

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:** Michael Bavineau

**LOCATION:** 1A Overlook Drive

**ZONING DISTRICT:** RR I

**TYPE OF PROJECT:** Construction of a 16' X 12' Addition

**DATE:** 02/17/2026 **DENY**

**VARIANCE**

**ZONING BY LAW SECTIONS:** 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements.

**REASON FOR DENIAL:** Applicant is seeking to construct an addition that is 17.7' from the left side yard setback where 40' 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** 02/17/2026

TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS

TOWN OF FRANKLIN  
TOWN CLERK

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

RECEIVED  
TOWN OF FRANKLIN

2026 FEB 20 P 12: 35

FEB 20 2026

RECEIVED

ZBA APPLICATION FORM  
GENERAL INFORMATION

ZONING BOARD OF APPEALS

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

Special Permit: \_\_\_\_\_ Variance:  Appeal: \_\_\_\_\_

PETITIONER: MICHAEL BAVINEAU

PETITIONER'S ADDRESS: 46 WALNUT STREET PHONE: 508-944-0334

LOCATION OF PROPERTY: LA OVERLOOK DR.

TYPE OF OCCUPANCY: R-1 ZONING DISTRICT: \_\_\_\_\_

ASSESSORS MAP & PARCEL: \_\_\_\_\_

REASON FOR PETITION:

- Additions \_\_\_\_\_ New Structure
- \_\_\_\_\_ Change in Use/Occupancy \_\_\_\_\_ Parking
- \_\_\_\_\_ Conversion to Addi'l Dwelling Unit's \_\_\_\_\_ Sign
- \_\_\_\_\_ Dormer \_\_\_\_\_ Subdivision
- \_\_\_\_\_ Other: \_\_\_\_\_

DESCRIPTION OF PETITIONER'S PROPOSAL:  
EXTEND LEFT SIDE OF HOME 12' FROM THE  
EDGE OF THE DWELLING.

SECTIONS OF ZONING ORDINANCE CITED:

Article \_\_\_\_\_ Section \_\_\_\_\_  
Article \_\_\_\_\_ Section \_\_\_\_\_  
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): Michael Bavineau  
(Petitioner(s)/Owner)

MICHAEL BAVINEAU  
(Print Name)

Address: 46 WALNUT ST. MIDDLEBORO MA  
02746

Tel. No.: 508-944-0334

E-Mail Address: LITTLEBAVY@NOTMAIL.COM

Date: \_\_\_\_\_

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
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.

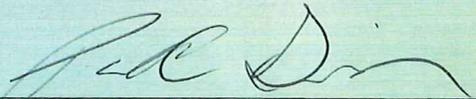
I/We Paula Catherine Dulong  
(OWNER)

Address: 1A Overlook Drive Franklin, MA 02038

State that I/We own the property located at 1A Overlook Dr. Franklin, MA,  
which is the subject of this zoning application.

The record title of this property is in the name of Paula Catherine Dulong, Alexandra L. Rose, and Aaron P. Dulong

\*Pursuant to a deed of duly recorded in the date 10/20/2025, Norfolk County Registry of Deeds at Book 42711, Page 516; or Dedham Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_:



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

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
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 Aaron Dulong (OWNER)

Address: 1A Overlook Dr. Franklin, MA 02038

State that I/We own the property located at 1A Overlook Dr. Franklin, MA  
which is the subject of this zoning application.

The record title of this property is in the name of Paula Catherine Dulong, Alexandra L. Rose and Aaron P. Dulong

\*Pursuant to a deed of duly recorded in the date 10/20/2005, Norfolk County Registry of Deeds at Book 42711, Page 516; or

Dedham Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_:

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

Property Address: 1A Overlook Drive, Franklin, MA 02038

## QUITCLAIM DEED

I, **Paula Catherine Dulong**, of Franklin, Norfolk County, Massachusetts

for consideration paid and in full consideration of

**Less than One Hundred Dollars  
(\$100.00)**

grant to **Paula Catherine Dulong, Alexandra L. Rose and Aaron P. Dulong, all as joint tenants with rights of survivorship**, hereafter of 1A Overlook Drive, Franklin, MA 02038

### WITH QUITCLAIM COVENANTS

The land in Franklin, Norfolk County, Massachusetts, described as follows:

The land with the buildings thereon in Franklin, Norfolk County, Massachusetts, situated on the easterly side of Pond Street, being shown as Lot 2A on a plan entitled "Plan of Land in Franklin, Mass." dated May 5, 1987 by Paul N. Robinson, Associates and recorded with the Norfolk Registry of Deeds on December 29, 1987 and filed as No. 1564 in Plan Book 363 of 1987.

Said Lot 2A contains 20,004 square feet according to said plan.

Together with a right of way over a strip of land between lot 1 and Lots 2A and 2B, as shown on said plan for all purposes for which ways are commonly used in the Town of Franklin in common with others entitled thereto.

Meaning and intending to convey, and hereby conveying, the same premises described in Deed dated November 23, 2016 and recorded on November 29, 2016 with Norfolk Registry of Deeds in **Book 34711, Page 107**.

**WITNESS** my hand and seal this 17th day of October, 2025.

---

**Paula Catherine Dulong**

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

ZBA APPLICATION FORM  
 DIMENSIONAL INFORMATION

RECEIVED TOWN OF FRANKLIN  
 FEB 20 2025  
 RECEIVED TOWN OF FRANKLIN  
 FEB 20 2025  
 ZONING BOARD OF APPEALS

APPLICANT: \_\_\_\_\_ PRESENT USE/OCCUPANCY: R-1

LOCATION: 1A Overlook Dr. ZONE: \_\_\_\_\_

PHONE: \_\_\_\_\_ REQUESTED USE/OCCUPANCY: R-1

EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS <sup>1</sup>
---------------------	----------------------	-------------------------------------

Lot Area: 20,000 20,000 \_\_\_\_\_ (min.)

Continuous Frontage: 131' 131' \_\_\_\_\_ (min.)

Size of Lot: 124' 124' \_\_\_\_\_ (min.)

Depth: 192' 192' \_\_\_\_\_ (min.)

Setbacks in Feet: 60.1 60.1 \_\_\_\_\_ (min.)

Front: 93.5 93.5 \_\_\_\_\_ (min.)

Rear: 19.6 19.6 25 (min.)

Left Side: 105 \_\_\_\_\_ (min.)

Right Side: 105 \_\_\_\_\_ (min.)

Building Height: 13' 13' \_\_\_\_\_ (max.)

Stories: 1 1 \_\_\_\_\_ (max.)

NO. of Dwelling Units: 1 1 \_\_\_\_\_ (max.)

NO. of Parking Spaces: 3 3 \_\_\_\_\_ (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.  
WOOD FRAME SINGLE FAMILY DWELLING.  
WOOD FRAME SHED REAR CORNER OF PLOT.

# Franklin Building Permit

## 144222

### Your Submission

Attachments

Guests (0)

- Impervious Area Change Review
- Treasury Approval
- conservation
- Building Review

Permit Fee

Permit Issuance

Building Inspection

Building Permit FINAL

### Your submission

Submitted Nov 4, 2025 at 7:41pm

### Contact Information

**MICHAEL BAVINEAU**

Email address

littlebavy@hotmail.com

Phone Number

508-944-0334

Mailing Address

Rear Yard Building Setbacks

93.7feet

Rear Yard Building Setbacks Provided

yes

Right Side Yard Building Setbacks Provided

yes

Sewage Disposal System \*

Public

Water Supply

Public

Unconditioned Space (sq. ft.)

--

Habitable Space (sq. ft.)

192

Flood Zone

No

**Construction Supervisor License (CSL) (If Applicable)**

Name of CSL Holder \*

Michael bavineau

Mailing Address

46 Walnut street

Phone Number

5089440334

License number \*

CS 066812

License Expiration Date \*

09/21/2027

Email

littlebavy@hotmail.com

License Type

U: Unrestricted (Buildings up to 35,000 cu. ft)

**Registered Home Improvement Contractor (HIC) (If Applicable)**

HIC Company Name or HIC Registrant Name	No. and Street	City/Town, State, Zip	+ 4 Additional Fields
--	--	--	...

**Workers' Compensation Insurance Affidavit**

For homeowners doing all work themselves and for contractors working as sole proprietors applying for building permits, you are still required to upload a completed Workers Compensation Affidavit which can be found here (<https://www.franklinma.gov/DocumentCenter/View/786/Workers-Compensation-Affidavit-PDF?bidId=>).

Are you a homeowner? Check the appropriate box \*

No

Are you an employer? Check the appropriate box \*

I am a sole proprietor or partnership and have no employees working for me in any capacity (No workers' comp required)

Type of project

New construction

If other, please specify  
and remodel original house

Expiration Date

--

Jobsite Address

1a overlook drive

OWNER:  
ETHAN RICE & KARA RICE  
DEED REFERENCE:  
DEED BOOK 69867 PAGE 254  
TOTAL LOT AREA = 7,928± SF  
TAX ASSESSORS PARCEL ID:  
51C-40

ZONING DISTRICT:  
RURAL RESIDENTIAL III  
TOWN OF FRANKLIN  
DIMENSIONAL REGULATIONS

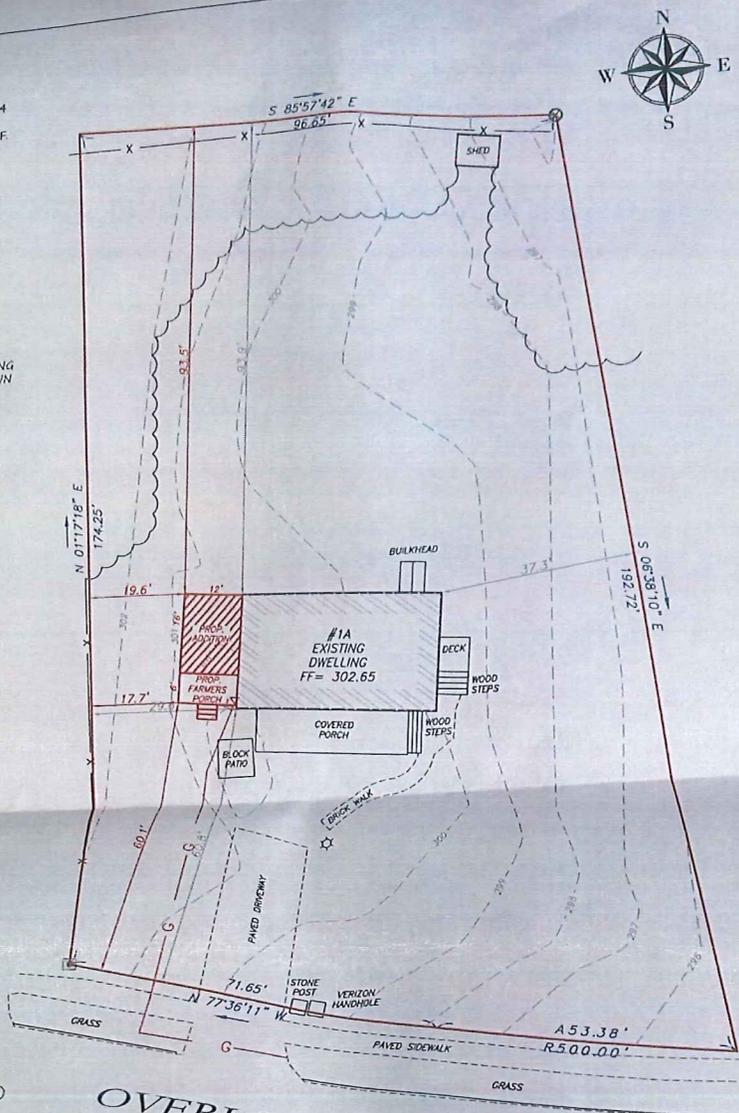
LOT AREA 20,000 SF  
LOT FRONTAGE: 125'  
FRONT YARD SETBACK: 40'  
SIDE YARD SETBACK: 25'  
REAR YARD SETBACK: 50'

OWNER TO VERIFY THE ZONING  
REGULATIONS WITH THE TOWN  
OF FRANKLIN BUILDING  
DEPARTMENT.

NOTES:  
ALL OFFSETS & DIMENSIONS  
ARE TO THE SIDING UNLESS  
OTHERWISE NOTED.

ELEVATIONS ARE BASED  
NAVD 88 DATUM.

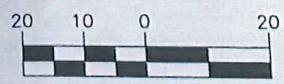
AC=AIR CONDITIONING  
BH=BULKHEAD  
EM=ELECTRIC METER  
GM=GAS METER  
OH=OVERHEAD WIRES  
S=SEWER  
W=WATER  
WL=WOOD LANDING



OVERLOOK DRIVE

**LEGEND:**

	PROPERTY LINE
	EDGE OF PAVEMENT
	FENCE LINE
	IRON ROD FOUND
	CONC. BOUND W/DRILL HOLE FOUND
	LIGHT POST
	SEWER MAN HOLE
	GAS METER



Dennis O'Brien P.L.S.

**D. O'BRIEN**  
**LAND SURVEYING**  
480 WEST CENTRAL ST. EST 1996  
FRANKLIN, MA 02038 508-541-0968

**PLAN SHOWING PROPOSED ADDITON**  
**#1A OVERLOOK DRIVE**  
**FRANKLIN, MA NORFOLK COUNTY**  
SCALE: 1:20'    DATE: 12/15/25    REVISED: ---    DRAWN BY: J.E.S.    CHECKED BY: D.O.

OCTOBER							NOVEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4	1	2	3	4	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
29	30	31					29	30					

OWNER:  
PAULA DULONG

DEED REFERENCE:  
DEED BOOK 42711 PAGE 516

TOTAL LOT AREA = 20,005± S.F.

TAX ASSESSORS PARCEL ID:  
51C-40

ZONING DISTRICT:  
RURAL RESIDENTIAL III

TOWN OF FRANKLIN  
DIMENSIONAL REGULATIONS

LOT AREA: 20,000 SF  
LOT FRONTAGE: 125'  
FRONT YARD SETBACK: 40'  
SIDE YARD SETBACK: 25'  
REAR YARD SETBACK: 30'

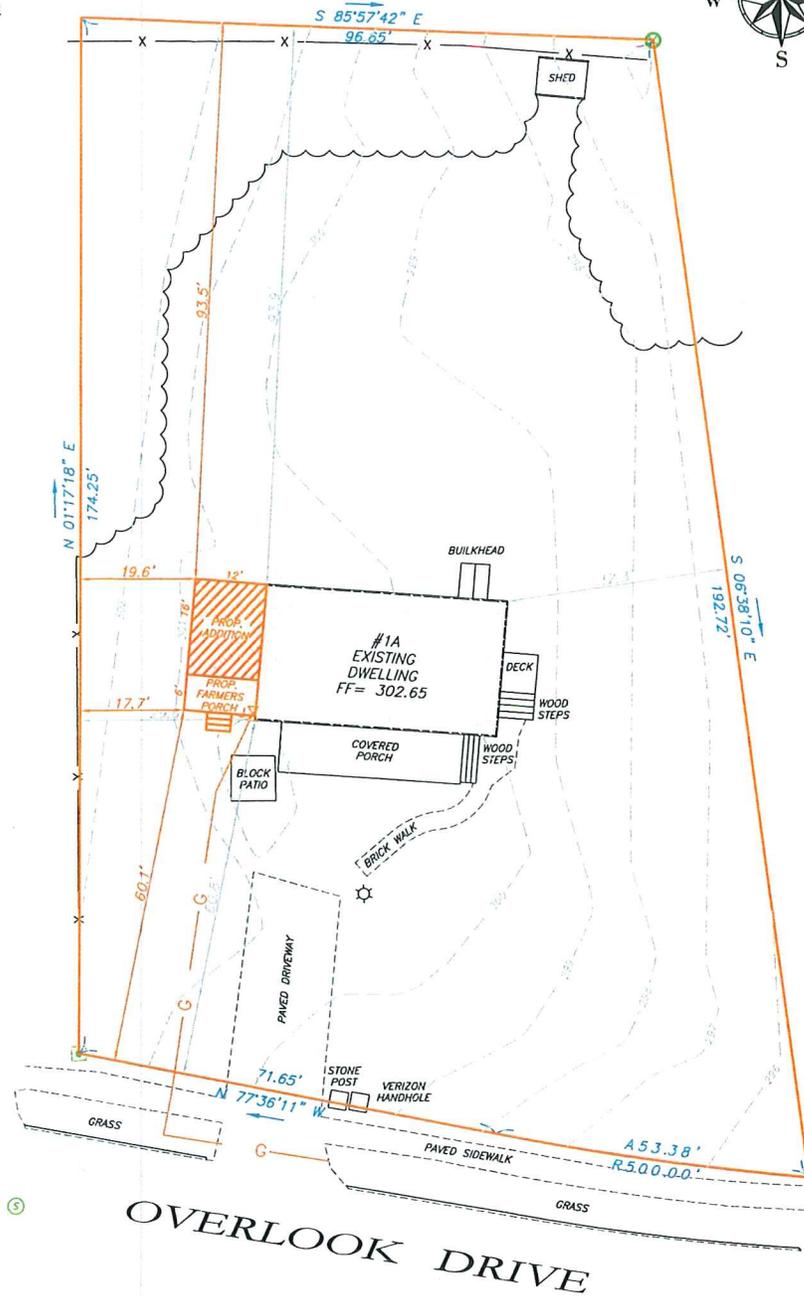
OWNER TO VERIFY THE ZONING REGULATIONS WITH THE TOWN OF FRANKLIN BUILDING DEPARTMENT.

NOTES:

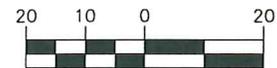
ALL OFFSETS & DIMENSIONS ARE TO THE SIDING UNLESS OTHERWISE NOTED.

ELEVATIONS ARE BASED NAVD 88 DATUM.

AC=AIR CONDITIONING  
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EM=ELECTRIC METER  
GM=GAS METER  
OHW=OVERHEAD WIRES  
S=SEWER  
W=WATER  
WL=WOOD LANDING



LEGEND:	
	PROPERTY LINE
	EDGE OF PAVEMENT
	FENCE LINE
	IRON ROD FOUND
	CONC. BOUND W/DRILL HOLE FOUND
	LIGHT POST
	SEWER MAN HOLE
	GAS METER



Dennis O'Brien P.L.S.

**D. O'BRIEN**  
LAND SURVEYING  
480 WEST CENTRAL ST. FRANKLIN, MA 02038 508-541-0268

PLAN SHOWING PROPOSED ADDITON  
#1A OVERLOOK DRIVE  
FRANKLIN, MA NORFOLK COUNTY

SCALE: 1:20'    DATE: 12/15/25    REVISED: ---    DRAWN BY: J.E.S.    CHECKED BY: D.O.



# 300 feet Abutters List Report

Franklin, MA  
February 14, 2026

## Subject Property:

Parcel Number: 258-045-000  
CAMA Number: 258-045-000-000  
Property Address: 1-A OVERLOOK DR

Mailing Address: DULONG PAULA CATHERINE ROSE,  
ALEXANDRA L DULONG, AARON P  
1 A OVERLOOK DRIVE  
FRANKLIN, MA 02038

## Abutters:

Parcel Number: 253-177-000  
CAMA Number: 253-177-000-000  
Property Address: 481 MARTELLO RD

Mailing Address: BRYAN LAUREEN Y  
481 MARTELLO RD  
FRANKLIN, MA 02038

Parcel Number: 253-178-000  
CAMA Number: 253-178-000-000  
Property Address: 483 MARTELLO RD

Mailing Address: HAMILTON GAIL A  
483 MARTELLO ROAD  
FRANKLIN, MA 02038

Parcel Number: 253-187-000  
CAMA Number: 253-187-000-000  
Property Address: 235 POND ST

Mailing Address: FLEMING DIANE M  
235 POND ST  
FRANKLIN, MA 02038

Parcel Number: 258-025-000  
CAMA Number: 258-025-000-000  
Property Address: 204 POND ST

Mailing Address: QUINLAN STEVEN J  
204 POND ST  
FRANKLIN, MA 02038

Parcel Number: 258-026-000  
CAMA Number: 258-026-000-000  
Property Address: 220 POND ST

Mailing Address: COMPTON DIANE J COMPTON SETH  
221 POND ST  
FRANKLIN, MA 02038

Parcel Number: 258-027-000  
CAMA Number: 258-027-000-000  
Property Address: 222 POND ST

Mailing Address: MCCARTHY KAREN M  
222 POND ST  
FRANKLIN, MA 02038

Parcel Number: 258-028-000  
CAMA Number: 258-028-000-000  
Property Address: 224 POND ST

Mailing Address: SIRAGUSA STEPHEN CRONIN  
JENNIFER  
224 POND ST  
FRANKLIN, MA 02038

Parcel Number: 258-030-000  
CAMA Number: 258-030-000-000  
Property Address: 225 POND ST

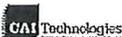
Mailing Address: HOWARD CRAIG M BONINA MELISSA  
225 POND ST  
FRANKLIN, MA 02038

Parcel Number: 258-031-000  
CAMA Number: 258-031-000-000  
Property Address: 2-A OVERLOOK DR

Mailing Address: COTTER THOMAS J COTTER LAURA J  
2A OVERLOOK DR  
FRANKLIN, MA 02038

Parcel Number: 258-032-000  
CAMA Number: 258-032-000-000  
Property Address: 2 OVERLOOK DR

Mailing Address: BARTLETT SEAN M  
2 OVERLOOK DR  
FRANKLIN, MA 02038



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  
February 14, 2026

Parcel Number: 258-033-000  
CAMA Number: 258-033-000-000  
Property Address: 4 OVERLOOK DR

Mailing Address: BORUAH PANKAJ BORA KARABI  
4 OVERLOOK DR  
FRANKLIN, MA 02038

Parcel Number: 258-034-000  
CAMA Number: 258-034-000-000  
Property Address: 6 OVERLOOK DR

Mailing Address: CONRAD JEFFREY E & KELLIANNE TRS  
CONRAD LIVING TRUST  
6 OVERLOOK DRIVE  
FRANKLIN, MA 02038

Parcel Number: 258-042-000  
CAMA Number: 258-042-000-000  
Property Address: 5 OVERLOOK DR

Mailing Address: SPILLANE WILLIAM F SPILLANE MARIA  
E  
5 OVERLOOK DR  
FRANKLIN, MA 02038

Parcel Number: 258-043-000  
CAMA Number: 258-043-000-000  
Property Address: 3 OVERLOOK DR

Mailing Address: GEFFRARD DUCACE CHERY MIRLANDE  
3 OVERLOOK DR  
FRANKLIN, MA 02038

Parcel Number: 258-044-000  
CAMA Number: 258-044-000-000  
Property Address: 1 OVERLOOK DR

Mailing Address: GRIFFITH JOSEPH H IV GRIFFITH  
HEATHER L  
1 OVERLOOK DR  
FRANKLIN, MA 02038

Parcel Number: 258-045-000  
CAMA Number: 258-045-000-000  
Property Address: 1-A OVERLOOK DR

Mailing Address: DULONG PAULA CATHERINE ROSE,  
ALEXANDRA L DULONG, AARON P  
1 A OVERLOOK DRIVE  
FRANKLIN, MA 02038

Parcel Number: 258-046-000  
CAMA Number: 258-046-000-000  
Property Address: 221 POND ST

Mailing Address: COMPTON PAUL R COMPTON DIANE J  
221 POND ST  
FRANKLIN, MA 02038

Parcel Number: 258-047-000  
CAMA Number: 258-047-000-000  
Property Address: 151 POND ST

Mailing Address: SCHREFFLER HARRY G GRAHAM  
JANICE  
151 POND ST  
FRANKLIN, MA 02038

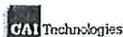
Parcel Number: 258-048-000  
CAMA Number: 258-048-000-000  
Property Address: 149 POND ST

Mailing Address: CHETAL KASHISH ARORA KANIKA  
149 POND ST  
FRANKLIN, MA 02038

Parcel Number: 259-004-000  
CAMA Number: 259-004-000-000  
Property Address: 147 POND ST

Mailing Address: TRI-COUNTY REG VOCATIONAL  
147 POND ST  
FRANKLIN, MA 02038

*Kevin M. Doyle, 2-14-26*



www.cai-tech.com

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

BARTLETT SEAN M  
2 OVERLOOK DR  
FRANKLIN, MA 02038

GEFFRARD DUCACE  
CHERY MIRLANDE  
3 OVERLOOK DR  
FRANKLIN, MA 02038

BORUAH PANKAJ  
BORA KARABI  
4 OVERLOOK DR  
FRANKLIN, MA 02038

GRIFFITH JOSEPH H IV  
GRIFFITH HEATHER L  
1 OVERLOOK DR  
FRANKLIN, MA 02038

BRYAN LAUREEN Y  
481 MARTELLO RD  
FRANKLIN, MA 02038

HAMILTON GAIL A  
483 MARTELLO ROAD  
FRANKLIN, MA 02038

CHETAL KASHISH  
ARORA KANIKA  
149 POND ST  
FRANKLIN, MA 02038

HOWARD CRAIG M  
BONINA MELISSA  
225 POND ST  
FRANKLN, MA 02038

COMPTON DIANE J  
COMPTON SETH  
221 POND ST  
FRANKLIN, MA 02038

MCCARTHY KAREN M  
222 POND ST  
FRANKLIN, MA 02038

COMPTON PAUL R  
COMPTON DIANE J  
221 POND ST  
FRANKLIN, MA 02038

QUINLAN STEVEN J  
204 POND ST  
FRANKLIN, MA 02038

CONRAD JEFFREY E & KELLIA  
CONRAD LIVING TRUST  
6 OVERLOOK DRIVE  
FRANKLIN, MA 02038

SCHREFFLER HARRY G  
GRAHAM JANICE  
151 POND ST  
FRANKLIN, MA 02038

COTTER THOMAS J  
COTTER LAURA J  
2A OVERLOOK DR  
FRANKLIN, MA 02038

SIRAGUSA STEPHEN  
CRONIN JENNIFER  
224 POND ST  
FRANKLIN, MA 02038

DULONG PAULA CATHERINE  
ROSE, ALEXANDRA L DULONG,  
1 A OVERLOOK DRIVE  
FRANKLIN, MA 02038

SPILLANE WILLIAM F  
SPILLANE MARIA E  
5 OVERLOOK DR  
FRANKLIN, MA 02038

FLEMING DIANE M  
235 POND ST  
FRANKLIN, MA 02038

TRI-COUNTY REG VOCATIONAL  
147 POND ST  
FRANKLIN, MA 02038