

**FORM C**  
**APPLICATION FOR APPROVAL OF DEFINITIVE PLAN**

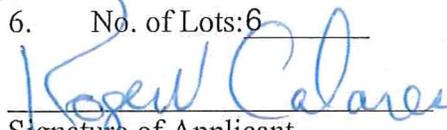
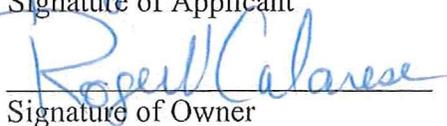
To the Planning Board of Franklin:

The undersigned, herewith, submits the accompanying definitive plan for the subdivision entitled “ Adin Estates ” for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: Calarese Properties c/o Roger Calarese  
Address of Applicant: 154 Brookview Road Franklin, MA.  
Phone No.: 508-528-3700 Email: rvc@caldevel.com
2. Name of Owner (if not the Applicant): \_\_\_\_\_  
Address of Owner: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
3. Name of Engineer: Guerriere & Halnon, Inc. - Dale MacKinnon PE  
Address of Engineer: 55 West Central Street Franklin, MA. 02038  
Phone No.: 508-528-3221 Email: dmackinnon@gandhengineering.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 42525, Page 508, (or Certificate of Title No. \_\_\_\_\_)
5. Location and Description of Property: 543 Union Street Franklin, MA.  
presently has a single family home with abundance of blueberry bushes.  
Assessor's Map & Lot: 304-016-000-000

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TOWN OF FRANKLIN  
TOWN CLERK

6. No. of Lots: 6

	<u>Calarese Properties, Roger Calarese</u>
Signature of Applicant	Print Name of Applicant
	<u>Calarese Properties, Roger Calarese</u>
Signature of Owner	Print Name of Owner

An Assessor's certified list of all abutters within 300 feet of this subdivision is attached.

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 of Plan (circle one)    ANR 81-P;    Preliminary Subdivision

Definitive Subdivision.;    Site Plan;    Special Permit

Title of Plan: Adin Estates Definitive Subdivision Plan

Date of Plan: July 14, 2025    Assessor's Information: 304-016-000-000

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Calarese Properties, Roger Calarese  
154 Brookview Road Franklin, MA.

SECTION B:

Name of Record Owner(s): Calarese Properties , Roger Calarese

Address of Record Owner(s): 154 Brookview Road

Franklin, MA. 02038

**\*\*Attach Property Deed matching the owner name's listed above.**

\*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):

Roger V. Calarese

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

Roger V. Calarese

\*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:

8/23/2004    Massachusetts

Executed as a sealed instrument this 15<sup>TH</sup> day of July 20 25.

Roger Calarese  
Signature of Applicant

Calarese Properties , Roger Calarese  
Print name of Applicant

Roger Calarese  
Signature of Owner

Calarese Properties , Roger Calarese  
Print name of Owner

\_\_\_\_\_  
Signature of Owner

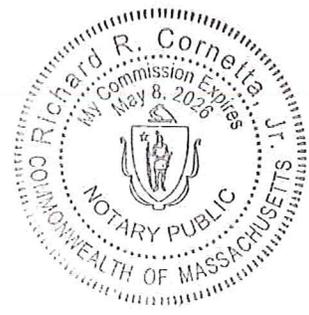
\_\_\_\_\_  
Print Name of Owner

COMMONWEALTH OF MASSACHUSETTS

Dorset ss.

2025

On this 15<sup>TH</sup> day of July, 2025, before me, the undersigned notary public, personally appeared Roger V. Calarese (name of owner), proved to me through satisfactory evidence of identification, which were my driver's license to be the person whose name is signed on the preceding document in my presence.



[Signature]

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 5/8/2026

**543 Union St  
Adin Estates  
Definitive Subdivision**

**Site Description:**

The project site consists of approximately 202,782+/-sf (4.655acres) of land located off Union Street and is zoned Single Family Residential III. Currently, there is a vacant single-family home, number 543, located on the west side of Union Street. A portion of the site is treed but the majority of the site, to the rear was previously used as a blueberry farm, partnering with 557 Union Street to create a family-owned business before being obtained by the present owner, Calarese Properties.

**Project Description:**

The Owner/Applicant is proposing to construct a 6-lot single family subdivision in accordance with Section 300-8 of the Town of Franklin Subdivision Regulations. The development will be consistent with the surrounding area of single-family homes. Each lot will contain an area of 20,000 +sf. and will connect to town water and sewer. The drainage will be addressed using a combination of underground Cultec 280 recharge unit and shallow rain gardens/depressions to handle roof runoff and impervious coverage for each individual lot. The roadway stormwater mitigation will be located on its own Parcel A using a catch basin to drain manhole system draining into a retention/ detention basin.

**Waivers:**

The proposed development would require a waiver for the following:

- *Subdivision Regulation 300-13 Other Improvements, A. Sidewalks (1)  
To install one sidewalk where two sidewalks are required.*

**QUITCLAIM DEED**

**PROPERTY ADDRESS: 543 Union Street, Franklin, Massachusetts 02038**

We, ZEFFRO P. GIANETTI and SUSAN G. CURREN, both as Trustees of the ZEFFRO V. GIANETTI 2008 IRREVOCABLE TRUST, dated August 18, 2008, per CERTIFICATE OF TRUST PURSUANT TO M.G.L. c. 184, § 35, AS AMENDED, which has been recorded with the Norfolk County Registry of Deeds at Book 26060, Page 11, with a mailing address of 543 Union Street, Franklin, Massachusetts 02038, for consideration paid and in full consideration of Eight Hundred and Twenty-Five Thousand and 00/100 Dollars (\$825,000.00)

grant to CALARESE PROPERTIES, INC., a corporation duly organized under the laws of the Commonwealth of Massachusetts, with a mailing address of 154 Brookview Road, Franklin, Massachusetts 02038,

with quitclaim covenants

a certain parcel of land situated on the Westerly side of Union Street in said Franklin, Massachusetts and shown as Lot #3 on a "Plan of Land in Franklin, Massachusetts, Scale 1"=40' June 23, 1956, J. Walter Chilson, Civil Engineer," which plan is recorded with Norfolk Deeds at Plan No. 862, in Plan Book 3485, bounded and described as follows:

Beginning on the southeasterly corner off the granted premises on the westerly side of said Union Street at lot #2 as shown on said plan, thence running

South 75° 55' West by said lot #2 two hundred seventy-two and 40/100 (272.40) feet; thence,

South 13° 54' 20" East by said lot 2 one hundred ten (110) feet to land now or formerly of Jean Hancock; thence,

South 76° 05' 40" West by land of said Hancock sixty and 90/100 (60.90) feet to a concrete bound; thence,

South 88° 44' 40" West by land of said Hancock four hundred forty-four and 50/100 (444.50) feet to land now or formerly of Davis Thayer; thence, bounding by land of said Thayer

North 12° 33' 45" East one hundred seventeen and 29/100 (117.29) feet; thence,

North 10° 26' 00" East ninety-eight and 63/100 (98.63) feet; thence,

North 12 ° 34' 40" East one hundred fifty-nine and 63/100 (159.63) feet to an iron pipe at land of now or formerly of Archie Varian; thence bounding by land of said Varjian

North 86 ° 28' 40" East two hundred ninety-four and 86/100 (294.86) feet to a concrete bound; thence,

North 85 ° 49' 10" East one hundred forty-seven and 86/100 (147.86) feet to lot #1 as shown on said plan; thence,

South 18 ° 53' 40" East by said lot #1 one hundred thirty-eight and 10/100 (138.10) feet; thence,

North 71 ° 06' 20" East by said lot #1 one hundred forty-five and eight/100 (145.08) feet to a concrete bound at said Union Street; thence

South 18 ° 53' 40" East by said Union Street one hundred twenty-one and 61/100 (121.61) feet to said lot #2 and point beginning, containing 4.770 acres.

The undersigned trustees hereby certify and affirm under the pains and penalties of perjury that no beneficiary of the trust occupies or intends to occupy the granted premises as his/her principal residence and there is no person entitled to claim the benefit of an estate of homestead in the premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to the grantor by deed dated August 28, 2008, recorded with said Deeds at Book 26060, page 9.

Witness my/our hands and seals this 15<sup>th</sup> day of July, 2025.

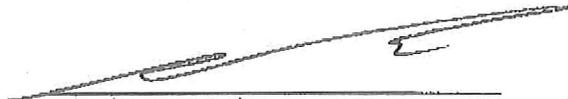
By:   
Zeffro P. Gianetti  
Trustee

  
Susan G. Curren  
Trustee

THE COMMONWEALTH OF MASSACHUSETTS

County of Bristol

On this 15<sup>th</sup> day of July 2025 before me, the undersigned notary public, personally appeared Zeffro P. Gianetti and proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

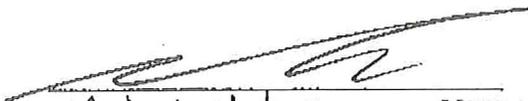
  
\_\_\_\_\_  
Michael Hochman, Notary Public  
My Commission Expires: 12/23/27



THE COMMONWEALTH OF MASSACHUSETTS

County of Bristol

On this 15<sup>th</sup> day of July 2025 before me, the undersigned notary public, personally appeared Susan G. Curren and proved to me through satisfactory evidence of identification, which was a Rhode Island Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Michael Hochman, Notary Public  
My Commission Expires: 12/23/27

