



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**A. General Information**

1. Project Location (Note: electronic filers will click on button for GIS locator):

731 King Street

a Street Address

Franklin

b City/Town

02038

c Zip Code

Latitude and Longitude:

42.06

d Latitude

-71.40

e Longitude

313

f Assessors Map/Plat Number

43

g Parcel #/Lot Number

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Applicant:

Virginia

a First Name

Dellorco

b Last Name

Trustee

c Organization

731 King Street

d Mailing Address

Franklin

e City/Town

MA

f State

02038

g Zip Code

508-528-6628

h Phone Number

i Fax Number

j Email Address

3. Property owner (if different from applicant):

Check if more than one owner (attach additional sheet with names and contact information)

a First Name

b Last Name

c Organization

d Mailing Address

e City/Town

f State

g Zip Code

h Phone Number

i Fax Number

j Email Address

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

4. Representative (if any):

Steve

a Contact Person First Name

Dexter

b Contact Person Last Name

Colonial Engineering

c Organization

P.O. Box 95

d Mailing Address

Medway

e City/Town

MA

f State

02053

g Zip Code

508-533-1644

h Phone Number

i Fax Number

colonial.eng@verizon.net

j Email Address

Fees will be calculated for online users.

5. Total WPA Fee Paid (from attached ANRAD Wetland Fee Transmittal Form):

\$2000

a Total Fee Paid

\$987.50

b State Fee Paid

\$1012.50

c City/Town Fee Paid



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**B. Area(s) Delineated**

1. Bordering Vegetated Wetland (BVW) 3,625 ft  
Linear Feet of Boundary Delineated

2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:

- a.  MassDEP BVW Field Data Form (attached)
- b.  Other Methods for Determining the BVW boundary (attach documentation):
  - 1.  50% or more wetland indicator plants
  - 2.  Saturated/inundated conditions exist
  - 3.  Groundwater indicators
  - 4.  Direct observation
  - 5.  Hydric soil indicators
  - 6.  Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

a Resource Area

b Linear Feet Delineated

c Resource Area

d Linear Feet Delineated

**C. Additional Information**

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details. **Online Users:** Attach the Document Transaction Number (provided on your receipt page) for any of the following information you submit to the Department.

- 1.  ANRAD (Delineation Plans only)
- 2.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 3.  Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
- 4.  List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

**D. Fees**



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The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

413  
2 Municipal Check Number

5/8/2025  
3 Check date

414  
4 State Check Number

5/8/2025  
5 Check date

Gregory  
6 Payor name on check, First Name

Dellorco  
7 Payor name on check, Last Name

**E. Signatures**

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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MassDEP File Number

Document Transaction Number

Franklin  
City/Town

**E. Signatures**

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

*[Handwritten Signature]*  
1. Signature of Applicant

5/6/2025

2. Date

3. Signature of Property Owner (if different)

4. Date

*[Handwritten Signature]*  
5. Signature of Representative (if any)

6. Date

5/20/25

**For Conservation Commission:**

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**ANRAD Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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### C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 731 King Street City/Town: Franklin Sampling Date: 3/29/25  
 Applicant/Owner: Virginia Dellocco Sampling Point or Zone: Wet  
 Investigator(s): Karon Skinner Catrone Latitude / Longitude: 42.06128/-71.40869  
 Soil Map Unit Name: Hinkley 85% Windsor 10% NWI or DEP Classification: \_\_\_\_\_

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)  
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.**

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

Remarks, Photo Details, Flagging, etc.:

**HYDROLOGY**

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches) \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches) \_\_\_\_\_  
 Saturation Present (including capillary fringe)? Yes  No  Depth (inches) \_\_\_\_\_

**Wetland Hydrology Indicators**

Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input checked="" type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input checked="" type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

Tree Stratum Plot size \_\_\_\_\_

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Red Maple	Acer rubrum	FAC <input type="checkbox"/>	20.5	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
2. Oak	Quercus rubra	FACU <input type="checkbox"/>	10.5	No <input type="checkbox"/>	Yes <input type="checkbox"/>
3.					
4.					
5.					
6.					
7.					
8.					
9.					

31.0 = Total Cover

Shrub/Sapling Stratum Plot size \_\_\_\_\_

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Highbush blueberry	Vaccinium corymbosum	FACW <input type="checkbox"/>	20.5	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
2.		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
3.					
4.					
5.					
6.					
7.					
8.					
9.					

20.5 = Total Cover

Herb Stratum Plot size \_\_\_\_\_

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Skunk cabbage	Symplocarpus foetidus	OBL <input type="checkbox"/>	20.5	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
2. Cinnamon fern	Osmunda cinnamomea	FACW <input type="checkbox"/>	10.5	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
3. Moss	Sphagnum	FACW <input type="checkbox"/>	10.5	No <input type="checkbox"/>	Yes <input type="checkbox"/>
4.		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					

41.5 = Total Cover

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size _____					
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)		
1.							
2.							
3.							
4.							
			0.0	= Total Cover			

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	4	4		
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result
	OBL species	1	X 1	=1.00
	FACW species	3	X 2	=6.00
	FAC species	1	X 3	=3.00
	FACU species	1	X 4	=4.00
	UPL species	0	X 5	=0.00
	Column Totals	(A) 6		(B) 14
Prevalence Index		B/A = 2.33		Is the Prevalence Index ≤ 3.0? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Wetland vegetation criterion met?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				

**Definitions of Vegetation Strata**

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 731 King Street City/Town: Franklin Sampling Date: 3/29/24  
 Applicant/Owner: Virginia Delloso Sampling Point or Zone: Upland  
 Investigator(s): Karon Skinner Catrone Latitude / Longitude: 42.06128/-71.40869  
 Soil Map Unit Name: Hinkley 85% Windsor 10% NWI or DEP Classification: \_\_\_\_\_

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)  
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.**

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?
Hydric Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
<b>Reliable Indicators of Wetlands Hydrology</b> <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<b>Indicators that can be Reliable with Proper Interpretation</b> <input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<b>Indicators of the Influence of Water</b> <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

Tree Stratum Plot size \_\_\_\_\_

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Pine	Pinus strobus	FACU <input type="checkbox"/>	20.5	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Oak	Quercus rubra	FACU <input type="checkbox"/>	10.5	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3. Maple	Acer rubrum	FAC <input type="checkbox"/>	10.5	No <input type="checkbox"/>	No <input type="checkbox"/>
4.					
5.					
6.					
7.					
8.					
9.					

41.5 = Total Cover

Shrub/Sapling Stratum Plot size \_\_\_\_\_

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Pine	Pinus strobus	FACU <input type="checkbox"/>	20.5	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Hornbeam	Carpinus caroliniana	FAC <input type="checkbox"/>	10.5	No <input type="checkbox"/>	Yes <input type="checkbox"/>
3.					
4.					
5.					
6.					
7.					
8.					
9.					

31.0 = Total Cover

Herb Stratum Plot size \_\_\_\_\_

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Grass	Echinochloa crusgalli	FACU <input type="checkbox"/>	20.5	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Moss	Sphagnum	FACW <input type="checkbox"/>	10.5	No <input type="checkbox"/>	Yes <input type="checkbox"/>
3.		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					

31.0 = Total Cover

**VEGETATION – continued.**

<u>Woody Vine Stratum</u>		Plot size _____			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	4	0		
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result
	OBL species	0	X 1	= 0.00
	FACW species	1	X 2	= 2.00
	FAC species	2	X 3	= 6.00
	FACU species	4	X 4	= 16.00
	UPL species	0	X 5	= 0.00
	Column Totals	(A) 7		(B) 24
Prevalence Index		B/A = <b>3.43</b>		Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Wetland vegetation criterion met?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				

**Definitions of Vegetation Strata**

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %



NOT  
AN  
OFFICIAL  
COPY

NOT  
7657 AN  
OFFICIAL  
299 COPY

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QUITCLAIM DEED

I, VIRGINIA M. ULLMAN, of Franklin, Berkshire County, Massachusetts,  
for consideration paid, and in full consideration of

ONE DOLLAR (\$1.00)

grant to

VIRGINIA M. ULLMAN and her successors, Trustee of ULLMAN HEATHY TRUST,  
under a declaration of Trust dated December 16, 1966,  
to be recorded hereafter

WITH QUITCLAIM COVENANTS

the land in said Franklin, with the buildings thereon, situated on the  
Northernly side of King Street, bounded and described as follows:

Beginning at the Southeastern corner of the granted premises of land  
formerly of Alfred Clark, Jr., et al., at a stake and stones on the Northernly  
line of King Street; thence running

North about 17 1/2° E., Forty (40) rods to a stake and stones at the end of a  
wall; thence  
N. 38° 35' E., sixteen (16) rods and twenty-one (21) links following  
said wall; thence  
N. 27° 16' E., thirty-six (36) rods and nine (9) links to a stake  
and stones at the end of a wall; thence  
N. 68° E., twenty-eight (28) rods and ten (10) links to a stake  
and stones; thence  
N. 68° 30' E., five (5) rods to a corner of the wall; thence  
N. 65° E., twenty-one (21) rods and fifteen (15) links to a  
stake and stones to a garage; thence  
S. 76° E., thirty-five (35) rods and fifteen (15) links to a  
stake and stones by the side of a wall; thence  
S. 15° W., eighteen (18) rods and twenty-one (21) links on a  
stone wall; thence  
South on the wall to said King Street School House lot;  
thence  
South and Southeast around said School House lot to the line of an old  
wall to land formerly of J.D. Weatherhead; thence  
on the line of an old wall to a corner of the wall; thence  
S. 85° W., one and one-half (1 1/2) rods; thence  
S. 26° W., five (5) rods and fifteen (15) links to said King  
Street; and thence  
Southwesterly on said King Street to the place of beginning.

Containing fifty (50) acres, more or less; except any portion thereof which  
was taken for the relocation of said King Street.

RECORDED & INDEXED  
900 AM

NOT AN OFFICIAL COPY      7857      NOT AN OFFICIAL COPY

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Being the same premises conveyed to Albert P. Dellorco and Virginia M. Dellorco by deed of Charles Ferrara and Lucy Ferrara, dated August 25, 1951, recorded with the Norfolk County Registry of Deeds in Book 3024, Page 413. The said Albert P. Dellorco died on February 2, 1956, for which see copy of Form H-792 attached.

The address of the premises and of the grantee is 731 King Street, Franklin, Massachusetts.

WITNESS my hand and seal this 7th day of July, 1967.

*Virginia M. Dellorco*  
VIRGINIA M. DELLORCO

COMMONWEALTH OF MASSACHUSETTS

I, the undersigned, personally advised the above named VIRGINIA M. DELLORCO and acknowledged the foregoing instrument to be her free act and deed, before me.

DATE July 2, 1967

*Charles H. Copley*  
NOTARY PUBLIC

My Commission Expires:

March 13, 1973



# CAI Property Card

Town of Franklin, Massachusetts



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR																																			
<b>LOCATION:</b> 731 KING ST <b>ACRES:</b> 25.22 <b>PARCEL ID:</b> 313-043-000-000 <b>LAND USE CODE:</b> 101 - ONE FAMILY <b>CONDO COMPLEX:</b> <b>OWNER:</b> DELLORCO VIRGINIA M TR <b>CO - OWNER:</b> DELLORCO REALTY TRUST <b>MAILING ADDRESS:</b> 731 KING ST FRANKLIN, MA 02038 <b>ZONING:</b> <b>MassGIS LocID #:</b> M_207604_868173	<b>BUILDING STYLE:</b> OLD STYLE <b>YEAR BUILT:</b> 1885 <b>FRAME:</b> WOOD <b>EXTERIOR WALL COVER:</b> VINYL <b>ROOF STYLE:</b> GABLE <b>ROOF COVER:</b> ASPHALT SHGL																																			
	BUILDING INTERIOR																																			
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 1/14/1988 <b>BOOK &amp; PAGE:</b> 7857-683 <b>SALE PRICE:</b> \$1 <b>SALE DESCRIPTION:</b> FAMILY <b>SELLER:</b> DELLORCO, VIRGINIA M	<b>INTERIOR WALL:</b> COMP. PANELG <b>FLOOR COVER:</b> CARPET <b>HEAT TYPE:</b> FORCED H/W <b>FUEL TYPE:</b> OIL <b>PERCENT A/C:</b> 0 <b>SOLAR HOT WATER:</b> NO <b>CENTRAL VACUUM:</b> NO <b># OF ROOMS:</b> 7 <b># OF BEDROOMS:</b> 3 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 0 <b># OF WOOD STOVE FLUES:</b> 1																																			
PRINCIPAL BUILDING AREAS																																				
<b>GROSS BUILDING AREA:</b> 2,866 <b>FINISHED BUILDING AREA:</b> 1,666 <b>BASEMENT AREA:</b> 552 <b># OF PRINCIPAL BUILDINGS:</b> 1	<b>OTHER FEATURES</b> <b>ATTACHED GARAGE:</b> 0 <b># OF BASEMENT GARAGES:</b> 0 <b>DETACHED GARAGE:</b> 26X30 <b>POOL:</b> NO																																			
SKETCH	PHOTO																																			
<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="width: 50px;"></td> <td style="width: 100px; text-align: center;">14</td> <td style="width: 100px;"></td> <td style="width: 100px; text-align: center;">16</td> <td style="width: 50px;"></td> </tr> <tr> <td></td> <td style="text-align: center;">EFP ( 224 )</td> <td style="text-align: center;">16</td> <td style="text-align: center;">16</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">14</td> <td></td> <td style="text-align: center;">WDK ( 256 )</td> <td></td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">FAL ( 32 )</td> <td style="text-align: center;">9</td> <td style="text-align: center;">7</td> <td style="text-align: center;">10 FFL ( 70 )</td> </tr> <tr> <td style="text-align: center;">2</td> <td></td> <td style="text-align: center;">23</td> <td></td> <td style="text-align: center;">7</td> </tr> <tr> <td></td> <td style="text-align: center;">24</td> <td style="text-align: center;">SFL FFL EMT ( 552 )</td> <td style="text-align: center;">24</td> <td style="text-align: center;">EFP ( 168 ) 24</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">23</td> <td></td> <td style="text-align: center;">7</td> </tr> </table>		14		16			EFP ( 224 )	16	16			14		WDK ( 256 )		4	FAL ( 32 )	9	7	10 FFL ( 70 )	2		23		7		24	SFL FFL EMT ( 552 )	24	EFP ( 168 ) 24			23		7	
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	24	SFL FFL EMT ( 552 )	24	EFP ( 168 ) 24																																
		23		7																																

CAI Technologies

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

**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 \$35.00 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 1-1-25)

Date of Request 05 / 22 / 2025  
Assessors Parcel ID # (12 digits) 313 ~~430~~ 000 000 <sup>043</sup>  
Property Street Address 731 King Street

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 Dellorca Realty Trust

Property Owner's Mailing Address 731 King St

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 533 - 1644

Requestor's Name (if different from Owner) Paul DeSimone

Requestor's Address 11 Owl St Medway MA 02053

Requestor's Telephone # 508 - 533 - 1644

Office Use Only: Date Fee Paid 5/22/2025 Paid in Cash \$ \_\_\_\_\_

Paid by Check \$ 35 Check # 6166 Town Receipt # \_\_\_\_\_

**Please Circle One:**

Administration

Conservation

Planning

Zoning Board of Appeals



# 731 KING ST

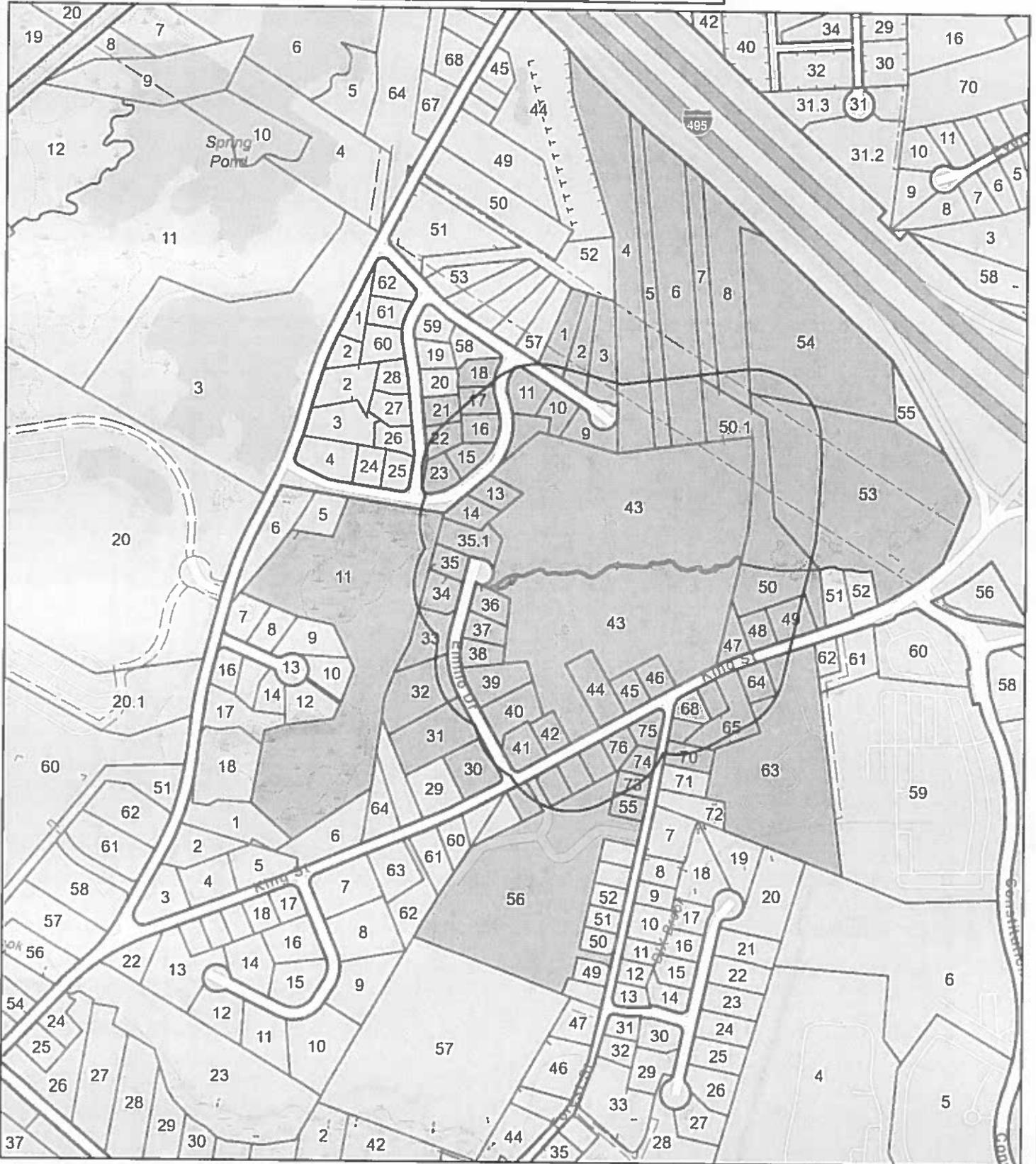
Town of Franklin, MA

1 inch = 600 Feet



www.cai-tech.com

May 26, 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 26, 2025

## Subject Property:

Parcel Number: 313-043-000  
CAMA Number: 313-043-000-000  
Property Address: 731 KING ST

Mailing Address: DELLORCO VIRGINIA M TR DELLORCO  
REALTY TRUST  
731 KING ST  
FRANKLIN, MA 02038

---

## Abutters:

Parcel Number: 312-011-000  
CAMA Number: 312-011-000-000  
Property Address: WASHINGTON ST

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

Parcel Number: 313-001-000  
CAMA Number: 313-001-000-000  
Property Address: 14 TAFT DR

Mailing Address: ZARIKIAN LISA MICHELE  
14 TAFT DR  
FRANKLIN, MA 02038

Parcel Number: 313-002-000  
CAMA Number: 313-002-000-000  
Property Address: 16 TAFT DR

Mailing Address: PETERS BLAKE A PETERS LISA A  
16 TAFT DR  
FRANKLIN, MA 02038

Parcel Number: 313-003-000  
CAMA Number: 313-003-000-000  
Property Address: 18 TAFT DR

Mailing Address: LIU YICHI YIN ZHENYANG  
18 TAFT DR  
FRANKLIN, MA 02038

Parcel Number: 313-004-000  
CAMA Number: 313-004-000-000  
Property Address: TAFT DR

Mailing Address: RISTAINO MARGARET RISTAINO  
FLORENCE  
202 WASHINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 313-005-000  
CAMA Number: 313-005-000-000  
Property Address: WASHINGTON ST

Mailing Address: RANIERI MARGARET C TR RANIERI  
TRUST MILLER, CATHERINE R TR  
P O BOX Q  
FRANKLIN, MA 02038

Parcel Number: 313-006-000  
CAMA Number: 313-006-000-000  
Property Address: WASHINGTON ST

Mailing Address: RANIERI MARGARET C TR RANIERI  
TRUST MILLER, CATHERINE R TR  
PO BOX Q  
FRANKLIN, MA 02038

Parcel Number: 313-007-000  
CAMA Number: 313-007-000-000  
Property Address: WASHINGTON ST

Mailing Address: MCP III 555 KING ST LLC  
201 WASHINGTON ST STE 2100  
BOSTON, MA 02108

Parcel Number: 313-008-000  
CAMA Number: 313-008-000-000  
Property Address: WASHINGTON ST

Mailing Address: MCP III 555 KING ST LLC  
201 WASHINGTON ST STE 2100  
BOSTON, MA 02108

Parcel Number: 313-009-000  
CAMA Number: 313-009-000-000  
Property Address: 17 TAFT DR

Mailing Address: MUSERLIAN JR RICHARD A COOPER  
KRISTI L  
17 TAFT DR  
FRANKLIN, MA 02038



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

5/26/2025

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# 300 feet Abutters List Report

Franklin, MA  
May 26, 2025

Parcel Number: 313-010-000  
CAMA Number: 313-010-000-000  
Property Address: 15 TAFT DR

Mailing Address: GHOSH PRASENJIT GHOSH  
MONIDEEPA  
15 TAFT DR  
FRANKLIN, MA 02038

Parcel Number: 313-011-000  
CAMA Number: 313-011-000-000  
Property Address: 13 TAFT DR

Mailing Address: MCLAUGHLIN MICHAEL F MCLAUGHLIN  
MARY E  
13 TAFT DR  
FRANKLIN, MA 02038

Parcel Number: 313-012-000  
CAMA Number: 313-012-000-000  
Property Address: 11 WILSON RD

Mailing Address: FISHMAN REBECCA  
11 WILSON RD  
FRANKLIN, MA 02038

Parcel Number: 313-013-000  
CAMA Number: 313-013-000-000  
Property Address: 9 WILSON RD

Mailing Address: GARRITY HEIDI J  
9 WILSON RD  
FRANKLIN, MA 02038

Parcel Number: 313-014-000  
CAMA Number: 313-014-000-000  
Property Address: 7 WILSON RD

Mailing Address: DELLORCO ROBERT D DELLORCO  
GERTRUDE  
7 WILSON RD  
FRANKLIN, MA 02038

Parcel Number: 313-015-000  
CAMA Number: 313-015-000-000  
Property Address: 10 WILSON RD

Mailing Address: MCNULTY MELISSA J TR MELISSA  
MCNULTY FAMILY TRUST  
10 WILSON RD  
FRANKLIN, MA 02038

Parcel Number: 313-016-000  
CAMA Number: 313-016-000-000  
Property Address: 12 WILSON RD

Mailing Address: Contact Town For Info  
*TEDSTONE, RYAN*  
*12 WILSON RD*  
*FRANKLIN, MA 02038*

Parcel Number: 313-017-000  
CAMA Number: 313-017-000-000  
Property Address: 14 WILSON RD

Mailing Address: BOGNANNO MICHAEL MULLIGAN  
JOYCE R  
14 WILSON RD  
FRANKLIN, MA 02038

Parcel Number: 313-018-000  
CAMA Number: 313-018-000-000  
Property Address: 16 WILSON RD

Mailing Address: LEWIN MARK R & GAYLE E TRS LEWIN  
FAMILY TRUST  
16 WILSON RD  
FRANKLIN, MA 02038

Parcel Number: 313-021-000  
CAMA Number: 313-021-000-000  
Property Address: 8 TERIS WAY

Mailing Address: CARON BRIAN P CARON KAREN A  
8 TERIS WAY  
FRANKLIN, MA 02038

Parcel Number: 313-022-000  
CAMA Number: 313-022-000-000  
Property Address: 10 TERIS WAY

Mailing Address: TROCKMAN KAREN J TROCKMAN  
ANDREW E  
10 TERIS WAY  
FRANKLIN, MA 02038

Parcel Number: 313-023-000  
CAMA Number: 313-023-000-000  
Property Address: 8 WILSON RD

Mailing Address: KRISHNAMURTHY VENKATARAMAN  
KRISHNAMURTHY DEEPA V  
8 WILSON RD  
FRANKLIN, MA 02038



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

5/26/2025

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# 300 feet Abutters List Report

Franklin, MA  
May 26, 2025

Parcel Number: 313-030-000 CAMA Number: 313-030-000-000 Property Address: 743 KING ST	Mailing Address: HICKEY SARAH 743 KING ST FRANKLIN, MA 02038
Parcel Number: 313-031-000 CAMA Number: 313-031-000-000 Property Address: 2 EMILIO DR	Mailing Address: BOUDREAU WILLIS L & LINDA A TRS BOUDREAU FAMILY REALTY TRUST 2 EMILIO DR FRANKLIN, MA 02038
Parcel Number: 313-032-000 CAMA Number: 313-032-000-000 Property Address: 4 EMILIO DR	Mailing Address: WOODS JOHN P & MARY K TRS WOODS FAMILY 2014 REV TRUST 4 EMILIO DR FRANKLIN, MA 02038
Parcel Number: 313-033-000 CAMA Number: 313-033-000-000 Property Address: 6 EMILIO DR	Mailing Address: OWENS CURTIS G & ELAINE M TRS OWENS LIVING TRUST 6 EMILIO DR FRANKLIN, MA 02038
Parcel Number: 313-034-000 CAMA Number: 313-034-000-000 Property Address: 8 EMILIO DR	Mailing Address: MULLEN ERIN NOVICK SCOTT 8 EMILIO DR FRANKLIN, MA 02038
Parcel Number: 313-035-000 CAMA Number: 313-035-000-000 Property Address: 10 EMILIO DR	Mailing Address: SEERMON DAVID A SEERMON KERRY L 10 EMILIO DR FRANKLIN, MA 02038
Parcel Number: 313-035-001 CAMA Number: 313-035-001-000 Property Address: 11 EMILIO DR	Mailing Address: VOULGARIS JOSEPH P VOULGARIS SARA C 11 EMILIO DRIVE FRANKLIN, MA 02038
Parcel Number: 313-036-000 CAMA Number: 313-036-000-000 Property Address: 9 EMILIO DR	Mailing Address: GALLO DOUGLAS J & CATHERINE TRS GALLO FAMILY REALTY TR 9 EMILIO DR FRANKLIN, MA 02038
Parcel Number: 313-037-000 CAMA Number: 313-037-000-000 Property Address: 7 EMILIO DR	Mailing Address: MALIN GREGORY M MALIN SHAUNCEY M 7 EMILIO DR FRANKLIN, MA 02038
Parcel Number: 313-038-000 CAMA Number: 313-038-000-000 Property Address: 5 EMILIO DR	Mailing Address: COLLINS KEVIN P 5 EMILIO DR FRANKLIN, MA 02038
Parcel Number: 313-039-000 CAMA Number: 313-039-000-000 Property Address: 3 EMILIO DR	Mailing Address: GRAMZOW III THOMAS J GROMZOW GINA M 3 EMILIO DR FRANKLIN, MA 02038
Parcel Number: 313-040-000 CAMA Number: 313-040-000-000 Property Address: 1 EMILIO DR	Mailing Address: BEAUDREAU CAMILLE F 1 EMILIO DR FRANKLIN, MA 02038



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5/26/2025

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# 300 feet Abutters List Report

Franklin, MA

May 26, 2025

Parcel Number: 313-041-000 CAMA Number: 313-041-000-000 Property Address: 737 KING ST	Mailing Address: FERIOLI ROBERT L FERIOLI BARBARA J 737 KING ST FRANKLIN, MA 02038
Parcel Number: 313-042-000 CAMA Number: 313-042-000-000 Property Address: 735 KING ST	Mailing Address: CROWLEY STEVEN M & ANN MARIE TRS CROWLEY FAMILY REVOCABLE TRUST 735 KING ST FRANKLIN, MA 02038
Parcel Number: 313-043-000 CAMA Number: 313-043-000-000 Property Address: 731 KING ST	Mailing Address: DELLORCO VIRGINIA M TR DELLORCO REALTY TRUST 731 KING ST FRANKLIN, MA 02038
Parcel Number: 313-044-000 CAMA Number: 313-044-000-000 Property Address: 719 KING ST	Mailing Address: BROWN DOLORES A BROWN JON F 719 KING ST FRANKLIN, MA 02038
Parcel Number: 313-045-000 CAMA Number: 313-045-000-000 Property Address: 703 KING ST	Mailing Address: DELLORCO ALBERT P JR&BARBARA A L/E 703 KING ST REALTY TRUST DELLORCO, ALBERT P TRS 703 KING ST FRANKLIN, MA 02038
Parcel Number: 313-046-000 CAMA Number: 313-046-000-000 Property Address: 701 KING ST	Mailing Address: DELLORCO GREGORY E DELLORCO NANCY E 701 KING ST FRANKLIN, MA 02038
Parcel Number: 313-047-000 CAMA Number: 313-047-000-000 Property Address: 665 KING ST	Mailing Address: SCHAAF ROBERT SCHAAF BARBARA 665 KING ST FRANKLIN, MA 02038
Parcel Number: 313-048-000 CAMA Number: 313-048-000-000 Property Address: 659 KING ST	Mailing Address: ALSTON JOSHUA J ALSTON MICHELLE L 659 KING ST FRANKLIN, MA 02038
Parcel Number: 313-049-000 CAMA Number: 313-049-000-000 Property Address: 651 KING ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE TR 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 313-050-000 CAMA Number: 313-050-000-000 Property Address: KING ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 313-050-001 CAMA Number: 313-050-001-000 Property Address: KING ST	Mailing Address: RANIERI MARGARET C TR RANIERI TRUST MILLER, CATHERINE R TR 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 313-053-000 CAMA Number: 313-053-000-000 Property Address: 555 KING ST	Mailing Address: MCP III 555 KING ST LLC 201 WASHINGTON ST STE 2100 BOSTON, MA 02108



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

5/26/2025

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# 300 feet Abutters List Report

Franklin, MA

May 26, 2025

Parcel Number: 313-054-000  
CAMA Number: 313-054-000-000  
Property Address: 585 KING ST

Mailing Address: MCP III 555 KING ST LLC  
201 WASHINGTON ST STE 2100  
BOSTON, MA 02108

Parcel Number: 313-063-000  
CAMA Number: 313-063-000-000  
Property Address: 656 KING ST

Mailing Address: FRANKLIN MA SR PROPERTY LLC C/O  
COFORGE BPS  
2727 LBJ FREEWAY STE 806  
DALLAS, TX 75234

Parcel Number: 313-064-000  
CAMA Number: 313-064-000-000  
Property Address: 660 KING ST

Mailing Address: GRANT SALLY A TR THE SALLY A  
GRANT REVOC TR  
660 KING ST  
FRANKLIN, MA 02038

Parcel Number: 313-065-000  
CAMA Number: 313-065-000-000  
Property Address: 670 KING ST

Mailing Address: DAVIS MARY E DAVIS MICHAEL H  
670 KING ST  
FRANKLIN, MA 02038

Parcel Number: 313-067-000  
CAMA Number: 313-067-000-000  
Property Address: 680 KING ST

Mailing Address: DUFF IAN D DUFF MICHAELA B  
680 KING ST  
FRANKLIN, MA 02038

Parcel Number: 313-068-000  
CAMA Number: 313-068-000-000  
Property Address: 1 FOREST ST

Mailing Address: MALANGONE FREDERICK A TR  
MALANGONE LIVING TRUST  
1 FOREST ST  
FRANKLIN, MA 02038

Parcel Number: 313-069-000  
CAMA Number: 313-069-000-000  
Property Address: 3 FOREST ST

Mailing Address: ROJEE LORRAINE V  
3 FOREST ST  
FRANKLIN, MA 02038

Parcel Number: 313-070-000  
CAMA Number: 313-070-000-000  
Property Address: 5 FOREST ST

Mailing Address: OTOOLE THOMAS J OTOOLE  
KATHERINE A  
5 FOREST ST  
FRANKLIN, MA 02038

Parcel Number: 313-073-000  
CAMA Number: 313-073-000-000  
Property Address: 12 FOREST ST

Mailing Address: BARRETT BETTE J  
12 FOREST ST  
FRANKLIN, MA 02038

Parcel Number: 313-074-000  
CAMA Number: 313-074-000-000  
Property Address: 8 FOREST ST

Mailing Address: HANLEY ROBERT J & MARY F TRS L/E  
THE 8 FOREST STREET REALTY TRS  
8 FOREST ST  
FRANKLIN, MA 02038

Parcel Number: 313-075-000  
CAMA Number: 313-075-000-000  
Property Address: 4 FOREST ST

Mailing Address: KRISHNASAMY PONVINAYAGAN  
4 FOREST ST  
FRANKLIN, MA 02038

Parcel Number: 313-076-000  
CAMA Number: 313-076-000-000  
Property Address: 732 KING ST

Mailing Address: RENZ SUZIE ANN  
732 KING ST  
FRANKLIN, MA 02038



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

5/26/2025

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## Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

*This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).*

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. An Abbreviated Notice of Resource Area Delineation was filed with the Franklin Conservation Commission on May 28, 2025 seeking permission to review the wetland line. The following is a description of the proposed activity/activities:

Review of wetland line at 731 King Street.

- B. The name of the applicant is: Virginia Dellorco.
- C. The address of the land where the activity is proposed is: 731 King Street Map 313 Parcel 43.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Franklin Conservation Commission, located at 355 East Central Street (Town Hall). The regular business hours of the Commission are Monday, Tuesday & Thursday 8 am to 4 pm, Wednesday 8 am to 6 pm, Friday 8 am to 1 pm and the Commission may be reached at 508-553-4847.
- E. Copies of the Notice of Intent may be obtained from the applicant's representative by calling Stephen Dexter, at 508-533-1644. An administrative fee may be applied for providing copies of the ANRAD and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Franklin Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the local news paper.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.