

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: The Sign Center Jaime Cody

LOCATION: 50 Woodview Way

ZONING DISTRICT: Industrial

TYPE OF PROJECT: Install (21) 36" x 21" Double Sided Light Post Banners

DATE: 06/30/2025 **DENY**

VARIANCE

ZONING BY LAW SECTIONS: 185-20-E(3)

REASON FOR DENIAL: Applicant is seeking to install 21 double sided banners. 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 06/30/2025**

RECEIVED
TOWN OF FRANKLIN

JUN 24 2025

TOWN OF FRANKLIN ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: The Sign Center/ Jaimi Cody

PETITIONER'S ADDRESS: 40 Orchard St Haverhill, MA 01830 PHONE: 978-228-2808

LOCATION OF PROPERTY: 50 Woodview Way Franklin, MA

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: IOPD

ASSESSORS MAP & PARCEL: 274-008-000-000

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are requesting a variance for relief from Zoning Bylaw Article V, Section 185-20-E(3)

so that we may install (21) 36"H x 22"W double sided lightpost banners.

SECTIONS OF ZONING ORDINANCE CITED:

Article V Section 185-20-E(3)

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): [Signature]
(Petitioner(s)/Owner)
Jaimi Cody
(Print Name)

Address: 40 Orchard St Haverhill, MA 01830

Tel. No.: 978-228-2808

E-Mail Address: jaimi.cody@thesigncenter.com

Date: 6.16.2025

RECEIVED
2025 JUN 24 A 10:18
TOWN OF FRANKLIN
TOWN CLERK

**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 West Central Street Owner LLC/DSF Group
(OWNER)

Address: 341 Newbury Street Suite 5 Boston, MA 02115

State that I/We own the property located at 50 Woodview Way Franklin, MA, which is the subject of this zoning application.

The record title of this property is in the name of West Central Street Owner LLC/DSF Group

*Pursuant to a deed of duly recorded in the date 05-20-2025, Norfolk County Registry of Deeds at Book 42408, Page 176; or Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Jaimi Cody

Please see attached Letter of Authorization

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: West Central Street Owner LLC/DSF Group PRESENT USE/OCCUPANCY: Residential

LOCATION: 50 Woodview Way Franklin, MA ZONE: IOPD

PHONE: 617 - 675 - 3600 REQUESTED USE/OCCUPANCY: _____

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>	<u>20.97 acres</u>	<u>20.97 acres</u>	<u>20.97 acres</u> (min.)
<u>Continuous Frontage:</u>	_____	_____	_____ (min.)
<u>Size of Lot:</u>	Width	_____	_____ (min.)
	Depth	_____	_____ (min.)
<u>Setbacks in Feet:</u>	Front	_____	_____ (min.)
	Rear	_____	_____ (min.)
	Left Side	_____	_____ (min.)
	Right Side	_____	_____ (min.)
<u>Building Height:</u>	Stories	_____	_____ (max.)
	Feet	_____	_____ (max.)
<u>NO. of Dwelling Units:</u>	_____	_____	_____ (max.)
<u>NO. of Parking Spaces:</u>	_____	_____	_____ (min./max)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

**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 enforcement of the provisions of this zoning by law would create a substantial hardship as it prevents the marketability of the property and the investment Halstead has made for future residents.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The lightposts are pre-existing and installing the banners will not negatively affect the soil conditions or the shape/topography of the land within the zoning district.

- C) Desirable relief may be granted without either:

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

The proposed light post banners will not negatively effect the zoning district as they would provide better visibility, enabling both residents and visitors to easily identify the main entrance while maintaining the brand standards of Halstead the amenities offered to future residents.

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

The relief will not undermine the overall intent of the zoning bylaw as a minimal amount of banners will be seen from the main roadway where Woodview Way intersects with West Central Street.

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

Doc#: 1,552,624 05-20-2025 1:26
Ct#: 213559
Norfolk County Land Court

HAND TO
LAND COURT

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS

Bk 42408 Pg 176 #31459
05-20-2025 @ 02:02p

After recording return to:
Goulston & Storrs PC
One Post Office Square
Boston, Massachusetts
Attention: Craig Todaro

NOTICED
A N I C I A
C O P Y CERTIFY
William P O'Donnell
WILLIAM P. O'DONNELL, REGISTER

A N MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-20-2025 @ 02:02pm
Ct#: 496 Doc#: 31459
Fee: \$210,847.56 Cons: \$101,000,436.00

QUITCLAIM DEED

BR WESTERLY, DST, a Delaware statutory trust, with an address of c/o Bluerock Real Estate, L.L.C., 1345 Avenue of the Americas, 32nd Floor, New York, NY 10105 ("Grantor"), for and in consideration of the sum of One Hundred One Million Four Hundred Thirty-Six Dollars (\$101,000,436) and other good and valuable consideration paid in hand to Grantor by WEST CENTRAL STREET OWNER LLC, a Delaware limited liability company, with an address of c/o The DSF Group, 341 Newbury Street, Suite 5, Boston, MA 02115 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee with quitclaim covenants all of Grantor's right, title and interest in and to that certain parcel of land located in Norfolk County, Massachusetts and legally described in Exhibit A attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor subject to all covenants, conditions, restrictions, and other matters of record in the office of the Norfolk County Registry of Deeds to the extent in force and effect and all taxes and assessments not yet due and payable (collectively, the "Permitted Exceptions").

The Real Property is conveyed subject to that certain Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (Massachusetts), given by Grantor to Keybank National Association, a national banking association, and recorded with the Norfolk County Registry of Deeds at Book 39151, Page 554 and filed with the Norfolk County Land Court (the "Land Court") as Document No. 1471588, and assigned to Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. §1716 et seq. and duly organized and existing under the laws of the United States ("Fannie Mae") by Assignment of Mortgage dated as of November 8, 2019, and recorded with the Norfolk County Registry of Deeds at Book 39151, Page 582 and filed with the Land Court as Document No. 1471589, with an outstanding balance of \$54,762,000.00, which the Grantee hereby assumes and agrees to pay in accordance with the terms of that certain Assumption and Release Agreement, entered into by and between Fannie Mae, Grantor and Grantee (among other parties) and recorded contemporaneously herewith.

Property Address: 50 Woodview Way, Franklin, MA

ACTIVE/136975580.6

HAND TO
LAND COURT

4

N O T N O T
TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all
and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal
representatives, successors and assigns forever. C O P Y

The Grantor has not elected to be treated as a corporation for Federal Income Tax purposes.

For title reference, see Quitclaim Deed dated November 8, 2019 and recorded in the Norfolk
County Registry of Deeds, Book 37334, Page 438 and filed in the Land Court as Document No.
1471581, creating certificate of title number 204631.

[Remainder of page intentionally blank]

SOUTHERLY: by Lot E1^N as shown on said plan, four hundred thirteen and 88/100 (413.88) feet; and

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

WESTERLY: by lands now or formerly of Josephine E. Landville and of Ernest W. Turdine, one thousand one hundred sixty-six and 44/100 (1,166.44) feet.

Said parcel is shown as Lot E10 on a plan drawn by C.B. Humphrey, Engineer for Court, dated April 22, 1935, No. 7594K, and filed in the Norfolk County Registry District with Certificate No. 19012, Vol. 96. ✓

1330 West Central Street (Parcel 4)

That certain parcel of land situated in Franklin in the County of Norfolk and Commonwealth of Massachusetts, described as follows:

Said parcel is shown as lot E6 on a plan drawn by A. Schuyler Clapp, Civil Engineer, dated February 23, 1926, as approved by the Land Court filed in the Land Registration Office as No. 7594D, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 10722, Book 54. ✓

The above land is also described as follows as shown on survey made by Allen & Major Associates, Inc. dated November 4, 2019 as project no. 2702-01:

A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHERLY SIDE OF WEST CENTRAL STREET, IN FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWESTERLY MOST CORNER OF THE PROPERTY TO BE DESCRIBED HEREAFTER; BOUNDED AND DESCRIBED AS FOLLOWS:

N75°29'05"E BY SAID WEST CENTRAL STREET A DISTANCE OF FOUR HUNDRED EIGHT AND SEVENTY-FOUR HUNDREDTHS FEET (408.74') TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF NINE HUNDRED SIXTY-TWO AND NINE HUNDREDTHS FEET (962.09'), AN ARC LENGTH OF ONE HUNDRED SEVENTY-NINE AND TWO HUNDREDTHS FEET (179.02'), A CHORD LENGTH OF ONE HUNDRED SEVENTY-EIGHT AND SEVENTY-SIX HUNDREDTHS FEET (178.76') AND A CHORD OF N70°07'59"E TO A POINT OF NONTANGENCY;

THENCE S40°00'50"E A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND NINETY SEVEN HUNDREDTHS FEET (227.97') TO A POINT; THENCE S40°53'45"E A DISTANCE OF TWO HUNDRED ONE AND SEVENTEEN HUNDREDTHS FEET (201.17') TO A POINT;

THENCE S45°09'06"E A DISTANCE OF NINETY AND SIXTY-NINE HUNDREDTHS FEET
(90.69') TO A POINT; A N A N

THENCE S44°24'31"E A DISTANCE OF FORTY-SEVEN AND FORTY-SEVEN
HUNDREDTHS FEET (47.47') TO A POINT; C O P Y

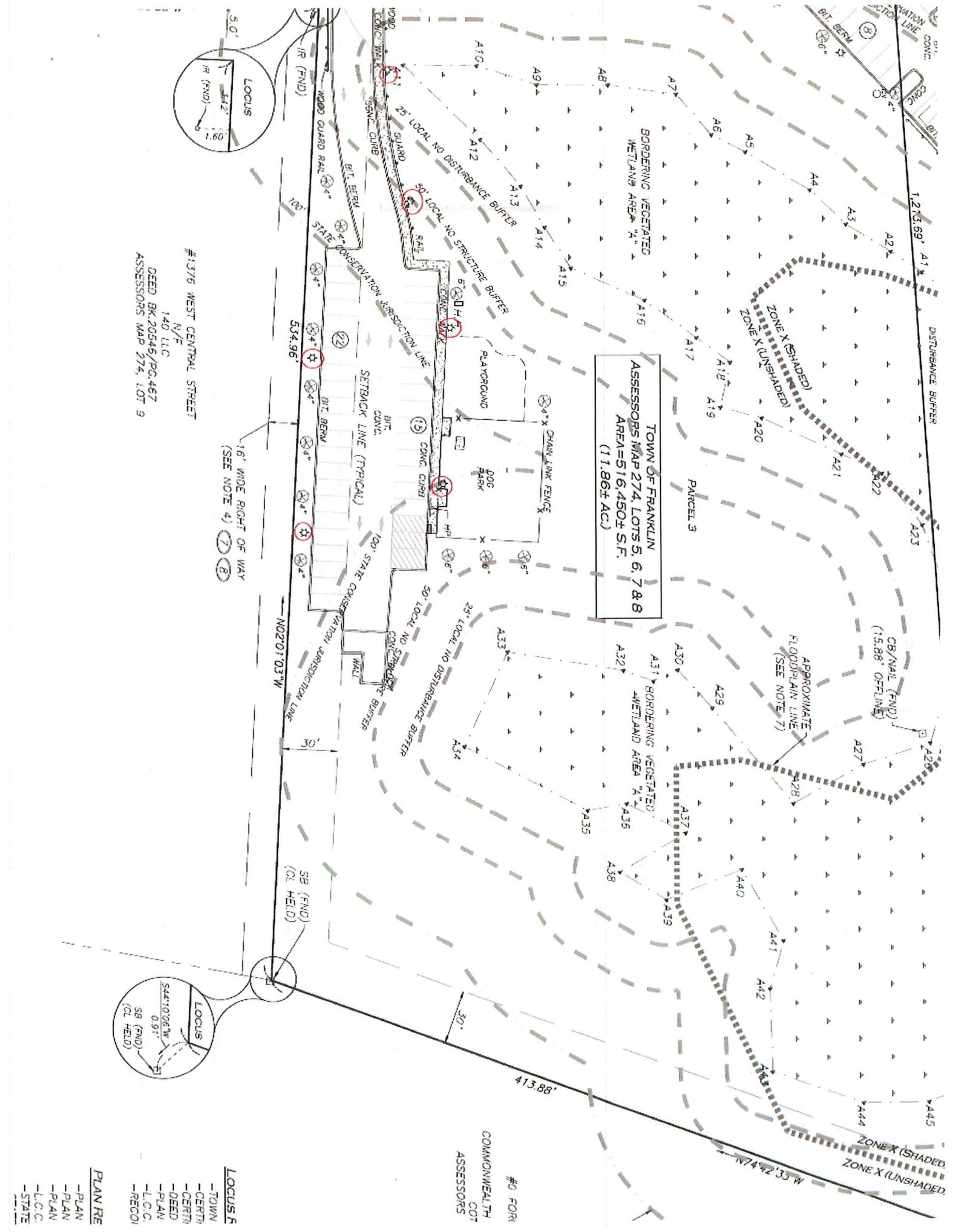
THENCE S41°40'26"E A DISTANCE OF SEVENTY-TWO AND FIFTY-THREE
HUNDREDTHS FEET (72.53') TO A POINT; THENCE S38°11'52"E A DISTANCE OF ONE
HUNDRED FORTY-THREE AND FORTY-ONE HUNDREDTHS FEET (143.41') TO A
POINT;

THENCE S61°06'55"W A DISTANCE OF TWO HUNDRED FIFTY-FOUR AND SEVENTY-
FOUR HUNDREDTHS FEET (254.74') TO A POINT;

THENCE S16°44'53"W A DISTANCE OF SIX HUNDRED NINETY-FOUR AND SEVENTY-
EIGHT HUNDREDTHS FEET (694.78') TO A POINT; THENCE N74°42'33"W A DISTANCE
OF FOUR HUNDRED THIRTEEN AND EIGHTY-EIGHT HUNDREDTHS FEET (413.88') TO
A POINT; THENCE N02°01'03"W A DISTANCE OF FIVE HUNDRED THIRTY-FOUR AND
NINETY-SIX HUNDREDTHS FEET (534.96') TO A POINT;

THENCE S87°58'55"W A DISTANCE OF TWO HUNDRED FOURTEEN AND NINETY
HUNDREDTHS FEET (214.90') TO A POINT; THENCE N02°01'04"W A DISTANCE OF
FIVE HUNDRED EIGHTY AND SEVENTY-EIGHT HUNDREDTHS FEET (580.78') TO THE
POINT OF BEGINNING.

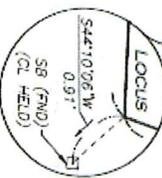
THE ABOVE DESCRIBED PARCEL CONTAINS 869,864 SQUARE FEET (19.97 ACRES),
MORE OR LESS, AND IS MORE PARTICULARLY SHOWN HEREON AS TOWN OF
FRANKLIN ASSESSORS MAP 274 LOTS 4, 5, 6, 7 & 8



TOWN OF FRANKLIN
 ASSESSORS MAP 274, LOTS 5, 6, 7 & 8
 AREA=516,450 S.F.
 (11.867 AC.)

#1376 WEST CENTRAL STREET
 140 LLC
 N/F
 DEED BK 20546/PG 467
 ASSESSORS MAP 274, LOT 9

16' WIDE RIGHT OF WAY
 (SEE NOTE 4) 7 8



- LOCUS F**
- TOWN
 - CERTI
 - CERTI
 - DEED
 - PLAN
 - L.C.C.
 - RECO

- PLAN RE**
- PLAN
 - PLAN
 - PLAN
 - L.C.C.
 - STATE

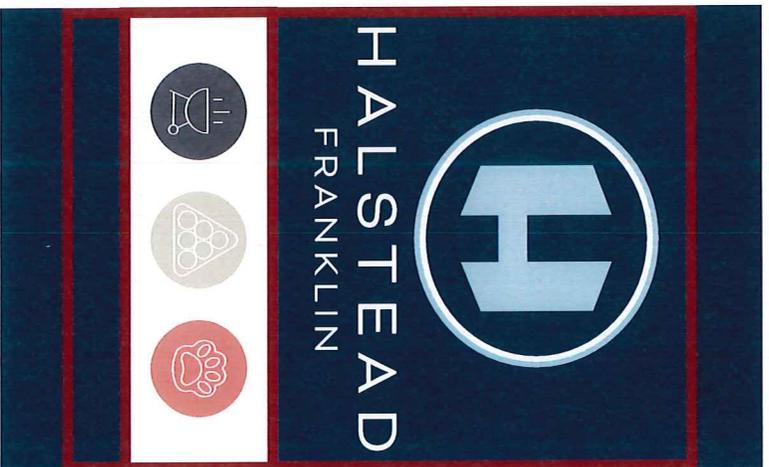
#0 FOR
 COMMONWEALTH
 COT
 ASSESSORS

Halstead Franklin- Light Post Signs

Quantity: 2

22 in

36 in



Color Guide

■	PMS 7546C
■	PMS 6149C
■	PMS 1815C
■	PMS 4794C
■	PMS 7527C
□	WHITE
■	BLACK

Square Footage:
5.5 ft² Ea.



DSF Group
341 Newbury Street, Suite 5
Boston, MA 02115
Sales/PM Associate: Marrie R.

date 6/13/2025
designed by Joe L.
file name 30187- Halstead Franklin-Amenities Signs.ai
details 36"H x 22"W double-sided light post signs made of vinyl material
Hung with arm brackets
5.50 ft² Ea.

Halstead Franklin- Light Post Signs

Quantity: 2



Existing Conditions



Proposed New



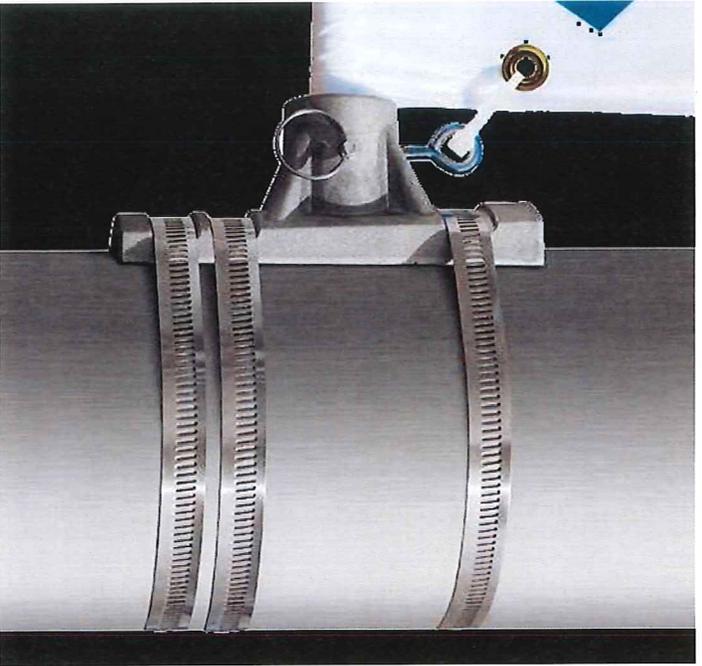
DSF Group
341 Newbury Street, Suite 5
Boston, MA 02115
Sales/PM Associate: Marnie R.

date 6/13/2025
designed by Joe L.
file name 30187- Halstead Franklin-Amenities Signs.ai
details 160"H from bottom of post to top of arm
Two light posts on West Central Street



Halstead Franklin- Hanging Hardware

Quantity: 2



-Bracket arm Attached w/ metal strapping



-Banner affixed with zip tie to bracket



-Full view w/ poles



DSF Group
341 Newbury Street, Suite 5
Boston, MA 02115
Sales/PM Associate: Marnie R.

date 6/13/2025
designed by Joe L.
file name 30187- Halstead Franklin-Amenities Signs.ai
details



Halstead Franklin- Light Post Signs- Street View

Quantity: 2



**Street View- Woodview Way Entrance from
MA- 140/ West Central Street**



DSF Group
341 Newbury Street, Suite 5
Boston, MA 02115
Sales/PM Associate: Marnie R.

date 6/13/2025
designed by Joe L.
file name 30187- Halstead Franklin-Amenities Signs.ai
details

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 06 / 10 / 2025

Assessors Parcel ID # (12 digits) 274 - 008 - 000 - 000

Property Street Address 50 Woodview Way Franklin, MA

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 West Central Street Owner LLC/DSF Group

Property Owner's Mailing Address 341 Newbury Street Suite 5

Town/City Boston State MA Zip Code 02115

Property Owner's Telephone # 617 - 675 - 3600

Requestor's Name (if different from Owner) The Sign Center/ Jaimi Cody

Requestor's Address 40 Orchard St Haverhill, MA 01830

Requestor's Telephone # 978 - 228 - 2808

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