

7. List of Waivers Requested (if any) Attach form R for each waiver.

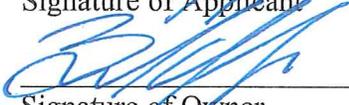
- To allow less than 42" of cover over the drainpipe. Proposed use of Class V RCP.
- To allow the use of PVC pipe for the site drainage and the roof drain collection systems.
- To allow the curbing to be cape cod berm.
- To allow site lighting to extend past the property line.



Signature of Applicant

Brad Chaffee

Print Name of Applicant



Signature of Owner

Brad Chaffee

Print Name of Owner

Signature of Owner

Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type or Plan (Circle One) Type of Plan: ANR 81-P; Preliminary
Subdivision; Definitive Subdivision; Site Plan; Special Permit

Title of Plan: Site Plan 157 Cottage Street

Date of Plan: March 31, 2025 Assessor's Information: 287 - 044

Prepared by: United Consultants, Inc.

SECTION B:

Name of Record Owner(s): 157 Cottage Street, LLC

Address of Record Owner(s): 138 East Central Street, Unit B Franklin, MA 02038

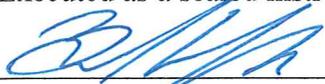
*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: _____

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: _____

Executed as a sealed instrument this

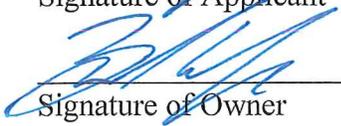
day of 20



Signature of Applicant

Brad Chaffee

Print name of Applicant



Signature of Owner

Brad Chaffee

Print name of Owner

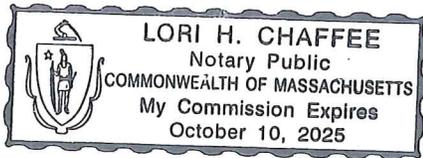
COMMONWEALTH OF MASSACHUSETTS

Norfolk

ss.

2025

On this 16th day of April, 2025, before me, the undersigned notary public, personally appeared Bradford Chaffee (name of Applicant), proved to me through satisfactory evidence of identification, which were License - Driver to be the person whose name is signed on the preceding document in my presence.



Lori H. Chaffee
(Official signature and seal of notary)
Notary Public:
My Commission Expires: 10/10/25



March 24, 2025

139233
Abutter's List Request
Form
Status: Active
Submitted On: 3/18/2025

Primary Location
157 COTTAGE ST
FRANKLIN, MA 02038

Owner
157 COTTAGE STREET LLC
138 EAST CENTRAL ST UNIT B
FRANKLIN, MA 02038

Applicant
 Joanne Raposo
 508-384-6560
 Joanne@uci850.com
 850 Franklin Street
Wrentham , ma 02093

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board

What is the purpose for the request?*

site plan

How would you like to receive this abutters list?*

Emailed

What email address should we use to send you the abutters list?*

Joanne@uci850.com

General Parcel Information

Assessor's Parcel ID*

287-044-000-000

Property Street Address*

157 cottage Street

Property Owner Information

Property Owner*

157 CottageStreet LLC

Property Owner's Mailing Address*

138 East Central St Unit B

Town/City*

Franklin

Zip/Postal Code*

02038

State*

ma

Property Owner Telephone Number*

508-000-000

Requestor's Information

Requestor/Applicant same as Property Owner Information?*

No

Requestor's Name *

United Consultants Inc.

Requestor's Telephone Number

5083846560

Requestor's Address

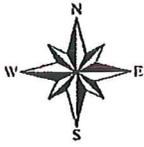
850 Franklin Street Wrentham MA

Attachments

Record Activity

Joanne Raposo started a draft Record

03/18/2025 at 9:03 am



157 COTTAGE ST - 300' ABUTTERS

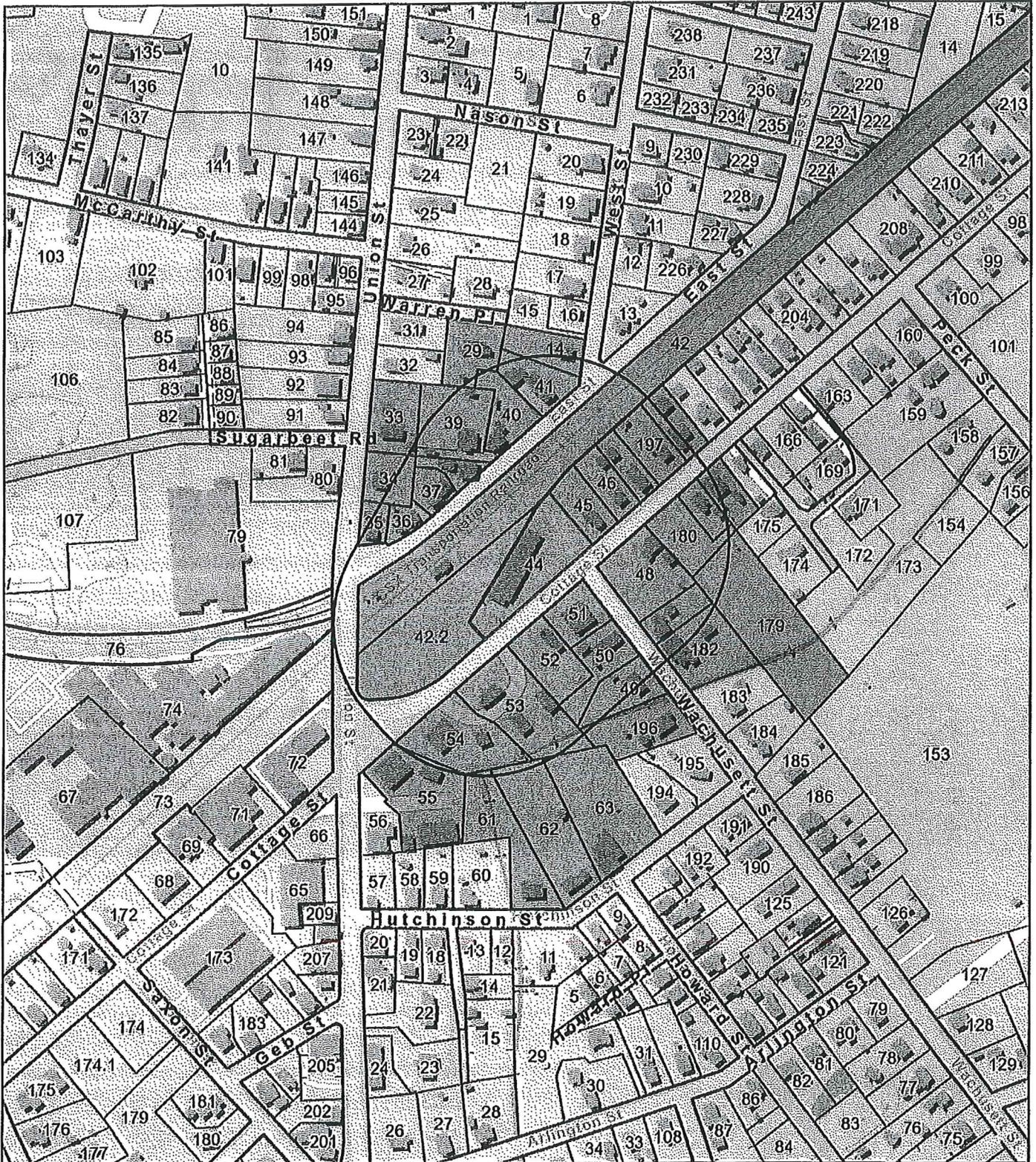
Town of Franklin, MA

1 inch = 300 Feet

CAI Technologies
Precision Mapping. Corporate Solutions.

www.cal-tech.com

March 24, 2025



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



300 feet Abutters List Report

Franklin, MA
March 24, 2025

Subject Property:

Parcel Number: 287-044-000
CAMA Number: 287-044-000-000
Property Address: 157 COTTAGE ST

Mailing Address: 157 COTTAGE STREET LLC
138 EAST CENTRAL ST UNIT B
FRANKLIN, MA 02038

Abutters:

Parcel Number: 286-177-000
CAMA Number: 286-177-000-000
Property Address: 126 COTTAGE ST

Mailing Address: EKNAIAN HAGOP O&ELEANOR M TRS
EKNAIAN IRREVOCABLE TRUST
126 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 286-178-000
CAMA Number: 286-178-000-000
Property Address: 130 COTTAGE ST

Mailing Address: CRONIN SARAH E PARISH
CHRISTOPHER H
130 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 286-179-000
CAMA Number: 286-179-000-000
Property Address: COTTAGE ST

Mailing Address: RANIERI MARGARET MILLER
CATHERINE TRS
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 286-180-000
CAMA Number: 286-180-000-000
Property Address: COTTAGE ST

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

Parcel Number: 286-181-000
CAMA Number: 286-181-000-000
Property Address: 12-14 WACHUSETT ST

Mailing Address: PICILLO PROPERTIES LLC C/O DUSTIN
PICILLO
9 SQUIBNOCKET RD
FRANKLIN, MA 02038

Parcel Number: 286-182-000
CAMA Number: 286-182-000-000
Property Address: 18 WACHUSETT ST

Mailing Address: BULEN JOANN & MARK P TASCHEREAU
LIONEL M
18-20 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 286-196-000
CAMA Number: 286-196-000-000
Property Address: 21 WACHUSETT ST

Mailing Address: MECONIATES ANTHONY MECONIATES
KELLY
23 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 286-197-000
CAMA Number: 286-197-000-000
Property Address: 127 COTTAGE ST

Mailing Address: LOPEZ IVAN R LOPEZ CARMEN S
3716 HUNTLEIGH DRIVE
RALEIGH, NC 27604

Parcel Number: 286-198-000
CAMA Number: 286-198-000-000
Property Address: 123 COTTAGE ST

Mailing Address: BRAVO DAVID BEKSHA LISA
123 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-014-000
CAMA Number: 287-014-000-000
Property Address: 93 WEST ST

Mailing Address: PARKER CHRISTOPHER
93 WEST 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
March 24, 2025

Parcel Number: 287-029-000 CAMA Number: 287-029-000-000 Property Address: 1-3 WARREN PL	Mailing Address: WARREN PLACE CONDOMINIUM C/O CURLEY CHRISTOPHER D 3 WARREN PL UT 1A FRANKLIN, MA 02038
Parcel Number: 287-029-000 CAMA Number: 287-029-000-001 Property Address: 3 WARREN PL	Mailing Address: LICHODOLIK JESSICA 3 WARREN PL - UNIT 1A FRANKLIN, MA 02038
Parcel Number: 287-029-000 CAMA Number: 287-029-000-002 Property Address: 1 WARREN PL	Mailing Address: MIKKELSEN GREGORY H & DEBRA A TRS MIKKELSEN FAMILY TRUST 110 MANDI LANE BRISTOL, NH 03222
Parcel Number: 287-033-000 CAMA Number: 287-033-000-000 Property Address: 284-286 UNION ST	Mailing Address: PADULA, PETER E TR PADULA, LAURIE C TR 284 UNION STREET REALTY TRUST 14 FORT APACHE DR FRANKLIN, MA 02038
Parcel Number: 287-034-000 CAMA Number: 287-034-000-000 Property Address: 292 UNION ST	Mailing Address: LUCHINI JOSEPH D TR TWO NINETY TWO UNION ST REALTY 106 ELLIOT AVE NO. QUINCY, MA 02171
Parcel Number: 287-035-000 CAMA Number: 287-035-000-000 Property Address: 298-300 UNION ST	Mailing Address: YX REALTY LLC 393 OLD FARM RD FRANKLIN, MA 02038
Parcel Number: 287-036-000 CAMA Number: 287-036-000-000 Property Address: 143 EAST ST	Mailing Address: ZAJONI REALTY, LLC 30 GARFIELD ST FRANKLIN, MA 02038
Parcel Number: 287-037-000 CAMA Number: 287-037-000-000 Property Address: 137 EAST ST	Mailing Address: D'ENTREMONT PAUL D'ENTREMONT GINA 137 EAST ST FRANKLIN, MA 02038
Parcel Number: 287-038-000 CAMA Number: 287-038-000-000 Property Address: 131 EAST ST	Mailing Address: ABBY ROAD HOLDINGS LLC 75 CRESCENT ST FRANKLIN, MA 02038
Parcel Number: 287-039-000 CAMA Number: 287-039-000-000 Property Address: 3-5 DARLING CT	Mailing Address: BALEST RICHARD P & MAXINE E, TRS THE BALEST REALTY TRUST 36 LAKE ST NORFOLK, MA 02056
Parcel Number: 287-040-000 CAMA Number: 287-040-000-000 Property Address: 123 EAST ST	Mailing Address: MADABS LLC 75 CRESCENT STREET FRANKLIN, MA 02038
Parcel Number: 287-041-000 CAMA Number: 287-041-000-000 Property Address: 111 EAST ST	Mailing Address: MUCCIARONE MARIA G CARLUCCI STEVEN M 111 EAST 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
March 24, 2025

Parcel Number: 287-042-000
CAMA Number: 287-042-000-000
Property Address: UNION 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: 287-042-002
CAMA Number: 287-042-002-000
Property Address: COTTAGE 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: 287-044-000
CAMA Number: 287-044-000-000
Property Address: 157 COTTAGE ST

Mailing Address: 157 COTTAGE STREET LLC
138 EAST CENTRAL ST UNIT B
FRANKLIN, MA 02038

Parcel Number: 287-045-000
CAMA Number: 287-045-000-000
Property Address: 145 COTTAGE ST

Mailing Address: LUCCINI ROBERT A TR ROBERT A
LUCCINI LIVING TRUST
145 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-046-000
CAMA Number: 287-046-000-000
Property Address: 139 COTTAGE ST

Mailing Address: PIRANI DAVID MICHAEL KLUG JEFFREY
ALAN
139 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-047-000
CAMA Number: 287-047-000-000
Property Address: 135-137 COTTAGE ST

Mailing Address: STODDARD JAMES B & HARRIET TRS
STODDARD LIVING TR
P. O. BOX 239
FRANKLIN, MA 02038

Parcel Number: 287-048-000
CAMA Number: 287-048-000-000
Property Address: 142 COTTAGE ST

Mailing Address: 142 COTTAGE LLC C/O RANIERI
PO BOX Q
FRANKLIN, MA 02038

Parcel Number: 287-049-000
CAMA Number: 287-049-000-000
Property Address: 17 WACHUSETT ST

Mailing Address: BULLOCK BRENT A KIELY LYNNE M
17 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 287-050-000
CAMA Number: 287-050-000-000
Property Address: 11 WACHUSETT ST

Mailing Address: VOLLANS LARINA E
11 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 287-051-000
CAMA Number: 287-051-000-000
Property Address: 1-5 WACHUSETT ST

Mailing Address: 91L SOUTHGATE LLC C/O STEVE
BLONDER
50 CEDAR LANE
WESTWOOD, MA 02090

Parcel Number: 287-051-000
CAMA Number: 287-051-000-001
Property Address: 5 WACHUSETT ST

Mailing Address: ARUJ CINDRELLA F
5 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 287-051-000
CAMA Number: 287-051-000-002
Property Address: 3 WACHUSETT ST

Mailing Address: FORD DANIEL X FORD CAROL E
3 WACHUSETT 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
March 24, 2025

Parcel Number: 287-051-000
CAMA Number: 287-051-000-003
Property Address: 1 WACHUSETT ST

Mailing Address: LEE DAVID C TR LEE LIVING TRUST
1 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 287-052-000
CAMA Number: 287-052-000-000
Property Address: 166 COTTAGE ST

Mailing Address: SQUIERS ZA CHARY B SQUIERS ERIN
166 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-053-000
CAMA Number: 287-053-000-000
Property Address: 176 COTTAGE ST

Mailing Address: STANISCIA MARK S, TR OLIVE REALTY
TRUST
178 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-054-000
CAMA Number: 287-054-000-000
Property Address: 178 COTTAGE ST

Mailing Address: STANISCIA MARK S, TR OLIVE RLTY
TRUST
178 COTTAGE ST
FRANKLIN, MA 02038

Parcel Number: 287-055-000
CAMA Number: 287-055-000-000
Property Address: 326 UNION ST

Mailing Address: KOTSIPOULOS CHARLES
KOTSIPOULOS ANGELA
35 COREY ST
EVERETT, MA 02149

Parcel Number: 287-061-000
CAMA Number: 287-061-000-000
Property Address: 49 HUTCHINSON ST

Mailing Address: KENNEDY PETER SCOTT KENNEDY
BETH ANN
49 HUTCHINSON ST
FRANKLIN, MA 02038

Parcel Number: 287-062-000
CAMA Number: 287-062-000-000
Property Address: 35 HUTCHINSON ST

Mailing Address: PALMIERI GARY T
35 HUTCHINSON ST
FRANKLIN, MA 02038

Parcel Number: 287-063-000
CAMA Number: 287-063-000-000
Property Address: 23 HUTCHINSON ST

Mailing Address: FRANKLIN COMMUNITY CABLE ACCES
23 HUTCHINSON ST
FRANKLIN, MA 02038



www.cai-tech.com

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

142 COTTAGE LLC
C/O RANIERI
PO BOX Q
FRANKLIN, MA 02038

D'ENTREMONT PAUL
D'ENTREMONT GINA
137 EAST ST
FRANKLIN, MA 02038

LUCHINI JOSEPH D TR
TWO NINETY TWO UNION ST R
106 ELLIOT AVE
NO. QUINCY, MA 02171

157 COTTAGE STREET LLC
138 EAST CENTRAL ST UNIT B
FRANKLIN, MA 02038

EKNAIAN HAGOP O&ELEANOR M
EKNAIAN IRREVOCABLE TRUST
126 COTTAGE ST
FRANKLIN, MA 02038

MADABS LLC
75 CRESCENT STREET
FRANKLIN, MA 02038

91L SOUTHGATE LLC
C/O STEVE BLONDER
50 CEDAR LANE
WESTWOOD, MA 02090

FORD DANIEL X
FORD CAROL E
3 WACHUSETT ST
FRANKLIN, MA 02038

MECONIATES ANTHONY
MECONIATES KELLY
23 WACHUSETT ST
FRANKLIN, MA 02038

ABBY ROAD HOLDINGS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

FRANKLIN COMMUNITY CABLE
23 HUTCHINSON ST
FRANKLIN, MA 02038

MIKKELSEN GREGORY H & DEB
MIKKELSEN FAMILY TRUST
110 MANDI LANE
BRISTOL, NH 03222

ARUJ CINDRELLA F
5 WACHUSETT ST
FRANKLIN, MA 02038

KENNEDY PETER SCOTT
KENNEDY BETH ANN
49 HUTCHINSON ST
FRANKLIN, MA 02038

MUCCIARONE MARIA G
CARLUCCI STEVEN M
111 EAST ST
FRANKLIN, MA 02038

BALEST RICHARD P & MAXINE
THE BALEST REALTY TRUST
36 LAKE ST
NORFOLK, MA 02056

KOTSIPOULOS CHARLES
KOTSIPOULOS ANGELA
35 COREY ST
EVERETT, MA 02149

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

BRAVO DAVID
BEKSHA LISA
123 COTTAGE ST
FRANKLIN, MA 02038

LEE DAVID C TR
LEE LIVING TRUST
1 WACHUSETT ST
FRANKLIN, MA 02038

PADULA, PETER E TR PADULA
284 UNION STREET REALTY T
14 FORT APACHE DR
FRANKLIN, MA 02038

BULEN JOANN & MARK P
TASCHEREAU LIONEL M
18-20 WACHUSETT ST
FRANKLIN, MA 02038

LICHODOLIK JESSICA
3 WARREN PL - UNIT 1A
FRANKLIN, MA 02038

PALMIERI GARY T
35 HUTCHINSON ST
FRANKLIN, MA 02038

BULOCK BRENT A
KIELY LYNN M
17 WACHUSETT ST
FRANKLIN, MA 02038

LOPEZ IVAN R
LOPEZ CARMEN S
3716 HUNTLEIGH DRIVE
RALEIGH, NC 27604

PARKER CHRISTOPHER
93 WEST ST
FRANKLIN, MA 02038

CRONIN SARAH E
PARISH CHRISTOPHER H
130 COTTAGE ST
FRANKLIN, MA 02038

LUCCINI ROBERT A TR
ROBERT A LUCCINI LIVING T
145 COTTAGE ST
FRANKLIN, MA 02038

PICILLO PROPERTIES LLC
C/O DUSTIN PICILLO
9 SQUIBNOCKET RD
FRANKLIN, MA 02038

PIRANI DAVID MICHAEL
KLUG JEFFREY ALAN
139 COTTAGE ST
FRANKLIN, MA 02038

ZAJONI REALTY, LLC
30 GARFIELD ST
FRANKLIN, MA 02038

RANIERI MARGARET
MILLER CATHERINE TRS
59 PLEASANT ST
FRANKLIN, MA 02038

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

SQUIERS ZA CHARY B
SQUIERS ERIN
166 COTTAGE ST
FRANKLIN, MA 02038

STANISCIA MARK S, TR
OLIVE REALTY TRUST
178 COTTAGE ST
FRANKLIN, MA 02038

STANISCIA MARK S, TR
OLIVE RLTY TRUST
178 COTTAGE ST
FRANKLIN, MA 02038

STODDARD JAMES B & HARRIE
STODDARD LIVING TR
P. O. BOX 239
FRANKLIN, MA 02038

VOLLANS LARINA E
11 WACHUSETT ST
FRANKLIN, MA 02038

WARREN PLACE CONDOMINIUM
C/O CURLEY CHRISTOPHER D
3 WARREN PL UT 1A
FRANKLIN, MA 02038

YX REALTY LLC
393 OLD FARM RD
FRANKLIN, MA 02038