

Bay Colony Group, Inc.

Professional Civil Engineers & Land Surveyors

4 School Street, PO Box 9136
Foxborough, Massachusetts 02035
Telephone (508) 543-3939 • Fax (508) 543-8866
E-mail: mailbox@baycolonygroup.com

December 4, 2025

Mr. Gregory Rondeau, Chairman
Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: "Tanglewood Estates II" Symphony Drive Extension Definitive Plan

Dear Mr. Rondeau:

On behalf of our client, Cypress Real Estate Development, LLC., I am submitting herewith a Definitive Subdivision Plan in accordance with Chapter 300, Article III, Paragraph 300-8 Definitive Plan of the Code of Town of Franklin. Enclosed please find two full-size and six half-size sets of the Definitive Plan, a certified list of abutters, a completed Form C - Application for Approval of a Definitive Plan, a notarized Certificate of Ownership, and a check in the amount of \$800.

The site is located at the end of Symphony Drive on a 7.0 +/- acre parcel of land listed as Assessors' Parcel 218-020-000. The property is located within the Rural Residential I Zoning District and is bordered by residential properties to the east south and west and Town-owned land to the north. The parcel is currently undeveloped and consists of a wooded area. The property is located on a hillside that generally slopes from west to east. There is a 90' approximate elevation difference on the property between the high and low points. There are two isolated vegetated wetlands (IVW) on the property, one in the western corner and one on the eastern side of the property.

The proposed project involves the construction of a 2-lot subdivision and approximately 159' of roadway as measured from the end of the driveway to the Symphony Drive layout line. The roadway layout is in accordance with the Franklin Subdivision Regulations, but we are requesting waivers of construction standards since the new roadway will remain a private roadway. It will not have a street name assigned to it. The roadway will be a non-building lot labelled Parcel A. It will remain private, and the Town will have no obligation to maintain the roadway.

The subdivision is proposed to be serviced by municipal water and sewer. The water service for each home will be connected to the existing 10" water main in Symphony Drive and the sewer main will be an 8" SDR35 PVC pipe that extends approximately 242' from the existing sewer manhole in the cul-de-sac. Storm water management is proposed to be handled through the use of a multi-phase system that includes two drainage basins that will capture, treat and control runoff from the two lots before discharging to the IVW in the eastern portion of the property. All runoff from the proposed pavement will be pretreated by stone trenches and sediment forebays before discharging to the drainage basins. Soil evaluations have

been conducted throughout the site to ensure the soils are suitable for infiltration. The location of the gas and electric services will be determined by the utility companies.

The requested construction waivers are as follows:

- SECTION 300.8.C – TO WAIVE THE REQUIREMENT FOR A STREET PLAN AND PROFILE PLAN
- SECTION 300.10.C.1 – TO WAIVE THE REQUIREMENT THAT THE WIDTH BE 26' (REQUESTING A 20' WIDE ROADWAY).
- SECTION 300.10.E.1 – TO WAIVE THE REQUIREMENT THAT THE CUL-DE-SAC BE PAVED (REQUESTING A TEE TURN-AROUND).
- SECTION 300.10.E.4 – TO WAIVE THE REQUIREMENT THAT A DEAD-END STREET BE NO LONGER THAN 600' (REQUESTING TO EXTEND THE ROADWAY 159' BEYOND SYMPHONY DRIVE WHICH HAS AN EXISTING LENGTH OF APPROXIMATELY 1129').
- SECTION 300.10.H.1 – TO WAIVE THE REQUIREMENT FOR CURBING ON THE EDGE OF THE ROADWAY (REQUESTING NO CURBING).
- SECTION 300.11.B.2 – TO WAIVE THE REQUIREMENT FOR THE USE OF REINFORCED CONCRETE PIPE (REQUESTING ADS PIPE).
- SECTION 300.12.C.2 – TO WAIVE THE REQUIREMENT FOR STREET LIGHTS ALONG THE ROADWAY (REQUESTING NO STREET LIGHTS)
- SECTION 300.13.A.1 – TO WAIVE THE REQUIREMENT FOR SIDEWALKS (REQUESTING NO SIDEWALKS)
- SECTION 300.13.E – TO WAIVE THE REQUIREMENT FOR SHADE TREES ALONG THE ROADWAY (REQUESTING NO SHADE TREES)

Thank you for your consideration and please feel free to contact me with any questions or comments.

Very truly yours,

BAY COLONY GROUP, INC.



Cameron Gray
Project Engineer



William R. Buckley, Jr., P.E.
Project Manager

Encl

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 “ _____ ” for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: Cypress Real Estate Development, LLC
Address of Applicant: 3 Rothchild Drive Foxborough, MA 02035
Phone No.: 781-223-1188 Email: cypressredevelopment@gmail.com

2. Name of Owner (if not the Applicant): _____
Address of Owner: _____
Phone No.: _____ Email: _____

3. Name of Engineer: Bay Colony Group, Inc.
Address of Engineer: 4 School Street Foxborough, MA 02035
Phone No.: 508-543-3939 Email: billbuckley@baycolonygroup.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 42455, Page 104, (or Certificate of Title No. _____)

5. Location and Description of Property: A 7.0 acres parcel of undeveloped land located beyond the end of the Symphony Drive cul-de-sac.

Assessor's Map & Lot: 218-0202-000-000

6. No. of Lots: 2

Matthew McCue
Signature of Applicant

MATTHEW MCCUE
Print Name of Applicant

Matthew McCue
Signature of Owner

MATTHEW MCCUE
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: Private Definitive Plan of Land in Franklin, MA Tanglewood Estates II Symphony Drive Extension

Date of Plan: December 4, 2025 Assessor's Information: 218-020-000-000

Prepared by: Bay Colony Group, Inc

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

SECTION B:

Name of Record Owner(s): Cypress Real Estate Development, LLC

Address of Record Owner(s): 3 Rothchild Drive

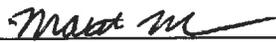
Foxborough, MA 02035

*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):

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

*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 15 day of December 2025


Signature of Applicant

MATTHEW MCCUE
Print name of Applicant


Signature of Owner

MATTHEW MCCUE
Print name of Owner

Norfolk ss.

2025

On this 15th day of December 2025, before me, the undersigned notary public, personally appeared Matthew McVe (name of Applicant), proved to me through satisfactory evidence of identification, which were Known to me to be the person whose name is signed on the preceding document in my presence.

Christine R. Leslie
(Official signature and seal of notary)

Notary Public: Christine R. Leslie
My Commission Expires: 7/12/2030



Christine R. Leslie
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
7/12/2030

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

Prepared by: Bay Colony Group, Inc

Signed: 

Subdivision: Tanglewood Estates II

Date: 12/4/2025

Nature of Waiver:
Street plan and profile

Subdivision Rules and Regulation Reference:
Section 300-8.C

Reason the waiver is requested:
The proposed common drive along with its utilities is proposed to remain private.

Alternatives to granting the waiver:
The alternative to granting the waiver would be to require construction of a roadway that fully complies with the Town of Franklin Subdivision Rules and Regulations.

Impact of waiver denial on the project:
Denial of the waiver would increase project cost and extend the design schedule without providing additional public benefit, as the town will not assume ownership of maintenance responsibility for the roadway or utilities.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:
The proposed subdivision will not need to be maintained by the town while allowing the land to be developed in accordance with local regulations.

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

Prepared by: Bay Colony Group, Inc

Signed: 

Subdivision: Tanglewood Estates II

Date: 12/4/2025

Nature of Waiver:

To reduce pavement width to 20 feet where 26 feet is required

Subdivision Rules and Regulation Reference:

Section 300-10. C. (1)

Reason the waiver is requested:

The proposed common drive will serve only two lots, will result in less environmental impact due to reduced impervious area, and will relieve the Town of the responsibility to maintain an additional roadway.

Alternatives to granting the waiver:

The alternative to granting the waiver would be to require construction of a roadway that fully complies with the Town of Franklin Subdivision Rules and Regulations.

Impact of waiver denial on the project:

This would result in additional environmental impacts and would require the Town to assume ongoing maintenance responsibilities.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

The proposed subdivision will not require maintenance by the Town while allowing the land to be developed in accordance with local regulations.

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

Prepared by: Bay Colony Group, Inc

Signed: 

Subdivision: Tanglewood Estates II

Date: 12/4/2025

Nature of Waiver:

To allow a tee turn-around where a 45-foot cul-de-sac is required.

Subdivision Rules and Regulation Reference:

Section 300-10. E. (1)

Reason the waiver is requested:

The proposed common drive will serve only two lots, will result in less environmental impact due to reduced impervious area, and will relieve the Town of the responsibility to maintain an additional roadway.

Alternatives to granting the waiver:

The alternative to granting the waiver would be to require construction of a roadway that fully complies with the Town of Franklin Subdivision Rules and Regulations.

Impact of waiver denial on the project:

This would result in additional environmental impacts and would require the Town to assume ongoing maintenance responsibilities.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

The proposed subdivision will not require maintenance by the Town while allowing the land to be developed in accordance with local regulations.

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

Prepared by: Bay Colony Group, Inc

Signed: 

Subdivision: Tanglewood Estates II

Date: 12/4/2025

Nature of Waiver:

To extend the roadway 159-feet beyond Symphony Drive which has an existing length of 1129-feet where 600-feet is the maximum.

Subdivision Rules and Regulation Reference:

Section 300-10. E. (4)

Reason the waiver is requested:

The proposed common drive will serve only two lots, will result in less environmental impact due to reduced impervious area, and will relieve the Town of the responsibility to maintain an additional roadway.

Alternatives to granting the waiver:

The alternative is that the parcel would remain undeveloped due to insufficient frontage.

Impact of waiver denial on the project:

The parcel would be undevelopable due to insufficient frontage.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

The waiver would allow the land to be developed in accordance with local regulations.

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

Prepared by: Bay Colony Group, Inc

Signed: 

Subdivision: Tanglewood Estates II

Date: 12/4/2025

Nature of Waiver:

To allow no curbing where slant granite curbing is required.

Subdivision Rules and Regulation Reference:

Section 300-10. H. (1)

Reason the waiver is requested:

The proposed common drive will serve only two lots, will result in less environmental impact due to reduced impervious area, and will relieve the Town of the responsibility to maintain an additional roadway.

Alternatives to granting the waiver:

The alternative to granting the waiver would be to require construction of a roadway that fully complies with the Town of Franklin Subdivision Rules and Regulations.

Impact of waiver denial on the project:

This would result in additional environmental impacts and would require the Town to assume ongoing maintenance responsibilities.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

The proposed subdivision will not require maintenance by the Town while allowing the land to be developed in accordance with local regulations.

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

Prepared by: Bay Colony Group, Inc

Signed: 

Subdivision: Tanglewood Estates II

Date: 12/4/2025

Nature of Waiver:

To allow ADS pipe where reinforced concrete is required

Subdivision Rules and Regulation Reference:

Section 300-11. B. (2)

Reason the waiver is requested:

The proposed common drive along with its utilities is proposed to remain private.

Alternatives to granting the waiver:

The alternative to granting the waiver would be to require construction of a roadway that fully complies with the Town of Franklin Subdivision Rules and Regulations.

Impact of waiver denial on the project:

Denial of the waiver would increase project cost and extend the design schedule without providing additional public benefit, as the town will not assume ownership of maintenance responsibility for the roadway or utilities.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

The proposed subdivision will not require maintenance by the Town while allowing the land to be developed in accordance with local regulations.

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

Prepared by: Bay Colony Group, Inc

Signed: 

Subdivision: Tanglewood Estates II

Date: 12/4/2025

Nature of Waiver:

To allow no street lighting where street lighting is required.

Subdivision Rules and Regulation Reference:

Section 300-12. C. (2)

Reason the waiver is requested:

The proposed common drive will service only 2 lots.

Alternatives to granting the waiver:

The alternative to granting the waiver would be to require construction of a roadway that fully complies with the Town of Franklin Subdivision Rules and Regulations.

Impact of waiver denial on the project:

Denial of the waiver would increase project without providing additional public benefit, as the town will not assume ownership of maintenance responsibility for the roadway or utilities.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

The proposed subdivision will not require maintenance by the Town while allowing the land to be developed in accordance with local regulations.

Form R:
Franklin Planning Board
Subdivision Waiver Request

Prepared by: Bay Colony Group, Inc

Signed: 

Subdivision: Tanglewood Estates II

Date: 12/4/2025

Nature of Waiver:

To install no sidewalks where two sidewalks are required.

Subdivision Rules and Regulation Reference:

Section 300-13. A. (1)

Reason the waiver is requested:

The proposed common drive will serve only two lots, will result in less environmental impact due to reduced impervious area, and will relieve the Town of the responsibility to maintain an additional roadway.

Alternatives to granting the waiver:

The alternative to granting the waiver would be to require construction of a roadway that fully complies with the Town of Franklin Subdivision Rules and Regulations.

Impact of waiver denial on the project:

This would result in additional environmental impacts and would require the Town to assume ongoing maintenance responsibilities.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

The proposed subdivision will not require maintenance by the Town while allowing the land to be developed in accordance with local regulations.

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

Prepared by: Bay Colony Group, Inc

Signed: 

Subdivision: Tanglewood Estates II

Date: 12/4/2025

Nature of Waiver:

To allow no shade trees where shade trees are required.

Subdivision Rules and Regulation Reference:

Section 300-13. E.

Reason the waiver is requested:

The proposed common drive will service only 2 lots.

Alternatives to granting the waiver:

The alternative to granting the waiver would be to require construction of a roadway that fully complies with the Town of Franklin Subdivision Rules and Regulations.

Impact of waiver denial on the project:

Denial of the waiver would increase project cost without providing additional public benefit, as the town will not assume ownership of maintenance responsibility for the roadway or utilities.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

The proposed subdivision will not require maintenance by the Town while allowing the land to be developed in accordance with local regulations.

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C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

Franklin Estates, Inc., a Massachusetts corporation, for consideration paid in an amount of One Hundred and Twenty Five Thousand (\$125,000.00) Dollars, grants to **Cypress Real Estate Development, LLC**, a Massachusetts limited liability company with a mailing address of 3 Rothchild Dr., Foxboro, MA 02035, with **QUITCLAIM COVENANTS**,

A certain tract or parcel of woodlands situated in Town of Franklin in or near "Popolatic Woods" a/k/a "Popolactic" so called, containing 7 acres more or less, and shown as "Map 218 Parcel 20 - 304,911 +/- sq. ft. 7.00 +/- acres" on a plan of land entitled, "Property Line of Land Symphony Drive" prepared for Cypress Real Estate Development LLC, dated April 25, 2025, prepared by: Bay Colony Group, Inc., Professional Civil Engineers & Professional Land Surveyors, which plan is recorded with Norfolk County Registry of Deeds in Plan Book 734, Page 61.

For title reference, see Deed dated May 20, 1968, and recorded with the Norfolk County Registry of Deeds Book 4525 at Page 319; meaning and intending to convey all of the remaining property owned by the grantor north of Symphony Drive in Franklin, Massachusetts.

The undersigned grantor, under the pains and penalties of perjury, states that the parcel being conveyed is a vacant lot and not used by anyone as a home; there is no person entitled to claim the benefit of an existing estate of Homestead (as set forth in M.G.L. Chapter 188) in the premises arising due to the grantor's ownership of the premises.

The Grantor herein is not classified for the current taxable year as a corporation for federal income tax purposes.

PROPERTY ADDRESS: 0 Symphony Dr., Franklin, MA
Parcel ID: 218-020-000-000

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 06-12-2025 @ 09:00am
Ct1#: 6 Doc#: 37700
Fee: \$570.00 Cons: \$125,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

Witness my hand this 11th day of June, 2025.

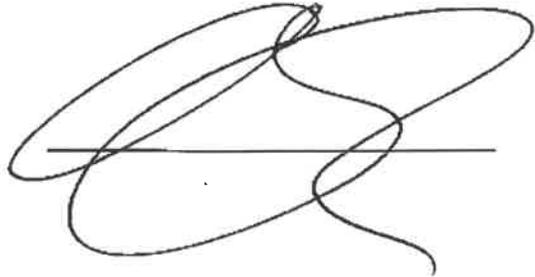
Franklin Estates, Inc.

By: Marguerite F. Morgan / Pres. & Treas.
Marguerite F. Morgan, President and Treasurer

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In the Town of Lincoln, on this 11th day of June, 2025, before me personally appeared Marguerite F. Morgan, President and Treasurer of Franklin Estates, Inc., who proved to me through satisfactory evidence of identification, which was a New Hampshire drivers license, to be the person whose name is signed on the foregoing instrument and who swore and affirmed to me that the contents of the above document are truthful and accurate to the best of her knowledge and belief and who acknowledged to me that she signed it voluntarily for its stated purpose as President and Treasurer for Franklin Estates, Inc., a Massachusetts corporation, as the voluntary act of the corporation.

ALEXANDER J. RAHEB
Notary Public-State of Rhode Island
ID# 781751
My Commission Expires
June 01, 2026





Record No:

145097

Abutter's List Request Form

Status: Active

Submitted On: 12/15/2025

Primary Location

0 SYMPHONY DR Unit
OWNER UNKNOWN
FRANKLIN, MA 02038

Owner

CYPRESS REAL ESTATE
DEVELOPMENT, LLC
3 ROTHCHILD DR
FOXBORO, MA 02035

Applicant

Christine Leslie
 508-543-3939
 cleslie@baycolonygroup.com
 4 SCHOOL STREET
PO BOX 9136
Foxborough, MA 02035

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board

What is the purpose for the request?*

Definitive Subdivision Plans

How would you like to receive this abutters list?*

Emailed

What email address should we use to send you the abutters list?*

cleslie@baycolonygroup.com

General Parcel Information

<p>Assessor's Parcel ID*</p> <p>218-020-000</p>	<p>Property Street Address*</p> <p>0 Symphony Drive</p>
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Property Owner Information

Property Owner* Cypress Real Estate Development LLC	Property Owner's Mailing Address* 3 Rothchild Drive
Town/City* Foxborough	Zip/Postal Code* 02035
State* MA	Property Owner Telephone Number* (781)223-1188

Requestor's Information

Requestor/Applicant same as Property Owner Information?* No	Requestor's Name * Bay Colony Group, Inc
Requestor's Telephone Number 508-543-3939	Requestor's Address 4 School St PO Box 9136 Foxboro, MA 02035

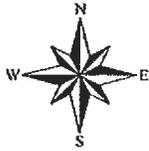
Attachments

Record Activity

Christine Leslie started a draft Record	12/15/2025 at 9:44 am
Christine Leslie submitted Record 145097	12/15/2025 at 9:55 am
OpenGov system altered payment step Abutters List Fee, changed status from Inactive to Active on Record 145097	12/15/2025 at 9:55 am
OpenGov system completed payment step Abutters List Fee on Record 145097	12/15/2025 at 9:56 am
OpenGov system altered approval step Assessors Department Review , changed status from Inactive to Active on Record 145097	12/15/2025 at 9:56 am
OpenGov system assigned approval step Assessors Department Review to Kevin Doyle on Record 145097	12/15/2025 at 9:56 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Abutters List Fee	12/15/2025, 9:55:25 AM	12/15/2025, 9:56:32 AM	Christine Leslie	-	Completed
 Assessors Department Review	12/15/2025, 9:56:33 AM	-	Kevin Doyle	-	Active
 Abutters List- Email	-	-	-	-	Inactive



SYMPHONY DR - 300' ABUTTERS

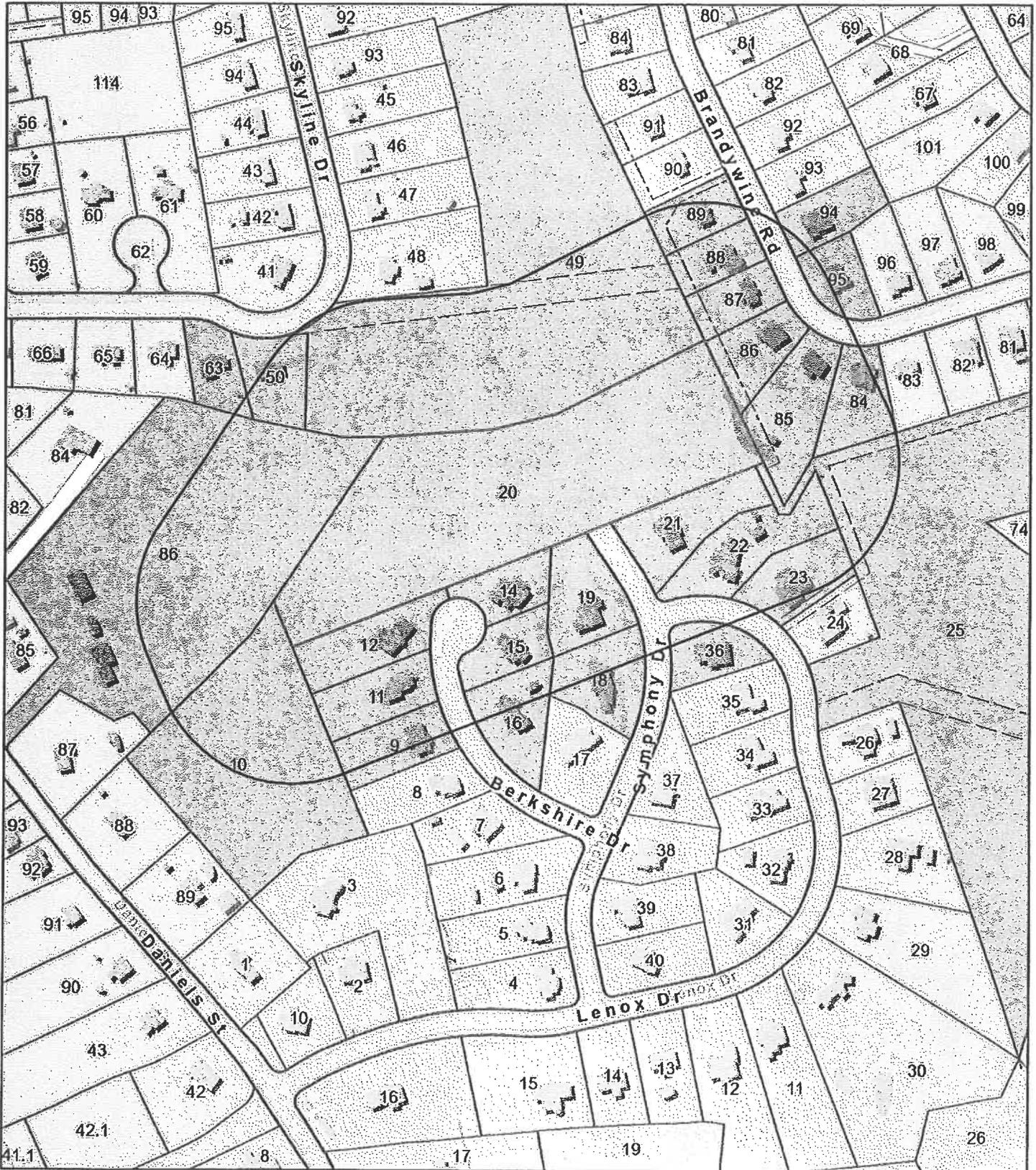
Town of Franklin, MA

1 inch = 300 Feet



www.cai-tech.com

December 17, 2025



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



300 feet Abutters List Report

Franklin, MA
December 17, 2025

Subject Property:

Parcel Number: 218-020-000
CAMA Number: 218-020-000-000
Property Address: SYMPHONY DR

Mailing Address: CYPRESS REAL ESTATE
DEVELOPMENT, LLC
3 ROTHCHILD DR
FOXBORO, MA 02035

Abutters:

Parcel Number: 218-009-000
CAMA Number: 218-009-000-000
Property Address: 12 BERKSHIRE DR

Mailing Address: COLLETTE ANDREW R CHU CHRISTINE
S
12 BERKSHIRE DR
FRANKLIN, MA 02038

Parcel Number: 218-010-000
CAMA Number: 218-010-000-000
Property Address: BERKSHIRE DR

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

Parcel Number: 218-011-000
CAMA Number: 218-011-000-000
Property Address: 16 BERKSHIRE DR

Mailing Address: MOELDERS NICHOLAS MOELDERS
RENEE M
16 BERKSHIRE DR
FRANKLIN, MA 02038

Parcel Number: 218-012-000
CAMA Number: 218-012-000-000
Property Address: 20 BERKSHIRE DR

Mailing Address: BETRO, THOMAS A TR MOUSSEAU, AMY
R TR T & A BETRO FAMILY TRUST
20 BERKSHIRE DR
FRANKLIN, MA 02038

Parcel Number: 218-014-000
CAMA Number: 218-014-000-000
Property Address: 21 BERKSHIRE DR

Mailing Address: ALSHAWABKEH AKRAM N & REHAM D
TRS ALSHAWABKEH LIVING TRUST
21 BERKSHIRE DR
FRANKLIN, MA 02038

Parcel Number: 218-015-000
CAMA Number: 218-015-000-000
Property Address: 17 BERKSHIRE DR

Mailing Address: PICKLES DANE PICKLES JAIME
17 BERKSHIRE DRIVE
FRANKLIN, MA 02038

Parcel Number: 218-016-000
CAMA Number: 218-016-000-000
Property Address: 11 BERKSHIRE DR

Mailing Address: SHEAN PETER R II SHEAN ALLYSON R
11 BERKSHIRE DR
FRANKLIN, MA 02038

Parcel Number: 218-018-000
CAMA Number: 218-018-000-000
Property Address: 20 SYMPHONY DR

Mailing Address: TRAN BAO Q LE LIEN T
20 SYMPHONY DR
FRANKLIN, MA 02038

Parcel Number: 218-019-000
CAMA Number: 218-019-000-000
Property Address: 24 SYMPHONY DR

Mailing Address: RODMAN CARYE RODMAN ANDREW
24 SYMPHONY DR
FRANKLIN, MA 02038

Parcel Number: 218-020-000
CAMA Number: 218-020-000-000
Property Address: SYMPHONY DR

Mailing Address: CYPRESS REAL ESTATE
DEVELOPMENT, LLC
3 ROTHCHILD DR
FOXBORO, MA 02035



www.cai-tech.com

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



300 feet Abutters List Report

Franklin, MA
December 17, 2025

Parcel Number: 218-021-000
CAMA Number: 218-021-000-000
Property Address: 25 SYMPHONY DR

Mailing Address: LEROY JAMES RAMANLAL SHRESHTHA
25 SYMPHONY DR
FRANKLIN, MA 02038

Parcel Number: 218-022-000
CAMA Number: 218-022-000-000
Property Address: 71 LENOX DR

Mailing Address: RITUCCI STEVEN P RITUCCI GAIL F
71 LENOX DR
FRANKLIN, MA 02038

Parcel Number: 218-023-000
CAMA Number: 218-023-000-000
Property Address: 67 LENOX DR

Mailing Address: SOUZA JANE E
67 LENOX DR
FRANKLIN, MA 02038

Parcel Number: 218-025-000
CAMA Number: 218-025-000-000
Property Address: DANIELS ST

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

Parcel Number: 218-036-000
CAMA Number: 218-036-000-000
Property Address: 68 LENOX DR

Mailing Address: GONZALEZ JUAN & MARIA FOYE
FRANCISCA & GERARD
68 LENOX DR
FRANKLIN, MA 02038

Parcel Number: 218-049-000
CAMA Number: 218-049-000-000
Property Address: SKYLINE DR

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

Parcel Number: 218-050-000
CAMA Number: 218-050-000-000
Property Address: 49 SKYLINE DR

Mailing Address: BRAUNSTEIN JAMES L SHERIDAN
MARY
49 SKYLINE DR
FRANKLIN, MA 02038

Parcel Number: 218-084-000
CAMA Number: 218-084-000-000
Property Address: 137 BRANDYWINE RD

Mailing Address: REYNOLDS WARREN H K REYNOLDS
DEBRA Y
137 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 218-085-000
CAMA Number: 218-085-000-000
Property Address: 133 BRANDYWINE RD

Mailing Address: AMANTE JOSEPH M AMANTE MELISSA
A
133 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 218-086-000
CAMA Number: 218-086-000-000
Property Address: 129 BRANDYWINE RD

Mailing Address: HANLY RONAN D HANLY CHERYL A
129 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 218-087-000
CAMA Number: 218-087-000-000
Property Address: 125 BRANDYWINE RD

Mailing Address: JOSE JESTUS
125 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 218-088-000
CAMA Number: 218-088-000-000
Property Address: 121 BRANDYWINE RD

Mailing Address: YERED DAVID M REZZUTI LISA
121 BRANDYWINE RD
FRANKLIN, MA 02038



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

12/17/2025

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300 feet Abutters List Report

Franklin, MA
December 17, 2025

Parcel Number: 218-089-000
CAMA Number: 218-089-000-000
Property Address: 117 BRANDYWINE RD

Mailing Address: BARTEK JOSEF S & CHERYL TRS
BARTEK LIVING TRUST
117 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 218-094-000
CAMA Number: 218-094-000-000
Property Address: 122 BRANDYWINE RD

Mailing Address: LANGEVIN TIMOTHY M
122 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 218-095-000
CAMA Number: 218-095-000-000
Property Address: 138 BRANDYWINE RD

Mailing Address: MUNIKUNTLA SAI KUMAR
MUDDAGOUNI APARAJITHA
138 BRANDYWINE RD
FRANKLIN, MA 02038

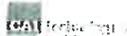
Parcel Number: 219-063-000
CAMA Number: 219-063-000-000
Property Address: 45 SKYLINE DR

Mailing Address: CAROSI CHRISTOPHER D CAROSI
KRISTI L
45 SKYLINE DR
FRANKLIN, MA 02038

Parcel Number: 219-086-000
CAMA Number: 219-086-000-000
Property Address: 231 DANIELS ST

Mailing Address: MCLAUGHLIN JAMES J MCLAUGHLIN
PAULINE M
231 DANIELS ST
FRANKLIN, MA 02038

Kevin W. Doyle, 12-17-25



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12/17/2025

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ALSHAWABKEH AKRAM N & REH
ALSHAWABKEH LIVING TRUST
21 BERKSHIRE DR
FRANKLIN, MA 02038

GONZALEZ JUAN & MARIA
FOYE FRANCISCA & GERARD
68 LENOX DR
FRANKLIN, MA 02038

RITUCCI STEVEN P
RITUCCI GAIL F
71 LENOX DR
FRANKLIN, MA 02038

AMANTE JOSEPH M
AMANTE MELISSA A
133 BRANDYWINE RD
FRANKLIN, MA 02038

HANLY RONAN D
HANLY CHERYL A
129 BRANDYWINE RD
FRANKLIN, MA 02038

RODMAN CARYE
RODMAN ANDREW
24 SYMPHONY DR
FRANKLIN, MA 02038

BARTEK JOSEF S & CHERYL T
BARTEK LIVING TRUST
117 BRANDYWINE RD
FRANKLIN, MA 02038

JOSE JESTUS
125 BRANDYWINE RD
FRANKLIN, MA 02038

SHEAN PETER R II
SHEAN ALLYSON R
11 BERKSHIRE DR
FRANKLIN, MA 02038

BETRO, THOMAS A TR MOUSSE
T & A BETRO FAMILY TRUST
20 BERKSHIRE DR
FRANKLIN, MA 02038

LANGEVIN TIMOTHY M
122 BRANDYWINE RD
FRANKLIN, MA 02038

SOUZA JANE E
67 LENOX DR
FRANKLIN, MA 02038

BRAUNSTEIN JAMES L
SHERIDAN MARY
49 SKYLINE DR
FRANKLIN, MA 02038

LEROY JAMES
RAMANLAL SHRESHTHA
25 SYMPHONY DR
FRANKLIN, MA 02038

TRAN BAO Q
LE LIEN T
20 SYMPHONY DR
FRANKLIN, MA 02038

CAROSI CHRISTOPHER D
CAROSI KRISTI L
45 SKYLINE DR
FRANKLIN, MA 02038

MCLAUGHLIN JAMES J
MCLAUGHLIN PAULINE M
231 DANIELS ST
FRANKLIN, MA 02038

YERED DAVID M
REZZUTI LISA
121 BRANDYWINE RD
FRANKLIN, MA 02038

COLLETTE ANDREW R
CHU CHRISTINE S
12 BERKSHIRE DR
FRANKLIN, MA 02038

MOELDERS NICHOLAS
MOELDERS RENEE M
16 BERKSHIRE DR
FRANKLIN, MA 02038

CYPRESS REAL ESTATE DEVEL
3 ROTHCHILD DR
FOXBORO, MA 02035

MUNIKUNTLA SAI KUMAR
MUDDAGOUNI APARAJITHA
138 BRANDYWINE RD
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

PICKLES DANE
PICKLES JAIME
17 BERKSHIRE DRIVE
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

REYNOLDS WARREN H K
REYNOLDS DEBRA Y
137 BRANDYWINE RD
FRANKLIN, MA 02038

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