

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: Joseph Newell

LOCATION: 55 Milliken Avenue

ZONING DISTRICT: SFR IV

TYPE OF PROJECT: Two-Family Dwelling

DATE: 02/27/2025 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: Article 185, Attachment 7 (Use Regulations Schedule Part V1 6.3.b.)

REASON FOR DENIAL: Applicant is seeking to construct an addition that converts a One-Family Home to a Two-Family Home. The building permit is denied without a Special Permit from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____ **DATE**

ZONING OFFICIAL SIGNATURE LAB 02/27/2025
_____**DATE**

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

RECEIVED
TOWN OF FRANKLIN

FEB 28 2025

ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
TOWN CLERK

2025 FEB 28 A 10:53

ZBA APPLICATION FORM

GENERAL INFORMATION

RECEIVED

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Joseph Newell

PETITIONER'S ADDRESS: 55 Milliken Avenue PHONE: 508-384-6560 Representative

LOCATION OF PROPERTY: 55 Milliken Avenue

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: SFR IV

ASSESSORS MAP & PARCEL: Map 279 Parcel 204

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:

To construct addition which will be used as an in-law unit.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section Attachment 7 Section 6.3b Use Regulation Schedule Part VI

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):

Joseph Newell
(Petitioner(s)/Owner)
Joseph Newell
(Print Name)

Address: 55 Milliken Avenue

Tel. No.: 774-571-3012

E-Mail Address: Joeman923@comcast.net

Date: _____

**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 Joseph Newell
(OWNER)

Address: 55 Milliken Zvenue Franklin MA

State that I/We own the property located at 55 Milliken Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of Joseph W. Newell

*Pursuant to a deed of duly recorded in the date August 7, 2015, Norfolk
County Registry of Deeds at Book 33381, Page 366; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

TOWN OF FRANKLIN ZONING BOARD OF APPEALS

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

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Joseph Newell

PRESENT USE/OCCUPANCY: Single Family Residence

LOCATION: 55 Milliken Avenue ZONE: SFR IV

PHONE: _____

REQUESTED USE/OCCUPANCY: Existing Residence with addition of In-Law Unit

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>	<u>29,441</u>	<u>29,441</u>	<u>15,000</u> (min.)
<u>Continuous Frontage:</u>	<u>72.46'</u>	<u>72.46'</u>	<u>100.00'</u> (min.)
<u>Size of Lot:</u>			
Width	_____	_____	<u>Exempt</u> (min.)
Depth	<u>242.35'</u>	<u>242.35'</u>	<u>100'</u> (min)
<u>Setbacks in Feet:</u>			
Front	<u>96.4'</u>	<u>96.4'</u>	<u>30'</u> (min.)
Rear	<u>139.2'</u>	<u>139.2'</u>	<u>20'</u> (min.)
Left Side	<u>49.2'</u>	<u>20.7'</u>	<u>20'</u> (min.)
Right Side	<u>25.4'</u>	<u>25.4'</u>	<u>20'</u> (min.)
<u>Building Height:</u>			
Stories	<u>2</u>	<u>2</u>	<u>3</u> (max.)
Feet	<u><35'</u>	<u><35'</u>	<u>35'</u> (max.)
<u>NO. of Dwelling Units:</u>	<u>1</u>	<u>2</u>	<u>2 w/ special Permit</u> (max.)
<u>NO. of Parking Spaces:</u>	<u>5</u>	<u>5</u>	<u>4</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.





**ZBA APPLICATION FORM
SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria in accordance with Zoning Bylaw Section 185-45(D)(2)(a) referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits for which additional criteria must be met under the Zoning Bylaw.

185-45(D)(2)(A) BOARD OF APPEALS: TO HEAR AND DECIDE APPLICATIONS FOR SPECIAL PERMITS UPON WHICH THE BOARD IS EMPOWERED TO ACT UNDER THIS CHAPTER. SPECIAL PERMITS SHALL BE GRANTED BY THE BOARD OF APPEALS ONLY UPON ITS WRITTEN DETERMINATION THAT THE PROPOSED USE WILL NOT HAVE ADVERSE EFFECTS WHICH OVERBALANCE ITS BENEFICIAL EFFECTS ON EITHER THE NEIGHBORHOOD OR THE TOWN, IN VIEW OF THE PARTICULAR CHARACTERISTICS OF THE SITE AND OF THE PROPOSAL IN RELATION TO THAT SITE. THIS DETERMINATION SHALL BE IN ADDITION TO THE FOLLOWING SPECIFIC FINDINGS:

(1) Proposed project addresses or is consistent with neighborhood or Town need.

The addition will be utilized for an in-law of the family. This will allow the family to remain in the residence.

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

The existing driveway is capable of having 5 parking spaces. Two spaces per unit as required by the Franklin Zoning Bylaw. Additional vehicle trips will be minimal with less than 10 trips per day anticipated.

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

The roadway system can accommodate the vehicle trips from the in-law unit. The site will have less impervious coverage than allowed by the Franklin Zoning Bylaw. The site will be connected to municipal utilities.

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

The addition of a family member will not negatively impact the character of social structure of the neighborhood.

(5) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

The proposed in-law unit will be constructed on an existing developed property and will be located within a wetland buffer zone. A Notice of Intent has been filed with the Conservation Commission.

(6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

The proposed in-law unit will have a footprint of 99 square feet. The lot structure coverage proposed is below the coverage allowed by the Franklin Zoning Bylaws. The proposed addition meets or exceeds the Town of Franklin setback requirements. The in-law unit will meet the height requirements and will not cause flooding, excessive noise, odor, light, vibrations or airborne particulates.

(7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

The in-law will result in two additional bedrooms being added to the structure. This

will result in an increase of approximately 220 gallons per day of water and sewer usage.

Quitclaim Deed

I, MARY C. NEWELL, ^{N O T} a married person, of 55 Milliken ^{N O T} Avenue, Norfolk County, Franklin,
Massachusetts, _{A N} _{A N}

O F F I C I A L O F F I C I A L

for consideration paid, in the amount of TEN 00/100 Dollars (U.S. \$10.00 Dollars)

grant to JOSEPH W. NEWELL, individually, of 55 Milliken Avenue, Norfolk County, Franklin,
Massachusetts

with QUITCLAIM COVENANTS

the land in said Franklin, with the buildings thereon, situated on the easterly side of Milliken
Avenue, bounded and described as follows:

Beginning at an iron pipe on Milliken Avenue at land now or formerly of Angelo Bonifazi;
thence

EASTERLY on old wall and fence, one hundred ninety-four (194) feet to a
pipe in a stone heap, thence

SOUTHEASTERLY on land now or formerly of one Woolford, one hundred thirty (130)
feet to a pipe in a ditch at land now or formerly of William
Merchant; thence

SOUTHWESTERLY on said Merchant land, seventy-two (72) feet to a pipe at land now
or formerly of Louis DeBaggis; thence

NORTHWESTERLY on said DeBaggis land, two hundred ten (210) feet to an iron pipe
at said Milliken Avenue; thence

NORTHERLY on said Milliken Avenue, seventy-six (76) feet to the point of
beginning; all of said distances being more or less.

This conveyance is made subject to any easements of record.

Reserving to the Grantor, MARY C. NEWELL, however, a life estate in the above said premises
during the remainder of her lifetime, during which time the said MARY C. NEWELL shall have
the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled
to all rents, fees or profits generated from said life estate, but without the right to partition. During
said Grantor's lifetime, she shall bear the cost of all insurance, maintenance, fees, charges and
expenses relating to the premises and she shall pay all taxes assessed or imposed with respect
thereto, and all principal and interest on any mortgages thereon. No notice to, or assent by, the
Grantee in this instrument or his assigns shall be necessary in connection with any exercise of the
rights retained by Grantor in this instrument.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

Property Address: 55 Milliken Avenue, Franklin, MA 02038

Please return to:
Mary C. Newell
55 Milliken Avenue
Franklin, Massachusetts 02038

N O T
A N

N O T
A N

For my title, see Deed from Gerald A. Newell and Mary E. Newell to me dated January 15, 2015 and recorded with Norfolk County Registry of Deeds, Book 3284, Page 266.

Title was not examined in the preparation of this deed.

Property Address: 55 Milliken Avenue, Franklin, Massachusetts 02038

Executed as a sealed instrument this 30 day of July, 2015.

Mary C. Newell
MARY C. NEWELL

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

July 30, 2015

Before me, the undersigned notary public, personally appeared MARY C. NEWELL, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed for its stated purpose.



[Signature]
Notary Public
My commission expires:



55 MILLIKEN AVE - 300' ABUTTERS

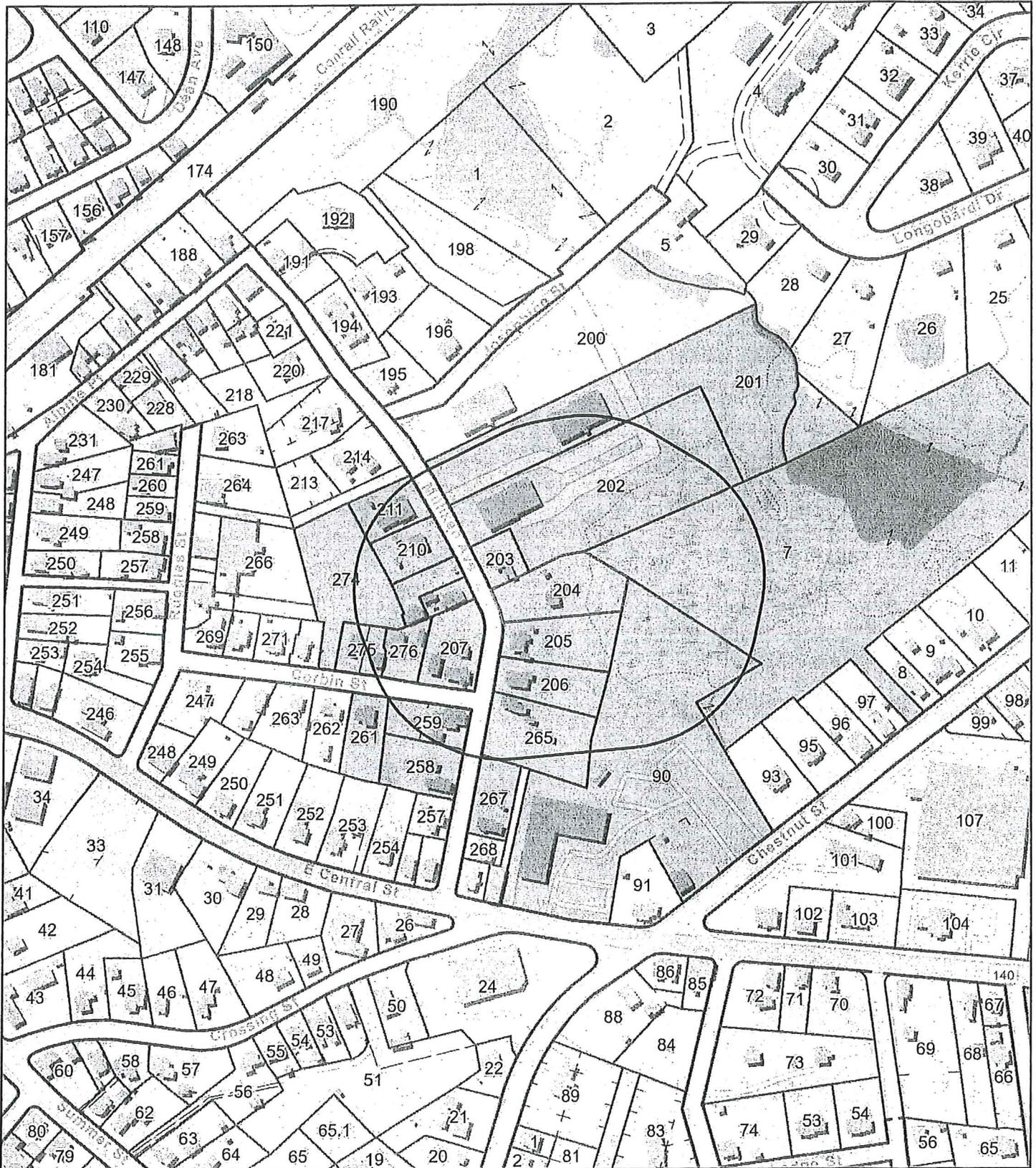
Town of Franklin, MA



1 inch = 300 Feet

www.cai-tech.com

January 30, 2025



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



300 feet Abutters List Report

Franklin, MA
January 30, 2025

Subject Property:

Parcel Number: 279-204-000
CAMA Number: 279-204-000-000
Property Address: 55 MILLIKEN AVE

Mailing Address: NEWELL MARY C L/E NEWELL JOSEPH
W
55 MILLIKEN AVE
FRANKLIN, MA 02038

Abutters:

Parcel Number: 279-201-000
CAMA Number: 279-201-000-000
Property Address: 67 MILLIKEN AVE

Mailing Address: MILLIKIN HILLS CONDOMINIUM B C/O
PIONEER PROP MGT
146 FOREST STREET
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-001
Property Address: 67 MILLIKEN AVE

Mailing Address: FOYE EDWARD W III
67 MILLIKEN AVE UT 1B
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-002
Property Address: 67 MILLIKEN AVE

Mailing Address: LUBIN LINDA TR TOSI IRREVOC TRST
OF JULY 2010
3 CRESTWOOD DR
NORTH READING, MA 01864-3030

Parcel Number: 279-201-000
CAMA Number: 279-201-000-003
Property Address: 67 MILLIKEN AVE

Mailing Address: COLLINS LORI M
57 WOOLFORD ROAD
WRENTHAM, MA 02093

Parcel Number: 279-201-000
CAMA Number: 279-201-000-004
Property Address: 67 MILLIKEN AVE

Mailing Address: NELSON KAREN NELSON CARL E
247 PROSPECT ST
AUBURN, MA 01501-3344

Parcel Number: 279-201-000
CAMA Number: 279-201-000-005
Property Address: 67 MILLIKEN AVE

Mailing Address: MILLER MARK DAVID GRANGER
ROBERT B
67 MILLIKEN AVE UT 5B
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-006
Property Address: 67 MILLIKEN AVE

Mailing Address: BUCKLEY MARGARET J
67 MILLIKEN AV - UNIT 6B
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-007
Property Address: 67 MILLIKEN AVE

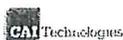
Mailing Address: GIANCOLA CHERYL
237 MAUREEN RD
BELLINGHAM, MA 02019

Parcel Number: 279-201-000
CAMA Number: 279-201-000-008
Property Address: 67 MILLIKEN AVE

Mailing Address: DENNETT WILLIAM J
67 MILLIKEN AVE UT8B
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-009
Property Address: 67 MILLIKEN AVE

Mailing Address: BEIDER RINA POLESCHUK REGINA
10 FRANCES ST
WOBURN, MA 01801



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300 feet Abutters List Report

Franklin, MA
January 30, 2025

Parcel Number: 279-201-000
CAMA Number: 279-201-000-010
Property Address: 67 MILLIKEN AVE

Mailing Address: CUB PROPERTIES LLC
4 GASLIGHT LN
FRAMINGHAM, MA 01702

Parcel Number: 279-201-000
CAMA Number: 279-201-000-011
Property Address: 67 MILLIKEN AVE

Mailing Address: PURPURA JAMES
67 MILLIKEN AVE, UT 11
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-012
Property Address: 67 MILLIKEN AVE

Mailing Address: ONEILL SCOTT C
67 MILLIKEN AVE UNIT 12B
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-013
Property Address: 67 MILLIKEN AVE

Mailing Address: DENNETT MEGHAN E
67 MILLIKEN AVE - U-13B
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-014
Property Address: 67 MILLIKEN AVE

Mailing Address: GOLDBERG MARGARET B
67 MILLIKEN AVE APT 14
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-015
Property Address: 67 MILLIKEN AVE

Mailing Address: CARROLL SEAN DAVID
67 MILLIKEN AV, UT 15B
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-016
Property Address: 67 MILLIKEN AVE

Mailing Address: ROSSETTI STEVEN J ROSSETTI JOHN
W
24 MARIA CIRCLE
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-017
Property Address: 67 MILLIKEN AVE

Mailing Address: FOLEY THOMAS J
871 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-018
Property Address: 67 MILLIKEN AVE

Mailing Address: RASSAS GHANDY
67 MILLIKEN AVE U-18B
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-019
Property Address: 67 MILLIKEN AVE

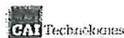
Mailing Address: VIZAKIS JAMES A
33 THAXTER RD
NEWTON, MA 02460

Parcel Number: 279-201-000
CAMA Number: 279-201-000-020
Property Address: 67 MILLIKEN AVE

Mailing Address: SIDIROPOULOS ANTONIA TR EVIKOAL
FAMILY TR
11 CUTHBERT RD
WEST ROXBURY, MA 02132

Parcel Number: 279-201-000
CAMA Number: 279-201-000-021
Property Address: 67 MILLIKEN AVE

Mailing Address: LI WEI
67 MILLIKEN AVE - UNIT 21B
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
January 30, 2025

Parcel Number: 279-201-000
CAMA Number: 279-201-000-022
Property Address: 67 MILLIKEN AVE

Mailing Address: ROSS RICHARD R
36 FAIRWAY LN
BLACKSTONE, MA 01504

Parcel Number: 279-201-000
CAMA Number: 279-201-000-023
Property Address: 67 MILLIKEN AVE

Mailing Address: TINGLEY PAUL E
67 MILLIKEN AVE UT 23B
FRANKLIN, MA 02038

Parcel Number: 279-201-000
CAMA Number: 279-201-000-024
Property Address: 67 MILLIKEN AVE

Mailing Address: DANIELLO JOHN A
67 MILLIKEN AV
FRANKLIN, MA 02038

Parcel Number: 279-202-000
CAMA Number: 279-202-000-000
Property Address: 65 MILLIKEN AVE

Mailing Address: MILLIKIN HILLS CONDOMINIUM C C/O
PIONEER PROP MGT
146 FOREST STREET
FRANKLIN, MA 02038

Parcel Number: 279-202-000
CAMA Number: 279-202-000-001
Property Address: 65 MILLIKEN AVE

Mailing Address: BALL NICOLE M
1 WISTERIA WAY
CANTON, MA 02021

Parcel Number: 279-202-000
CAMA Number: 279-202-000-002
Property Address: 65 MILLIKEN AVE

Mailing Address: MAHSUT ABLATT ABDUSHAIDOVA
ZIYODAHON
65 MILLIKEN AV UNIT 2C
FRANKLIN, MA 02038

Parcel Number: 279-202-000
CAMA Number: 279-202-000-003
Property Address: 65 MILLIKEN AVE

Mailing Address: DUNN BRETT A DUNN JESSICA S
PO BOX 453
BRISTOL, NH 03222-0453

Parcel Number: 279-202-000
CAMA Number: 279-202-000-004
Property Address: 65 MILLIKEN AVE

Mailing Address: BERMAN PHILIP J
65 MILLIKEN AV UNIT 4
FRANKLIN, MA 02038

Parcel Number: 279-202-000
CAMA Number: 279-202-000-005
Property Address: 65 MILLIKEN AVE

Mailing Address: HABIB MEHRDAD & JOAN E TRS HABIB
REVOCABLE TRUST
4 BOBWHITE LANE
NORFOLK, MA 02056

Parcel Number: 279-202-000
CAMA Number: 279-202-000-006
Property Address: 65 MILLIKEN AVE

Mailing Address: COLACE NICHOLALS E COLACE DAVID
65 MILLIKEN AVE. UNIT 6C
FRANKLIN, MA 02038

Parcel Number: 279-202-000
CAMA Number: 279-202-000-007
Property Address: 65 MILLIKEN AVE

Mailing Address: TIB SATVIR DAGLI RUCHITA
527 OAK HILL AVE
ATTLEBORO, MA 02703

Parcel Number: 279-202-000
CAMA Number: 279-202-000-008
Property Address: 65 MILLIKEN AVE

Mailing Address: MENDALL ELAINE SWINDELLS
RICHARD
65 MILLIKEN AVE APT 8 C
FRANKLIN, MA 02038



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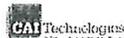
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300 feet Abutters List Report

Franklin, MA
January 30, 2025

Parcel Number: 279-202-000 CAMA Number: 279-202-000-009 Property Address: 65 MILLIKEN AVE	Mailing Address: MORGAN KENNETH B MORGAN TAMMY T 7 EDINBURGH ROAD WINDHAM, NH 03087
Parcel Number: 279-202-000 CAMA Number: 279-202-000-010 Property Address: 65 MILLIKEN AVE	Mailing Address: BUBIER SARA CATHERINE 65 MILLIKEN AVE UT 10C FRANKLIN, MA 02038
Parcel Number: 279-202-000 CAMA Number: 279-202-000-011 Property Address: 65 MILLIKEN AVE	Mailing Address: KANTHETI SRINIVASARAO NALLURI UMADEVI 71 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 279-202-000 CAMA Number: 279-202-000-012 Property Address: 65 MILLIKEN AVE	Mailing Address: DUNN BRETT A DUNN JESSICA S PO BOX 453 BRISTOL, NH 03222-0453
Parcel Number: 279-202-000 CAMA Number: 279-202-000-013 Property Address: 65 MILLIKEN AVE	Mailing Address: NECCHI CHRISTOPHER ALAN 65 MILLIKEN AVE - UNIT 13C FRANKLIN, MA 02038
Parcel Number: 279-202-000 CAMA Number: 279-202-000-014 Property Address: 65 MILLIKEN AVE	Mailing Address: MCWADE ADELL TR MCWADE FAMILY IRREVOC TRUST 34 COFFEE ST MEDWAY, MA 02053
Parcel Number: 279-202-000 CAMA Number: 279-202-000-015 Property Address: 65 MILLIKEN AVE	Mailing Address: KHOURY RANIA 65 MILLIKEN AV - UNIT 15C FRANKLIN, MA 02038
Parcel Number: 279-202-000 CAMA Number: 279-202-000-016 Property Address: 65 MILLIKEN AVE	Mailing Address: KANTHETI SRINIVASARAO NALLURI UMADEVI 71 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 279-202-000 CAMA Number: 279-202-000-017 Property Address: 65 MILLIKEN AVE	Mailing Address: DUNN BRETT A DUNN JESSIE S PO BOX 453 BRISTOL, NH 03222-0453
Parcel Number: 279-202-000 CAMA Number: 279-202-000-018 Property Address: 65 MILLIKEN AVE	Mailing Address: LEE S D DANIEL & AGNES TRS LEE & TAM-LEE REVOCABLE TRUST 17 WALNUT ST MILLIS, MA 02054
Parcel Number: 279-202-000 CAMA Number: 279-202-000-019 Property Address: 65 MILLIKEN AVE	Mailing Address: ALSHAWABKEH AKRAM ALSHAWABKEH REHAM 21 BERKSHIRE DR FRANKLIN, MA 02038
Parcel Number: 279-202-000 CAMA Number: 279-202-000-020 Property Address: 65 MILLIKEN AVE	Mailing Address: FITZGERALD JILL C 65 MILLIKEN AVE UNIT 20C FRANKLIN, MA 02038



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

1/30/2025

Page 4 of 7



300 feet Abutters List Report

Franklin, MA
January 30, 2025

Parcel Number: 279-202-000
CAMA Number: 279-202-000-021
Property Address: 65 MILLIKEN AVE

Mailing Address: HOGY MARY ANNE
65 MILLIKEN AVE UNIT 21C
FRANKLIN, MA 02038

Parcel Number: 279-202-000
CAMA Number: 279-202-000-022
Property Address: 65 MILLIKEN AVE

Mailing Address: ROSS KYLE M
65 MILLIKEN AVE, UT 22C
FRANKLIN, MA 02038

Parcel Number: 279-202-000
CAMA Number: 279-202-000-023
Property Address: 65 MILLIKEN AVE

Mailing Address: MARINI ADOLFO E
65 MILLIKEN AV UNIT 23C
FRANKLIN, MA 02038

Parcel Number: 279-202-000
CAMA Number: 279-202-000-024
Property Address: 65 MILLIKEN AVE

Mailing Address: PARIKH SAMIR G PARIKH SHEETAL
11 DOTTY ANN DRIVE
FRAMINGHAM, MA 01701

Parcel Number: 279-203-000
CAMA Number: 279-203-000-000
Property Address: 59 MILLIKEN AVE

Mailing Address: SPENCER DENISE
855 WEST ST
WALPOLE, MA 02081

Parcel Number: 279-204-000
CAMA Number: 279-204-000-000
Property Address: 55 MILLIKEN AVE

Mailing Address: NEWELL MARY C L/E NEWELL JOSEPH W
55 MILLIKEN AVE
FRANKLIN, MA 02038

Parcel Number: 279-205-000
CAMA Number: 279-205-000-000
Property Address: 45 MILLIKEN AVE

Mailing Address: MCVICAR MARK J MCVICAR MARY K
45 MILLIKEN AVE
FRANKLIN, MA 02038

Parcel Number: 279-206-000
CAMA Number: 279-206-000-000
Property Address: 39 MILLIKEN AVE

Mailing Address: LUDWIG DANIELLE MILLER
KRISTOPHER
39 MILLIKEN AV
FRANKLIN, MA 02038

Parcel Number: 279-207-000
CAMA Number: 279-207-000-000
Property Address: 50 CORBIN ST

Mailing Address: CORNETTA RICHARD & PRISCILLA TRS
CORNETTA REALTY TRUST CORNETTA,
RICHARD R JR TR
50 CORBIN ST
FRANKLIN, MA 02038

Parcel Number: 279-208-000
CAMA Number: 279-208-000-000
Property Address: 58 MILLIKEN AVE

Mailing Address: BACON WALTER N BACON SHARON
58 MILLIKEN AVE
FRANKLIN, MA 02038

Parcel Number: 279-209-000
CAMA Number: 279-209-000-000
Property Address: 60 MILLIKEN AVE

Mailing Address: ECHEVARRIA LAYNITE L
60 MILLIKEN AVE
FRANKLIN, MA 02038

Parcel Number: 279-210-000
CAMA Number: 279-210-000-000
Property Address: 62 MILLIKEN AVE

Mailing Address: KASCHEL ROSALEE HERSEY
JONATHAN
62 MILLIKEN AV
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
January 30, 2025

Parcel Number: 279-211-000
CAMA Number: 279-211-000-000
Property Address: 64 MILLIKEN AVE

Mailing Address: EVERGREEN CENTER INC
345 FORTUNE BLVD
MILFORD, MA 01757

Parcel Number: 279-274-000
CAMA Number: 279-274-000-000
Property Address: CORBIN ST

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

Parcel Number: 279-275-000
CAMA Number: 279-275-000-000
Property Address: 34 CORBIN ST

Mailing Address: SWENSON CARYN ZHU STEVEN &
KELSEA
34 CORBIN STREET
FRANKLIN, MA 02038

Parcel Number: 279-275-000
CAMA Number: 279-275-000-001
Property Address: 32 CORBIN ST

Mailing Address: ZHU STEVEN ZHU KELSEA
32 CORBIN ST
FRANKLIN, MA 02038

Parcel Number: 279-275-000
CAMA Number: 279-275-000-002
Property Address: 34 CORBIN ST

Mailing Address: SWENSON CARYN
34 CORBIN ST
FRANKLIN, MA 02038

Parcel Number: 279-276-000
CAMA Number: 279-276-000-000
Property Address: 36 CORBIN ST

Mailing Address: HILL KEVIN M HILL MARTHA J
36 CORBIN ST
FRANKLIN, MA 02038

Parcel Number: 280-007-000
CAMA Number: 280-007-000-000
Property Address: CHESTNUT ST

Mailing Address: WHITMAN HOMES INC
1200 TURNPIKE ROAD
CANTON, MA 02021

Parcel Number: 285-090-000
CAMA Number: 285-090-000-000
Property Address: 175 EAST CENTRAL ST

Mailing Address: FRANKLIN FORD LLC
175 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-258-000
CAMA Number: 286-258-000-000
Property Address: 18 MILLIKEN AVE

Mailing Address: MILES BETHANNE
18 MILLIKEN AVE
FRANKLIN, MA 02038

Parcel Number: 286-259-000
CAMA Number: 286-259-000-000
Property Address: 30 MILLIKEN AVE

Mailing Address: TREMBLAY BARRY L TREMBLAY
CATHERINE F
30 MILLIKEN AV
FRANKLIN, MA 02038

Parcel Number: 286-261-000
CAMA Number: 286-261-000-000
Property Address: 33 CORBIN ST

Mailing Address: PASQUINO RUTH E
33 CORBIN ST
FRANKLIN, MA 02038

Parcel Number: 286-265-000
CAMA Number: 286-265-000-000
Property Address: 35 MILLIKEN AVE

Mailing Address: YUSI RESIDENCES LLC
95 EAST MAIN ST SUITE 100
WESTBORO, MA 01581



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
January 30, 2025

Parcel Number: 286-267-000
CAMA Number: 286-267-000-000
Property Address: 15 MILLIKEN AVE

Mailing Address: DAVEY GREGORY W DAVEY PAMELA J
15 MILLIKEN AV
FRANKLIN, MA 02038

John W. Doyle 1-30-25



www.cai-tech.com

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

1/30/2025

Page 7 of 7

ALSHAWABKEH AKRAM
ALSHAWABKEH REHAM
21 BERKSHIRE DR
FRANKLIN, MA 02038

CORNETTA RICHARD & PRISCI
CORNETTA REALTY TRUST COR
50 CORBIN ST
FRANKLIN, MA 02038

EVERGREEN CENTER INC
345 FORTUNE BLVD
MILFORD, MA 01757

BACON WALTER N
BACON SHARON
58 MILLIKEN AVE
FRANKLIN, MA 02038

CUB PROPERTIES LLC
4 GASLIGHT LN
FRAMINGHAM, MA 01702

FITZGERALD JILL C
65 MILLIKEN AVE UNIT 20C
FRANKLIN, MA 02038

BALL NICOLE M
1 WISTERIA WAY
CANTON, MA 02021

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

FOLEY THOMAS J
871 WASHINGTON ST
FRANKLIN, MA 02038

BEIDER RINA
POLESCHUK REGINA
10 FRANCES ST
WOBURN, MA 01801

DANIELLO JOHN A
67 MILLIKEN AV
FRANKLIN, MA 02038

FOYE EDWARD W III
67 MILLIKEN AVE UT 1B
FRANKLIN, MA 02038

BERMAN PHILIP J
65 MILLIKEN AV UNIT 4
FRANKLIN, MA 02038

DAVEY GREGORY W
DAVEY PAMELA J
15 MILLIKEN AV
FRANKLIN, MA 02038

FRANKLIN FORD LLC
175 EAST CENTRAL ST
FRANKLIN, MA 02038

BUBIER SARA CATHERINE
65 MILLIKEN AVE UT 10C
FRANKLIN, MA 02038

DENNETT MEGHAN E
67 MILLIKEN AVE - U-13B
FRANKLIN, MA 02038

GIANCOLA CHERYL
237 MAUREEN RD
BELLINGHAM, MA 02019

BUCKLEY MARGARET J
67 MILLIKEN AV - UNIT 6B
FRANKLIN, MA 02038

DENNETT WILLIAM J
67 MILLIKEN AVE UT8B
FRANKLIN, MA 02038

GOLDBERG MARGARET B
67 MILLIKEN AVE APT 14
FRANKLIN, MA 02038

CARROLL SEAN DAVID
67 MILLIKEN AV, UT 15B
FRANKLIN, MA 02038

DUNN BRETT A
DUNN JESSICA S
PO BOX 453
BRISTOL, NH 03222-0453

HABIB MEHRDAD & JOAN E TR
HABIB REVOCABLE TRUST
4 BOBWHITE LANE
NORFOLK, MA 02056

COLACE NICHOLALS E
COLACE DAVID
65 MILLIKEN AVE. UNIT 6C
FRANKLIN, MA 02038

DUNN BRETT A
DUNN JESSICA S
PO BOX 453
BRISTOL, NH 03222-0453

HILL KEVIN M
HILL MARTHA J
36 CORBIN ST
FRANKLIN, MA 02038

COLLINS LORI M
57 WOOLFORD ROAD
WRENTHAM, MA 02093

EHEVARRIA LAYNITE L
60 MILLIKEN AVE
FRANKLIN, MA 02038

HOGY MARY ANNE
65 MILLIKEN AVE UNIT 21C
FRANKLIN, MA 02038

KANTHETI SRINIVASARAO
NALLURI UMADEVI
71 PALOMINO DR
FRANKLIN, MA 02038

MCWADE ADELL TR
MCWADE FAMILY IRREVOC TRU
34 COFFEE ST
MEDWAY, MA 02053

ONEILL SCOTT C
67 MILLIKEN AVE UNIT 12B
FRANKLIN, MA 02038

KASCHEL ROSALEE
HERSEY JONATHAN
62 MILLIKEN AV
FRANKLIN, MA 02038

MENDALL ELAINE
SWINDELLS RICHARD
65 MILLIKEN AVE APT 8 C
FRANKLIN, MA 02038

PARIKH SAMIR G
PARIKH SHEETAL
11 DOTTY ANN DRIVE
FRAMINGHAM, MA 01701

KHOURY RANIA
65 MILLIKEN AV - UNIT 15C
FRANKLIN, MA 02038

MILES BETHANNE
18 MILLIKEN AVE
FRANKLIN, MA 02038

PASQUINO RUTH E
33 CORBIN ST
FRANKLIN, MA 02038

LEE S D DANIEL & AGNES TR
LEE & TAM-LEE REVOCABLE T
17 WALNUT ST
MILLIS, MA 02054

MILLER MARK DAVID
GRANGER ROBERT B
67 MILLIKEN AVE UT 5B
FRANKLIN, MA 02038

PURPURA JAMES
67 MILLIKEN AVE, UT 11
FRANKLIN, MA 02038

LI WEI
67 MILLIKEN AVE - UNIT 21B
FRANKLIN, MA 02038

MILLIKIN HILLS CONDOMINIUM
C/O PIONEER PROP MGT
146 FOREST STREET
FRANKLIN, MA 02038

RASSAS GHANDY
67 MILLIKEN AVE U-18B
FRANKLIN, MA 02038

LUBIN LINDA TR
TOSI IRREVOC TRST OF JULY
3 CRESTWOOD DR
NORTH READING, MA 01864-3030

MILLIKIN HILLS CONDOMINIUM
C/O PIONEER PROP MGT
146 FOREST STREET
FRANKLIN, MA 02038

ROSS KYLE M
65 MILLIKEN AVE, UT 22C
FRANKLIN, MA 02038

LUDWIG DANIELLE
MILLER KRISTOPHER
39 MILLIKEN AV
FRANKLIN, MA 02038

MORGAN KENNETH B
MORGAN TAMMY T
7 EDINBURGH ROAD
WINDHAM, NH 03087

ROSS RICHARD R
36 FAIRWAY LN
BLACKSTONE, MA 01504

MAHSUT ABLATT
ABDUSHAI DOVA ZIYYODAHON
65 MILLIKEN AV UNIT 2C
FRANKLIN, MA 02038

NECCHI CHRISTOPHER ALAN
65 MILLIKEN AVE - UNIT 13C
FRANKLIN, MA 02038

ROSSETTI STEVEN J
ROSSETTI JOHN W
24 MARIA CIRCLE
FRANKLIN, MA 02038

MARINI ADOLFO E
65 MILLIKEN AV UNIT 23C
FRANKLIN, MA 02038

NELSON KAREN
NELSON CARL E
247 PROSPECT ST
AUBURN, MA 01501-3344

SIDIROPOULOS ANTONIA TR
EVIKOAL FAMILY TR
11 CUTHBERT RD
WEST ROXBURY, MA 02132

MCVICAR MARK J
MCVICAR MARY K
45 MILLIKEN AVE
FRANKLIN, MA 02038

NEWELL MARY C L/E
NEWELL JOSEPH W
55 MILLIKEN AVE
FRANKLIN, MA 02038

SPENCER DENISE
855 WEST ST
WALPOLE, MA 02081

SWENSON CARYN
34 CORBIN ST
FRANKLIN, MA 02038

SWENSON CARYN
ZHU STEVEN & KELSEA
34 CORBIN STREET
FRANKLIN, MA 02038

TIB SATVIR
DAGLI RUCHITA
527 OAK HILL AVE
ATTLEBORO, MA 02703

TINGLEY PAUL E
67 MILLIKEN AVE UT 23B
FRANKLIN, MA 02038

TREMBLAY BARRY L
TREMBLAY CATHERINE F
30 MILLIKEN AV
FRANKLIN, MA 02038

VIZAKIS JAMES A
33 THAXTER RD
NEWTON, MA 02460

WHITMAN HOMES INC
1200 TURNPIKE ROAD
CANTON, MA 02021

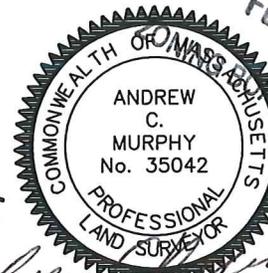
YUSI RESIDENCES LLC
95 EAST MAIN ST SUITE 100
WESTBORO, MA 01581

ZHU STEVEN
ZHU KELSEA
32 CORBIN ST
FRANKLIN, MA 02038

ZONING: SFR IV
 AREA: 15,000 SQ. FT.
 FRONTAGE: 100'
 DEPTH: 100'
 WIDTH: 90' DIAMETER
 CIRCLE
 SETBACKS:
 FRONT - 30'
 SIDE - 20'
 REAR - 20'
 HEIGHT - 3 STORIES OR
 35 FEET
 COVERAGE STRUCTURES
 - 30%
 STRUCTURES PLUS
 PAVING - 35%

THE SITE IS LOCATED
 WITHIN A WATER
 RESOURCE DISTRICT
 THE SITE IS LOCATED
 WITHIN A FLOOD ZONE X
 AS SHOWN ON
 MAP 25021C0309E DATED
 JULY 17, 2012

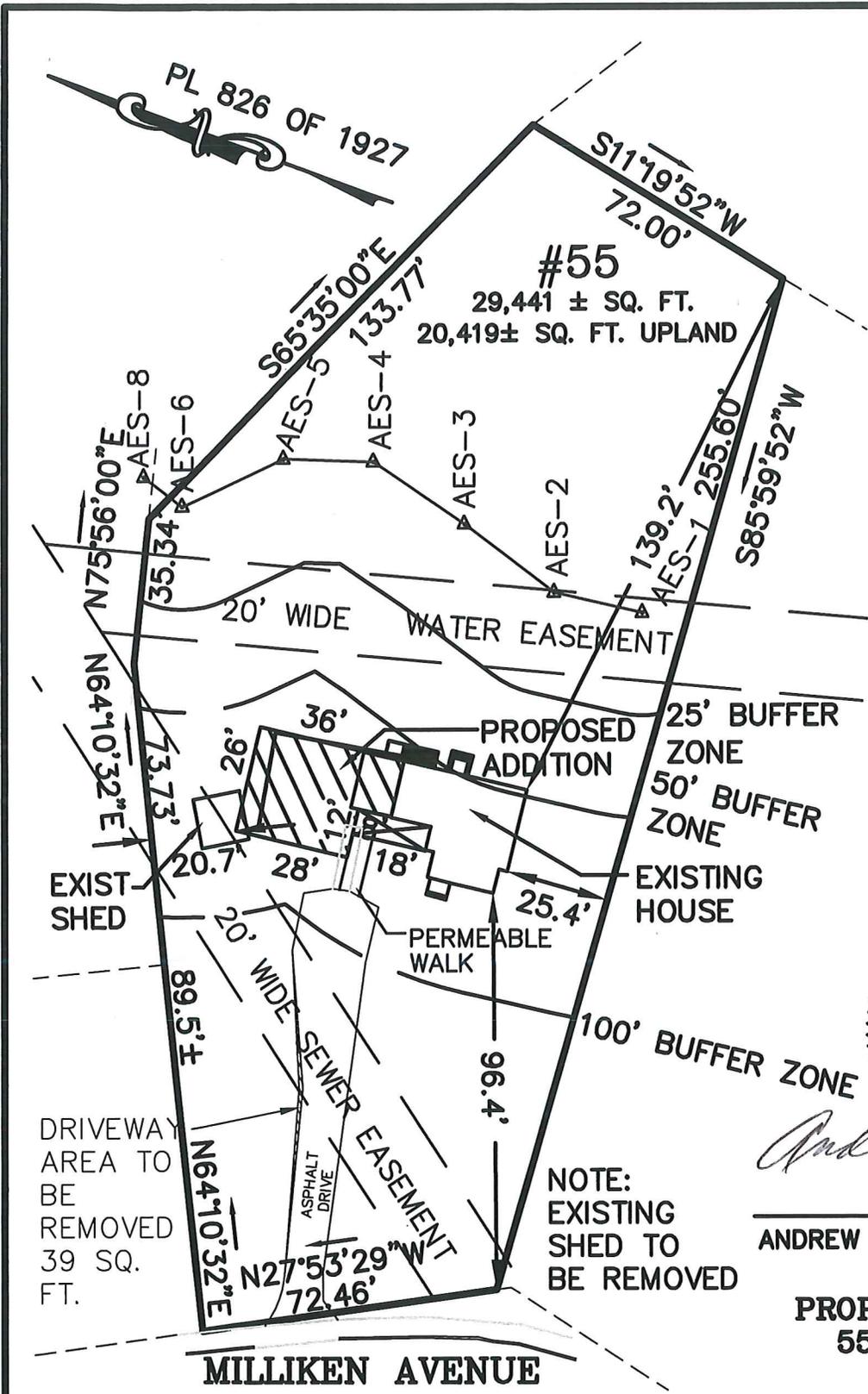
PROPOSED COVERAGE
 STRUCTURE - 7.9%
 STRUCTURE PLUS PAVING
 - 14.9%



Andrew C. Murphy
 2/11/25

ANDREW C. MURPHY P.L.S. #35042

PROPOSED ADDITION PLAN
 55 MILLIKEN AVENUE
 FRANKLIN, MA



NOTE:
 EXISTING
 SHED TO
 BE REMOVED

RECEIVED
 TOWN OF FRANKLIN
 FEB 28 2025
 BOARD OF APPEALS

SCALE: 1" = 40'
 DATE: FEB. 5, 2025
 OWNER:
 JOSEPH NEWELL
 55 MILLIKEN AVENUE
 FRANKLIN, MA 02038

REFERENCES:
 MAP 279
 PARCEL 204
 DEED BOOK 33381
 PAGE 366
 PLAN 482 OF 1980
 PLAN 468 OF 1947
 PLAN 379 OF 1967
 PLAN 826 OF 1997

UNITED
 CONSULTANTS
 INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6580 FAX 508-384-6586