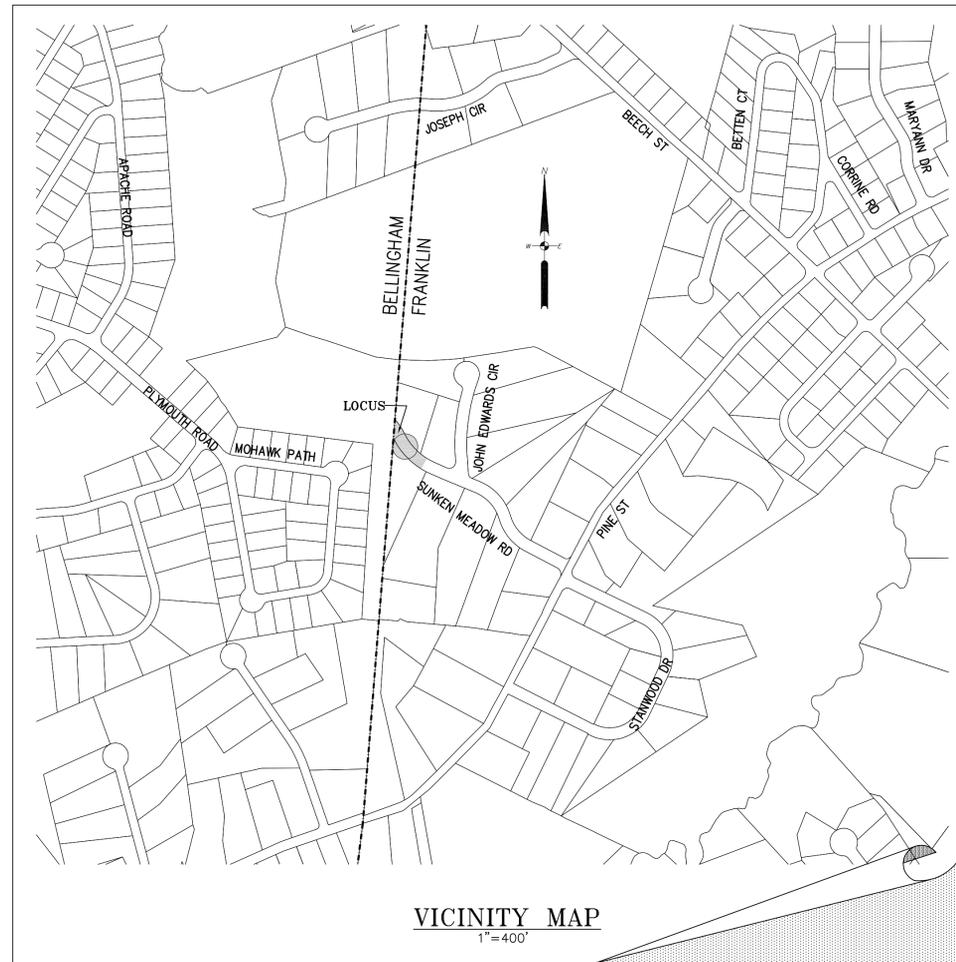


"CRANBERRY MEADOWS"

Definitive Subdivision Modification Plan Franklin, Massachusetts

Date: August 1, 2025



I, NANCY DANIELLO, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK DATE

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

OWNER(S)
JOHN J. FLAHERTY, JR.
SUSAN M. FLAHERTY
10 SUNKEN MEADOW ROAD
FRANKLIN, MA 02038
A.M. 223 LOT 37
[9783-399]

BRENDON PROPERTIES
BURTON WOODS, LLC
SUNKEN MEADOW ROAD
FRANKLIN, MA 02038
A.M. 223 LOT 38
[42471-421]

APPLICANT
PAUL M. GRIFFITH
CAROLINE W. GRIFFITH
11 SUNKEN MEADOW ROAD
FRANKLIN, MA 02038
A.M. 223 LOT 39
[36588-115]

BRENDON PROPERTIES
BURTON WOODS, LLC
259 TURNPIKE ROAD,
SUITE 110
SOUTHBORO, MA 01772

"CRANBERRY MEADOWS" DEFINITIVE SUBDIVISION MODIFICATION PLAN FRANKLIN MASSACHUSETTS

COVER

AUGUST 1, 2025

DATE	REVISION DESCRIPTION

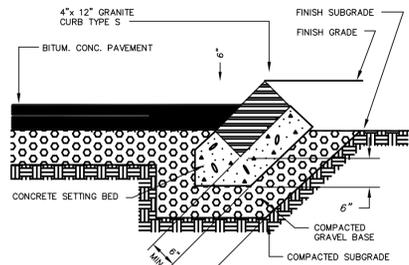
ORIGINAL SUBDIVISION
DEFINITIVE SUBDIVISION PLAN
"CRANBERRY MEADOWS"
FRANKLIN, MASS.
PREPARED FOR:
OAKRIDGE CONSTRUCTION CO., INC.
SCALE: 1"=80" APRIL 29, 1987
RECORDED AT THE NORFOLK COUNTY
REGISTRY OF DEEDS IN
PLAN BOOK 358 PAGES 1062 A-C

**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

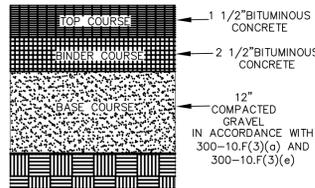
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

GENERAL NOTES

1. THIS LAND IS ZONED RURAL RESIDENTIAL I.
2. THIS SITE IS NOT LOCATED FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0302E, EFFECTIVE DATE 07/08/2025.
3. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
4. REFER TO FRANKLIN ASSESSORS MAP 223 LOTS 37,38, & 39
5. THIS SITE IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
6. ALL REFERENCED DEEDS ARE ON RECORD AT THE NORFOLK REGISTRY OF DEEDS.
7. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.
8. DATUM: HORIZONTAL: NAD83; VERTICAL: NAVD88.



TYP. SLOPED GRANITE EDGING DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
NOT TO SCALE

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE LOCATED COMPLETELY AND RELIABLY DEPICTED. CONTRACTORS, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{7233}.

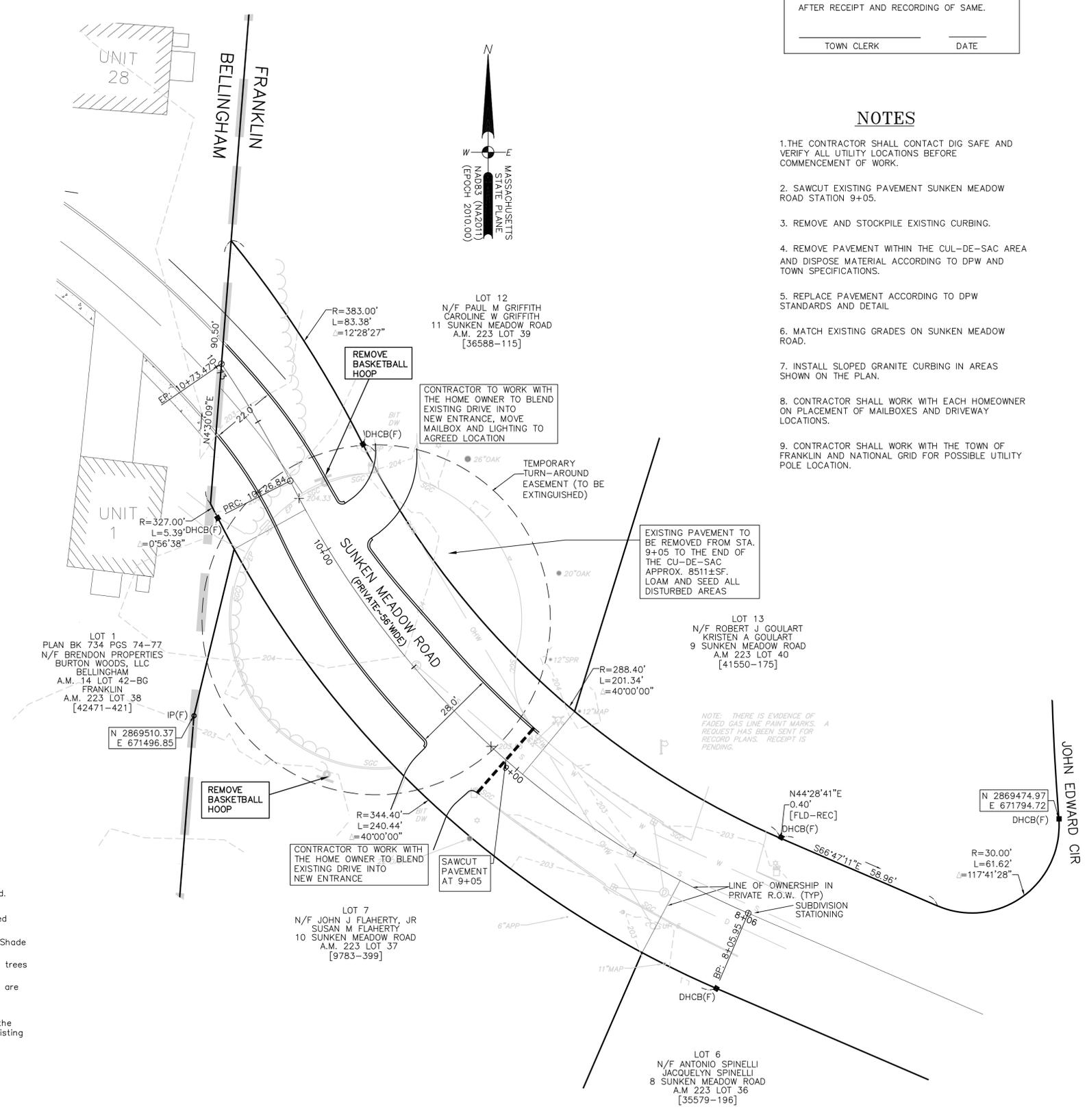
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TOWN CLERK _____ DATE _____

NOTES

1. THE CONTRACTOR SHALL CONTACT DIG SAFE AND VERIFY ALL UTILITY LOCATIONS BEFORE COMMENCEMENT OF WORK.
2. SAWCUT EXISTING PAVEMENT SUNKEN MEADOW ROAD STATION 9+05.
3. REMOVE AND STOCKPILE EXISTING CURBING.
4. REMOVE PAVEMENT WITHIN THE CUL-DE-SAC AREA AND DISPOSE MATERIAL ACCORDING TO DPW AND TOWN SPECIFICATIONS.
5. REPLACE PAVEMENT ACCORDING TO DPW STANDARDS AND DETAIL.
6. MATCH EXISTING GRADES ON SUNKEN MEADOW ROAD.
7. INSTALL SLOPED GRANITE CURBING IN AREAS SHOWN ON THE PLAN.
8. CONTRACTOR SHALL WORK WITH EACH HOMEOWNER ON PLACEMENT OF MAILBOXES AND DRIVEWAY LOCATIONS.
9. CONTRACTOR SHALL WORK WITH THE TOWN OF FRANKLIN AND NATIONAL GRID FOR POSSIBLE UTILITY POLE LOCATION.



WAIVER REQUESTS

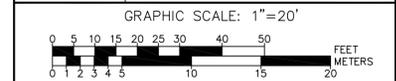
1. 300-10 Streets C. Width Requirements(1)
To allow variable width pavement within a private way where one consistent width is required.
2. 300-11 Stormwater
To allow for no Stormwater report to be generated where the subdivision regulations require one
3. 300-13 Other Improvements (A)Sidewalks and (E)Shade Trees
To allow for no shade trees to be planted, shade trees already exist in the existing subdivision.
To allow for no sidewalk to be constructed, there are no sidewalks in the existing subdivision.
4. 300-12 Utilities (C)(2) Street lighting
To allow for no street lights to be added where the subdivision regulations require them. There are existing lighting at the end of each owners driveways

OWNER(S)	
JOHN J FLAHERTY, JR SUSAN M FLAHERTY 10 SUNKEN MEADOW ROAD FRANKLIN, MA 02038 A.M. 223 LOT 37 [9783-399]	BRENDON PROPERTIES BURTON WOODS, LLC SUNKEN MEADOW ROAD FRANKLIN, MA 02038 A.M. 223 LOT 38 [42471-421]
APPLICANT	
BRENDON PROPERTIES BURTON WOODS, LLC 259 TURNPIKE ROAD, SUITE 110 SOUTHBORO, MA 01772	

**"CRANBERRY MEADOWS"
DEFINITIVE SUBDIVISION
MODIFICATION PLAN
FRANKLIN
MASSACHUSETTS**

PROPOSED MODIFICATION

AUGUST 1, 2025	
DATE	REVISION DESCRIPTION



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