

# 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 "Donovan 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: Donovan Family Realty Trust C/O Attorney Richard Cornetta  
Address of Applicant: 47 Partridge Street Franklin, MA  
Phone No.: 508-528-5300 Email: richard@cornettalaw.com
2. Name of Owner (if not the Applicant): Same as Applicant  
Address of Owner: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
3. Name of Engineer: United Consultants, Inc. Carlos A. Quintal  
Address of Engineer: 850 Franklin Street Suite 11D Wrentham, MA  
Phone No.: 508-384-6560 Email: rick@uci850.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 39210,  
Page 372, (or Certificate of Title No. \_\_\_\_\_)
5. Location and Description of Property: 11.6 +/- Acres of Land with and existing house, outbuildings, and an inground pool located at 47 Partridge Street  
Assessor's Map & Lot: 220 Parcels 013, 014 & 015
6. No. of Lots: 8 Building Lots

RECEIVED  
2025 OCT 27 A 9:43  
TOWN OF FRANKLIN  
TOWN CLERK

  
Signature of Applicant

By Richard R. Cornetta, Jr. as Attorney in Fact under POA  
Print Name of Applicant

\_\_\_\_\_  
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:

Title of Plan: Donovan Estates "Definitive Subdivision Plan of Land"

Date of Plan: September, 3, 2025 Assessors Information Map 220 Parcels 013, 014 & 015

Prepared by: United Consultants, Inc.

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): Donovan Family Realty Trust

Address of Record Owner(s): 47 Partridge Street Franklin, MA

\*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):

Nancy J. Donovan, Trustee

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

\*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:

\_\_\_\_\_

Executed as a sealed instrument this 2nd<sup>nd</sup> day of September 2025.

Randy Donovan

Signature of Applicant

Nancy Donovan, Trustee

Print name of Applicant, or as Attorney in Fact under POA

\_\_\_\_\_

Signature of Owner

\_\_\_\_\_

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20 25

On this 29<sup>th</sup> day of September 2025, before me, the undersigned notary public, personally appeared Richard R. Coratloji POA (name of Applicant), proved to me through satisfactory evidence of identification, which were Personal Knowledge to be the person whose name is signed on the preceding document in my presence.

Angela C Daniels

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 9/18/2026



ANGELA C. DANIELS  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
September 18, 2026

**Form R:  
Franklin Planning Board  
Subdivision Waiver Request**

Prepared By: United Consultants, Inc.

Signed:

A handwritten signature in black ink, appearing to be 'M. C.', written over a horizontal line.

Subdivision: Donovan Estates

Date: September 3, 2025

Nature of Waiver: Reduction from a sidewalk on each side of the roadway to one sidewalk.

Subdivision Rules and Regulations Reference: Section 300-13.A.(1)

Reason the Waiver is requested: The waiver has been requested to allow a reduction to one sidewalk for an eight lot residential sub-division. The roadway will connect to Partridge Street which does not have a sidewalk. Directly across Partridge Street is Harborwood Drive which has one sidewalk.

Alternatives to granting the waiver: Construct a second sidewalk and install sloped granite edging.

Impact of waiver denial on the project: None. If the waiver was denied a second sidewalk would be added.

Reasons this waiver is in the best interest of the Town and consistent with the intent and purpose of the Subdivision Control Law: The reduction of a sidewalk will reduce the Towns sidewalk plowing demand. The area will be loamed and seeded to create a grass strip and will reduce impervious surfaces and additional stormwater management measures. The Subdivision Regulations provide the Board with the option to reduce the sidewalk to one side of the roadway.

**Form R:**  
**Franklin Planning Board**  
**Subdivision Waiver Request**

Prepared By: United Consultants, Inc.

Signed:

A handwritten signature in black ink, appearing to be 'W. J. ...', written over the 'Signed:' label.

Subdivision: Donovan Estates

Date: September 3, 2025

Nature of Waiver: Reduction in the cover over a drain line.

Subdivision Rules and Regulations Reference: Section 300-11.B.(2)

Reason the Waiver is requested: The waiver has been requested to allow for a reduction in fill being placed and the elevation of the roadway being elevated.

Alternatives to granting the waiver: Add additional material cover over the pipes.

Impact of waiver denial on the project: None. Additional cover can be achieved with the roadway and lots having additional fill material.

Reasons this waiver is in the best interest of the Town and consistent with the intent and purpose of the Subdivision Control Law: The reduction of the cover requirements allows the fill and elevations to be reduced and the developments blends into the existing topography. The proposed pipe material is capable to have less than 42" of cover.