

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 "Grillo 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: Dan Grillo
Address of Applicant: 88 North st Norfolk Ma 02056
Phone No.: 508-479-8458 Email: drgrillo90@gmail.com

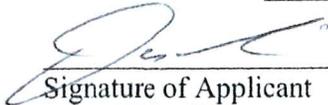
2. Name of Owner (if not the Applicant): Neal White and Melanie Hamblen
Address of Owner: 70 Daniels st Franklin Ma 02038
Phone No.: _____ Email: _____

3. Name of Engineer: G W Site Solutions
Address of Engineer: 248 Elm st Blackstone Ma 01504
Phone No.: 508-509-3380 Email: bwilson@gwsitesolutions.com

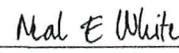
4. Deed of Property recorded with Norfolk Registry of Deeds in book 38743 pg 402 & book 41526 pg 553 & book 41990 pg 586

5. Location and Description of Property: A 14.9 acres parcel of undeveloped land located at 70 Daniels st franklin ma
Assessor's Map & Lot: 232-045-000 & 232-047-000 & 232-048-000

6. No. of Lots: 2


Signature of Applicant

Dan Grillo
Print Name of Applicant

Signed by:

Signature of Owner

Neal E. White
Print Name of Owner

Signed by:

Signature of Owner

Melanie J. Hamblen
Print Name of Owner

RECEIVED
2026 JAN 16 A 10:44
TOWN OF FRANKLIN
TOWN CLERK

An Assessor's certified List of 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 Grillo Estates
232-045-000&232-047-000
Date of Plan: 1/15/2006 Assessor's Information: 232-048-000
Prepared by: GW Site solutions

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

SECTION B:

Name of Record Owner(s): Neal White and Melanie Hamblen

Address of Record Owner(s): 70 Daniels St

Franklin Ma 02038

*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 15th day of Jan 20 26



Signature of Applicant

Dan Grillo

Print name of Applicant

Signed by:


Signature of Owner

Neal E. White

Print name of Owner

Signed by:


Signature of Owner

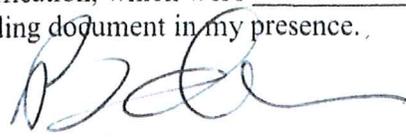
Melanie J. Hamblen

Print name of Owner

Northampton County ss.

20 26

On this 15 day of January 20 26, before me, the undersigned notary public, personally appeared Dan Grillo (*name of Applicant*), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.



(Official signature and seal of notary)

Notary Public:

My Commission Expires: 1/29/32



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

Prepared by: G W Site solutions

Signed:



Subdivision: Grillo Estates

Date: 1/15/2026

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 driveway will only serve two lots, will result in less environmental impact due to reduced impervious area and will relieve the town of the responsibility to maintain additional roadway.

Alternatives to granting the waiver:

The alternative to granting this 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 road 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: G W Site Solutions

Signed:



Subdivision: Grillo Estates

Date: 1/15/2026

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 road with only serve 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 road 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: G W Site Solutions

Signed:



Subdivision: Grillo Estates

Date: 1/15/2026

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 driveway will serve only two lots, will result in less environmental impact due to reduced impervious area, and will relieve the town 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 road 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: GW Site Solutions

Signed:



Subdivision: Grillo Estates

Date: 1/15/26

Nature of Waiver: To allow country grass swale and detention basin style drainage

Subdivision Rules and Regulation Reference: Section 300-11 Storm Water

Reason the waiver is requested: The Proposed Road /Driveway will serve only two lots, this will result in less environmental impact due to the reduced impervious area. The swale and detention basin are simple to maintain by the home owner with no responsibility to the town to maintain.

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 responsibilities for the town to maintain

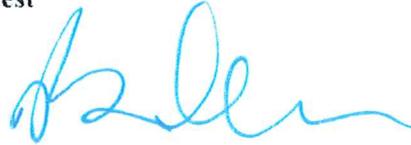
Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

The proposed road / driveway will not require any 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: G W Site solutions

Signed:



Subdivision: Grillo Estates

Date: 1/15/2026

Nature of Waiver:

To allow no street lights where street lights is required.

Subdivision Rules and Regulation Reference:

Section 300-12.C.(2)

Reason the waiver is requested:

The proposed road will only serve two 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 road 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: G W Site Solutions

Signed:



Subdivision: Grillo Estates

Date: 1/15/2026

Nature of Waiver:

To waive connection to town water system.

Subdivision Rules and Regulation Reference:

Section 300-8.A.(1)(g)

Section 300-12.C.(1)

Reason the waiver is requested:

This is for one single family dwelling.

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 benefit, as the town will not assume ownership of maintenance responsibility for roadway 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 road 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: G W Site solutions

Signed:



Subdivision: Grillo Estates

Date: 1/15/2026

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 roadway 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 road 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: G W Site Solutions

Signed:



Subdivision: Grillo Estates

Date: 1/15/2026

Nature of Waiver:
Iron pins to be set.

Subdivision Rules and Regulation Reference:
Section 300-13-D

Reason the waiver is requested:
Install iron pins where bounds are proposed

Alternatives to granting the waiver:
The alternative to granting the waiver would be to install concrete bounds as required.

Impact of waiver denial on the project:
The bounds would be subject to damage during property maintenance. The iron pins would be flush.

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 road will not require maintenance by the town while allowing the land to be developed in accordance with local regulations.