

NOTICE OF INTENT

**Site Plan
122 and 138
East Central Street
Franklin, MA**

**The Franklin Wetlands Protection By-Law
Franklin Town Code Section 181**

PREPARED FOR

**138 East Central Street, LLC
37 and 138 East Central Street
Franklin, Massachusetts 02038**

PREPARED BY

**UNITED CONSULTANTS, INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093**

August 27, 2023



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

MassDEP File Number

Document Transaction Number

~~Massachusetts Wetlands Protection Act M.G.L. c. 131, §40~~

Franklin

City/Town

Town of Franklin Wetland Bylaw

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

1. Project Location (**Note:** electronic filers will click on button to locate project site):

122 - 138 East Cental Street

a. Street Address

Franklin

b. City/Town

02038

c. Zip Code

Latitude and Longitude:

286

f. Assessors Map/Plat Number

42.08082

d. Latitude

-71.39171

e. Longitude

27 and 28

g. Parcel /Lot Number

2. Applicant:

a. First Name

138 East Cental Street, LLC

c. Organization

37 and 138 East Central Street

d. Street Address

Franklin

e. City/Town

1-508-440-5873

h. Phone Number

MA

f. State

brad@camfordpg.com

j. Email Address

02038

g. Zip Code

i. Fax Number

3. Property owner (required if different from applicant): ☐ Check if more than one owner

Same as Applicant

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Richard

a. First Name

Goodreau

b. Last Name

United Consultants, Inc.

850 Franklin Street, Suite 11D

d. Street Address

Wrentham

e. City/Town

1-508-384-6560

h. Phone Number

MA

f. State

rick@uci850.com

i. Fax Number

02093

g. Zip Code

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Reconfiguration and Repaving of a parking area.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

40221 & 40435

c. Book

b. Certificate # (if registered land)

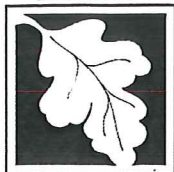
464 & 87

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project:

square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet

b. square feet within 100 ft.

c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

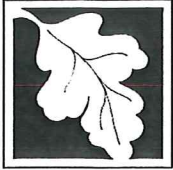
☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	

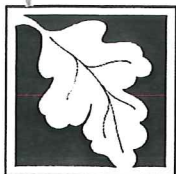
a. square feet of BVW _____

b. square feet of Salt Marsh _____

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

2023

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage _____

(b) outside Resource Area

percentage/acreage _____

2. ☐ Assessor's Map or right-of-way plan of site

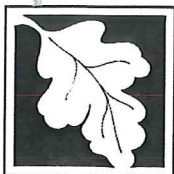
2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

- (a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mass-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
(e) ☐ Project plans showing Priority & Estimated Habitat boundaries
(f) ☐ OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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Town of Franklin Wetlands Bylaw
C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☐ No. Check why the project is exempt:
1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☒ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

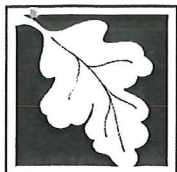
D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan 122 and 138 East Central Street

a. Plan Title

United Consultants, Inc.

Carlos A. Quintal

b. Prepared By

c. Signed and Stamped by

July 27, 2023

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☐ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

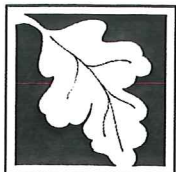
3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant *[Signature]*

2. Signature of Property Owner (if different) *[Signature]*

3. Signature of Representative (if any) *[Signature]*

2. Date *8/9/23*

4. Date *8/9/23*

6. Date *8/9/2023*

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

122-138 East Central Street

USGS Topographic Maps
Property Tax Parcels



NHESP Estimated Habitats of Rare Wildlife

NHESP Certified Vernal Pools

Potential Vernal Pools

Property Tax Parcels



NOTES TO USERS

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodproofing have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Silverwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRN. Users should be aware that BFEs shown on the FIRN represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRN for purposes of construction and/or floodplain management.

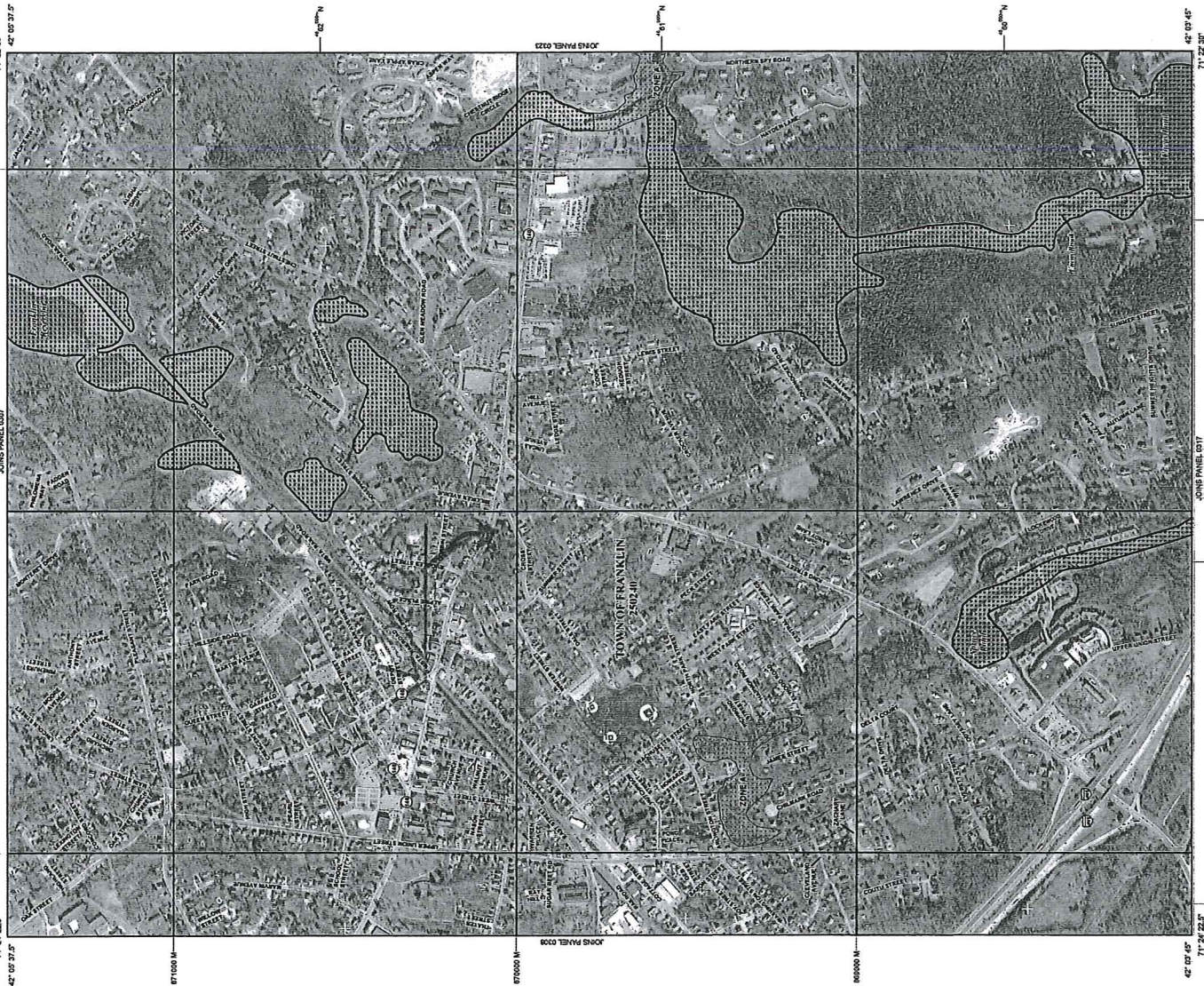
Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study. Report for information on flood control structures for the jurisdiction.

data survey of the vertical datum of the National Geodetic Survey at the following address:

Geologic Survey at (601) 733-3242, or visit its website at <http://www.nrcs.state.ms.gov>.
Base map information shown in this FIRM was derived from digital orthorectification. Base map files were provided in digital format by Massachusetts Geographic Information Systems (MassGIS). Ortho imagery was produced at a scale of 1:5,000. Aerial photography is dated April 2005.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eExchange (PMIS) at 1-877-FEMA-MAP (1-877-362-6227) or visit the FEMA website at <http://www.fema.gov/SourMap.asp>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, A99, and VE. The base flood elevation is the water-surface elevation of the 1% annual chance flood.

No Base Flood Elevations determined.

ZONE A

ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of abutted fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decremented. Zone

ZONE A19	No reduction from the 1% annual chance or greater flood.
ZONE V	Area is protected from 1% annual chance flood by a Federal flood protection system under construction; no base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); no base Flood Elevations determined.

	FLOODWAY AREAS IN ZONE A-C
<p>The floodway is the channel or a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.</p>	
	OTHER FLOOD AREAS
ZONE X	Areas of 0.2% annual chance flood; Areas of 1% annual chance flood with

	OTHER AREAS	Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.
	COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS	

OTHERWISE PROTECTED AREAS (OPAs)

OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway boundary

Zone D boundary

CRIS and CPA boundary

Boundary enclosing Special Flood Hazard Area Zones and boundary enclosing Special Flood Hazard Areas of different Base Flood Development flood depths, or flood velocities.

Base Flood Elevation line and value; elevation in feet* (ft. MSL)

*Referenced to the North American Vertical Datum of 1988

The diagram illustrates a bridge structure with a cross-section line (A-A) and a transect line (1-2). The culvert is shown as a dashed line within the bridge structure. The bridge is indicated by a solid line at the bottom.

45° 02' 08", 03° 02' 17"
4380000 M
20°00'N
D3510 X
* M1.5

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) (World Hemisphere)
1000-meter ticks: Massachusetts State Plane Meters Zone 18E5 Zone 2001, Lambert Conformal Conic projection
1000-meter Universal Transverse Mercator grid values, zone 18E5
Bench mark (see explanation in Notes to User's section of this 1:100K panel)
River Mile

MAP REPOSITORIES
Refer to Map Repository list on Map Index

**EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP**
July 17, 2017

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map reviews history prior to countywide mapping, refer to the Community Map History sheet located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-425-6012.

MAP SCALE 1" = 600'

0 500 1000 FEET

0 100 200 METERS

RAM

FIRM

PANEL 0309E

**NORFOLK COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)**

SCHEMATIC	NUMBER	PANEL	SHEET
COMMUNITY	254240	1309	E

GOOD IN

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

 MAP NUMBER
25021CA309F

NATIONAL

EFFECTIVE DATE
JULY 17, 2012

Federal Emergency Student Loan

Country: United States

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

July 27, 2023

Town of Franklin Conservation Commission
355 East Central Street
Franklin, Massachusetts 02038

RE: 122 and 138 East Central Street Site Plan – Functions and Characteristics Assessment

Dear Commission Members,

The proposed project consists of the redevelopment of a parking area on a site with a 2 unit residential dwelling located on it. The existing parking area will be re-configured with planting and landscaping being added.

The following is a functions and characteristics assessment of the proposed project in accordance with the Town of Franklin Conservation Commission Wetlands Protection Bylaw.

1. Public water supply.

The development portion of the site is approximately 3,400 feet from the nearest public well. The site is not located within the 400' zone I to the well. The project consists of the re-configuring of a parking area with planting and landscaping being added. The building will be connected to the Town Sewer System. Based on the above no adverse impact to public water supplies is anticipated.

2. Private water supply.

The abutting developed properties are supplied with town water. Based on the connection to the Town Water system no adverse impact is anticipated.

3. Ground water.

The project type is not an activity that requires to completing of a storm water report or storm water management form. The existing building will be connected to the Town Water and Sewer system. Blasting is not anticipated. No impact to groundwater is anticipated.

4. Flood Control.

The developed portion of the site is not located within the 100-year flood plain. Based on this the project should not impact the flood plain.

5. Erosion and Sedimentation Control.

A compost sock has been proposed to encapsulate the work area located on the lot. No material stockpiles will be allowed within the buffer zone. Based on the above the project should adequately address erosion and sedimentation control.

6. Storm Damage Prevention.

The installation of the compost sock and the stabilization of the site should minimize the effects from the project during construction. The vegetative stabilization of the site post development should ensure that there will not be any adverse impacts.

7. Water Quality.

The installation of the compost sock will prevent silt laden runoff from entering the isolated vegetated wetlands. Vegetative stabilization shall minimize the affects of the project on water quality upon completion of the project. Based on the above there will not be any adverse impact.

8. Water Pollution Control.

The relatively small size of the project as well as the fact that there is not any filling of bordering or isolated vegetated wetlands proposed, should minimize the effects on water pollution control. The installation of compost sock and stabilization of the site should minimize the effects of water pollution during construction. The vegetative stabilization shall minimize the effects of the project on water pollution upon completion. The existing house will be connected to the Town Water and Sewer Systems. Based on the above there will not be any adverse impact.

9. Fisheries.

The installation of the compost sock will prevent silt laden runoff from entering the isolated vegetated wetlands. Upon completion of the project, which will include adequate vegetative cover, the owner will be responsible for maintaining the site vegetation. Based on the above there will not be any adverse impact.

10. Shellfish.

Not applicable.

11. Wildlife Habitat.

The relatively small size of the project and the project area being located with minimal disturbance to a previously disturbed 0 to 25' buffer zone and the remainder of work taking place within a previously disturbed 25' to 100' buffer zone should minimize impacts to the wildlife habitat. It should be noted that there is a reduction of impervious surface (asphalt paving) proposed within the 0 – 25' buffer zone.

12. Rare Species Habitat Including Rare Plant Species.

The project is not located within a rare species habitat as shown on the Natural Heritage data layer on the MASSGIS website.

13. Agriculture.

There are not any current agricultural uses located on the property.

14. Aquaculture.

There are not any current aquaculture uses located on the property.

15. Recreation.

The project is located on private property. The proposed work will not impact the public's recreational opportunities.

United Consultants, Inc.

850 Franklin Street Suite 11D

Wrentham, MA 02093

508-384-6560 FAX 508-384-6566

122 and 138 East Central Street

Project Narrative

Project Narrative / Mitigation Plan

The project consists of working on a lot which currently has a two family house and a parking lot. The abutting lot, 138 East Central Street, is being re-developed as well and will utilize portions of the existing and re-developed parking area. The 122 East Central Street site includes an isolated vegetated wetlands and associated buffer zones which are regulated under the Town of Franklin Wetland Protection Bylaw. The 122 East Central Street site is not located within the 100 year flood plain or a riverfront area. There are not any vernal pools located on the site.

The proposed project consists of the re-development of the parking area which is located within the 100 foot buffer zone to an isolated vegetated wetland and also includes grading and landscaping. Approximately 457 square feet of disturbance is proposed within the 0 to 25' buffer zone. This includes the removal of existing pavement and the addition of loam and turf lawn. The reduction of impervious surface within the 0 – 25' buffer zone is approximately 204 sq. ft. This will result in the addition of approximately 172 sq. ft. of impervious which was relocated from the 0 – 25' buffer zone, and will result in a reduction of 32 sq. ft. of impervious surface within the 0 – 50' buffer zone. Additional impervious surfaces will be added to the 50' to 100' buffer zone which will result in an additional 840 sq. ft. of impervious surface. The existing building located on the 138 East Central Street site is also being re-developed and will include the installation of a gutter and downspout system to collect the roof runoff. The roof runoff will be directed to a roof water storage system and will be stored and infiltrated. The system was sized to store the volume as required by the Town of Franklin Stormwater Bylaw. The calculations can be found on the site plans. The westerly portion of the roof which is pitched to the isolated vegetated wetland portion of the site, will result in a reduction of 2,727 sq. ft. of roof area being directed to the roof water storage system.

The proposed project is not anticipated to adversely impact the buffer zone resource to the isolated vegetated wetland. This is based on the above described site improvements.

The project is scheduled to be completed within six to nine months after all necessary permits are obtained.

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Wrentham, MA 02093

508-384-6560 FAX 508-384-6566

July 27, 2023

Town of Franklin Conservation Commission

355 East Central Street

Franklin, Massachusetts 02038

RE: # 122 and 138 East Central Street – Alternatives Analysis

Dear Commission Members,

The existing house located on the 122 East Central Street property was constructed in 1900. This is based on the Town of Franklin Tax Assessors records. The project proposes to re-develop the exiting parking lot. The re-developed and re-configured parking lot is located within the buffer zone of an isolated vegetated wetland. The development portion of the site is not located within the 100 year flood plain or a riverfront area. There are not any vernal pools located on the site.

The proposed project consists of the re-development of the parking area which is located within the 100 foot buffer zone to an isolated vegetated wetland and includes grading and landscaping. Approximately 457 square feet of disturbance is proposed within the 0 to 25' buffer zone. This includes the removal of existing pavement and the addition of loam and turf lawn. The reduction of impervious surface within the 0 – 25' buffer zone is approximately 204 sq. ft. This will result in the addition of approximately 172 sq. ft. of impervious which was relocated from the 0 – 25' buffer zone, and will result in a reduction of 32 sq. ft. of impervious surface within the 0 – 50' buffer zone. Additional impervious surfaces will be added to the 50' to 100' buffer zone which will result in an additional 840 sq. ft. of impervious surface. The existing building located on the 138 East Central Street site is also being re-developed and will include the installation of a gutter and downspout system to collect the roof runoff. The roof runoff will be directed to a roof water storage system and will be stored and infiltrated. The system was sized to store the volume as required by the Town of Franklin Stormwater Bylaw. The calculations can be found on the site plans. The westerly portion of the roof which is pitched to the isolated vegetated wetland portion of the site, will result in a reduction of 2,727 sq. ft. of roof area being directed to the roof water storage system.

Upon completion of re-construction the remaining area within the compost sock / limit of work will be loamed and seeded or landscaped with plantings and mulch.

As required by the Franklin Wetland Protection Regulations Section 7.13 an alternatives analysis is required if the project includes a structure within the 50 foot buffer zone. Per Section 7.13.2 the alternatives analysis shall comply with 310 CMR 10.58 (4).

We have prepared the following alternatives analysis based on the pavement within the 0 – 50' buffer zone:

1. A wetland filling could be proposed to extend the parking lot and a replication area could be proposed.
2. The existing parking area could be left as is.

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Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

July 27, 2023

Town of Franklin Conservation Commission
355 East Central Street
Franklin, Massachusetts 02038

RE: # 122 and 138 East Central Street – Variance Request

Dear Commission Members,

The existing house located on the 122 East Central Street property was constructed in 1900. This is based on the Town of Franklin Tax Assessors records. The project proposes to re-develop the exiting parking lot. The re-developed and re-configured parking lot is located within the buffer zone of an isolated vegetated wetland. The development portion of the site is not located within the 100 year flood plain or a riverfront area. There are not any vernal pools located on the site.

The proposed project consists of the re-development of the parking area which is located within the 100 foot buffer zone to an isolated vegetated wetland and includes grading and landscaping. Approximately 457 square feet of disturbance is proposed within the 0 to 25' buffer zone. This includes the removal of existing pavement and the addition of loam and turf lawn. The reduction of impervious surface within the 0 – 25' buffer zone is approximately 204 sq. ft. This will result in the addition of approximately 172 sq. ft. of impervious which was relocated from the 0 – 25' buffer zone, and will result in a reduction of 32 sq. ft. of impervious surface within the 0 – 50' buffer zone. Additional impervious surfaces will be added to the 50' to 100' buffer zone which will result in an additional 840 sq. ft. of impervious surface. The existing building located on the 138 East Central Street site is also being re-developed and will include the installation of a gutter and downspout system to collect the roof runoff. The roof runoff will be directed to a roof water storage system and will be stored and infiltrated. The system was sized to store the volume as required by the Town of Franklin Stormwater Bylaw. The calculations can be found on the site plans. The westerly portion of the roof which is pitched to the isolated vegetated wetland portion of the site, will result in a reduction of 2,727 sq. ft. of roof area being directed to the roof water storage system. Upon completion of re-construction the remaining area within the compost sock / limit of work will be loamed and seeded or landscaped with plantings and mulch.

As require by the Franklin Wetland Protection Regulations Section 5.1 a variance may be granted with a showing by the applicant that any proposed work, or its natural and consequential impacts and effects, will not have any adverse effect upon any of the interests protected in Chapter 181 of the Town of Franklin Wetland Protection Bylaw.

Wetland Protection Bylaw section 181-3 Presumption of Significance lists adverse impacts from construction, or over time, as a consequence of daily operation or existence of the activities. This adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, poor water quality, and loss of wildlife habitat.

The following is the applicant's response to the adverse impacts of concern listed above:

- Erosion

The applicant is proposing to install a compost sock to demarcate the limit of work which will also provide for erosion capture during construction. No material stockpiles will be allowed within the 100 foot buffer zone. The work area will have dust control by using water to minimize windblown erosion. After construction has been completed the disturbed areas will be loamed and seeded and or stabilized with vegetation.

- Siltation

The work area will have a compost sock at the work area extents. This will provide for siltation capture. Additionally, the material stockpile areas will be located outside of the buffer zone and will have a compost sock around the stockpile base. Stockpiles not being used for a period of 7 day will be covered.

- Loss of Groundwater

The project will include the removal of impervious surfaces within the 0 – 25' buffer zone. Additionally a roof stormwater storage system has been included in the design.

- Poor Water Quality

The site currently has a parking area which will have portions of the parking area removed I the 0 -25' buffer zone and this area will be vegetated. This will provide a larger vegetated buffer area for the parking lot runoff.

- Loss of Wildlife Habitat

The site is not located within a NHESP mapped habitat area. The project proposes to provide additional vegetated areas with an area that is currently paved.

Town of Franklin Conservation Commission

RESOURCE AREA IMPACT SUMMARY FORM

The Franklin Wetlands Protection Bylaw
Franklin Town Code Section 181

Resource Area	Alteration Proposed	Mitigation Proposed
Bordering Vegetated Wetland (SF)	0	0
Bank (LF)	0	0
Land Under Water Bodies (SF)	0	0
Isolated Wetland (SF)	0	0
Vernal Pool (SF)	0	0
Buffer Zone (SF)	7,327	0
Riverfront (SF)	0	0
100-Year Floodplain (CF)	0	0
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

Town of Franklin Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

1.1. New Individual Single Family Home (SFH) \$200.00 _____
This includes all projects associated with a SFH

1.2. Work Associated with Existing Residential Property \$50.00 50.00
Above-ground pools, fences or other incidental projects
involving land disturbance that are not covered by the MBZA

1.3. Control of Nuisance Vegetation \$50.00 _____
This category shall not apply to any non-natural
deposition of material e.g. vegetative debris

1.4. Subdivisions

Base Fee \$600.00 _____
Infrastructure in Buffer Zone **or** Resource Area
Roads _____ linear feet x \$2.00 = _____
*Drainage Structures _____ X \$10.00 each = _____
Wetland Resource Area Disturbed _____ square feet x \$0.50 = _____

(If single family homes are proposed as part of a subdivision
application, for each house in jurisdiction, individual NOI fees will apply.)

1.5. Multifamily Dwellings, including Condominium Units:
_____ MFDU x \$100.00 _____

1.6. Commercial/Industrial

Base Fee \$600.00 600.00
Infrastructure in Buffer Zone **or** Resource Area

Roads	_____ linear feet x \$2.00	= _____
*Drainage Structures	<u> 1 </u> X \$10.00 each	= <u> 10 </u>
Wetland Resource Area Disturbed	_____ square feet x \$0.50	= _____
Buildings	_____ X \$125 each	= _____
All Accessory Improvements	\$100.00	= _____

2. **REQUEST FOR DETERMINATION (RDA)** \$100.00

3. **MINOR BUFFER ZONE ACTIVITY (MBZA)** \$50.00

4. **ABBREVIATED NOTICE OF RESOURCE AREA DETERMINATION (ANRAD)**

\$0.50/foot/resource area: = _____

5. **OTHER PERMITS/SERVICES**

Order of Conditions Extension	\$50.00	_____
Certificate of Compliance Request	\$50.00	_____
Certificate Re-Inspection	\$50.00	_____
Status Letter for Financial Institution	\$100.00	_____
Permit Amendment	\$100.00	_____

6. **FILING FEE CALCULATION**

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) \$ 0

Local Filing Fee Calculated Above \$ 660.00

TOTAL Due Town of Franklin (Check No.1) \$ 660.00

State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)

TOTAL Due DEP (Check No. 2) \$ 0

7. **ADVERTISING FEE (Check No. 3)** **TBD**

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper, by the Conservation Commission, the applicant will be notified of the cost and will be expected to submit a check for that exact amount, payable to the Town of Franklin, to the Conservation Department prior to the first hearing.

*Drainage structures: catch basins, manholes, leaching basins, gutter inlet or any other man-made structure (other than a pipe) for purposes of controlling drainage.

Town of Franklin Conservation Commission

NOTIFICATION TO ABUTTERS

Under the Massachusetts Wetlands Protection Act And The Franklin Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following proposed project:

138 East Central Street, LLC has filed a Notice of Intent with the Franklin Conservation Commission for the Site Plan – 122 - 138 East Central Street on August 10, 2023, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Notice of Intent may be examined during regular office hours at United Consultants, Inc. – 850 Franklin Street Suite 11D Wrentham, MA 02093

Copies may also be examined by contacting the Franklin Conservation Department located at 355 East Central Street, Franklin, MA, (508) 520-4929.

Notice of the public hearing including the date, time, and place will be published at least five (5) days in advance in the Milford Daily News.

Notice of the public hearing including the date, time, and place will be posted in the Franklin Town Hall at least forty eight (48) hours in advance of the public hearing.

The public hearing will be held on Thursday, September 7,

20 23, at 7:12 pm at the Town Council Chambers, located on the Second Floor of the Municipal Building on 355 East Central Street. The meeting is also available via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

You may also contact the Massachusetts Department of Environmental Protection, Central Regional Office, Worcester, MA at (508) 792-7650.

Town of Franklin Conservation Commission

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Franklin Conservation Commission when filing a Notice of Intent)

I, Joann Raposo hereby certify under the pains and penalties of perjury that on August 10, 2023, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by 138 East Central Street, LLC with the Franklin Conservation Commission on September 7, 2023 for property located on 122 - 138 East Central Street Map 286 Parcels 27 & 28, Franklin, MA.

The Notification to Abutters form and list of the abutters to whom it was given and their addresses are attached to the Affidavit of Service.

Joann Raposo
Signature

8/10/23
Date

Town of Franklin Conservation Commission

PROPERTY ACCESS SIGNATURE FORM

I hereby request that the Franklin Conservation Commission review this NOI/RDA/ANRAD application. I (we) grant authority to the Franklin Conservation Commission members and agents to go onto my (our) property solely for purposes directly related to the inspection and approval of this application and for follow-up compliance with the permit conditions.



Signature of Property Owner

8/9/23

Date

Town of Franklin Conservation Commission

APPLICATION PROCESS SIGNATURE FORM

There are three different applications that can be submitted to undertake work in a jurisdictional area: a Notice of Intent (NOI), a Request for Determination (RDA) and a Minor Buffer Zone Activity (MBZA). All three applications have different criteria for submission and approval and the NOI and RDA are governed by both the state law and the local bylaw. The MBZA is issued under the local bylaw only.

When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto private property at any time until after an application is filed or permission of the property owner is given.

It is important that all applicants understand that after an application is filed, additional information may come to light e.g. via a field inspection or a review of the application, that may impact the scope of the submitted application and the approval process. **Therefore, it is the ultimate responsibility of the applicant to decide which application to file.**

In light of the above, please sign below indicating an understanding of this policy and submit it with the application.

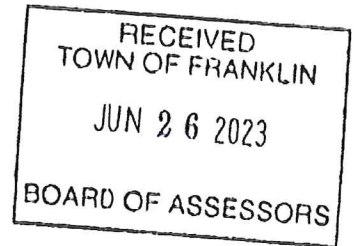


Signature of Property Owner

8/9/23

Date

Town of Franklin – Board of Assessors
355 East Central Street
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923



Abutters List Request Form

Please Note: A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 6/26/23

Assessors Parcel ID # (12 digits) 286 - 027 - 000 - 000
286 - 028 - 000 - 000

Property Street Address 138 E. Central St
122 East Central St

Distance Required From Parcel # listed above (Circle One): 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner 138 East Central St LLC

Property Owner's Mailing Address 37 East Central St
02038

Town/City Franklin State MA Zip Code 02000

Property Owner's Telephone # _____

Requestor's Name (if different from Owner) United Consultants Inc. (Rick)

Requestor's Address 850 Franklin St Wrentham

Requestor's Telephone # 508 - 384 - 6560

Office Use Only: Date Fee Paid 6/26/23 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 7274 Town Receipt # 30080

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals

Joanne@UCi850.com



122 & 138 EAST CENTRAL ST [286-028 & 286-027] - 300' ABUTTERS

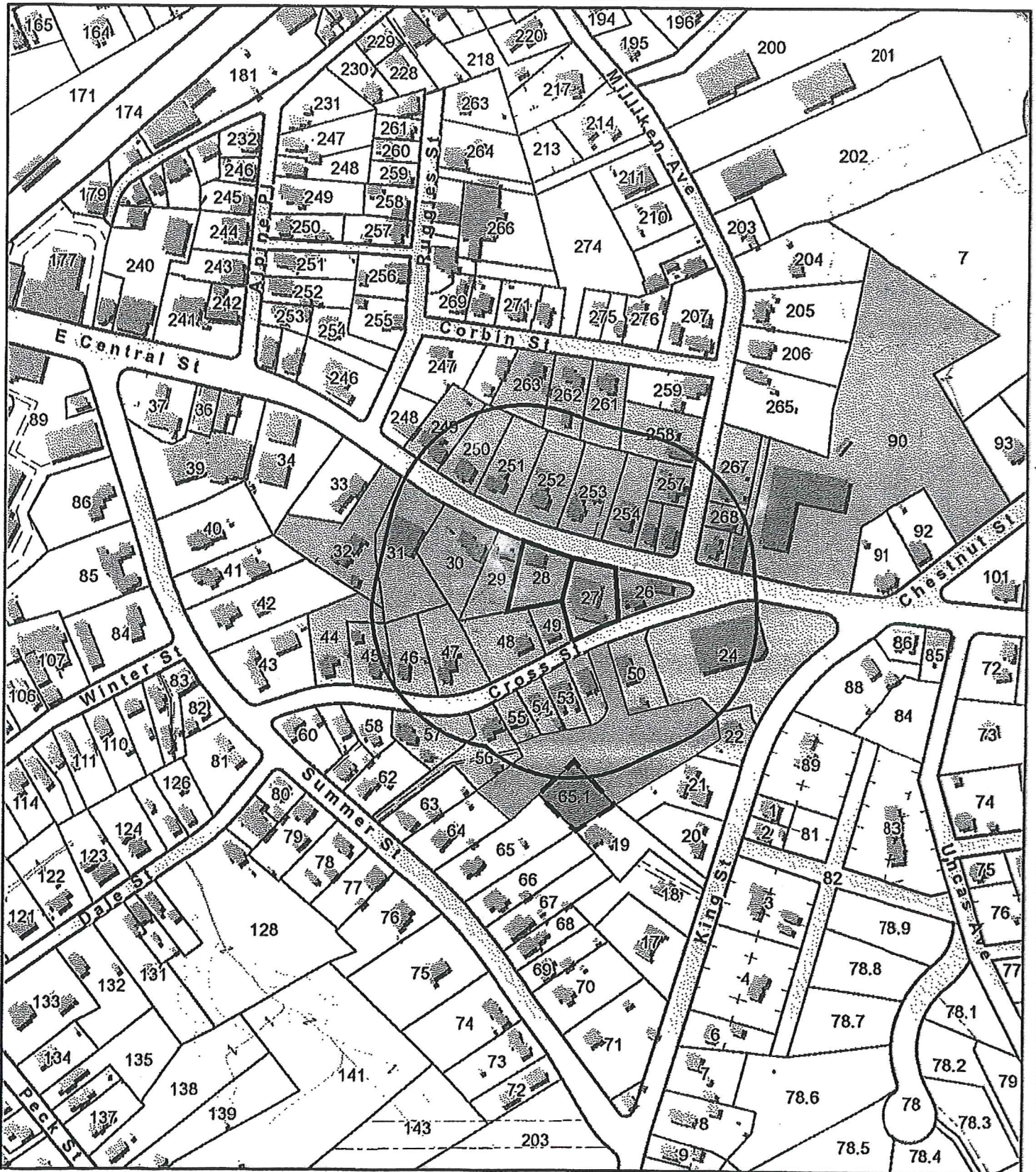
Franklin, MA



June 26, 2023

1 inch = 300 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Franklin, MA

June 26, 2023

Subject Properties:

Parcel Number: 286-027-000
CAMA Number: 286-027-000-000
Property Address: 138 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL STREET LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-028-000
CAMA Number: 286-028-000-000
Property Address: 122 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL ST LLC
138 EAST CENTRAL ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 285-090-000
CAMA Number: 285-090-000-000
Property Address: 175 EAST CENTRAL ST

Mailing Address: FRANKLIN FORD LLC
175 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-022-000
CAMA Number: 286-022-000-000
Property Address: 25 KING ST

Mailing Address: MIRANDA DAVID FORTIN DAWN-MARIE
25 KING ST
FRANKLIN, MA 02038

Parcel Number: 286-024-000
CAMA Number: 286-024-000-000
Property Address: 160 EAST CENTRAL ST

Mailing Address: MB CENTRAL LLC
1450 COMMONWEALTH AVENUE #A
BRIGHTON, MA 02135

Parcel Number: 286-026-000
CAMA Number: 286-026-000-000
Property Address: 140 EAST CENTRAL ST

Mailing Address: OM EAST CENTRAL STREET LLC
5 PATRIOT RIDGE LN
WILBRAHAM, MA 01095

Parcel Number: 286-027-000
CAMA Number: 286-027-000-000
Property Address: 138 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL STREET LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-028-000
CAMA Number: 286-028-000-000
Property Address: 122 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL ST LLC
138 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-029-000
CAMA Number: 286-029-000-000
Property Address: 118 EAST CENTRAL ST

Mailing Address: SYED FURQUAN ALI SYEDA SANIA
33 WINSTON RD
HOLLISTON, MA 01746

Parcel Number: 286-030-000
CAMA Number: 286-030-000-000
Property Address: 110 EAST CENTRAL ST

Mailing Address: 110 EAST CENTRAL ST RE LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-031-000
CAMA Number: 286-031-000-000
Property Address: 100 EAST CENTRAL ST

Mailing Address: 100 EAST CENTRAL STREET RE LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038



www.cai-tech.com

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

6/26/2023

Page 1 of 4



300 foot Abutters List Report

Franklin, MA

June 26, 2023

Parcel Number: 286-032-000
CAMA Number: 286-032-000-000
Property Address: 94 EAST CENTRAL ST

Mailing Address: 70 EAST CENTRAL STREET LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-044-000
CAMA Number: 286-044-000-000
Property Address: 79 CROSS ST

Mailing Address: ANDERSON CRAIG JOSEPH
79 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-045-000
CAMA Number: 286-045-000-000
Property Address: 71 CROSS ST

Mailing Address: MEGGY CHARLES W SKERRY KAYLA A
71 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-046-000
CAMA Number: 286-046-000-000
Property Address: 63-65 CROSS ST

Mailing Address: DAVIES REIDAR S
63 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-047-000
CAMA Number: 286-047-000-000
Property Address: 57 CROSS ST

Mailing Address: MITCHELL ROBERT W MITCHELL
BARBARA A
57 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-048-000
CAMA Number: 286-048-000-000
Property Address: 37-39 CROSS ST

Mailing Address: CROSS CONDOMINIUM C/O SMITH
KATHLEEN
39 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-048-000
CAMA Number: 286-048-000-001
Property Address: 39 CROSS ST

Mailing Address: MACHADO RIVAS SONSOLES
39 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-048-000
CAMA Number: 286-048-000-002
Property Address: 37 CROSS ST

Mailing Address: COOGAN COREY SONGIN KIERA L
37 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-049-000
CAMA Number: 286-049-000-000
Property Address: 33 CROSS ST

Mailing Address: MARTIN WILLIAM H MARTIN
KATHERINE T
33 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-050-000
CAMA Number: 286-050-000-000
Property Address: 24 CROSS ST

Mailing Address: YANG SHAOXIAN
24 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-051-000
CAMA Number: 286-051-000-000
Property Address: CROSS ST

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

Parcel Number: 286-052-000
CAMA Number: 286-052-000-000
Property Address: 28-30 CROSS ST

Mailing Address: NARDUCCI ANTHONY N NARDUCCI
PAMELA L
50 GREEN ST
WRENTHAM, MA 02093



www.cai-tech.com

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



300 foot Abutters List Report

Franklin, MA
June 26, 2023

Parcel Number: 286-053-000
CAMA Number: 286-053-000-000
Property Address: 34 CROSS ST

Mailing Address: LIU PROPERTY HOLDINGS LLC
15 BUTTONWOOD DR
ANDOVER, MA 01810

Parcel Number: 286-054-000
CAMA Number: 286-054-000-000
Property Address: 40 CROSS ST

Mailing Address: DANIELS MARILYN
40 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-055-000
CAMA Number: 286-055-000-000
Property Address: 44 CROSS ST

Mailing Address: HARWOOD JASON M HARWOOD AMY J
44 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-056-000
CAMA Number: 286-056-000-000
Property Address: 46 CROSS ST

Mailing Address: MADABS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

Parcel Number: 286-057-000
CAMA Number: 286-057-000-000
Property Address: 62 CROSS ST

Mailing Address: MAYER DEVI P & WILLIAM TIII TRS DEVI
P MAYER REV TRUST
62 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-249-000
CAMA Number: 286-249-000-000
Property Address: 97 EAST CENTRAL ST

Mailing Address: HARMON SEAN E
155 SUMMER ST
WRENTHAM, MA 02093

Parcel Number: 286-250-000
CAMA Number: 286-250-000-000
Property Address: 103 EAST CENTRAL ST

Mailing Address: LEVINS EDWARD J & BARBARA A TRS
LEVINS FAMILY RECOVERABLE TRUST
158 MAIN ST
FRANKLIN, MA 02038

Parcel Number: 286-251-000
CAMA Number: 286-251-000-000
Property Address: 111 EAST CENTRAL ST

Mailing Address: TNT BUILDING CORP
119 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-252-000
CAMA Number: 286-252-000-000
Property Address: 119 EAST CENTRAL ST

Mailing Address: ALPINE LLC
119 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-253-000
CAMA Number: 286-253-000-000
Property Address: 125 EAST CENTRAL ST

Mailing Address: MCKILLOP BENJAMIN MCDUFF
DOUGLAS H
44 KING ST
NORFOLK, MA 02056

Parcel Number: 286-254-000
CAMA Number: 286-254-000-000
Property Address: 137 EAST CENTRAL ST

Mailing Address: HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 286-255-000
CAMA Number: 286-255-000-000
Property Address: 139 EAST CENTRAL ST

Mailing Address: 139 EAST CENTRAL STREET LLC
2 CRYSTAL LANE
MILLIS, MA 02054



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



300 foot Abutters List Report

Franklin, MA

June 26, 2023

Parcel Number: 286-256-000
CAMA Number: 286-256-000-000
Property Address: 143 EAST CENTRAL ST

Mailing Address: 143 EAST CENTRAL LLC C/O ROBERT P CAREY
143 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-257-000
CAMA Number: 286-257-000-000
Property Address: 12 MILLIKEN AVE

Mailing Address: MARCUS PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 286-258-000
CAMA Number: 286-258-000-000
Property Address: 18 MILLIKEN AVE

Mailing Address: MILES BETHANNE
18 MILLIKEN AVE
FRANKLIN, MA 02038

Parcel Number: 286-261-000
CAMA Number: 286-261-000-000
Property Address: 33 CORBIN ST

Mailing Address: PASQUINO RUTH E
33 CORBIN ST
FRANKLIN, MA 02038

Parcel Number: 286-262-000
CAMA Number: 286-262-000-000
Property Address: 27 CORBIN ST

Mailing Address: MCCORMACK KERRY A
9 SUMMER STREET
MEDFIELD, MA 02052

Parcel Number: 286-263-000
CAMA Number: 286-263-000-000
Property Address: 19-21 CORBIN ST

Mailing Address: VARRICHIONE MICHAEL
21 CORBIN ST
FRANKLIN, MA 02038

Parcel Number: 286-267-000
CAMA Number: 286-267-000-000
Property Address: 15 MILLIKEN AVE

Mailing Address: DAVEY GREGORY W DAVEY PAMELA J
15 MILLIKEN AV
FRANKLIN, MA 02038

Parcel Number: 286-268-000
CAMA Number: 286-268-000-000
Property Address: 7 MILLIKEN AVE

Mailing Address: PEREZ JORDI PEREZ MARIA
7 MILLIKEN AVE
FRANKLIN, MA 02038

Parcel Number: 286-269-000
CAMA Number: 286-269-000-000
Property Address: 151 EAST CENTRAL ST

Mailing Address: ENDO CARE RENTAL LLC
137 LAKE ST
SHERBORN, MA 01770

Parcel Number: 286-270-000
CAMA Number: 286-270-000-000
Property Address: 159 EAST CENTRAL ST

Mailing Address: HANK REARDON REALTY, LLC
PO BOX 248
RAYNHAM, MA 02767



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300 foot Abutters List Report

Franklin, MA
June 26, 2023

Subject Properties:

Parcel Number: 286-027-000
CAMA Number: 286-027-000-000
Property Address: 138 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL STREET LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-028-000
CAMA Number: 286-028-000-000
Property Address: 122 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL ST LLC
138 EAST CENTRAL ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 285-090-000
CAMA Number: 285-090-000-000
Property Address: 175 EAST CENTRAL ST

Mailing Address: FRANKLIN FORD LLC
175 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-022-000
CAMA Number: 286-022-000-000
Property Address: 25 KING ST

Mailing Address: MIRANDA DAVID FORTIN DAWN-MARIE
25 KING ST
FRANKLIN, MA 02038

Parcel Number: 286-024-000
CAMA Number: 286-024-000-000
Property Address: 160 EAST CENTRAL ST

Mailing Address: MB CENTRAL LLC
1450 COMMONWEALTH AVENUE #A
BRIGHTON, MA 02135

Parcel Number: 286-026-000
CAMA Number: 286-026-000-000
Property Address: 140 EAST CENTRAL ST

Mailing Address: OM EAST CENTRAL STREET LLC
5 PATRIOT RIDGE LN
WILBRAHAM, MA 01095

Parcel Number: 286-027-000
CAMA Number: 286-027-000-000
Property Address: 138 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL STREET LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-028-000
CAMA Number: 286-028-000-000
Property Address: 122 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL ST LLC
138 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-029-000
CAMA Number: 286-029-000-000
Property Address: 118 EAST CENTRAL ST

Mailing Address: SYED FURQUAN ALI SYEDA SANIA
33 WINSTON RD
HOLLISTON, MA 01746

Parcel Number: 286-030-000
CAMA Number: 286-030-000-000
Property Address: 110 EAST CENTRAL ST

Mailing Address: 110 EAST CENTRAL ST RE LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-031-000
CAMA Number: 286-031-000-000
Property Address: 100 EAST CENTRAL ST

Mailing Address: 100 EAST CENTRAL STREET RE LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038



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300 foot Abutters List Report

Franklin, MA
June 26, 2023

Parcel Number: 286-032-000
CAMA Number: 286-032-000-000
Property Address: 94 EAST CENTRAL ST

Mailing Address: 70 EAST CENTRAL STREET LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-044-000
CAMA Number: 286-044-000-000
Property Address: 79 CROSS ST

Mailing Address: ANDERSON CRAIG JOSEPH
79 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-045-000
CAMA Number: 286-045-000-000
Property Address: 71 CROSS ST

Mailing Address: MEGGY CHARLES W SKERRY KAYLA A
71 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-046-000
CAMA Number: 286-046-000-000
Property Address: 63-65 CROSS ST

Mailing Address: DAVIES REIDAR S
63 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-047-000
CAMA Number: 286-047-000-000
Property Address: 57 CROSS ST

Mailing Address: MITCHELL ROBERT W MITCHELL
BARBARA A
57 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-048-000
CAMA Number: 286-048-000-000
Property Address: 37-39 CROSS ST

Mailing Address: CROSS CONDOMINIUM C/O SMITH
KATHLEEN
39 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-048-000
CAMA Number: 286-048-000-001
Property Address: 39 CROSS ST

Mailing Address: MACHADO RIVAS SONSOLES
39 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-048-000
CAMA Number: 286-048-000-002
Property Address: 37 CROSS ST

Mailing Address: COOGAN COREY SONGIN KIERA L
37 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-049-000
CAMA Number: 286-049-000-000
Property Address: 33 CROSS ST

Mailing Address: MARTIN WILLIAM H MARTIN
KATHERINE T
33 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-050-000
CAMA Number: 286-050-000-000
Property Address: 24 CROSS ST

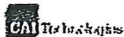
Mailing Address: YANG SHAOXIAN
24 CROSS ST
FRANKLIN, MA 02038

Parcel Number: 286-051-000
CAMA Number: 286-051-000-000
Property Address: CROSS ST

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

Parcel Number: 286-052-000
CAMA Number: 286-052-000-000
Property Address: 28-30 CROSS ST

Mailing Address: NARDUCCI ANTHONY N NARDUCCI
PAMELA L
50 GREEN ST
WRENTHAM, MA 02093



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300 foot Abutters List Report

Franklin, MA
June 26, 2023

Parcel Number: 286-053-000 CAMA Number: 286-053-000-000 Property Address: 34 CROSS ST	Mailing Address: LIU PROPERTY HOLDINGS LLC 15 BUTTONWOOD DR ANDOVER, MA 01810
Parcel Number: 286-054-000 CAMA Number: 286-054-000-000 Property Address: 40 CROSS ST	Mailing Address: DANIELS MARILYN 40 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-055-000 CAMA Number: 286-055-000-000 Property Address: 44 CROSS ST	Mailing Address: HARWOOD JASON M HARWOOD AMY J 44 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-056-000 CAMA Number: 286-056-000-000 Property Address: 46 CROSS ST	Mailing Address: MADABS LLC 75 CRESCENT ST FRANKLIN, MA 02038
Parcel Number: 286-057-000 CAMA Number: 286-057-000-000 Property Address: 62 CROSS ST	Mailing Address: MAYER DEVI P & WILLIAM TIII TRS DEVI P MAYER REV TRUST 62 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-249-000 CAMA Number: 286-249-000-000 Property Address: 97 EAST CENTRAL ST	Mailing Address: HARMON SEAN E 155 SUMMER ST WRENTHAM, MA 02093
Parcel Number: 286-250-000 CAMA Number: 286-250-000-000 Property Address: 103 EAST CENTRAL ST	Mailing Address: LEVINS EDWARD J & BARBARA A TRS LEVINS FAMILY RECOVERABLE TRUST 158 MAIN ST FRANKLIN, MA 02038
Parcel Number: 286-251-000 CAMA Number: 286-251-000-000 Property Address: 111 EAST CENTRAL ST	Mailing Address: TNT BUILDING CORP 119 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-252-000 CAMA Number: 286-252-000-000 Property Address: 119 EAST CENTRAL ST	Mailing Address: ALPINE LLC 119 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-253-000 CAMA Number: 286-253-000-000 Property Address: 125 EAST CENTRAL ST	Mailing Address: MCKILLOP BENJAMIN MCDUFF DOUGLAS H 44 KING ST NORFOLK, MA 02056
Parcel Number: 286-254-000 CAMA Number: 286-254-000-000 Property Address: 137 EAST CENTRAL ST	Mailing Address: HALLIGAN PROPERTIES LLC 1 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 286-255-000 CAMA Number: 286-255-000-000 Property Address: 139 EAST CENTRAL ST	Mailing Address: 139 EAST CENTRAL STREET LLC 2 CRYSTAL LANE MILLIS, MA 02054



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300 foot Abutters List Report

Franklin, MA
June 26, 2023

Parcel Number: 286-256-000
CAMA Number: 286-256-000-000
Property Address: 143 EAST CENTRAL ST

Mailing Address: 143 EAST CENTRAL LLC C/O ROBERT P
CAREY
143 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-257-000
CAMA Number: 286-257-000-000
Property Address: 12 MILLIKEN AVE

Mailing Address: MARCUS PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 286-258-000
CAMA Number: 286-258-000-000
Property Address: 18 MILLIKEN AVE

Mailing Address: MILES BETHANNE
18 MILLIKEN AVE
FRANKLIN, MA 02038

Parcel Number: 286-261-000
CAMA Number: 286-261-000-000
Property Address: 33 CORBIN ST

Mailing Address: PASQUINO RUTH E
33 CORBIN ST
FRANKLIN, MA 02038

Parcel Number: 286-262-000
CAMA Number: 286-262-000-000
Property Address: 27 CORBIN ST

Mailing Address: MCCORMACK KERRY A
9 SUMMER STREET
MEDFIELD, MA 02052

Parcel Number: 286-263-000
CAMA Number: 286-263-000-000
Property Address: 19-21 CORBIN ST

Mailing Address: VARRICHIONE MICHAEL
21 CORBIN ST
FRANKLIN, MA 02038

Parcel Number: 286-267-000
CAMA Number: 286-267-000-000
Property Address: 15 MILLIKEN AVE

Mailing Address: DAVEY GREGORY W DAVEY PAMELA J
15 MILLIKEN AV
FRANKLIN, MA 02038

Parcel Number: 286-268-000
CAMA Number: 286-268-000-000
Property Address: 7 MILLIKEN AVE

Mailing Address: PEREZ JORDI PEREZ MARIA
7 MILLIKEN AVE
FRANKLIN, MA 02038

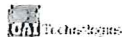
Parcel Number: 286-269-000
CAMA Number: 286-269-000-000
Property Address: 151 EAST CENTRAL ST

Mailing Address: ENDO CARE RENTAL LLC
137 LAKE ST
SHERBORN, MA 01770

Parcel Number: 286-270-000
CAMA Number: 286-270-000-000
Property Address: 159 EAST CENTRAL ST

Mailing Address: HANK REARDON REALTY, LLC
PO BOX 248
RAYNHAM, MA 02767

Kevin M. Doyle, 6-26-23



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100 EAST CENTRAL STREET R
37 EAST CENTRAL ST
FRANKLIN, MA 02038

CROSS CONDOMINIUM
C/O SMITH KATHLEEN
39 CROSS ST
FRANKLIN, MA 02038

HARWOOD JASON M
HARWOOD AMY J
44 CROSS ST
FRANKLIN, MA 02038

110 EAST CENTRAL ST RE LL
37 EAST CENTRAL ST
FRANKLIN, MA 02038

DANIELS MARILYN
40 CROSS ST
FRANKLIN, MA 02038

LEVINS EDWARD J & BARBARA
LEVINS FAMILY RECOVERABLE T
158 MAIN ST
FRANKLIN, MA 02038

138 EAST CENTRAL ST LLC
138 EAST CENTRAL ST
FRANKLIN, MA 02038

DAVEY GREGORY W
DAVEY PAMELA J
15 MILLIKEN AV
FRANKLIN, MA 02038

LIU PROPERTY HOLDINGS LLC
15 BUTTONWOOD DR
ANDOVER, MA 01810

138 EAST CENTRAL STREET L
37 EAST CENTRAL ST
FRANKLIN, MA 02038

DAVIES REIDAR S
63 CROSS ST
FRANKLIN, MA 02038

MACHADO RIVAS SONSOLES
39 CROSS ST
FRANKLIN, MA 02038

139 EAST CENTRAL STREET L
2 CRYSTAL LANE
MILLIS, MA 02054

ENDO CARE RENTAL LLC
137 LAKE ST
SHERBORN, MA 01770

MADABS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

143 EAST CENTRAL LLC
C/O ROBERT P CAREY
143 EAST CENTRAL ST
FRANKLIN, MA 02038

FRANKLIN FORD LLC
175 EAST CENTRAL ST
FRANKLIN, MA 02038

MARCUS PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

70 EAST CENTRAL STREET LL
37 EAST CENTRAL ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

MARTIN WILLIAM H
MARTIN KATHERINE T
33 CROSS ST
FRANKLIN, MA 02038

ALPINE LLC
119 EAST CENTRAL ST
FRANKLIN, MA 02038

HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

MAYER DEVI P & WILLIAM TI
DEVI P MAYER REV TRUST
62 CROSS ST
FRANKLIN, MA 02038

ANDERSON CRAIG JOSEPH
79 CROSS ST
FRANKLIN, MA 02038

HANK REARDON REALTY, LLC
PO BOX 248
RAYNHAM, MA 02767

MB CENTRAL LLC
1450 COMMONWEALTH AVENUE
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HARMON SEAN E
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5/2 8 17
MCKILLOP BENJAMIN
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FRANKLIN, MA 02038

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FRANKLIN, MA 02038

VARRICHIONE MICHAEL
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FRANKLIN, MA 02038

MILES BETHANNE
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FRANKLIN, MA 02038

YANG SHAOXIAN
24 CROSS ST
FRANKLIN, MA 02038

MIRANDA DAVID
FORTIN DAWN-MARIE
25 KING ST
FRANKLIN, MA 02038

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MITCHELL BARBARA A
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FRANKLIN, MA 02038

NARDUCCI ANTHONY N
NARDUCCI PAMELA L
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WRENTHAM, MA 02093

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PEREZ JORDI
PEREZ MARIA
7 MILLIKEN AVE
FRANKLIN, MA 02038

SYED FURQUAN ALI
SYEDA SANIA
33 WINSTON RD
HOLLISTON, MA 01746