

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: Jason & Courtney Reilly

LOCATION: 7 Concord Street

ZONING DISTRICT: SFR IV

TYPE OF PROJECT: Construction of a Detached ADU with Garage Under

DATE: 10/02/2025 **DENY**

VARIANCE

ZONING BY LAW SECTIONS: 185-19 B. (1) through (5)

REASON FOR DENIAL: Applicant is seeking to construct a 24' x 36' detached ADU with a garage under that is 10' from the right side yard setback where 21.8' is required. 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** 10/02/2025

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

RECEIVED
TOWN OF FRANKLIN

OCT 09 2025

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

TOWN OF FRANKLIN
TOWN CLERK

2025 OCT -9 A 10:32

RECEIVED

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

Special Permit: _____ Variance: Appeal: _____

PETITIONER: Jason & Courtney Reilly

PETITIONER'S ADDRESS: 7 Concord Street PHONE: 508-963-0793

LOCATION OF PROPERTY: 7 Concord Street

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: SF IV

ASSESSORS MAP & PARCEL: 269-151

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

ADV
Detached ~~garage~~ with living space above to accommodate aging parents ~~Let is~~
~~existing non conforming.~~

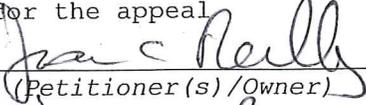
SECTIONS OF ZONING ORDINANCE CITED:

Article 185 19B Section 1 through 5

Article 185 Section attachment 9 various setset backs

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): 
(Petitioner(s)/Owner)
Jason C Reilly
(Print Name)

Address: 7 Concord Street Franklin

Tel. No.: 508-963-0793

Date: 10/8/2025 E-Mail Address: REILLY1023@VERIZON.NET

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: Jason & Courtney Reilly PRESENT USE/OCCUPANCY: Residential

LOCATION: 7 Concord Street ZONE: SF IV

PHONE: 508-963-0793 REQUESTED USE/OCCUPANCY: _____

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>		11,363sf	11363sf	15,000sf (min.)
<u>Continuous Frontage:</u>		80	80	125 (min.)
<u>Size of Lot:</u>	<u>Width</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	<u>Depth</u>	<u>146</u>	<u>146</u>	<u>100</u> (min)
<u>Setbacks in Feet:</u>	<u>Front</u>	<u>30'</u>	<u>30'</u>	<u>30'</u> (min.)
	<u>Rear</u>	<u>83'</u>	<u>20'</u>	<u>20</u> (min.)
	<u>Left Side</u>	<u>18'</u>	<u>18'</u>	<u>20'</u> (min.)
	<u>Right Side</u>	<u>22'</u>	<u>10'</u>	<u>20'</u> (min.)
<u>Building Height:</u>	<u>Stories</u>	<u>2</u>	<u>2</u>	<u>3</u> (max.)
	<u>Feet</u>		<u>20</u>	<u>35</u> (max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>2</u>	<u>1</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.

single family residence wood frame

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ZONING BOARD OF APPEALS

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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:

Petitioner has aging parents that need to move in.

- 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:

- C) Desirable relief may be granted without either:

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

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

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



300 feet Abutters List Report

Franklin, MA
October 06, 2025

Subject Property:

Parcel Number: 269-151-000
CAMA Number: 269-151-000-000
Property Address: 7 CONCORD ST

Mailing Address: Contact Town For Info
*REILLY, JASON
REILLY, COURTNEY
7 CONCORD ST
FRANKLIN, MA 02038*

Abutters:

Parcel Number: 268-004-000
CAMA Number: 268-004-000-000
Property Address: 270 MAIN ST

Mailing Address: HARVEY JAMES W III & EMILY TRS 2024
HARVEY FAM REV TRUST
270 MAIN ST
FRANKLIN, MA 02038

Parcel Number: 268-005-000
CAMA Number: 268-005-000-000
Property Address: 280 MAIN ST

Mailing Address: MUNRO JOSEPH B HAYES ABIGAIL L
280 MAIN ST
FRANKLIN, MA 02038

Parcel Number: 269-096-000
CAMA Number: 269-096-000-000
Property Address: 1 CHURCH SQ

Mailing Address: ROMAN CATHOLIC ARCHBISHOP
1 CHURCH SQ
FRANKLIN, MA 02038

Parcel Number: 269-098-000
CAMA Number: 269-098-000-000
Property Address: 18 OAK ST

Mailing Address: SIMMONS JOHN L
18 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-099-000
CAMA Number: 269-099-000-000
Property Address: 24 OAK ST

Mailing Address: MITCHELL DAVID MITCHELL SHARON
24 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-100-000
CAMA Number: 269-100-000-000
Property Address: 38 OAK ST

Mailing Address: LOMBARDI CLAIRE TR CLAIRE A
LOMBARDI LIVING TRUST
38 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-101-000
CAMA Number: 269-101-000-000
Property Address: 48 OAK ST

Mailing Address: PEIPMAN MICHAEL PEIPMAN PAULA A
48 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-103-000
CAMA Number: 269-103-000-000
Property Address: 10 DANIEL MCCA HILL ST

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

Parcel Number: 269-103-001
CAMA Number: 269-103-001-000
Property Address: OAK ST

Mailing Address: OWNER UNKNOWN
OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-105-000
CAMA Number: 269-105-000-000
Property Address: 50 OAK ST

Mailing Address: ALEXION-ZOCOLI KRISTEN ZOCOLI
FABRICIO
50 OAK ST
FRANKLIN, MA 02038



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



300 feet Abutters List Report

Franklin, MA
October 06, 2025

Parcel Number: 269-106-000
CAMA Number: 269-106-000-000
Property Address: 60 OAK ST

Mailing Address: JOHNSON ERIC W JOHNSON LINDA J
60 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-118-000
CAMA Number: 269-118-000-000
Property Address: 65 OAK ST

Mailing Address: KING RICHARD F & LINDA R TRS KING
FAMILY IRREVOCABLE TRUST
65 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-119-000
CAMA Number: 269-119-000-000
Property Address: 61 OAK ST

Mailing Address: MCGUIRE FRANCIS T JR MCGUIRE
JOAN M
61 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-120-000
CAMA Number: 269-120-000-000
Property Address: 57 OAK ST

Mailing Address: KOSMENKO, ALEXANDER H J/T
KOSMENKO, MARION E J/T CUSSON,
MARLENE J/T
57 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-121-000
CAMA Number: 269-121-000-000
Property Address: 53 OAK ST

Mailing Address: CAI WENYAN WANG XIANG
53 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-122-000
CAMA Number: 269-122-000-000
Property Address: 8 CONCORD ST

Mailing Address: COMEAU PATRICIA M ATKINS ALLEN J
8 CONCORD ST
FRANKLIN, MA 02038

Parcel Number: 269-123-000
CAMA Number: 269-123-000-000
Property Address: 10 CONCORD ST

Mailing Address: GABRIEL MARY ANN
10 CONCORD ST
FRANKLIN, MA 02038

Parcel Number: 269-124-000
CAMA Number: 269-124-000-000
Property Address: 10 LEXINGTON ST

Mailing Address: LAMBERT CHARLES E TR CHARLES
LAMBERT REVOCABLE TRST
10 LEXINGTON ST
FRANKLIN, MA 02038

Parcel Number: 269-125-000
CAMA Number: 269-125-000-000
Property Address: 14 LEXINGTON ST

Mailing Address: HERNANDEZ-PEREZ LORENA M
HERNANDEZ-MEDINA JOSE R
14 LEXINGTON ST
FRANKLIN, MA 02038

Parcel Number: 269-131-000
CAMA Number: 269-131-000-000
Property Address: 17 LEXINGTON ST

Mailing Address: DELLORCO PAUL D DELLORCO
KATELYN
17 LEXINGTON STREET
FRANKLIN, MA 02038

Parcel Number: 269-132-000
CAMA Number: 269-132-000-000
Property Address: 11 LEXINGTON ST

Mailing Address: BOND LEONARD D BEARD COURTNEY
J
11 LEXINGTON ST
FRANKLIN, MA 02038

Parcel Number: 269-133-000
CAMA Number: 269-133-000-000
Property Address: 3 LEXINGTON ST

Mailing Address: PAULOUSKY PETER J PAULOUSKY
JOAN E
3 LEXINGTON ST
FRANKLIN, MA 02038



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



300 feet Abutters List Report

Franklin, MA
October 06, 2025

Parcel Number: 269-134-000
CAMA Number: 269-134-000-000
Property Address: 20 CONCORD ST

Mailing Address: MONDAZZI VIRGINIA B L/E ANTONITIS-GALL, KATHRYN J GALL, THOMAS E
20 CONCORD ST
FRANKLIN, MA 02038

Parcel Number: 269-135-000
CAMA Number: 269-135-000-000
Property Address: 48 HIGHLAND ST

Mailing Address: HARVEY AMY
48 HIGHLAND ST
FRANKLIN, MA 02038

Parcel Number: 269-136-000
CAMA Number: 269-136-000-000
Property Address: 50 HIGHLAND ST

Mailing Address: MIETLICKI DAVID
50 HIGHLAND ST
FRANKLIN, MA 02038

Parcel Number: 269-146-000
CAMA Number: 269-146-000-000
Property Address: 14 HIGHLAND ST

Mailing Address: VINTINNER LARRY P VINTINNER
PATRICIA C
14 HIGHLAND ST
FRANKLIN, MA 02038

Parcel Number: 269-147-000
CAMA Number: 269-147-000-000
Property Address: 16 HIGHLAND ST

Mailing Address: FIORIO PAUL F SCHICK KATHLEEN A
16 HIGHLAND ST
FRANKLIN, MA 02038

Parcel Number: 269-148-000
CAMA Number: 269-148-000-000
Property Address: 21 CONCORD ST

Mailing Address: MESSITT RICHARD T
21 CONCORD ST
FRANKLIN, MA 02038

Parcel Number: 269-149-000
CAMA Number: 269-149-000-000
Property Address: 15 CONCORD ST

Mailing Address: ANDRESEN CONNIE
15 CONCORD ST
FRANKLIN, MA 02038

Parcel Number: 269-150-000
CAMA Number: 269-150-000-000
Property Address: 11 CONCORD ST

Mailing Address: OBRIEN DENNIS B OBRIEN NANCY M
11 CONCORD ST
FRANKLIN, MA 02038

Parcel Number: 269-151-000
CAMA Number: 269-151-000-000
Property Address: 7 CONCORD ST

Mailing Address: Contact Town For Info
REILLY, JASON
REILLY, COURTNEY
11 CONCORD ST
FRANKLIN, MA 02038

Parcel Number: 269-152-000
CAMA Number: 269-152-000-000
Property Address: 47 OAK ST

Mailing Address: FITZPATRICK JAMES E DUNCAN
JENNIFER
47 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-153-000
CAMA Number: 269-153-000-000
Property Address: 43 OAK ST

Mailing Address: HOUGH JOHN M HOUGH JULIE M
43 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-154-000
CAMA Number: 269-154-000-000
Property Address: 33 OAK ST

Mailing Address: DESIMONE MICHAEL E DESIMONE
LINDA L
33 OAK ST
FRANKLIN, MA 02038



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



300 feet Abutters List Report

Franklin, MA
October 06, 2025

Parcel Number: 269-155-000
CAMA Number: 269-155-000-000
Property Address: 31 OAK ST

Mailing Address: LACHAPELLE BRITTANY A
31 OAK ST
FRANKLIN, MA 02038

Parcel Number: 269-156-000
CAMA Number: 269-156-000-000
Property Address: 35 OAK ST

Mailing Address: PADULA JOSEPH PADULA MADELYN H
409 CHESTNUT ST
FRANKLIN, MA 02038

Parcel Number: 269-157-000
CAMA Number: 269-157-000-000
Property Address: 19 CHURCH ST

Mailing Address: TOMPKINS KEITH W TOMPKINS BRIANA
L
19 CHURCH STREET
FRANKLIN, MA 02038

Parcel Number: 269-158-000
CAMA Number: 269-158-000-000
Property Address: 17 CHURCH ST

Mailing Address: DESCHENES WILLIAM DESCHENES
LISA
17 CHURCH ST
FRANKLIN, MA 02038

Parcel Number: 269-159-000
CAMA Number: 269-159-000-000
Property Address: 11 CHURCH ST

Mailing Address: LIN JING CHEN XING GUO
1 ROSE ROAD
MILLIS, MA 02054

Kevin W. Doyle, 10-6-2025



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ALEXION-ZOCOLI KRISTEN
ZOCOLI FABRICIO
50 OAK ST
FRANKLIN, MA 02038

FITZPATRICK JAMES E
DUNCAN JENNIFER
47 OAK ST
FRANKLIN, MA 02038

LACHAPELLE BRITTANY A
31 OAK ST
FRANKLIN, MA 02038

ANDRESEN CONNIE
15 CONCORD ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

LAMBERT CHARLES E TR
CHARLES LAMBERT REVOCABLE
10 LEXINGTON ST
FRANKLIN, MA 02038

BOND LEONARD D
BEARD COURTNEY J
11 LEXINGTON ST
FRANKLIN, MA 02038

GABRIEL MARY ANN
10 CONCORD ST
FRANKLIN, MA 02038

LIN JING
CHEN XING GUO
1 ROSE ROAD
MILLIS, MA 02054

CAI WENYAN
WANG XIANG
53 OAK ST
FRANKLIN, MA 02038

HARVEY AMY
48 HIGHLAND ST
FRANKLIN, MA 02038

LOMBARDI CLAIRE TR
CLAIRE A LOMBARDI LIVING
38 OAK ST
FRANKLIN, MA 02038

COMEAU PATRICIA M
ATKINS ALLEN J
8 CONCORD ST
FRANKLIN, MA 02038

HARVEY JAMES W III & EMIL
2024 HARVEY FAM REV TRUST
270 MAIN ST
FRANKLIN, MA 02038

MCGUIRE FRANCIS T JR
MCGUIRE JOAN M
61 OAK ST
FRANKLIN, MA 02038

Contact Town For Info
*REILLY, JASON
REILLY, COURTNEY
17 CONCORD ST
FRANKLIN, MA 02038*

HERNANDEZ-PEREZ LORENA M
HERNANDEZ-MEDINA JOSE R
14 LEXINGTON ST
FRANKLIN, MA 02038

MESSITT RICHARD T
21 CONCORD ST
FRANKLIN, MA 02038

DELLORCO PAUL D
DELLORCO KATELYN
17 LEXINGTON STREET
FRANKLIN, MA 02038

HOUGH JOHN M
HOUGH JULIE M
43 OAK ST
FRANKLIN, MA 02038

MIETLICKI DAVID
50 HIGHLAND ST
FRANKLIN, MA 02038

DESCHENES WILLIAM
DESCHENES LISA
17 CHURCH ST
FRANKLIN, MA 02038

JOHNSON ERIC W
JOHNSON LINDA J
60 OAK ST
FRANKLIN, MA 02038

MITCHELL DAVID
MITCHELL SHARON
24 OAK ST
FRANKLIN, MA 02038

DESIMONE MICHAEL E
DESIMONE LINDA L
33 OAK ST
FRANKLIN, MA 02038

KING RICHARD F & LINDA R
KING FAMILY IRREVOCABLE T
65 OAK ST
FRANKLIN, MA 02038

MONDAZZI VIRGINIA B L/E
ANTONITIS-GALL, KATHRYN J
20 CONCORD ST
FRANKLIN, MA 02038

FIORIO PAUL F
SCHICK KATHLEEN A
16 HIGHLAND ST
FRANKLIN, MA 02038

KOSMENKO, ALEXANDER H J/T
CUSSON, MARLENE J/T
57 OAK ST
FRANKLIN, MA 02038

MUNRO JOSEPH B
HAYES ABIGAIL L
280 MAIN ST
FRANKLIN, MA 02038

OBRIEN DENNIS B
OBRIEN NANCY M
11 CONCORD ST
FRANKLIN, MA 02038

OWNER UNKNOWN
OAK ST
FRANKLIN, MA 02038

PADULA JOSEPH
PADULA MADELYN H
409 CHESTNUT ST
FRANKLIN, MA 02038

PAULOUSKY PETER J
PAULOUSKY JOAN E
3 LEXINGTON ST
FRANKLIN, MA 02038

PEIPMAN MICHAEL
PEIPMAN PAULA A
48 OAK ST
FRANKLIN, MA 02038

ROMAN CATHOLIC ARCHBISHOP
1 CHURCH SQ
FRANKLIN, MA 02038

SIMMONS JOHN L
18 OAK ST
FRANKLIN, MA 02038

TOMPKINS KEITH W
TOMPKINS BRIANA L
19 CHURCH STREET
FRANKLIN, MA 02038

VINTINNER LARRY P
VINTINNER PATRICIA C
14 HIGHLAND ST
FRANKLIN, MA 02038

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

Municipal Building
355 East Central Street
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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 Jason & Courtney Reilly
(OWNER)

Address: 7 Concord Street

State that I/We own the property located at 7 Concord Street,
which is the subject of this zoning application.

The record title of this property is in the name of Jason C. Reilly and
Courtney L. Reilly

*Pursuant to a deed of duly recorded in the date 11/16/17, Norfolk
County Registry of Deeds at Book 35602, Page 527; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY

QUITCLAIM DEED

We, JEANNE C. BLANCHARD, of Franklin, Norfolk County, Massachusetts, DAVID J. BLANCHARD, of The Villages, Sumter County, Florida and DENISE M. BLANCHARD, of said Franklin,

for consideration paid, and in full consideration of TWO HUNDRED EIGHTY-FIVE THOUSAND (\$285,000.00) DOLLARS

grant to JASON C. REILLY and COURTNEY L. REILLY, as husband and wife as tenants by the entirety

of 7 Concord Street, Franklin, Norfolk County, Massachusetts with *quitclaim covenants*

the land in said Franklin with the buildings thereon situated on the Southeasterly side of Concord Street and shown as Lot #15 on "Sub-Division Plan of Highland Village" in Franklin, Mass., January 14, 1948, Kenneth E. McIntyre, Civil Engineer and Registered Land Surveyor, recorded in Norfolk County Registry of Deeds in Plan Book 156, Plan #301, bounded and described as follows:

Northwesterly by Concord Street eighty (80) feet;

Northeasterly by Lot #14 on said plan one hundred forty-six and 56/100 (146.56) feet;

Southeasterly by land of Margaret Laviolette, seventy-three and 88/100 (73.88) feet; and

Southwesterly by land of Mary A. Corr in part and in part by Lot #32 as shown on said plan one hundred fifty-seven and 69/100 (157.69) feet.

Containing 11,363 square feet according to said plan of land.

Grantors hereby waives any and all rights of homestead in and to the property to which they may be entitled under the laws of the Commonwealth of Massachusetts and state that no other person is entitled to any homestead rights in said property.

For reference to title see Deed dated September 16, 2010, recorded with said Deeds in Book 28150, Page 328. See also death certificate of Dorothy A. Blanchard recorded herewith.

Property: 7 Concord Street, Franklin, MA

Quitclaim Deed
7 Concord Street
Franklin, MA

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

Witness my hand and seal this 3 day of November, 2017.

Jeanne C. Blanchard
Jeanne C. Blanchard

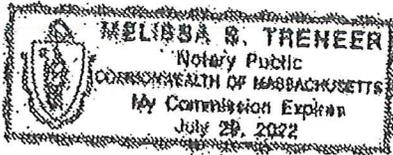
David J. Blanchard
David J. Blanchard

Denise M. Blanchard
Denise M. Blanchard

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

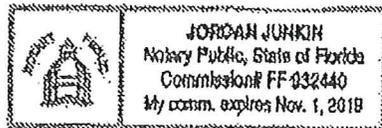
On the 7th day of November, 2017, before me, the undersigned notary public, personally appeared Jeanne C. Blanchard, proved to me through satisfactory evidence of identification, which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Melissa S. Treneer
Notary Public

State of Florida
County of Lake

On the 3 day of November, 2017, before me, the undersigned notary public, personally appeared David J. Blanchard, proved to me through satisfactory evidence of identification, which was FL DL, 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.



Jordan Junkin
Notary Public

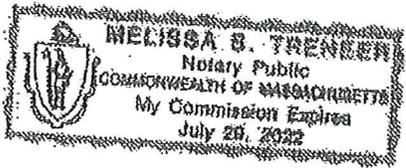
NOTARY PUBLIC
THE COMMONWEALTH OF MASSACHUSETTS

Nagbork, ss.

OFFICIAL COPY

OFFICIAL COPY

On the 9th day of November, 2017, before me, the undersigned notary public, personally appeared Denise M. Blanchard, 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 she signed it voluntarily for its stated purpose.



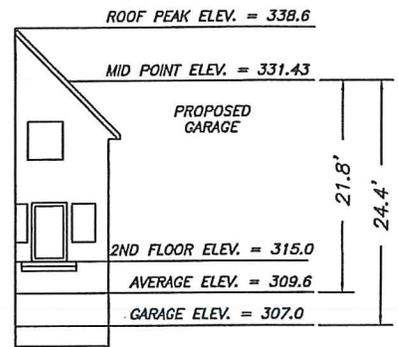
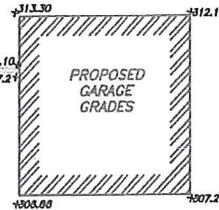
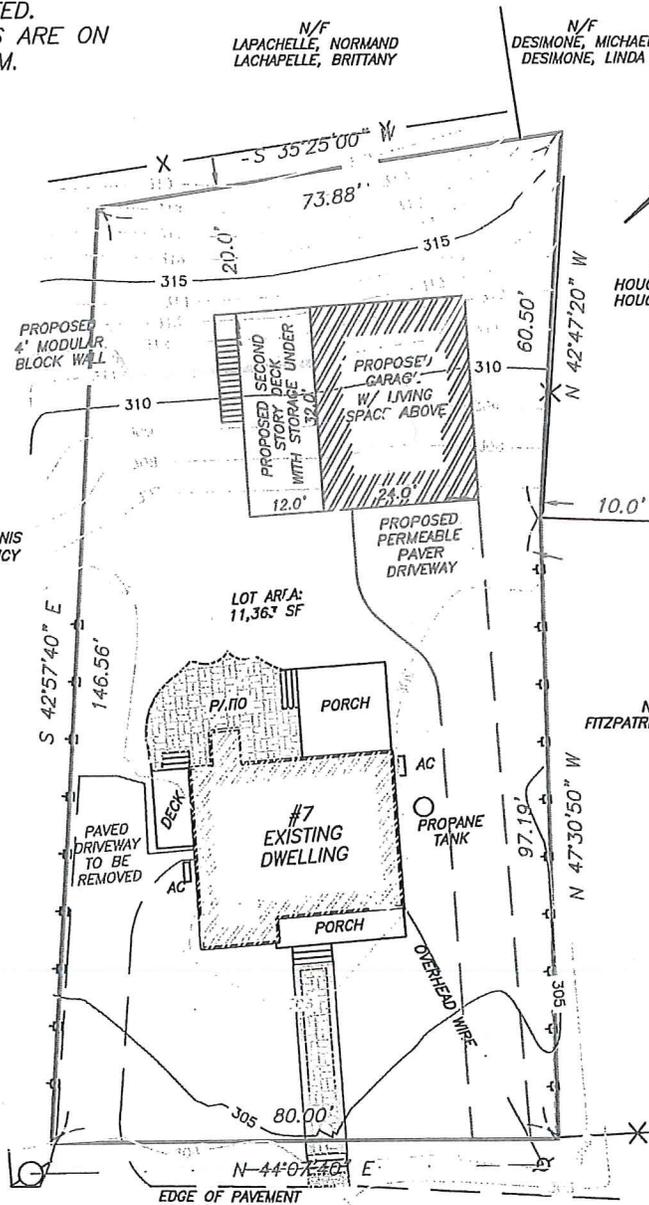
Melissa S. Trennen
Notary Public

NOTES:
 ALL OFFSETS & DIMENSIONS
 ARE TO THE SIDING UNLESS
 OTHERWISE NOTED.
 ALL ELEVATIONS ARE ON
 NAVD-88 DATUM.

ZONED - SF-IV
 MINIMUM AREA = 15,000 SQ FT
 MINIMUM FRONTAGE = 125'
 FRONT SETBACK = 30'
 SIDE SETBACK = 20'
 REAR SETBACK = 20'

ACCESSORY STRUCTURE:
 REQUIRED PROPOSED

FRONT SETBACK	30'	98.5'
SIDE SETBACK	10'	10'
REAR SETBACK	10'	20'
BUILDING HEIGHT	10'	24.4'

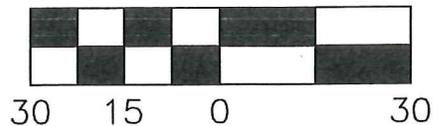


RECEIVED
 TOWN OF FRANKLIN

OCT 09 2025

ZONING BOARD OF APPEALS

EXISTING IMPERVIOUS AREA: 2,408.4 SQ FT (21.2%)
 PROPOSED IMPERVIOUS AREA: 2,808.1 SQ FT (24.7%)

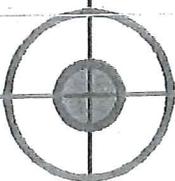


Dennis O'Brien

P.L.S.

OWNERS: JASON AND COURTNEY REILLY

PLAN SHOWING PROPOSED GARAGE
 7 CONCORD STREET
 FRANKLIN, MA NORFOLK COUNTY



D. O'BRIEN
 LAND SURVEYING

480 WEST CENTRAL ST. EST 1996
 FRANKLIN, MA 02038 508-541-0048

SCALE: 1" = 30'	DATE: 2/23/2023	REVISED: 9/3/2025	DRAWN BY: J.E.S.	CHECKED BY: D.O.
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