **Signed:** 

Subdivision: Balsam Estates

Date: 10/24/2024

Nature of Waiver:

Utilities - Street Lighting

Subdivision Rules and Regulation Reference:

Section 300-12 Utilities (C) Other Utilities (2) Street Lighting

Reason the waiver is requested:

Waiver is being requested based on comments received during the preliminary subdivision plan public hearings in which the preliminary subdivision lot count was reduced from 4 lots to 2 lots and to allow the subdivision of two lots be constructed with a common driveway and without the installation of street lighting within a private way where street lighting is required.

Alternatives to granting the waiver:

An alternative to granting this waiver would be to allow the construction of 3 lots that fully conforms to the Town's Subdivision Rules and Regulation with the exception of waiving the length of the road.

Impact of waiver denial on the project:

Parcel becomes land locked and unable to be developed

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Based on comments received during the preliminary subdivision plan public hearings, two lots with a driveway was the preference of the Board.

**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: Guerriere & Halnon, Inc. **Signed:** 

Subdivision: Balsam Estates

Date: 10/24/2024

Nature of Waiver:

Shade Trees

Subdivision Rules and Regulation Reference:

Section 300-13 Other Improvements (E) Shade Trees

Reason the waiver is requested:

Waiver is being requested based on comments received during the preliminary subdivision plan public hearings in which the preliminary subdivision lot count was reduced from 4 lots to 2 lots.

Alternatives to granting the waiver:

An alternative to granting this waiver would be to allow the construction of 3 lots that fully conforms to the Town's Subdivision Rules and Regulation with the exception of waiving the length of the road.

Impact of waiver denial on the project:

Parcel is unable to be developed due to insufficient frontage.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Based on comments received during the preliminary subdivision plan public hearings, two lots with a private common driveway was the preference of the Board.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
FRANKLIN, MA
A N
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL REGISTER

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

QUITCLAIM DEED

I, **LORENA R. FITZGERALD**, an unmarried woman, of Franklin, Norfolk County, Massachusetts,

for consideration paid and in full consideration of: Less than One Hundred and 00/100 Dollars (\$100.00),

grant to: LORENA R. FITZGERALD, TRUSTEE OF THE FITZGERALD FAMILY IRREVOCABLE TRUST, under a Declaration of Trust dated August 22, 2006, as evidenced by a Certificate of Trust dated August 22, 2006, recorded with the Norfolk County Registry of Deeds in Book 24064, Page 423, of 441 Maple Street, Franklin, MA 02038,

with Quitclaim Covenants,

A vacant parcel of land located on the easterly side of Kimberlee Avenue in Franklin, Norfolk County, Massachusetts, containing 4.04 acres of land, being all of the remaining land conveyed to the grantor as described in deed of Robert L. Wambolt and Olive I. Wambolt, dated June 11, 1954, recorded with the Norfolk County Registry of Deeds in Book 3270, Page 94. Said parcel is also shown as Lot 27 on the Franklin Assessors' Map.

Said parcel is conveyed subject to all easements, restrictions, reservations and ways of record, insofar as the same are in force and applicable.

The Grantor named herein does hereby voluntarily release and waive any and all rights of homestead in said property as set forth in M.G.L. Chapter 188 if any, to which she may be entitled to under the laws of the Commonwealth of Massachusetts and states that no other person is entitled to any homestead rights in said property.

Meaning and intending to convey and hereby conveying the remaining portion of the premises owned by Lorena R. Fitzgerald described in deed of Robert L. Wambolt and Olive I. Wambolt, dated June 11, 1954, recorded with the Norfolk County Registry of Deeds in Book 3270, Page 94.

**PROPERTY ADDRESS: LAND LOCATED OFF KIMBERLEE AVENUE,
FRANKLIN, MA 02038**

Witness my hand and seal this 18 day of December, 2017.

NOT
OFFICIAL
COPY

NOT
OFFICIAL
COPY

Lorena R. Fitzgerald
Lorena R. Fitzgerald

COMMONWEALTH OF MASSACHUSETTS

Norfolk County

December 18, 2017

On this 18th day of December, 2017, before me, the undersigned notary public, personally appeared, **Lorena R. Fitzgerald**, proved to me through satisfactory evidence of identification, being a valid driver's license 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.



JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 7, 2021

[Signature]
Notary Public
My commission expires:

N O T A R Y
A N D
O F F I C I A L
TRUSTEES CERTIFICATE
N O T A R Y
A N D
O F F I C I A L
UNDER M.G.L. ch. 184, §35

I, Lorena R. Fitzgerald, of 441 Maple Street, Franklin, Massachusetts hereby certify and attest as follows:

1. On August 22, 2006, I, Lorena R. Fitzgerald as the Grantor thereof did create The Fitzgerald Family Irrevocable Trust, appointing Lorena R. Fitzgerald, as the original Trustee of said Trust;
2. As of the date hereof, Lorena R. Fitzgerald is the current Trustee of said Trust;
3. The Trustee of said Trust has the power to perform discretionary acts as Trustee without the consent, concurrence or direction of the beneficiaries;
4. Specifically, the Trustee of said Trust has the authority to sell, convey, mortgage, lease and grant restrictions or easements or any other interest in real estate;
5. Nothing in said Trust derogates from the power of the Trustee to sell, convey, mortgage, lease or grant restrictions or easements or any other interest in real estate;
6. The existence or nonexistence of a fact which constitutes a condition precedent to acts by the Trustee or which are in any other manner germane to affairs of the Trust, shall be binding on all Trustee and the trust estate in favor of a purchaser or other person relying in good faith on the certification;
7. As of the date hereof, said Trust has not been amended, revoked or terminated, and is in full force and effect;
8. All parties may rely on this affidavit without further inquiring as to my acts as Trustee.

SIGNED under the pains and penalties of perjury this 22nd day of August 2006.

Francis X. Small
Witness: Francis X. Small

Lorena R. Fitzgerald
Settlor: Lorena R. Fitzgerald

Francis X. Small
Witness: Francis X. Small

Lorena R. Fitzgerald
Trustee: Lorena R. Fitzgerald

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

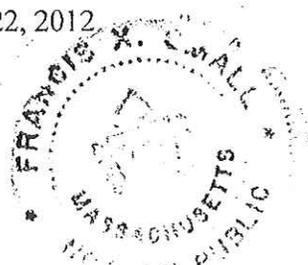
August 22, 2006

On this 22nd day of August 2006 before me, the undersigned notary public, personally appeared Lorena R. Fitzgerald, proved to me through satisfactory evidence of identification, which was photo identification 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.

Francis X. Small
Notary Public: Francis X. Small

My Commission Expires: June 22, 2012

Return to: Francis X. Small
24 Asylum Street
Milford MA 01757



RECORDED & INDEXED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P. O'Connell
WILLIAM P. O'CONNELL, REGISTER

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

RECEIVED
TOWN OF FRANKLIN

OCT 7 2024

BOARD OF ASSESSORS

Abutters List Request Form

Please Note: A \$25.00 fee per list 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 both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 10 / 7 / 24

Assessors Parcel ID # (12 digits) 242 027 000 000

Property Street Address END OF KIMBER LEE

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 LORENA FITZGERALD FIRRYO CABLE FAMILY TRUST

Property Owner's Mailing Address 656 KING ST APT 112 FRANKLIN.

Town/City FRANKLIN State MA Zip Code _____

Property Owner's Telephone # 508 - 245 - 9210 MARK FITZGERALD

Requestor's Name (if different from Owner) JOEL D'ERRICO

Requestor's Address 72 DEER VIEW WY

Requestor's Telephone # 508 - 439 - 0022

Office Use Only: Date Fee Paid 10 / 7 / 24 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 1845 Town Receipt # 30281

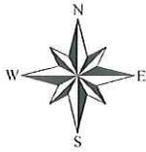
Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals



KIMBERLEE AVE [242-027-000-000] - 300' ABUTTERS

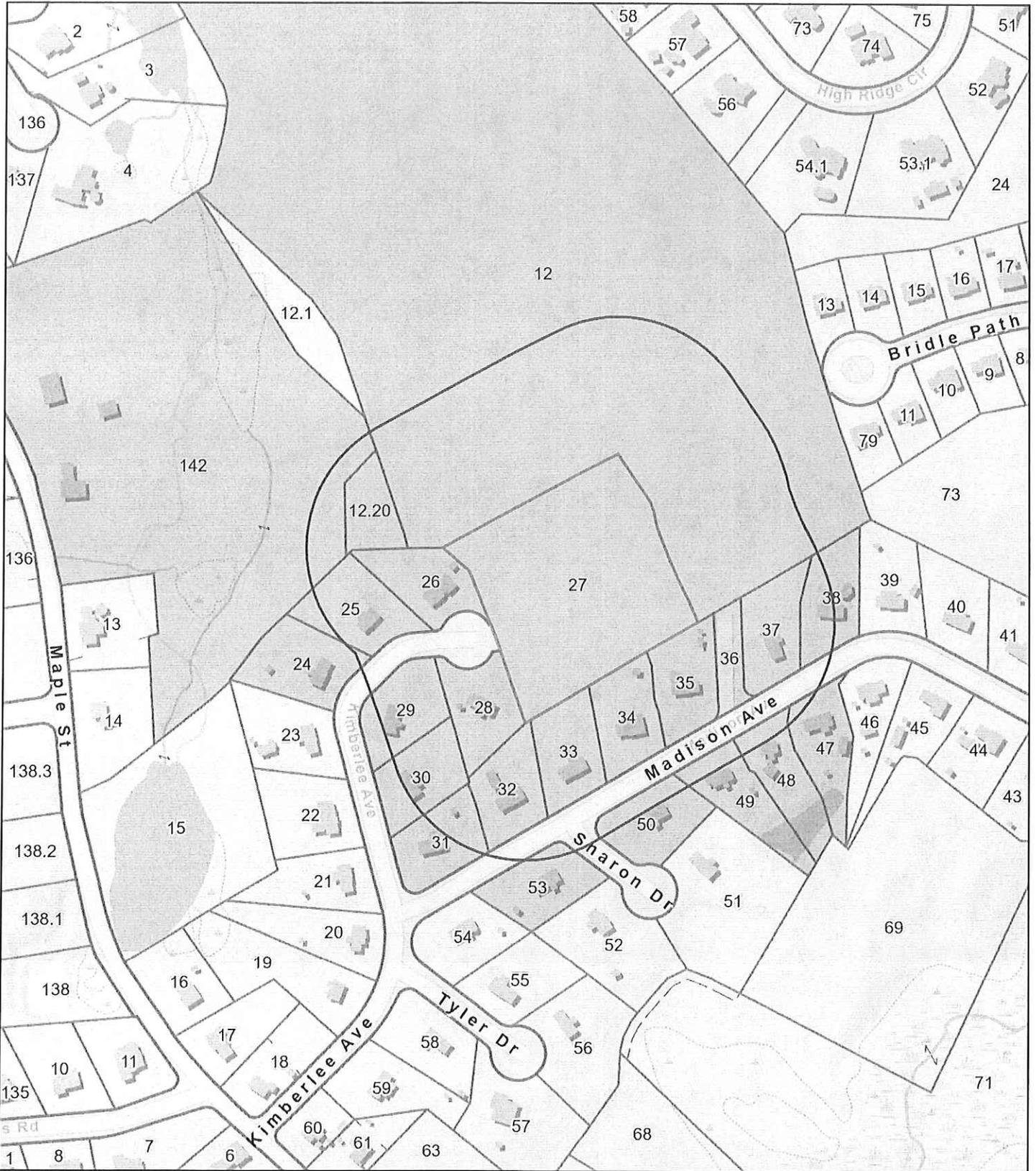
Town of Franklin, MA

1 inch = 300 Feet



www.cai-tech.com

October 14, 2024



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



300 feet Abutters List Report

Franklin, MA
October 14, 2024

Subject Property:

Parcel Number: 242-027-000
CAMA Number: 242-027-000-000
Property Address: KIMBERLEE AVE

Mailing Address: FITZGERALD LORENA R TR
FITZGERALD FAM IRREVOCABLE TR
512 OAK ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 234-012-000
CAMA Number: 234-012-000-000
Property Address: MAPLE ST

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

Parcel Number: 235-142-000
CAMA Number: 235-142-000-000
Property Address: 469 MAPLE ST

Mailing Address: LABASTIE KATHLEEN A TR KATHLEEN
A LABASTIE TRUST
469 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 242-012-020
CAMA Number: 242-012-020-000
Property Address: 469-B MAPLE ST

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

Parcel Number: 242-024-000
CAMA Number: 242-024-000-000
Property Address: 28 KIMBERLEE AVE

Mailing Address: GROVE PHILIP H GROVE DARLENE A
28 KIMBERLEE AVE
FRANKLIN, MA 02038

Parcel Number: 242-025-000
CAMA Number: 242-025-000-000
Property Address: 32 KIMBERLEE AVE

Mailing Address: KESSLER AMY B
32 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-026-000
CAMA Number: 242-026-000-000
Property Address: 36 KIMBERLEE AVE

Mailing Address: BRADY CHRISTOPHER B BRADY LISA B
36 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-027-000
CAMA Number: 242-027-000-000
Property Address: KIMBERLEE AVE

Mailing Address: FITZGERALD LORENA R TR
FITZGERALD FAM IRREVOCABLE TR
512 OAK ST
FRANKLIN, MA 02038

Parcel Number: 242-028-000
CAMA Number: 242-028-000-000
Property Address: 35 KIMBERLEE AVE

Mailing Address: LECHTER JOSH L LECHTER ERIN M
35 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-029-000
CAMA Number: 242-029-000-000
Property Address: 25 KIMBERLEE AVE

Mailing Address: COLE MARK D COLE SUSAN M
25 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-030-000
CAMA Number: 242-030-000-000
Property Address: 21 KIMBERLEE AVE

Mailing Address: MORANDI JEFFREY S & DEBORA R TRS
JEFFREY SCOTT MORANDI LIV TR
21 KIMBERLEE AV
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.

10/14/2024

Page 1 of 3



300 feet Abutters List Report

Franklin, MA
October 14, 2024

Parcel Number: 242-031-000
CAMA Number: 242-031-000-000
Property Address: 4 MADISON AVE

Mailing Address: KALLIANPUR MONISHA TR MONISHA
KALLIANPUR REVOC TRST
GURUMURTHY, HARSHA
4 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-032-000
CAMA Number: 242-032-000-000
Property Address: 6 MADISON AVE

Mailing Address: POWDERLY THOMAS TR THOMAS
POWDERLY LIVING TRUST
6 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-033-000
CAMA Number: 242-033-000-000
Property Address: 10 MADISON AVE

Mailing Address: GRADY KEVIN & SUZANNE TRS GRADY
FAMILY TR
10 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-034-000
CAMA Number: 242-034-000-000
Property Address: 14 MADISON AVE

Mailing Address: MAGLIARI FELICE N MAGLIARI SHELBY
P
14 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-035-000
CAMA Number: 242-035-000-000
Property Address: 18 MADISON AVE

Mailing Address: WROBLESKI KENT BETRO KENDRE
18 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-036-000
CAMA Number: 242-036-000-000
Property Address: MADISON AVE

Mailing Address: WROBLESKI KENT
18 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-037-000
CAMA Number: 242-037-000-000
Property Address: 22 MADISON AVE

Mailing Address: GRIFFIN SEAN C & KARLY TR GRIFFIN
LIVING TR
22 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-038-000
CAMA Number: 242-038-000-000
Property Address: 26 MADISON AVE

Mailing Address: MARINO DARREN MARINO ROSEANNE
26 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-047-000
CAMA Number: 242-047-000-000
Property Address: 25 MADISON AVE

Mailing Address: LATOUR MATTHEW DENIS LATOUR
CAITLIN ELIZABETH
25 MADISON AV
FRANKLIN, MA 02038

Parcel Number: 242-048-000
CAMA Number: 242-048-000-000
Property Address: 21 MADISON AVE

Mailing Address: CEDARHOLM MATTHEW R
CEDARHOLM TARA A
21 MADISON AV
FRANKLIN, MA 02038

Parcel Number: 242-049-000
CAMA Number: 242-049-000-000
Property Address: 17 MADISON AVE

Mailing Address: JONES EUGENE P JONES LISA A
17 MADISON ST
FRANKLIN, MA 02038

Parcel Number: 242-050-000
CAMA Number: 242-050-000-000
Property Address: 11 MADISON AVE

Mailing Address: MAHONEY JOSEPH & JENNIFER TR
MAHONEY FAMILY LIV TR
11 MADISON AV
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.

10/14/2024

Page 2 of 3



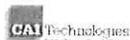
300 feet Abutters List Report

Franklin, MA
October 14, 2024

Parcel Number: 242-053-000
CAMA Number: 242-053-000-000
Property Address: 5 MADISON AVE

Mailing Address: ANDREWS THOMAS ANDREWS
MIKAYLA
5 MADISON AV
FRANKLIN, MA 02038

Kevin W. Doyle, 10-14-2024



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.

10/14/2024

Page 3 of 3

ANDREWS THOMAS
ANDREWS MIKAYLA
5 MADISON AV
FRANKLIN, MA 02038

KALLIANPUR MONISHA TR
MONISHA KALLLIANPUR REVOC
4 MADISON AVE
FRANKLIN, MA 02038

WROBLESKI KENT
18 MADISON AVE
FRANKLIN, MA 02038

BRADY CHRISTOPHER B
BRADY LISA B
36 KIMBERLEE AV
FRANKLIN, MA 02038

KESSLER AMY B
32 KIMBERLEE AV
FRANKLIN, MA 02038

WROBLESKI KENT
BETRO KENDRE
18 MADISON AVE
FRANKLIN, MA 02038

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

LABASTIE KATHLEEN A TR
KATHLEEN A LABASTIE TRUST
469 MAPLE ST
FRANKLIN, MA 02038

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

LATOUR MATTHEW DENIS
LATOUR CAITLIN ELIZABETH
25 MADISON AV
FRANKLIN, MA 02038

FITZGERALD LORENA R TR
FITZGERALD FAM IRREVOCABL
512 OAK ST
FRANKLIN, MA 02038

LECHTER JOSH L
LECHTER ERIN M
35 KIMBERLEE AV
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

MAGLIARI FELICE N
MAGLIARI SHELBY P
14 MADISON AVE
FRANKLIN, MA 02038

GRADY KEVIN & SUZANNE TRS
GRADY FAMILY TR
10 MADISON AVE
FRANKLIN, MA 02038

MAHONEY JOSEPH & JENNIFER
MAHONEY FAMILY LIV TR
11 MADISON AV
FRANKLIN, MA 02038

GRIFFIN SEAN C & KARLY TR
GRIFFIN LIVING TR
22 MADISON AVE
FRANKLIN, MA 02038

MARINO DARREN
MARINO ROSEANNE
26 MADISON AVE
FRANKLIN, MA 02038

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

MORANDI JEFFREY S & DEBOR
JEFFREY SCOTT MORANDI LIV
21 KIMBERLEE AV
FRANKLIN, MA 02038

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

POWDERLY THOMAS TR
THOMAS POWDERLY LIVING TR
6 MADISON AVE
FRANKLIN, MA 02038