

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:** Cam Afonso

**LOCATION:** 860 West Central Street

**ZONING DISTRICT:** Business

**TYPE OF PROJECT:** Installation of a Sign with an Electronic LED Message Center

**DATE:** 08/06/2024 **DENY**

**VARIANCE**

**ZONING BY LAW SECTIONS:** 185-20 E.(2)

**REASON FOR DENIAL:** Applicant is seeking to install a sign that has an electronic LED message center. 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 08/06/2024**

TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS

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

TOWN OF FRANKLIN  
TOWN CLERK

RECEIVED  
TOWN OF FRANKLIN

AUG 05 2024

2024 AUG -5 P 1:29

ZBA APPLICATION FORM

ZONING BOARD OF APPEALS

RECEIVED

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance:  Appeal: \_\_\_\_\_

PETITIONER: Cam Afonso

PETITIONER'S ADDRESS: 837 Upper Union C-18 Franklin PHONE: 508-364-2905

LOCATION OF PROPERTY: 800 West Central Street

TYPE OF OCCUPANCY: BAR/Restaurant ZONING DISTRICT: Business

ASSESSORS MAP & PARCEL: \_\_\_\_\_

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 checked="" type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer                               | <input type="checkbox"/> Subdivision     |
| <input type="checkbox"/> Other: _____                         |  |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Erect new Sign (Freestanding) in same location - Adding Electronic Message Center (LED)

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): \_\_\_\_\_

(Petitioner(s)/Owner)

Cam Afonso  
(Print Name)

Address: 837 Upper Union St. C-18 Franklin, MA

Tel. No.: 508-364-2905

E-Mail Address: cam@signsbycam.com

Date: 11-15-23

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 Patrick Downing  
(OWNER)

Address: 860 West Central Street

State that I/We own the property located at 860 West Central St.,  
which is the subject of this zoning application.

The record title of this property is in the name of Brookside Mill  
Realty, LLC

\*Pursuant to a deed of duly recorded in the date 4/10/15, Norfolk  
County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or  
Dedham Registry District of Land Court, Certificate No. 200085  
Book \_\_\_\_\_ Page \_\_\_\_\_.

\* Registered Land

[Signature]  
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: Cam Afonso PRESENT USE/OCCUPANCY: \_\_\_\_\_

LOCATION: 860 West Central St. ZONE: Business

PHONE: 508-364-2905 REQUESTED USE/OCCUPANCY: Distillery / Restaurant

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>Lot Area:</u>		_____	_____	_____ (min.)
<u>Continuous Frontage:</u>		_____	_____	_____ (min.)
<u>Size of Lot:</u>	Width	_____	_____	_____ (min.)
	Depth	_____	_____	_____ (min.)
<u>Setbacks in Feet:</u>	Front	_____	_____	_____ (min.)
	Rear	_____	_____	_____ (min.)
	Left Side	_____	_____	_____ (min.)
	Right Side	_____	_____	_____ (min.)
<u>Building Height:</u>	Stories	<u>3</u>	_____	_____ (max.)
	Feet	_____	_____	_____ (max.)
<u>NO. of Dwelling Units:</u>		_____	_____	_____ (max.)
<u>NO. of Parking 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.

Install new LED Sign (Electronic Message Center)

**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:

A non-approval will not allow the business to advertise charity events, wedding announcements and business information. Owner has put significant investment into the building.

- 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 present location of the existing/new sign was chosen for its level topography, and town required set backs.

- C) Desirable relief may be granted without either:

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

This sign is of significant value, and high quality fabrication. It's a beautiful structure and poses no threat to the public good.

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

I do not believe that the sign threatens, the intent or spirit of the bylaw, and will dramatically improve the property and area.

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



OWNER:  
BROOKDALE MILL REALTY, LLC

DEED REFERENCE:  
LAND COURT 18473A

TOTAL LOT AREA = 125254 S.F.

TAX ASSESSORS PARCEL ID:  
271-19

ZONING DISTRICT:  
BUSINESS

TOWN OF FRANKLIN  
DIMENSIONAL REGULATIONS

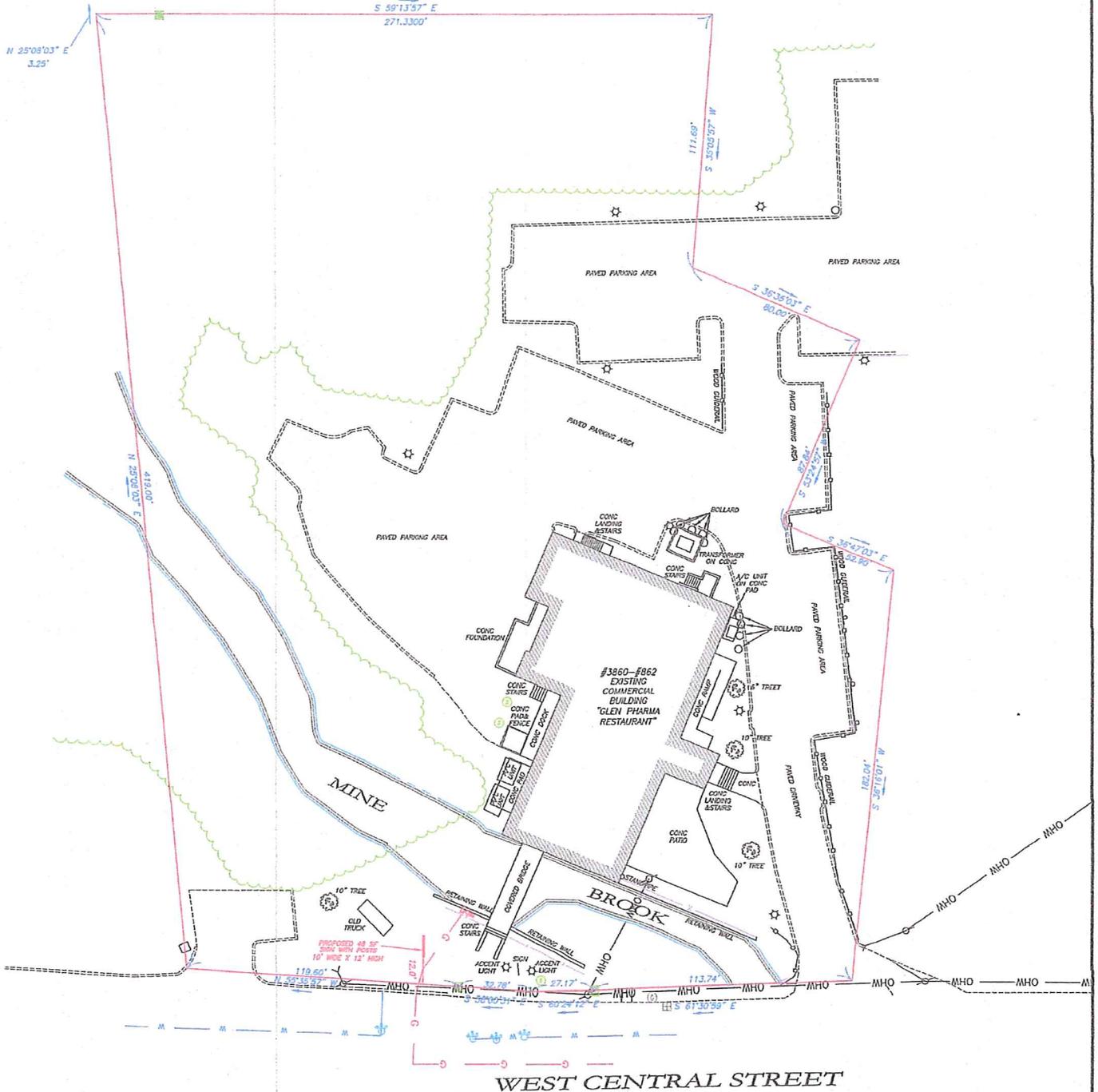
LOT AREA: 20,000 SF  
LOT FRONTAGE: 125'  
FRONT YARD SETBACK: 40'  
SIDE YARD SETBACK: 20'  
REAR YARD SETBACK: 30'  
MAX LOT COVERAGE: 80%

OWNER TO VERIFY THE ZONING  
REGULATIONS WITH THE TOWN  
OF FRANKLIN BUILDING  
DEPARTMENT.

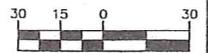
NOTES:

ALL OFFSETS & DIMENSIONS  
ARE TO THE SIDING UNLESS  
OTHERWISE NOTED.

AC=AIR CONDITIONING  
BH=BULKHEAD  
EM=ELECTRIC METER  
GM=GAS METER  
OHW=OVERHEAD WIRES  
S=SEWER  
W=WATER  
WL=WOOD LANDING



LEGEND:	
	PROPERTY LINE
	EDGE OF PAVEMENT
	FENCE LINE
	UTILITY POLE
	CONC. BOUND W/DRILL HOLE FOUND
	CATCH BASIN
	DRAIN MAN HOLE
	LIGHT POST
	SEWER MAN HOLE
	WATER SHUT OFF
	GAS METER
	CONC. BOUND FOUND
	GAS SHUT OFF



 <b>D. O'BRIEN</b> LAND SURVEYING 400 WEST CENTRAL ST. 1 <sup>ST</sup> FLOOR FRANKLIN, MA 01862 508-541-0484	PLAN SHOWING PROPOSED SIGN #860-#862 WEST CENTRAL STREET FRANKLIN, MA NORFOLK COUNTY			
	SCALE: 1:30'	DATE: 7/9/24	REVISED: ---	DRAWN BY: CHECKED BY: J.E.S. D.O.

# On Premise Quote



QUOTE NUMBER: 2316567.2 (Revision 2) DATE: 9/29/2023

SIGN ID: 1823696 W6-S

Signs By Cam 9016802  
Cam Afonso,  
837 Upper Union St Unit C18  
Franklin, MA 02038-5005  
(508) 528-0766  
cam@signsbycam.com

Shipping Destination  
Signs By Cam  
837 Upper Union St Unit C18  
Franklin, MA 02038-5005

Job Site  
Name: GlenPharmer Distillery  
Address: 860 W Central St  
City: Franklin  
State: MA Zip: 02038

## PRODUCT SPECIFICATIONS

Pixel Pitch: W6mm LED RGB  
Pixel Matrix: 144 X 336  
Ventilation Style: Front Ventilation  
Cabinet Size: 41in H x 7ft 3in L x 5in D  
Viewing Area: 36in H x 7ft L  
Cabinet Style: Double Face (Slim)  
Character Size: 15 lines / 67.2 Characters at a 2" type  
Approx. Weight: 585.00 Lbs.  
Warranty: Standard 5 Year Watchfire warranty applies.  
Mfg. Lead Time: 3-5 weeks (after this document is signed & returned and receipt of down payment).  
Electrical Service: 120 VOLT 30.0 amps (15.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed.  
*Example: 18.7 KWHrs a day x \$0.12 = \$2.24/Day*

## STANDARD FEATURES

Brightness: Daytime 7500 NITs Maximum; Nighttime 700 NITs Maximum  
Color: LED RGB  
Color Capability: Min. 1.2 Quintillion  
Includes: Ignite Graphics Software  
Video: up to 30 FPS  
Viewing Angles: 150 Horizontal/95 Vertical

## OPTIONS

Software  
Software Training  
Communications  
Wireless Data Plan  
Cabinet Separation  
Power Requirements  
Temperature Sensor  
Sign Mounting Kit  
Technician On-Site  
Warranty  
Ignite OPx (cloud-based)  
Web Based Software Training  
OPx - 4G Wireless with Watchfire Cellular Data Plan  
Life-of-sign Data Plan  
Standard Up To 15 Feet  
Standard As Quoted  
Not Ordered  
Not Ordered / Not Required  
Not Ordered  
Standard 5-Year Parts Warranty

Jane M. Pineau  
Attorney At Law  
446 County Street  
New Bedford, MA 02740

QUITCLAIM DEED

JULIE A. EVANS, as Trustee of Brookdale Mill Trust, u/d/t dated November 20, 2003 filed with the Norfolk County Registry District of the Land Court as Document Number 1,018,335, of Franklin, Norfolk County, Massachusetts

in consideration of: ONE MILLION NINE HUNDRED THIRTY THOUSAND and 00/100 (\$1,930,000.00) DOLLARS paid

grants to: BROOKDALE MILL REALTY, LLC, a Massachusetts limited liability company, of 860 West Central Street, Franklin, Norfolk County, Massachusetts

with QUITCLAIM COVENANTS,

That certain parcel of land, together with the buildings thereon, situated in Franklin in the County of Norfolk and said Commonwealth, bounded and described as follows:

Northeasterly by the Southwesterly line of West Central Street, two hundred ninety-three and 41/100 (293.41) feet;

Southeasterly by lands now or formerly of Vernon McLaughlin and of Brookdale Mills, Inc., four hundred twenty-two and 25/100 (422.25) feet;

Southwesterly by land now or formerly of The New York, New Haven & Hartford Railroad Company, two hundred seventy-one and 33/100 (271.33) feet;

Northwesterly, one hundred eleven and 59/100 (111.59) feet;

Westerly, eighty (80) feet;

860 West Central Street, Franklin MA 02038

Northerly, eighty-seven and 84/100 (87.84) feet; and

Westerly, fifty-two and 90/100 (52.90) feet, by land now or formerly of John Ketover; and

Northwesterly by lands now or formerly of said John Ketover and of Brookdale Realty Co., one hundred eighty-two and 04/100 (182.04) feet.

All of said boundaries are determined by the Land Court to be located as shown on a plan drawn by Kenneth E. McIntyre, Civil Engineer, dated April 1942, as modified and approved by said Court, filed in the Land Registration Office as No. 18471A, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 34830, Book 175.

The above described land is subject to the flow of a natural water course running through the same and shown on said plan as Mine Brook.

For title see Certificate of Title No. 167170 filed with said Registry District.

The property hereby conveyed is commercial property and grantor states under the penalties of perjury that the property conveyed herein was not the principal residence of the grantor's trust beneficiaries or the grantor's trust beneficiaries' spouse or former spouse.

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[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED AS A SEALED INSTRUMENT THIS 16 DAY OF APRIL, 2019.

BROOKDALE MILL TRUST

By: Julie A. Evans, Trustee  
Julie A. Evans, Trustee

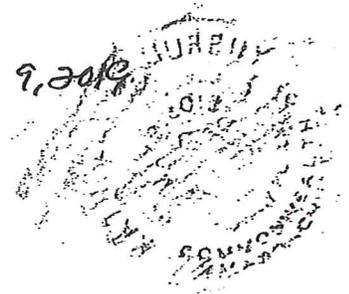
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 16<sup>th</sup> day of April, 2019, before me, the undersigned notary public, personally appeared Julie A. Evans, proved to me through satisfactory identification (which were 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 Trustee of BROOKDALE MILL TRUST.

Kathleen M. Murphy  
Kathleen M. Murphy - Notary Public

My commission expires: May 9, 2019



  
Jane M. Pineau  
Attorney At Law  
446 County Street  
New Bedford, MA 02740

**BROOKDALE MILL TRUST  
TRUSTEE CERTIFICATE**

I, Julie A. Evans, Trustee of Brookdale Mill Trust u/d/t dated November 20, 2003 filed with the Norfolk County Registry District of the Land Court as Document Number 1,018,335, of Franklin, Norfolk County, Massachusetts, as amended (the "Trust") certify as follows:

- (a) Julie A. Evans is the successor and current trustee of the Trust;
- (b) The trust is in full force and effect and has not been amended or modified, except as provided above, and has not been revoked as of the date hereof;
- (c) The trustee of the Trust has full power and authority and has been directed by the beneficiary of the Trust to sell certain premises situated at 860 West Central Street, Franklin, Norfolk County, Massachusetts ("Premises"), and in connection therewith to execute and deliver, on behalf of the Trust, any and all documents with respect to said transaction, including, but not limited to, a deed by the undersigned conveying the Premises to Brookdale Mill Realty, LLC in full consideration of the sum of \$1,930,000.00, together with any other agreements, assignments, certificates, affidavits, settlement statements and documents as may be necessary or desirable in effectuating said transaction,; and
- (d) There are no facts which constitute conditions precedent to acts by the trustees or which are in any other manner germane to affairs of the Trust.

Executed as a sealed instrument under the penalties of perjury on April 16, 2019.

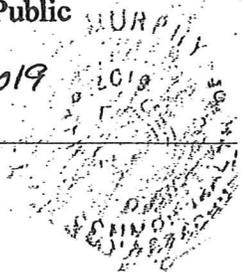
Julie A. Evans, Trustee  
Julie A. Evans, Trustee

COMMONWEALTH OF MASSACHUSETTS

On this 16<sup>th</sup> day of April, 2019, before me, the undersigned notary public, personally appeared Julie A. Evans, proved to me through satisfactory evidence of identification, which were Driver's license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

Kathleen M. Murphy  
Kathleen M. Murphy Notary Public

My Commission Expires: May 9, 2019



DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that the undersigned, JULIE A. EVANS, TRUSTEE OF BROOKDALE MILL TRUST u/d/t dated November 20, 2003 (the "Seller") desires to sell certain real property located at 860 West Central Street, Franklin, Norfolk County, Massachusetts (the "Premises").

Where circumstances prevent the Seller from being personally present, in order to effectuate said sale, it is necessary and expeditious to appoint Michael Juster, Esq., or Steven A. Greenwald, Esq., or Alan Greenwald, Esq., or any of the attorneys of the law firm of Greenwald & Greenwald LLP, of 409 Fortune Boulevard, Milford, Massachusetts, to make, execute, sign and deliver all documents on her behalf, pursuant to M.G.L. 201B, as may be required to complete such sale.

NOW, THEREFORE, the undersigned, does hereby make, constitute, and appoint the aforesaid Michael Juster, Esq., or Steven A. Greenwald, Esq., or Alan Greenwald, Esq., or any of the attorneys of the law firm of Greenwald & Greenwald LLP, to be *her true and lawful attorney* for her and in her name, place and stead, individually and as trustee as aforesaid until this power shall be revoked by an instrument of revocation recorded in the Norfolk County Registry of Deeds, generally authorizing the said attorney to do, execute and perform any act whatsoever which the Seller, in her sole discretion, may deem necessary *for the limited purpose* of selling and conveying the above referenced real property, as fully as she could do if were personally present, and specifically authorizing the said attorney to execute a Settlement Statement, Closing Disclosure, and any and all documents, affidavits or certificates, in order to sell, convey and grant the said Premises, including authority to correct, change, amend or add to the deed, obtain payoffs from lenders, endorse checks, and further, to negotiate and make any and all adjustments to the purchase price, to deliver the deed and receive the proceeds from the sale of the premises in the form of a check made payable to "Greenwald & Greenwald LLP as attorney for ("Seller").

The said Attorney is empowered to determine in his sole discretion the time, place, purpose for, and manner in which the power herein conferred upon him shall be exercised, and the condition, provision and covenants of any instrument or document which may be executed by him pursuant thereto.

This power of attorney shall not be affected by the subsequent disability or incapacity of the principal(s).

EXECUTED AS A SEALED INSTRUMENT THIS 16 day of April, 2019:

Julie A. Evans, Trustee  
Julie A. Evans, Trustee of Brookdale Mill Trust  
as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 16<sup>th</sup> day of March, 2019, before me, the undersigned notary public, personally appeared Julie A. Evans, Trustee of Brookdale Mill Trust as aforesaid, proved to me through satisfactory evidence of identification, which were 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.

Kathleen M. Murphy  
Kathleen M. Murphy, Notary Public  
My Commission Expires May 9, 2019

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

JUL 30 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 7 / 30 / 24

Assessors Parcel ID # (12 digits) 271 - 019 - 000 - 000

Property Street Address 860 West Central St.

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 Brockdale Mill Realty, LLC

Property Owner's Mailing Address 860 West Central St.

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 654 - 6577

Requestor's Name (if different from Owner) Cam Afonso

Requestor's Address 837 Upper Union St. C-18 Franklin

Requestor's Telephone # 508 - 364 - 2905

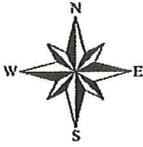
Office Use Only: Date Fee Paid 7/30/24 Paid in Cash \$ 25.00

Paid by Check \$ \_\_\_\_\_ Check # \_\_\_\_\_ Town Receipt # 30271

Please Circle One:

- Administration
- Conservation
- Planning
- Zoning Board of Appeals

cam@signsbycam.com



# 860 WEST CENTRAL ST - 300' ABUTTERS

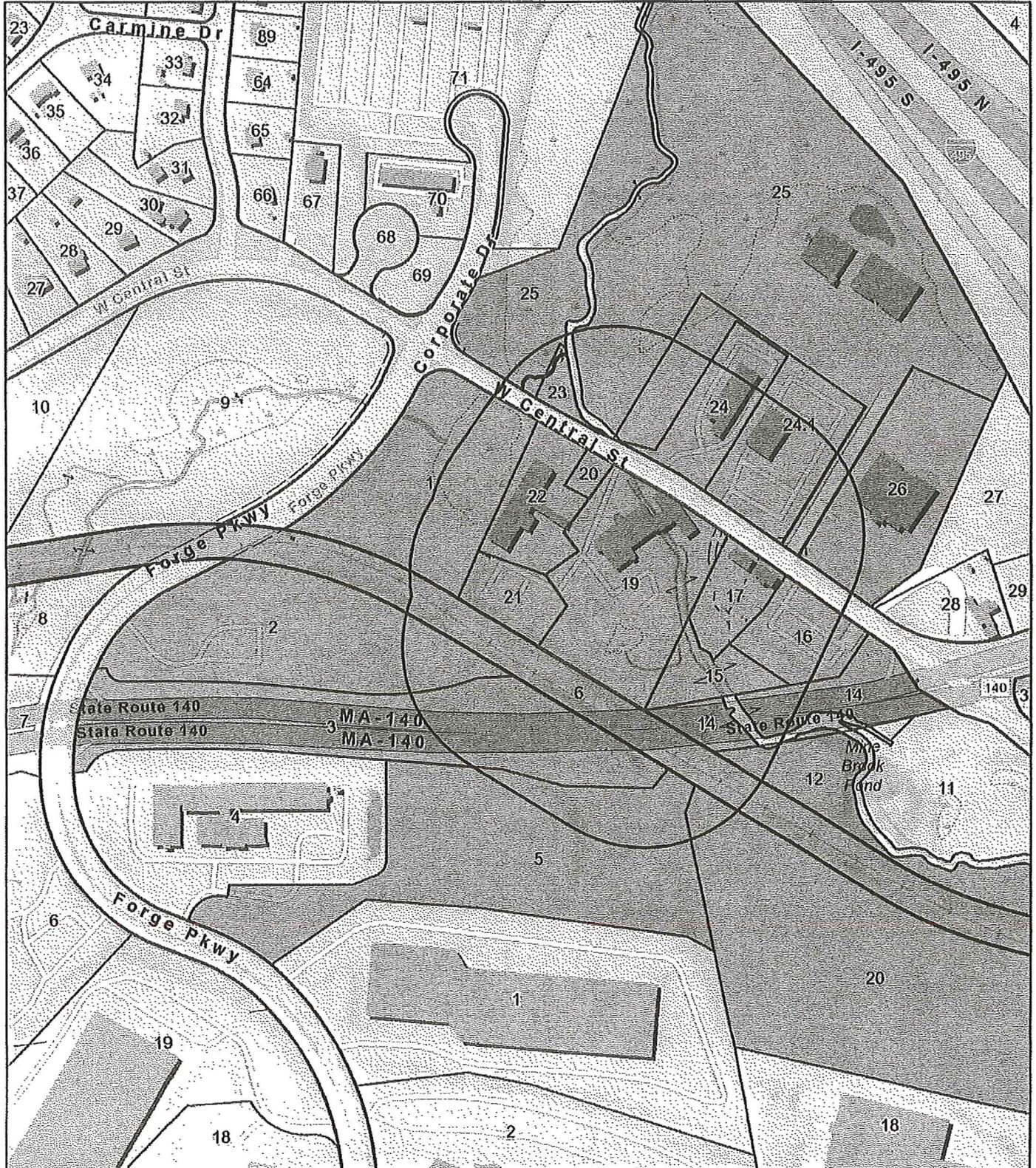
Town of Franklin, MA

1 inch = 300 Feet



www.cai-tech.com

August 2, 2024



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



# 300 feet Abutters List Report

Franklin, MA  
August 02, 2024

## Subject Property:

Parcel Number: 271-019-000  
CAMA Number: 271-019-000-000  
Property Address: 860-862 WEST CENTRAL ST

Mailing Address: BROOKDALE MILL REALTY LLC  
860 WEST CENTRAL ST  
FRANKLIN, MA 02038

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## Abutters:

Parcel Number: 271-006-000  
CAMA Number: 271-006-000-000  
Property Address: GROVE ST

Mailing Address: NEW YORK CENTRAL LINES LLC C/O  
CSX TRANSPORTATION INC TAX  
DEPARTMENT  
500 WATER ST (C 910)  
JACKSONVILLE, FL 32202

Parcel Number: 271-012-000  
CAMA Number: 271-012-000-000  
Property Address: WEST CENTRAL ST

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

Parcel Number: 271-014-000  
CAMA Number: 271-014-000-000  
Property Address: WEST CENTRAL ST

Mailing Address: COMMONWEALTH OF  
MASSACHUSETTS HIGHWAY  
DEPARTMENT  
10 PARK PLAZA  
BOSTON, MA 02116

Parcel Number: 271-015-000  
CAMA Number: 271-015-000-000  
Property Address: WEST CENTRAL ST

Mailing Address: FORGE PARK REALTY TRUST C/O  
NATIONAL DEVELOPMENT  
2310 WASHINGTON ST  
NEWTON LOWER FALLS, MA 02462

Parcel Number: 271-016-000  
CAMA Number: 271-016-000-000  
Property Address: 828 WEST CENTRAL ST

Mailing Address: UNIONVILLE GS LLC C/O RETAIL  
BUSINESS SERVICES  
PO BOX 6500 STOP & SHOP TENANT  
CARLISLE, PA 17013

Parcel Number: 271-017-000  
CAMA Number: 271-017-000-000  
Property Address: 834-836 WEST CENTRAL ST

Mailing Address: DEPEDRO, DENISE R TR 834-836 W  
CENT ST RLTY TR C/O DIANE PADULA  
23 SPRUCE POND ROAD  
FRANKLIN, MA 02038

Parcel Number: 271-019-000  
CAMA Number: 271-019-000-000  
Property Address: 860-862 WEST CENTRAL ST

Mailing Address: BROOKDALE MILL REALTY LLC  
860 WEST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 271-020-000  
CAMA Number: 271-020-000-000  
Property Address: WEST CENTRAL ST

Mailing Address: WISE FREDERICK R L  
880 WEST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 271-021-000  
CAMA Number: 271-021-000-000  
Property Address: WEST CENTRAL ST

Mailing Address: WISE FREDERICK R L  
880 WEST CENTRAL ST  
FRANKLIN, MA 02038



www.cai-tech.com

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



# 300 feet Abutters List Report

Franklin, MA  
August 02, 2024

Parcel Number: 271-022-000 CAMA Number: 271-022-000-000 Property Address: 880 WEST CENTRAL ST	Mailing Address: WISE FREDERICK R L 880 WEST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 271-023-000 CAMA Number: 271-023-000-000 Property Address: WEST CENTRAL ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 271-024-000 CAMA Number: 271-024-000-000 Property Address: 855 WEST CENTRAL ST	Mailing Address: OXFORD REALTY & TRUST LLC 5 CEDAR ST #607 HOPKINTON, MA 01741
Parcel Number: 271-024-001 CAMA Number: 271-024-001-000 Property Address: 847 WEST CENTRAL ST	Mailing Address: VENDETTI EDMUND C JR TR VENDO REALTY TRUST PO BOX 1264 ONSET, MA 02558
Parcel Number: 271-025-000 CAMA Number: 271-025-000-000 Property Address: 837 WEST CENTRAL ST	Mailing Address: MARTIN WILLIAM C TR SPECTRUM REALTY TRUST KLAUCKE, JON H TR 490 SHREWSBURY ST WORCESTER, MA 01604
Parcel Number: 271-025-000 CAMA Number: 271-025-000-001 Property Address: 837 WEST CENTRAL ST	Mailing Address: XINGFU REALTY LLC 22 JENNIFER CIR NORTH ATTLEBORO, MA 02760
Parcel Number: 271-025-000 CAMA Number: 271-025-000-002 Property Address: 835 WEST CENTRAL ST	Mailing Address: ABL REALTY LLC PO BOX 179 SHELDONVILLE, MA 02070
Parcel Number: 271-026-000 CAMA Number: 271-026-000-000 Property Address: 831 WEST CENTRAL ST	Mailing Address: LAMBIE PAMELA ANN TR WEST CENTRAL REALTY TRUST 109 HAVERHILL ST N READING, MA 01864
Parcel Number: 272-001-000 CAMA Number: 272-001-000-000 Property Address: FORGE PKWY	Mailing Address: FORGE PARK REALTY TRUST C/O NATIONAL DEVELOPMENT 2310 WASHINGTON ST NEWTON LOWER FALLS, MA 02462
Parcel Number: 272-002-000 CAMA Number: 272-002-000-000 Property Address: 2 FORGE PKWY	Mailing Address: SSA AT FORGE PARK LLC C/O TITAN REALTY & CONSTRUCTION 1 PLAZA RD STE LL-1 GREENVALE, NY 11548
Parcel Number: 272-003-000 CAMA Number: 272-003-000-000 Property Address: FORGE PKWY	Mailing Address: COMMONWEALTH OF MASSACHUSETTS HIGHWAY DEPARTMENT 10 PARK PLAZA BOSTON, MA 02116
Parcel Number: 272-005-000 CAMA Number: 272-005-000-000 Property Address: 6 FORGE PKWY	Mailing Address: DONEGAL LLC P O BOX 4430 MANCHESTER, NH 03108



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

8/2/2024

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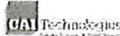
# 300 feet Abutters List Report

Franklin, MA  
August 02, 2024

Parcel Number: 276-020-000  
CAMA Number: 276-020-000-000  
Property Address: GROVE ST

Mailing Address: MARGARET C RANIERI TR CATHERINE  
R MILLER TR RANIERI TRUST  
59 PLEASANT ST  
FRANKLIN, MA 02038

*Kevin M. Doyle, 8-2-2024*



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8/2/2024

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ABL REALTY LLC  
PO BOX 179  
SHELDONVILLE, MA 02070

MARTIN WILLIAM C TR  
SPECTRUM REALTY TRUST KLA  
490 SHREWSBURY ST  
WORCESTER, MA 01604

BROOKDALE MILL REALTY LLC  
860 WEST CENTRAL ST  
FRANKLIN, MA 02038

NEW YORK CENTRAL LINES LL  
C/O CSX TRANSPORTATION IN  
500 WATER ST (C 910)  
JACKSONVILLE, FL 32202

COMMONWEALTH OF MASSACHUS  
HIGHWAY DEPARTMENT  
10 PARK PLAZA  
BOSTON, MA 02116

OXFORD REALTY & TRUST LLC  
5 CEDAR ST #607  
HOPKINTON, MA 01741

DEPEDRO, DENISE R TR 834-  
C/O DIANE PADULA  
23 SPRUCE POND ROAD  
FRANKLIN, MA 02038

SSA AT FORGE PARK LLC  
C/O TITAN REALTY & CONSTRU  
1 PLAZA RD STE LL-1  
GREENVALE, NY 11548

DONEGAL LLC  
P O BOX 4430  
MANCHESTER, NH 03108

UNIONVILLE GS LLC  
C/O RETAIL BUSINESS SERVI  
PO BOX 6500 STOP & SHOP  
TENANT  
CARLISLE, PA 17013

FORGE PARK REALTY TRUST  
C/O NATIONAL DEVELOPMENT  
2310 WASHINGTON ST  
NEWTON LOWER FALLS, MA 02462

VENDETTI EDMUND C JR TR  
VENDO REALTY TRUST  
PO BOX 1264  
ONSET, MA 02558

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

WISE FREDERICK R L  
880 WEST CENTRAL ST  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

XINGFU REALTY LLC  
22 JENNIFER CIR  
NORTH ATTLEBORO, MA 02760

LAMBIE PAMELA ANN TR  
WEST CENTRAL REALTY TRUST  
109 HAVERHILL ST  
N READING, MA 01864

MARGARET C RANIERI TR CAT  
RANIERI TRUST  
59 PLEASANT ST  
FRANKLIN, MA 02038