

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: Samuel Williams

LOCATION: 28 Queen Street

ZONING DISTRICT: SFRIV

TYPE OF PROJECT: Construction of a Front Porch

DATE: 05/15/2025 **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 porch extension that is 22.1' from the front yard setback where 30' 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** 05/15/2025

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

RECEIVED
TOWN OF FRANKLIN

MAY 15 2025

ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
TOWN CLERK

2025 MAY 15 P 3:56

RECEIVED

ZBA APPLICATION FORM
GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____
PETITIONER: Samuel Williams
PETITIONER'S ADDRESS: 28 Queen Street Franklin MA PHONE: 978 457 2832
LOCATION OF PROPERTY: 28 Queen Street, Franklin, MA 02038
TYPE OF OCCUPANCY: Single Family Res. ZONING DISTRICT: Single Family IV
ASSESSORS MAP & PARCEL: 268-187-000-000

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Extend front porch forward 4' increasing the non-conformity.
The allowed setback is 30'. The current setback is 26.1'. The proposed setback is 22.1'.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185-12 Section Front Yard Requirements
Article 185 Section Attachment 9 - Schedule of Lot, Area, Frontage, Yard, & Height Requirements.
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)

Sam Williams
(Print Name)

Address: 28 Queen St
Franklin, MA 02038

Tel. No.: 978 457 283

E-Mail Address: Samuelwilliams@gmail.com

Date: 4/29/25

**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: Sam Williams PRESENT USE/OCCUPANCY: SFR

LOCATION: 28 Queen St ZONE: SF IV

PHONE: 978 457 2832 REQUESTED USE/OCCUPANCY: SFR

	<u>EXISTING CONDITTONS</u>	<u>REQUESTED CONDITTONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>Lot Area:</u>	<u>19533 1/2</u>	<u>19533 1/2</u>	<u>15,000</u>	(min.)
<u>Continuous Frontage:</u>	<u>190'</u>	<u>190'</u>	<u>90'</u>	(min.)
<u>Size of Lot:</u>	Width	<u>~100'</u>	<u>90'</u>	(min.)
	Depth	<u>187.78'</u>	<u>100'</u>	(min)
<u>Setbacks in Feet:</u>	Front	<u>26.1'</u>	<u>30'</u>	(min.)
	Rear	<u>118.3'</u>	<u>20'</u>	(min.)
	Left Side	<u>69.6'</u>	<u>45.3'</u>	(min.)
	Right Side	<u>4'</u>	<u>4'</u>	<u>20'</u>
<u>Building Height:</u>	Stories	<u>2</u>	<u>3</u>	(max.)
	Feet	<u>28.8'</u>	<u>35'</u>	(max.)
<u>NO. of Dwelling Units:</u>	<u>1</u>	<u>1</u>		(max.)
<u>NO. of Parking Spaces:</u>	<u>2</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.

Adding a garage w/ bedrooms above, single story living room, expanding covered porch in front to match size and character of neighboring porches.

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.

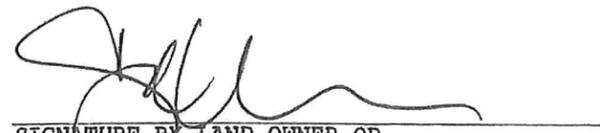
I/We Sam Williams
(OWNER)

Address: 28 Queen St, Franklin, MA 02038

State that I/We own the property located at 28 Queen St,
which is the subject of this zoning application.

The record title of this property is in the name of Williams
Living Trust

*Pursuant to a deed of duly recorded in the date 4/9/2019, Norfolk
County Registry of Deeds at Book 36729, Page 157; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

Bk 36729 Pg 157 #27559
04-17-2019 @ 09:13a

CERTIFY

N O T

N O T

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

A N

Quitclaim Deed

F I C I A L

O F F I C I A L

C O P Y

C O P Y

We, Samuel L. Williams and Jennifer D. Williams, husband and wife, as tenants by the entirety,
both of 28 Queen Street, Franklin, MA 02038,

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

grant to Samuel L. Williams and Jennifer D. Williams as Trustees of the Williams Living Trust,
under a declaration of trust dated November 30, 2017, and any amendments thereto, and described
in a trustee's certificate pursuant to M.G.L. ch. 184 sec. 35 and recorded with the Norfolk Registry
of Deeds in Book 35690, Page 584, and with a mailing address of 28 Queen Street, Franklin, MA
02038

with QUITCLAIM COVENANTS

The land in Franklin, Norfolk County, Massachusetts with the buildings and improvements
thereon, bounded and described as follows:

Beginning at the Southeasterly corner of the granted premises at a point on the Westerly side of
Queen Street at land formerly of Albert H. Martin and running

Westerly by said land formerly of Martin, One Hundred Seventy-two (172.00) feet, more or less,
to land of the First Congregational Parish; thence turning and running

Northerly by said land of the First Congregational Parish, Sixty-three and 17/100 (63.17) feet to
the land formerly of Edith W. Hayward; thence turning and running

Northeasterly by said land formerly of Edith W. Hayward, Two Hundred Twelve (212.00) feet to
said Queen Street; thence turning and running

Southerly by said Queen Street, One Hundred Forty (140.00) feet to the point of beginning.

Meaning and intending to convey the property conveyed to the Grantors by Deed recorded with
Norfolk County Registry of Deeds at Book 36587, Page 583.

Title was not examined in the preparation of this deed.

Property Address: 28 Queen Street, Franklin, MA 02038

Property Address: 28 Queen Street, Franklin, MA 02038

NOT
AN
OFFICIAL
COPY

Executed as a sealed instrument on April 9, 2019

NOT
AN
OFFICIAL
COPY



Samuel L. Williams



Jennifer D. Williams

Commonwealth of Massachusetts
County of Norfolk

On April 9, 2019, before me, the undersigned notary public, personally appeared Samuel L. Williams and Jennifer D. Williams, proved to me through satisfactory evidence of identification, which were Massachusetts driver's licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.





Notary Public
My commission expires:

17

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:

The home exists in non-conformity, as it existed before zoning bylaws, and could only be brought into conformity by rebuilding or moving the existing house.

- 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 above

*Distance of front
Porch to curb*

Exist.	Prop.
28: 33.5'	29.5'
20: 29.5'	
19: 27.5'	
8:	
33: 23.5'	
29: 25.5'	
25: 22.0'	
19: 23.5'	

C) Desirable relief may be granted without either:

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

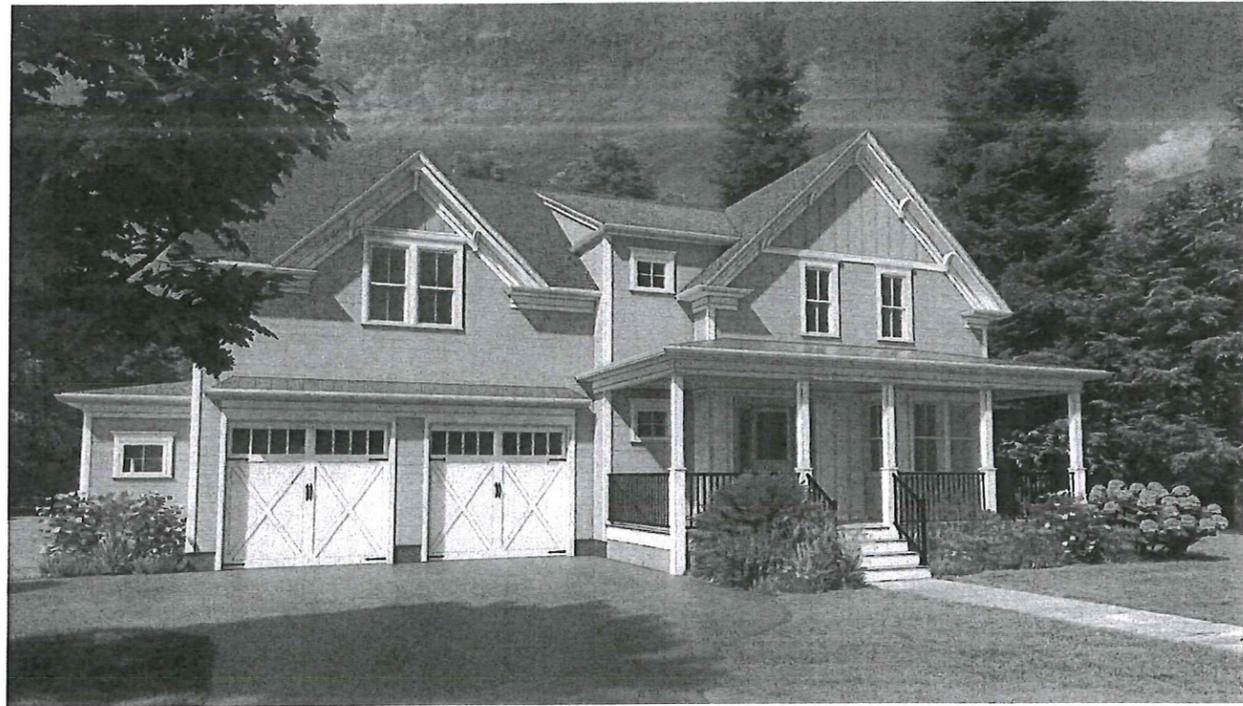
Other neighboring homes on our street will still be closer to front property line/street than ours even w/ our extended porch.

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

We live in a neighborhood established before current zoning bylaws, where many homes exist in a similar level of non-conformity.

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

PROPOSED w/ FULL FRONT PORCH (VARIANCE GRANTED)



PROPOSED w/ REDUCED FRONT PORCH (VARIANCE NOT GRANTED)



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

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 04 / 29 / 2025

Assessors Parcel ID # (12 digits) 268 - 187 - 000 - 000

Property Street Address 28 Queen 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 Williams Living Trust

Property Owner's Mailing Address 28 Queen St

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 978 - 457 - 2832

Requestor's Name (if different from Owner) _____

Requestor's Address _____

Requestor's Telephone # _____ - _____ - _____

Office Use Only: Date Fee Paid / / Paid in Cash \$.

Paid by Check \$ Check # Town Receipt #

Please Circle One:

Administration Conservation Planning Zoning Board of Appeals

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

Abutters List Request Form

^{35.}
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 04 / 29 / 2025

Assessors Parcel ID # (12 digits) 268 - 187 - 000 - 000

Property Street Address 28 Queen 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 Williams Living Trust

Property Owner's Mailing Address 28 Queen St

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 978 - 457 - 2832

Requestor's Name (if different from Owner) _____

Requestor's Address _____

Requestor's Telephone # _____ - _____ - _____

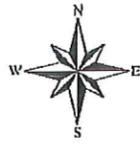
Office Use Only: Date Fee Paid / / Paid in Cash \$.

Paid by Check \$ Check # Town Receipt #

Please Circle One:

Administration Conservation Planning Zoning Board of Appeals

Please email list to samuelleviwilliams@gmail.com



28 QUEEN ST - 300' ABUTTERS

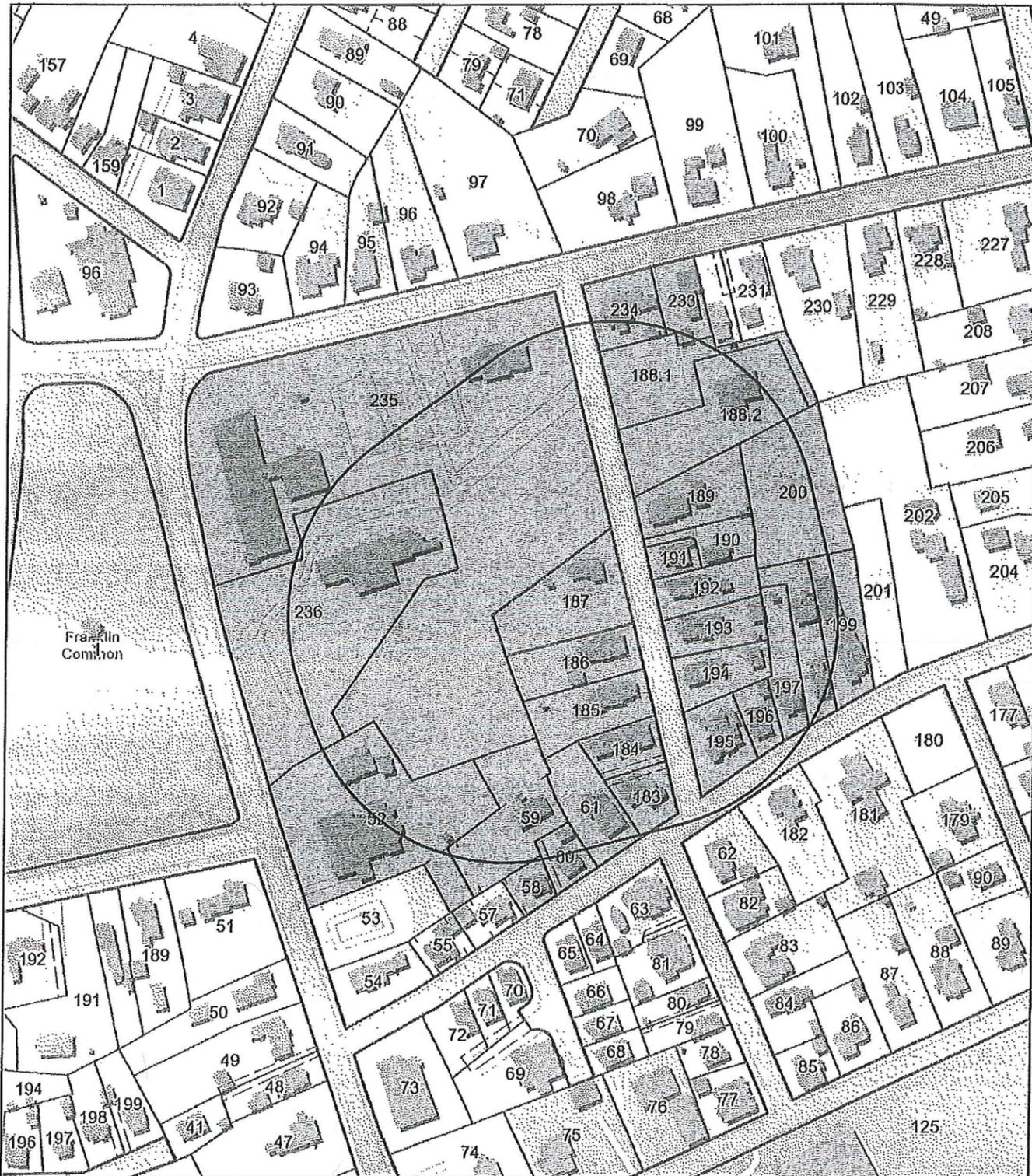
Town of Franklin, MA

1 inch = 200 Feet



www.cai-tech.com

May 4, 2025



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



300 feet Abutters List Report

Franklin, MA
May 04, 2025

Subject Property:

Parcel Number:	268-187-000	Mailing Address:	WILLIAMS SAMUEL L & JENNIFER D TRS
CAMA Number:	268-187-000-000		WILLIAMS LIVING TRUST
Property Address:	28 QUEEN ST		28 QUEEN ST
			FRANKLIN, MA 02038

Abutters:

Parcel Number:	268-183-000	Mailing Address:	OULTON DAVID P
CAMA Number:	268-183-000-000		61 CRESCENT ST
Property Address:	61 CRESCENT ST		FRANKLIN, MA 02038

Parcel Number:	268-184-000	Mailing Address:	OULTON DAVID P
CAMA Number:	268-184-000-000		61 CRESCENT ST
Property Address:	8 QUEEN ST		FRANKLIN, MA 02038

Parcel Number:	268-185-000	Mailing Address:	KELLOGG CHARLES E & JEANNE E
CAMA Number:	268-185-000-000		LANG DAVID P
Property Address:	14 QUEEN ST		14 QUEEN ST
			FRANKLIN, MA 02038

Parcel Number:	268-186-000	Mailing Address:	SPILLANE JULIA ELIZABETH
CAMA Number:	268-186-000-000		20 QUEEN STREET
Property Address:	20 QUEEN ST		FRANKLIN, MA 02038

Parcel Number:	268-187-000	Mailing Address:	WILLIAMS SAMUEL L & JENNIFER D TRS
CAMA Number:	268-187-000-000		WILLIAMS LIVING TRUST
Property Address:	28 QUEEN ST		28 QUEEN ST
			FRANKLIN, MA 02038

Parcel Number:	268-188-001	Mailing Address:	88 KEYS LLC C/O KUTH RANIERI
CAMA Number:	268-188-001-000		ARCHITECTS
Property Address:	QUEEN ST		16 FARM RD
			SAN RAFAEL, CA 94903

Parcel Number:	268-188-002	Mailing Address:	88 KEYS LLC C/O KUTH RANIERI
CAMA Number:	268-188-002-000		ARCHITECTS
Property Address:	45 QUEEN ST		16 FARM RD
			SAN RAFAEL, CA 94903

Parcel Number:	268-189-000	Mailing Address:	GINIVAN BARBARA ANN
CAMA Number:	268-189-000-000		33 QUEEN ST
Property Address:	33 QUEEN ST		FRANKLIN, MA 02038

Parcel Number:	268-190-000	Mailing Address:	ARPIN ANN M ARPIN ROBERT J JR
CAMA Number:	268-190-000-000		29 QUEEN ST
Property Address:	29-R QUEEN ST		FRANKLIN, MA 02038

Parcel Number:	268-191-000	Mailing Address:	ARPIN ROBERT J JR J/T ARPIN ANN J/T
CAMA Number:	268-191-000-000		29 QUEEN ST
Property Address:	29 QUEEN 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
May 04, 2025

Parcel Number: 268-192-000
 CAMA Number: 268-192-000-000
 Property Address: 25 QUEEN ST

Mailing Address: RAPP NANCY J & ROBERT J II TRS
 NANCY J RAPP 2004 REV. TRUST
 25 QUEEN ST
 FRANKLIN, MA 02038

Parcel Number: 268-193-000
 CAMA Number: 268-193-000-000
 Property Address: 19 QUEEN ST

Mailing Address: JONES KATHERINE M STUEHLER
 JAMES
 19 QUEEN ST
 FRANKLIN, MA 02038

Parcel Number: 268-194-000
 CAMA Number: 268-194-000-000
 Property Address: 13 QUEEN ST

Mailing Address: JONES KATHERINE M STUEHLER
 JAMES
 13 QUEEN ST
 FRANKLIN, MA 02038

Parcel Number: 268-195-000
 CAMA Number: 268-195-000-000
 Property Address: 49-51 CRESCENT ST

Mailing Address: KAPLAN MARC D KAPLAN LESLIE B
 51 CRESCENT ST
 FRANKLIN, MA 02038

Parcel Number: 268-196-000
 CAMA Number: 268-196-000-000
 Property Address: 45 CRESCENT ST

Mailing Address: VENTHAM EDWARD
 16753 SW MARCILE LN
 BEAVERTON, OR 97007-6465

Parcel Number: 268-197-000
 CAMA Number: 268-197-000-000
 Property Address: 41 CRESCENT ST

Mailing Address: DUBOIS MICHAEL D & GINA M TRS
 DUBOIS LIVING TRUST
 41 CRESCENT ST
 FRANKLIN, MA 02038

Parcel Number: 268-198-000
 CAMA Number: 268-198-000-000
 Property Address: 37 CRESCENT ST

Mailing Address: PETERSON KARL
 37 CRESCENT ST
 FRANKLIN, MA 02038

Parcel Number: 268-199-000
 CAMA Number: 268-199-000-000
 Property Address: 33 CRESCENT ST

Mailing Address: HUMES JASON ANTHONY HUMES
 ELIZABETH K
 33 CRESCENT ST
 FRANKLIN, MA 02038

Parcel Number: 268-200-000
 CAMA Number: 268-200-000-000
 Property Address: CRESCENT ST

Mailing Address: HUMES JASON ANTHONY HUMES
 ELIZABETH K
 33 CRESCENT ST
 FRANKLIN, MA 02038

Parcel Number: 268-233-000
 CAMA Number: 268-233-000-000
 Property Address: 59 PLEASANT ST

Mailing Address: RANIERI DONALD G RANIERI MARY
 59 PLEASANT ST
 FRANKLIN, MA 02038

Parcel Number: 268-234-000
 CAMA Number: 268-234-000-000
 Property Address: 51 PLEASANT ST

Mailing Address: HUNT DEREK S HUNT MATHEW P
 51 PLEASANT ST
 FRANKLIN, MA 02038-1801

Parcel Number: 268-235-000
 CAMA Number: 268-235-000-000
 Property Address: 201 MAIN ST

Mailing Address: ROMAN CATHOLIC ARCHBISHOP OF
 BOSTON
 CHURCH SQUARE
 FRANKLIN, MA 02038



www.cal-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

May 04, 2025

Parcel Number: 268-236-000
CAMA Number: 268-236-000-000
Property Address: 195 MAIN ST

Mailing Address: ANGLICAN CHURCH OF THE REDEEME
195 MAIN ST - SUITE 4
FRANKLIN, MA 02038

Parcel Number: 279-052-000
CAMA Number: 279-052-000-000
Property Address: 171 MAIN ST

Mailing Address: FRANKLIN FEDERATED CHURCH INC
171 MAIN ST
FRANKLIN, MA 02038

Parcel Number: 279-058-000
CAMA Number: 279-058-000-000
Property Address: 77 CRESCENT ST

Mailing Address: BENZ JOHN PYATT CYNTHIA
77 CRESCENT ST
FRANKLIN, MA 02038

Parcel Number: 279-059-000
CAMA Number: 279-059-000-000
Property Address: 75 CRESCENT ST

Mailing Address: KELLY LESLEY TR MATTHEW & LESLEY
KELLY TR-2023 KELLY MATTHEW TR
75 CRESCENT ST
FRANKLIN, MA 02038

Parcel Number: 279-060-000
CAMA Number: 279-060-000-000
Property Address: 73 CRESCENT ST

Mailing Address: JEROME HANNAH BERNARDINE
JEROME SAMUEL CHAPIN
73 CRESCENT ST
FRANKLIN, MA 02038

Parcel Number: 279-061-000
CAMA Number: 279-061-000-000
Property Address: 65 CRESCENT ST

Mailing Address: STAMP PAUL STAMP ROBIN K
65 CRESCENT ST
FRANKLIN, MA 02038

Kevin W. Doyle, 5-4-25



www.cai-tech.com

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

88 KEYS LLC
C/O KUTH RANIERI ARCHITEC
16 FARM RD
SAN RAFAEL, CA 94903

JEROME HANNAH BERNARDINE
JEROME SAMUEL CHAPIN
73 CRESCENT ST
FRANKLIN, MA 02038

ROMAN CATHOLIC
ARCHBISHOP OF BOSTON
CHURCH SQUARE
FRANKLIN, MA 02038

ANGLICAN CHURCH OF THE RE
195 MAIN ST - SUITE 4
FRANKLIN, MA 02038

JONES KATHERINE M
STUEHLER JAMES
13 QUEEN ST
FRANKLIN, MA 02038

SPILLANE JULIA ELIZABETH
20 QUEEN STREET
FRANKLIN, MA 02038

ARPIN ANN M
ARPIN ROBERT J JR
29 QUEEN ST
FRANKLIN, MA 02038

JONES KATHERINE M
STUEHLER JAMES
19 QUEEN ST
FRANKLIN, MA 02038

STAMP PAUL
STAMP ROBIN K
65 CRESCENT ST
FRANKLIN, MA 02038

ARPIN ROBERT J JR J/T
ARPIN ANN J/T
29 QUEEN ST
FRANKLIN, MA 02038

KAPLAN MARC D
KAPLAN LESLIE B
51 CRESCENT ST
FRANKLIN, MA 02038

VENTHAM EDWARD
16753 SW MARCILE LN
BEAVERTON, OR 97007-6465

BENZ JOHN
PYATT CYNTHIA
77 CRESCENT ST
FRANKLIN, MA 02038

KELLOGG CHARLES E & JEANN
LANG DAVID P
14 QUEEN ST
FRANKLIN, MA 02038

WILLIAMS SAMUEL L & JENNI
WILLIAMS LIVING TRUST
28 QUEEN ST
FRANKLIN, MA 02038

DUBOIS MICHAEL D & GINA M
DUBOIS LIVING TRUST
41 CRESCENT ST
FRANKLIN, MA 02038

KELLY LESLEY TR
MATTHEW & LESLEY KELLY TR
75 CRESCENT ST
FRANKLIN, MA 02038

FRANKLIN FEDERATED CHURCH
171 MAIN ST
FRANKLIN, MA 02038

OULTON DAVID P
61 CRESCENT ST
FRANKLIN, MA 02038

GINIVAN BARBARA ANN
33 QUEEN ST
FRANKLIN, MA 02038

PETERSON KARL
37 CRESCENT ST
FRANKLIN, MA 02038

HUMES JASON ANTHONY
HUMES ELIZABETH K
33 CRESCENT ST
FRANKLIN, MA 02038

RANIERI DONALD G
RANIERI MARY
59 PLEASANT ST
FRANKLIN, MA 02038

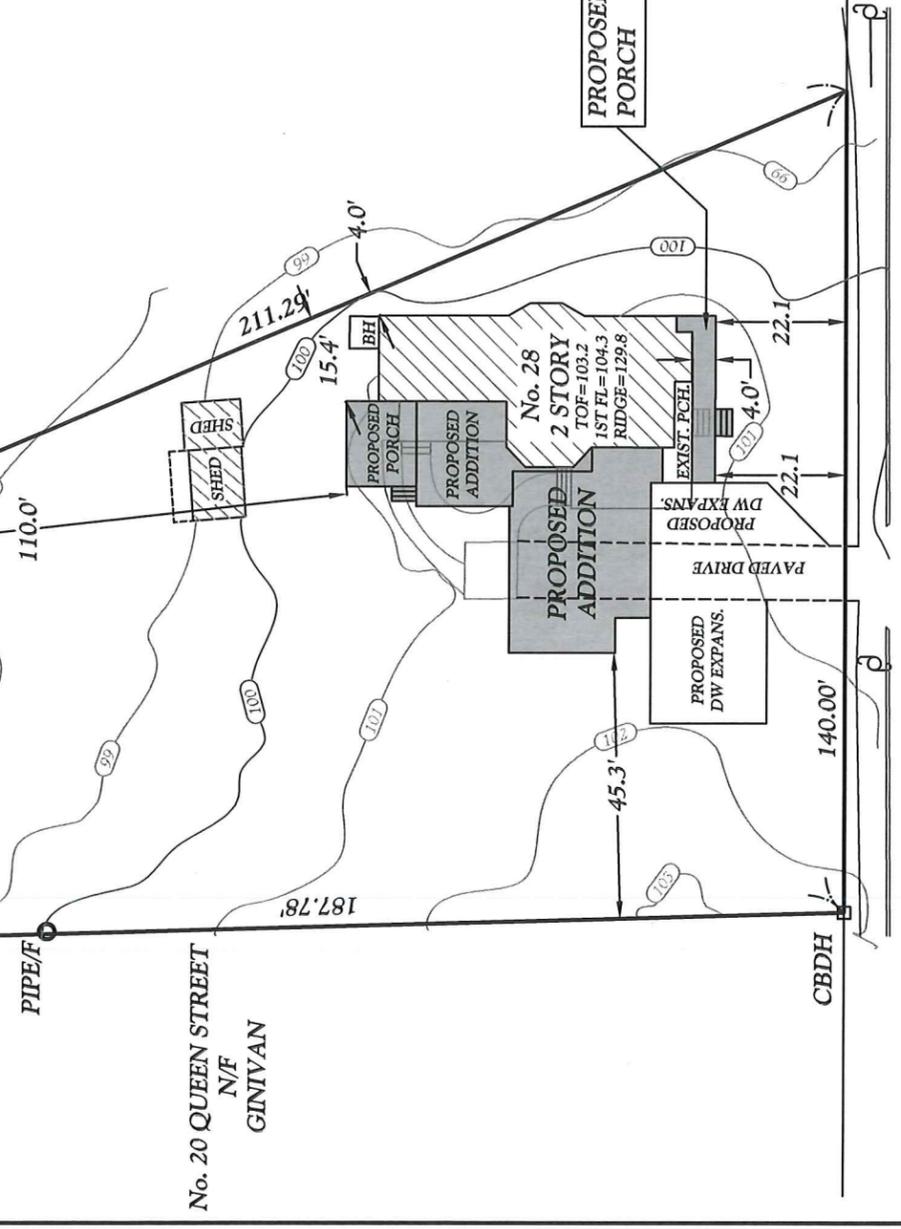
HUNT DEREK S
HUNT MATHEW P
51 PLEASANT ST
FRANKLIN, MA 02038-1801

RAPPA NANCY J & ROBERT J
NANCY J RAPPA 2004 REV. T
25 QUEEN ST
FRANKLIN, MA 02038



No. 201 MAIN ST
N/F
ROMAN CATHOLIC
ARCH BISHOP OF BOSTON

LOT AREA
19,533± S.F.



SMH RIM=101.5 © SMH RIM=101.0
SMH © RIM=101.0

QUEEN (PUBLIC - 40.00' WIDE) STREET

PREPARED FOR:
SAMUEL L. & JENNIFER D. WILLIAMS
28 QUEEN STREET
FRANKLIN, MA 02038

REFERENCES:
DEED: BOOK 36729, PAGE 157
PLAN: BOOK 399 PL. 338 OF 1991

PROPOSED LOT COVERAGE STRUCTURES: 2,718 S.F. (13.9%)
PROPOSED LOT COVERAGE IMPERVIOUS: 3,720 S.F. (19.0%)

I CERTIFY THAT THE LOTS
SHOWN AND THE
IMPROVEMENTS THEREON
DO NOT LIE IN A WATER
RESOURCE DISTRICT.

ZONING DISTRICT: SF1V

CERTIFIED PLOT PLAN

LOCATED AT
28 QUEEN STREET
ASSESSORS PARCEL # 268-187-000-000
FRANKLIN, MA
NORFOLK COUNTY
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528
SCALE: 1"=30' APRIL 28, 2025



I CERTIFY THAT THIS
PLAN WAS CREATED BY
AN INSTRUMENT
SURVEY ON THE
GROUND AND THAT ALL
STRUCTURES ARE
LOCATED AS SHOWN
HEREON.

CHRISTOPHER C. CHARLTON, PLS

