

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: Robert & Megan Wesson

LOCATION: 6 Regent Circle

ZONING DISTRICT: SFR III

TYPE OF PROJECT: Construction of a Front Porch

DATE: 06/03/2024 **DENY**

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 a 40' x 7.5' front porch that is 34.1' from the front yard setback where 40' is required. The building permit is denied without a variance from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____ **DATE**

ZONING OFFICIAL SIGNATURE LAB _____ **DATE** 06/03/2024

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.

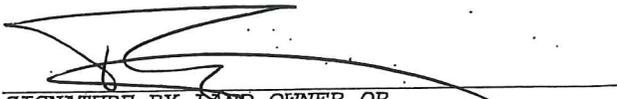
I/We Robert and Megan Wesson
(OWNER)

Address: 6 Regent Cir. Franklin, MA 02038

State that I/We own the property located at 6 Regent Cir.,
which is the subject of this zoning application.

The record title of this property is in the name of Robert Wesson
and Megan Weiss (Wesson)

*Pursuant to a deed of duly recorded in the date 9/21/23, Norfolk
County Registry of Deeds at Book 41420, Page 545; 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

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:

See attached

- 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:

See attached

- C) Desirable relief may be granted without either:

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

See attached

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

See attached

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

- A. This application is for a front setback variance from 40 feet to 33.9 feet for a proposed front porch to the residence located at 6 Regent Circle, Franklin, MA. This would be a variance of 6.1 feet from the front setback requirement. There has been an existing dwelling at 6 Regent Circle, Franklin, MA since 1959. The Petitioners have plans for a proposed addition to the property for the purpose of their growing family. The hardship that would be involved would be not being able to add a proposed front porch to the presently existing structure as the proposed front porch would allow for additional living space, would allow for a more appealing visual presentation at the front of the home, it would increase the value of the home, and would tie in with the remainder of the proposed additions. It would also become more visually appealing to the neighbors to have a porch that would be 40 feet wide and 7.5 feet deep. Additionally, the 33.9 feet from the proposed porch to the front lot line of the subject property is not what the property appears to be. The actual appearance of the home would include an additional approximately 20 feet from where Regent Circle lies on the ground. This would make the proposed porch appear to be approximately 55 feet from the actual layout of Regent Circle.
- B. As mentioned prior, this is an existing dwelling located at 6 Regent Circle, Franklin, MA. It was previously a relatively small home. The Petitioners have 5 children and wish to add a proposed addition/new build to the presently existing foundation. The proposed addition will be in conformity with all other Zoning setbacks except for the proposed front porch. It is the shape of the lot, and specifically, the fact that the actual lot line is not at the layout of Regent Circle but is approximately 20 feet back from the layout of Regent Circle as shown on said plan. This is somewhat of an unusual setup as the actual lot line does not lie on the layout of Regent Circle. It is also somewhat of an oddly shaped lot in that it gets very deep in the northeast corner of the lot and is a heavily wooded lot in that corner as well as to the rear of the property. The existing dwelling is located a bit closer to the front lot line and is not necessarily located in the center of the lot due to the desire to maintain the wooded area as much as possible.
- C. 1. The public good will not be substantially affected detrimentally for the addition or proposed porch which would be 6.1 feet closer to the front lot line than the 40-foot setback required. It certainly could be considered a de minimis level of variance for the amount that is being requested. As mentioned above there is also approximately an additional 20 feet to the layout of Regent Circle and there is a rip rap drainage area by and between the layout of Regent Circle and the front lot line of the subject property. The public good will not be affected to any negative degree by granting the requested relief.
2. The purpose of the By-Law for front setback is to assure that residential structures are not placed directly on or near the street upon which they lie. As a result, the Zoning By-Law requires 40 feet from the lot line and the requested relief is 33.9 feet from the lot line which is, again, de minimis. Additionally, there is a rip rap drainage area at the front of the property which is not lying on the subject lot but separates the proposed porch addition an additional approximately 20 feet from the layout of Regent Circle. This would allow certainly for the appearance that the home is not lying or intruding upon Regent Circle. The grant of the variance of 6.1 feet from 40 feet set back to 33.9 feet front setback would not nullify or substantially derogate from the intent or purpose of the front setback Zoning By-Law.

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 6/24/2024

Assessors Parcel ID # (12 digits) 225 - 113 - 000 - 000

Property Street Address 6 Regent Circle

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 Megan & Robert Wesson

Property Owner's Mailing Address 6 Regent Circle

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 978 - 479 - 6072

Requestor's Name (if different from Owner) _____

Requestor's Address _____

Requestor's Telephone # _____ - _____ - _____

Office Use Only: Date Fee Paid 6/24/24 Paid in Cash \$ 25.00

Paid by Check \$ _____ Check # _____ Town Receipt # 30264

RETURN TO LEEANNE



300 feet Abutters List Report

Franklin, MA
June 24, 2024

Subject Property:

Parcel Number: 225-113-000
CAMA Number: 225-113-000-000
Property Address: 6 REGENT CIR

Mailing Address: WESSON ROBERT S WEISS MEGAN E
6 REGENT CIR
FRANKLIN, MA 02038

Abutters:

Parcel Number: 225-067-000
CAMA Number: 225-067-000-000
Property Address: EVERGREEN DR

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

Parcel Number: 225-102-000
CAMA Number: 225-102-000-000
Property Address: 7 ANNABEL LN

Mailing Address: HEWES DAVID M FRAIN MARGARET A
7 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-103-000
CAMA Number: 225-103-000-000
Property Address: 9 ANNABEL LN

Mailing Address: RAY BENJAMIN J BARBER JENNIFER
9 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-104-000
CAMA Number: 225-104-000-000
Property Address: 11 ANNABEL LN

Mailing Address: HURLEY VINCENT J JR HOMMER KELLY
A
11 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-105-000
CAMA Number: 225-105-000-000
Property Address: 13 ANNABEL LN

Mailing Address: MALLIO JR CHARLES D MALLIO
KIMBERLY
13 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-106-000
CAMA Number: 225-106-000-000
Property Address: 14 ANNABEL LN

Mailing Address: SZARO MARY K & ROBERT PAUL TRS
MARY KEAVENEY SZARO REV TRUST
14 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-107-000
CAMA Number: 225-107-000-000
Property Address: 12 ANNABEL LN

Mailing Address: SOCCI DAVID P & SUSAN C TRS SOCCI
FAMILY REALTY TRUST
12 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-108-000
CAMA Number: 225-108-000-000
Property Address: 10 ANNABEL LN

Mailing Address: HERGENROTHER CRAIG D TR CRAIG
HERGENROTHER REVOC TRUST
10 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-109-000
CAMA Number: 225-109-000-000
Property Address: 8 ANNABEL LN

Mailing Address: SHARMA SAIDATTA
8 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-110-000
CAMA Number: 225-110-000-000
Property Address: 577 CORONATION DR

Mailing Address: REAGAN CHRISTOPHER J WILLIAMSON
KAITLYNN F
577 CORONATION DR
FRANKLIN, MA 02038



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



300 feet Abutters List Report

Franklin, MA
June 24, 2024

Parcel Number: 225-111-000 CAMA Number: 225-111-000-000 Property Address: 2 REGENT CIR	Mailing Address: MCWALTER MICHAEL F JR MCWALTER PRISCILLA A 2 REGENT CIR FRANKLIN, MA 02038
Parcel Number: 225-112-000 CAMA Number: 225-112-000-000 Property Address: 4 REGENT CIR	Mailing Address: PELL ADAM GOLDEN SARA 4 REGENT CIR FRANKLIN, MA 02038
Parcel Number: 225-113-000 CAMA Number: 225-113-000-000 Property Address: 6 REGENT CIR	Mailing Address: WESSON ROBERT S WEISS MEGAN E 6 REGENT CIR FRANKLIN, MA 02038
Parcel Number: 225-114-000 CAMA Number: 225-114-000-000 Property Address: 8 REGENT CIR	Mailing Address: PROVOST KURT M PROVOST JOYCE 8 REGENT CIRCLE FRANKLIN, MA 02038
Parcel Number: 225-115-000 CAMA Number: 225-115-000-000 Property Address: 10 REGENT CIR	Mailing Address: DERDIARIAN STEPHEN F 10 REGENT CIR FRANKLIN, MA 02038
Parcel Number: 225-116-000 CAMA Number: 225-116-000-000 Property Address: 12 REGENT CIR	Mailing Address: CALARESE JOHN B SR & ELAINE J TRS CALARESE FAMILY REV TRUST 12 REGENT CIR FRANKLIN, MA 02038
Parcel Number: 225-117-000 CAMA Number: 225-117-000-000 Property Address: 22 NORTHGATE RD	Mailing Address: MACCHI PAUL D MACCHI BARBARA M 22 NORTHGATE RD FRANKLIN, MA 02038
Parcel Number: 225-118-000 CAMA Number: 225-118-000-000 Property Address: 14 NORTHGATE RD	Mailing Address: FEDERICO MIKE D PANAGOTOPULOS STACEY E 14 NORTHGATE RD FRANKLIN, MA 02038
Parcel Number: 225-119-000 CAMA Number: 225-119-000-000 Property Address: 16 NORTHGATE RD	Mailing Address: OWENS JAMES E OWENS MEREDITH M 16 NORTHGATE RD FRANKLIN, MA 02038
Parcel Number: 225-120-000 CAMA Number: 225-120-000-000 Property Address: 11 REGENT CIR	Mailing Address: WILLIS DANIEL E WILLIS MISUK 11 REGENT CIR FRANKLIN, MA 02038
Parcel Number: 225-121-000 CAMA Number: 225-121-000-000 Property Address: 9 REGENT CIR	Mailing Address: ANDRADE RICHARD A ANDRADE TAMMY M 9 REGENT CIR FRANKLIN, MA 02038
Parcel Number: 225-122-000 CAMA Number: 225-122-000-000 Property Address: 7 REGENT CIR	Mailing Address: IPPOLITI MICHAEL J SR TR IPPOLITI FAMILY TRUST 7 REGENT CIR FRANKLIN, MA 02038



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

6/24/2024

Page 2 of 3



300 feet Abutters List Report

Franklin, MA

June 24, 2024

Parcel Number: 225-123-000
CAMA Number: 225-123-000-000
Property Address: 5 REGENT CIR

Mailing Address: MACMURRAY ROBERT T MACMURRAY
MARY E
5 REGENT CIR
FRANKLIN, MA 02038

Parcel Number: 225-124-000
CAMA Number: 225-124-000-000
Property Address: 3 REGENT CIR

Mailing Address: PERRY CLAIRE M
3 REGENT CIR
FRANKLIN, MA 02038

Parcel Number: 225-125-000
CAMA Number: 225-125-000-000
Property Address: 567 CORONATION DR

Mailing Address: PERLMUTTER ANDREW J THE ABP
TRUST PRESSER, BOBBI G TR
1270 E FRIESS DR
PHOENIX, AZ 85022

Dawn M. Doyle, 6-24-24



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

ANDRADE RICHARD A
ANDRADE TAMMY M
9 REGENT CIR
FRANKLIN, MA 02038

MACMURRAY ROBERT T
MACMURRAY MARY E
5 REGENT CIR
FRANKLIN, MA 02038

SHARMA SAIDATTA
8 ANNABEL LN
FRANKLIN, MA 02038

CALARESE JOHN B SR & ELAI
CALARESE FAMILY REV TRUST
12 REGENT CIR
FRANKLIN, MA 02038

MALLIO JR CHARLES D
MALLIO KIMBERLY
13 ANNABEL LN
FRANKLIN, MA 02038

SOCCI DAVID P & SUSAN C T
SOCCI FAMILY REALTY TRUST
12 ANNABEL LN
FRANKLIN, MA 02038

DERDIARIAN STEPHEN F
10 REGENT CIR
FRANKLIN, MA 02038

MCWALTER MICHAEL F JR
MCWALTER PRISCILLA A
2 REGENT CIR
FRANKLIN, MA 02038

SZARO MARY K & ROBERT PAU
MARY KEAVENEY SZARO REV T
14 ANNABEL LN
FRANKLIN, MA 02038

FEDERICO MIKE D
PANAGOTOPULOS STACEY E
14 NORTHGATE RD
FRANKLIN, MA 02038

OWENS JAMES E
OWENS MEREDITH M
16 NORTHGATE RD
FRANKLIN, MA 02038

WESSON ROBERT S
WEISS MEGAN E
6 REGENT CIR
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

PELL ADAM
GOLDEN SARA
4 REGENT CIR
FRANKLIN, MA 02038

WILLIS DANIEL E
WILLIS MISUK
11 REGENT CIR
FRANKLIN, MA 02038

HERGENROTHER CRAIG D TR
CRAIG HERGENROTHER REVOC
10 ANNABEL LN
FRANKLIN, MA 02038

PERLMUTTER ANDREW J
THE ABP TRUST PRESSER, BO
1270 E FRIESS DR
PHOENIX, AZ 85022

HEWES DAVID M
FRAIN MARGARET A
7 ANNABEL LN
FRANKLIN, MA 02038

PERRY CLAIRE M
3 REGENT CIR
FRANKLIN, MA 02038

HURLEY VINCENT J JR
HOMMER KELLY A
11 ANNABEL LN
FRANKLIN, MA 02038

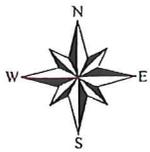
PROVOST KURT M
PROVOST JOYCE
8 REGENT CIRCLE
FRANKLIN, MA 02038

IPPOLITI MICHAEL J SR TR
IPPOLITI FAMILY TRUST
7 REGENT CIR
FRANKLIN, MA 02038

RAY BENJAMIN J
BARBER JENNIFER
9 ANNABEL LN
FRANKLIN, MA 02038

MACCHI PAUL D
MACCHI BARBARA M
22 NORTHGATE RD
FRANKLIN, MA 02038

REAGAN CHRISTOPHER J
WILLIAMSON KAITLYNN F
577 CORONATION DR
FRANKLIN, MA 02038



6 REGENT CIR - 300' ABUTTERS

Town of Franklin, MA

1 inch = 200 Feet



CAI Technologies
Provision: Mapping, Geospatial Solutions

www.cai-tech.com

June 24, 2024



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

Attached is a list of signatures from neighbors who are in favor of the variance. Of the neighbors that were home when we walked the neighborhood, there were no neighbors that were against the proposed variance for the front porch.



300 feet Abutters List Report

Franklin, MA
June 24, 2024

Please initial if you are okay with the variance request.

Subject Property:

Parcel Number: 225-113-000
CAMA Number: 225-113-000-000
Property Address: 6 REGENT CIR

Mailing Address: WESSON ROBERT S WEISS MEGAN E
6 REGENT CIR
FRANKLIN, MA 02038

Abutters:

Parcel Number: 225-067-000
CAMA Number: 225-067-000-000
Property Address: EVERGREEN DR

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

Parcel Number: 225-102-000
CAMA Number: 225-102-000-000
Property Address: 7 ANNABEL LN

Mailing Address: HEWES DAVID M FRAIN MARGARET A
7 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-103-000
CAMA Number: 225-103-000-000
Property Address: 9 ANNABEL LN

Mailing Address: RAY BENJAMIN J BARBER JENNIFER
9 ANNABEL LN
FRANKLIN, MA 02038 *Ben J Ray*

Parcel Number: 225-104-000
CAMA Number: 225-104-000-000
Property Address: 11 ANNABEL LN

Mailing Address: HURLEY VINCENT J JR HOMMER KELLY
A
11 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-105-000
CAMA Number: 225-105-000-000
Property Address: 13 ANNABEL LN

Mailing Address: MALLIO JR CHARLES D MALLIO
KIMBERLY
13 ANNABEL LN *Kimberly Mallio*
FRANKLIN, MA 02038

Parcel Number: 225-106-000
CAMA Number: 225-106-000-000
Property Address: 14 ANNABEL LN

Mailing Address: SZARO MARY K & ROBERT PAUL TRS
MARY KEAVENEY SZARO REV TRUST
14 ANNABEL LN
FRANKLIN, MA 02038

Parcel Number: 225-107-000
CAMA Number: 225-107-000-000
Property Address: 12 ANNABEL LN

Mailing Address: SOCCI DAVID P & SUSAN C TRS SOCCI
FAMILY REALTY TRUST
12 ANNABEL LN
FRANKLIN, MA 02038

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HERGENROTHER REVOC TRUST
10 ANNABEL LN
FRANKLIN, MA 02038

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Property Address: 8 ANNABEL LN

Mailing Address: SHARMA SAIDATTA
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FRANKLIN, MA 02038

Parcel Number: 225-110-000
CAMA Number: 225-110-000-000
Property Address: 577 CORONATION DR

Mailing Address: REAGAN CHRISTOPHER J WILLIAMSON
KAITLYNN F
577 CORONATION DR
FRANKLIN, MA 02038



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300 feet Abutters List Report

Franklin, MA
June 24, 2024

Please initial if you are okay with the variance request

Parcel Number: 225-111-000	Mailing Address: MCWALTER MICHAEL F JR MCWALTER PRISCILLA A
CAMA Number: 225-111-000-000	2 REGENT CIR
Property Address: 2 REGENT CIR	FRANKLIN, MA 02038

Parcel Number: 225-112-000	Mailing Address: PELL ADAM GOLDEN SARA
CAMA Number: 225-112-000-000	4 REGENT CIR
Property Address: 4 REGENT CIR	FRANKLIN, MA 02038

Parcel Number: 225-113-000	Mailing Address: WESSON ROBERT S WEISS MEGAN E
CAMA Number: 225-113-000-000	6 REGENT CIR
Property Address: 6 REGENT CIR	FRANKLIN, MA 02038

Parcel Number: 225-114-000	Mailing Address: PROVOST KURT M PROVOST JOYCE
CAMA Number: 225-114-000-000	8 REGENT CIRCLE
Property Address: 8 REGENT CIR	FRANKLIN, MA 02038

Kurt Provost

Parcel Number: 225-115-000	Mailing Address: DERDIARIAN STEPHEN F
CAMA Number: 225-115-000-000	10 REGENT CIR
Property Address: 10 REGENT CIR	FRANKLIN, MA 02038

Parcel Number: 225-116-000	Mailing Address: CALARESE JOHN B SR & ELAINE J TRS
CAMA Number: 225-116-000-000	CALARESE FAMILY REV TRUST
Property Address: 12 REGENT CIR	FRANKLIN, MA 02038

Parcel Number: 225-117-000	Mailing Address: MACCHI PAUL D MACCHI BARBARA M
CAMA Number: 225-117-000-000	22 NORTHGATE RD
Property Address: 22 NORTHGATE RD	FRANKLIN, MA 02038

Parcel Number: 225-118-000	Mailing Address: FEDERICO MIKE D PANAGOTOPULOS
CAMA Number: 225-118-000-000	STACEY E
Property Address: 14 NORTHGATE RD	FRANKLIN, MA 02038

Proz

Parcel Number: 225-119-000	Mailing Address: OWENS JAMES E OWENS MEREDITH M
CAMA Number: 225-119-000-000	16 NORTHGATE RD
Property Address: 16 NORTHGATE RD	FRANKLIN, MA 02038

Parcel Number: 225-120-000	Mailing Address: WILLIS DANIEL E WILLIS MISUK
CAMA Number: 225-120-000-000	11 REGENT CIR
Property Address: 11 REGENT CIR	FRANKLIN, MA 02038

Parcel Number: 225-121-000	Mailing Address: ANDRADE RICHARD A ANDRADE
CAMA Number: 225-121-000-000	TAMMY M
Property Address: 9 REGENT CIR	FRANKLIN, MA 02038

Parcel Number: 225-122-000	Mailing Address: IPPOLITI MICHAEL J SR TR IPPOLITI
CAMA Number: 225-122-000-000	FAMILY TRUST
Property Address: 7 REGENT CIR	FRANKLIN, MA 02038

Michael J Ippoliti



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300 feet Abutters List Report

Franklin, MA
June 24, 2024

*Please initial if you are okay with
the variance request*

Parcel Number: 225-123-000
CAMA Number: 225-123-000-000
Property Address: 5 REGENT CIR

Mary Murray

Mailing Address: MACMURRAY ROBERT T MACMURRAY
MARY E
5 REGENT CIR
FRANKLIN, MA 02038

Parcel Number: 225-124-000
CAMA Number: 225-124-000-000
Property Address: 3 REGENT CIR

Mailing Address: PERRY CLAIRE M
3 REGENT CIR
FRANKLIN, MA 02038

Parcel Number: 225-125-000
CAMA Number: 225-125-000-000
Property Address: 567 CORONATION DR

Bobbi G Tr

Mailing Address: PERLMUTTER ANDREW J THE ABP
TRUST PRESSER, BOBBI G TR
1270 E FRIESS DR
PHOENIX, AZ 85022

Kevin W. Doyle, 6-24-24



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QUITCLAIM DEED

Megan E. Weiss, an unmarried woman, of Franklin, Norfolk County, Massachusetts,

for consideration paid and in full consideration of Less than One Hundred Dollars (\$100.00) hereby grants to

Robert S. Wesson and Megan E. Weiss, as Joint Tenants, of 6 Regent Circle, Franklin, Massachusetts 02038

with QUITCLAIM COVENANTS

The land, together with the buildings thereon if any, situated in Franklin, Norfolk County, Massachusetts, on Regent Circle being shown as Lot 90 on plan entitled "Rolling Green Ridge-Section III Davmar, Inc. Developer" dated March 31, 1958, by Sampson and Publicover, C.E.'s recorded with Norfolk County Registry of Deeds in Plan Book 206, Plans 1017 through 1022, inclusive and according to said plans, bounded and described as follows:

- SOUTHERLY by Recent Circle by a line measuring (36.06) thirty-six and 06/100 feet, and a curve measuring sixty-three and 94/100 (63.94) feet;
- WESTERLY by Lot 91, one hundred fifty-one and 35/100 (151.35) feet;
- NORTHERLY by land now or formerly of Miller, two hundred fifty-nine and 24/100 (259.24) feet; and
- SOUTHEASTERLY by Lot 89, two hundred sixty-three and 47/100 (263.47) feet.

Containing 32,097 square feet, according to said Plan.

Together with the benefit of easements, restrictions, agreement, and reservations of record, if any there be, insofar as the same may be in force and applicable.

Being the same premises conveyed to Grantor by Deed recorded with the Norfolk County Registry of Deeds in Book 37067 Page 536.

[SIGNATURE PAGE FOLLOWS]

PROPERTY ADDRESS: 6 Regent Circle, Franklin, MA

Witness my hand and seal this th 15 day of September, 2023.

Megan E. Weiss
Megan E. Weiss

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

September 15, 2023

On this 15th day of September, 2023, before me, the undersigned notary public, personally appeared Megan E. Weiss, proved to me through satisfactory evidence of identification, which was MA 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 as her free act and deed.

Kathleen A. Ella

Notary Public:
My Commission Expires:

