

APPLICATION FOR APPROVAL OF A SITE PLAN AND SPECIAL PERMIT(S)

OWN OF FRANKLIN
TOWN CLERK

2023 SEP 11 P 3:31

To the Franklin Planning Board:

RECEIVED

The undersigned, herewith, submits the accompanying Site Plan entitled " Lots 1R Uncas Ave Extension " and Special Permit(s) for Third unit under section 185, attachment 7,6.1 and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
Phone No.: 508 326 0290 Email: jtwalsh@wbbs.com

2. Name of Owner (if not the Applicant): Walsh Brothers Building Co, Inc
Address of Owner: 11 Saddle Way Walpole, MA 02081
Phone No.: 508 328 3834 Email: jtwalsh11@comcast.net

3. Name of Engineer: GLM Engineering Consultants, INC
Address of Engineer: Robert Truax
Phone No.: 508 429 1100 Email: robert.truax@glmengineering.com

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 33727, Page 106, (or Certificate of Title No.)

2. Location and Description of Property: Uncas Ave Extension

Zoning District: 1v

Assessor's Map: Lot: 285 078 002 81-83 Uncas Ave

Square Footage of Building(s): 4392

Impervious Coverage of Existing Upland: Text

3. Purpose of Site Plan: Permit for triplex unit

4. Special Permit(s) Requested: Section 185, Attachment 7,6.1 multifamily

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

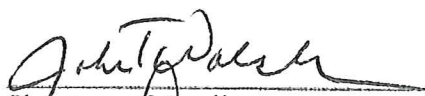

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

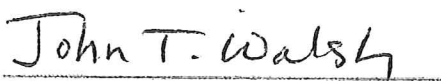
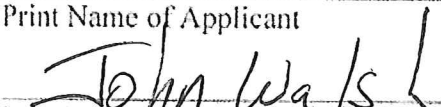
- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: Yes/ No

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.


Signature of Applicant

Signature of Owner


Print Name of Applicant

Print Name of Owner

APPLICATION FOR APPROVAL OF A SITE PLAN
AND SPECIAL PERMIT(S)

TOWN OF FRANKLIN
TOWN CLERK

2023 SEP 11 P 3:32

RECEIVED

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled
" Lots 2R Uncas Ave Extension " and Special
Permit(s) for third unit under section 185, attachment 7,6.1 and requests approval for
under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and
Special Permits.

1. Name of Applicant: J. Walsh Corporation
Address of Applicant: 55 Lavender Lane Walpole MA 02081
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3. Name of Engineer: GLM Engineering Consultants, INC
Address of Engineer: Robert Truax
Phone No.: 508 429 1100 Email: Robert.truax@glmengineering.com

1. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33727, Page 106, (or Certificate of Title No. _____)

2. Location and Description of Property:
Uncas Ave Extension

Zoning District: 1v
Assessor's Map: _____ Lot: 285 078 002 81-83 Uncas Ave
Square Footage of Building(s): 4392
Impervious Coverage of Existing Upland: 5,921 square feet

3. Purpose of Site Plan:
Permit for triplex unit
4. Special Permit(s) Requested:
Section 185, Attachment 7,6.1 multifamily

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

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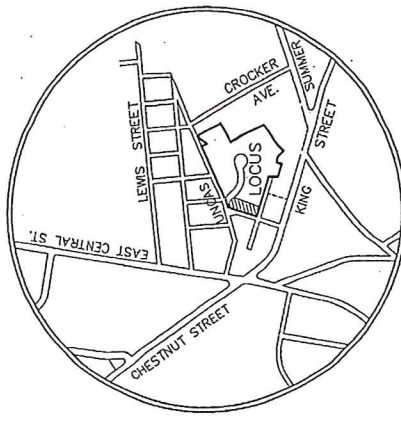
8. Certificate of Ownership.

John T. Walsh
Signature of Applicant

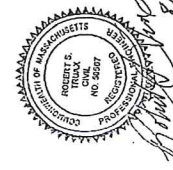
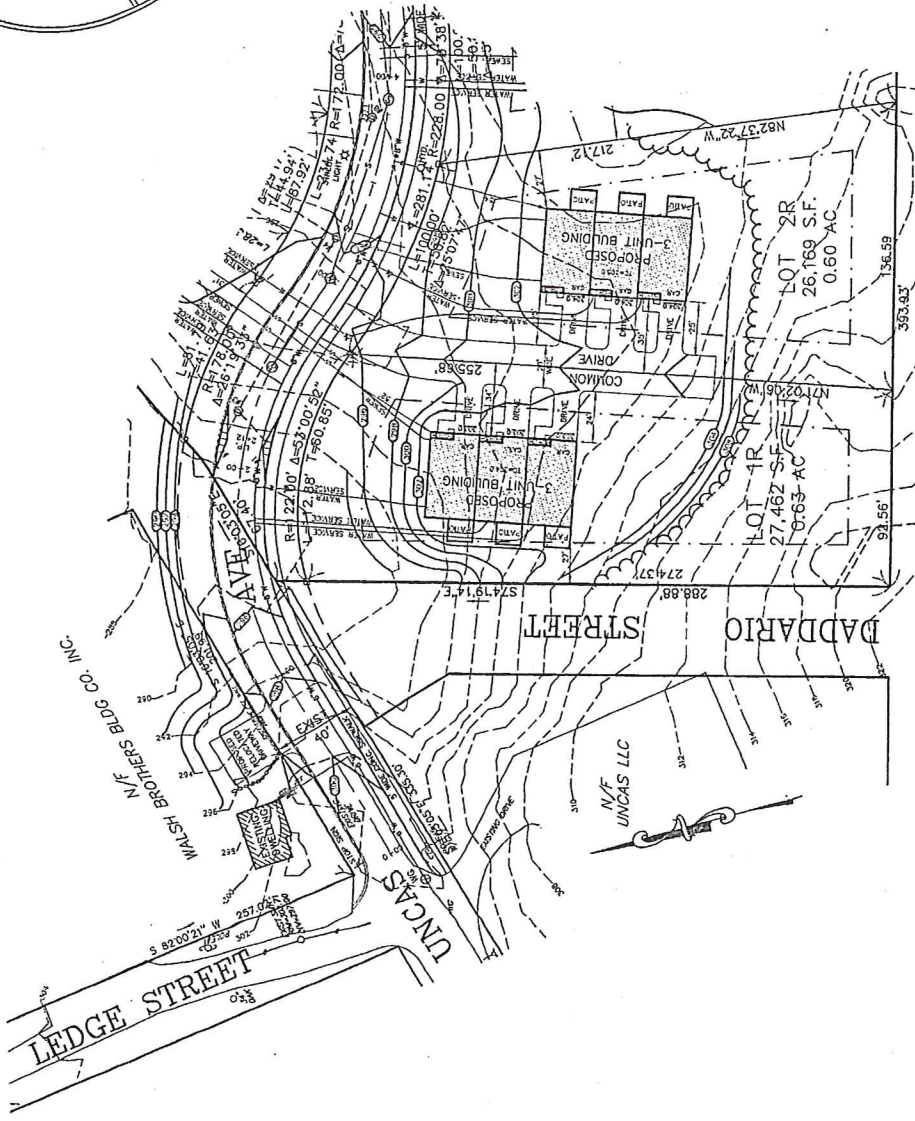
John Walsh
Signature of Owner

John T. Walsh
Print Name of Applicant

John Walsh
Print Name of Owner



LOCUS MAP
SCALE: 1" = 800'



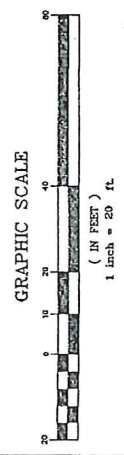
**PROPOSED HOUSE LOCATION PLAN
LOTS 1R & 2R - UNCAS AVE. EXTENSION
FRANKLIN, MASSACHUSETTS**

APPLICANT:
J. WALSH CORPORATION
55 LAVENDER LANE
WALPOLE, MA 02081



FLD.:
DRW.:
CHKD.:

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com



ASSESSOR REFERENCE:
PARCEL ID:
285-078-009
285-078-009
OWNER:
WALSH BROTHERS BUILDING CO. INC.
11 SADDLE WAY
WALPOLE, MA 02081

ZONING CLASSIFICATION
SINGLE FAMILY IV
LOT AREA(Single Family): 15,000 S.F.
LOT AREA(Multi Family): 18,750 S.F.
LOT FRONTAGE: 100'
LOT DEPTH: 100'
LOT WIDTH: 90' DIA.
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 20'

SPECIAL PERMIT CRITERIA

- A. Uncas Ave Extension is zoned Single Family 1/V, which is a multi-family zone. In May of 2023, the allowed use was changed by a Town Council Vote with unanimous support of the Planning Board to allow for three units per lot with a Special Permit from the Planning Board. The previous use allowed was, and still is, for two units per lot by right. The Town of Franklin, in conjunction with the Commonwealth of Massachusetts, is seeking to increase the housing units; especially in the vicinity of the MBTA. By increasing the density, the effect is to increase the number of units, in this particular case, from two units per lot to three units per lot. The proposed units are smaller in square footage, which will reduce the sales or rental costs, opening the affordability to more consumers. The property is within walking distance to Franklin Center and the business establishments on and around Route 140, which creates the benefit of local economic support.
- B. The property was originally permitted for 22 age-qualified units (over 55 YOA) with a special permit, including special permit criteria by a 5-0 vote and was subsequently also permitted for nine duplex lots on a Town road named Uncas Ave. Extension. No impact on traffic is anticipated.
- C. The roadway is complete to the basecoat status. The lots are serviced by Town water and Town sewer. The developer additionally performed the following offsite improvements, greatly increasing the water quality and aesthetics situation for the neighborhood:
 - a. Replaced 6" waterline and installed 8" water line and services to Uncas Ave.
 - b. Installed granite and asphalt curbing on Uncas Ave.
 - c. Installed concrete sidewalks, Uncas Ave.
 - d. Full bituminous overlay, Uncas Ave.
 - e. Loam and seeded, Uncas Ave.
 - f. Installed 8" waterline, services and hydrants on Ledge St., Crocker Ave. and Hill Ave., including permanent patching.
 - g. Water loop from Uncas Ave. to Crocker Ave.
- D. The area is a mixed-use of single-family and multi-family homes. The property neighbors an apartment building and is generally surrounded by smaller sized single-family homes. There are no homes within sight or accessible from the Uncas Ave. Ext. cul-de-sac. The appearance of the neighborhood suggests middle class income.
- E. The roadway is substantially complete and the lots have all been cleared and prepared for construction. The back sections of some lots remain wooded and

generally range in size from approximately half acre to over 1.5 acres. No additional tree removal is required. Additionally, no substantial cutting or filling is anticipated.

- F. The current property tax amount on one of the lots is approximately \$1,600.00. Once complete, the increase for three units will be approximately a fivefold increase in tax revenue per the Town Assessor.
- G. The main water line is installed on Uncas Ave. Extension. The water quality and consumption was taken into account as part of the large percentage of offsite improvement as related to the size of the nine-lot subdivision.

August 30, 2023

Special Permit Application
Lots 1R & 2R Uncas Avenue Extension
Franklin, MA
Applicant: J. Walsh Corporation

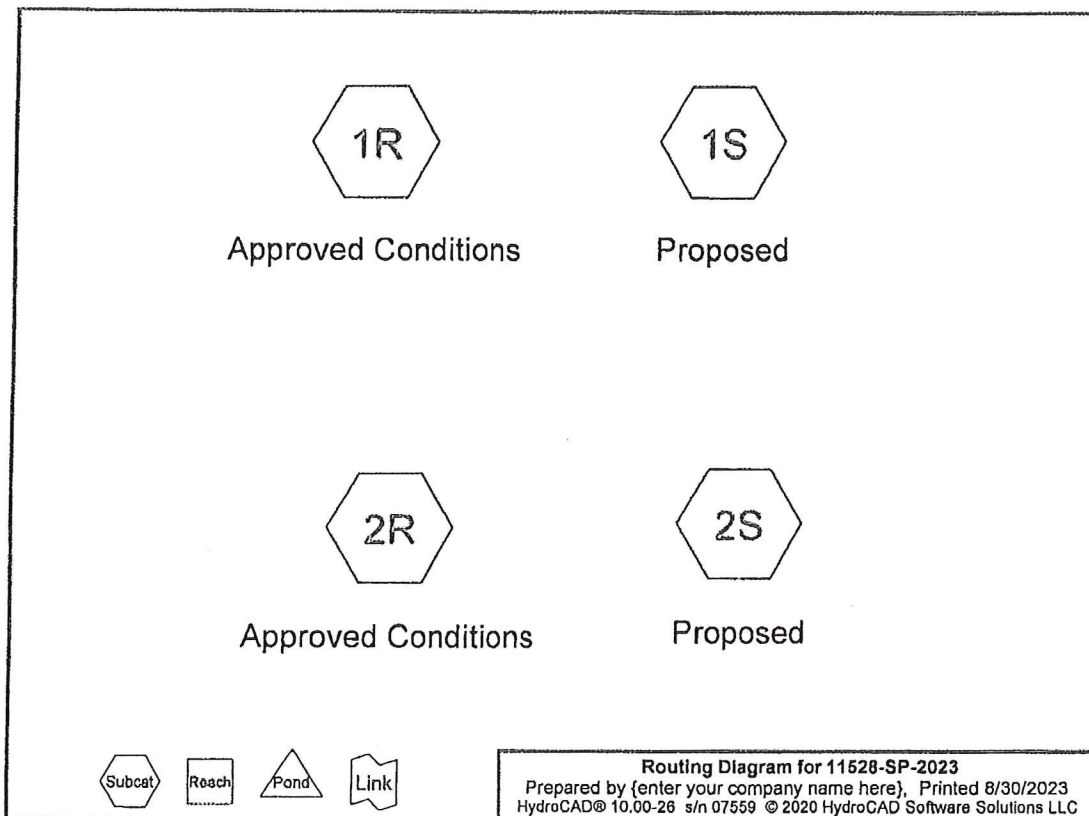
HydroCAD Calculations for Lots 1R and 2R, the 25-year storm event, with a 6.26-inch rainfall intensity.

In accordance with the Special Permit Criteria the proposed impervious coverage shall not increase the Stormwater runoff from the site by more than ten (10) percent in a twenty-five-year storm event. The following is a comparison of the approved conditions and the proposed 3-family dwellings for the 25-year storm event on the individual lots.

	Approved Conditions		Proposed 3-Family		Net Increase Rate of Runoff c.f.s. (%)
	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	Rate of Runoff (c.f.s.)	Volume of Runoff (ac.ft.)	
Lot 1R	2.96	0.216	3.03	0.222	0.07 (2.4%)
Lot 2R	2.82	2.88	0.206	0.211	0.06(2.1%)

The results conclude that the increase in stormwater runoff resulting from the impervious coverage will be less than ten (10) percent.


Robert S. Truax, P.E.



11528-SP-2023

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 07559 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 25 Year Rainfall=6.26"

Printed 8/30/2023

Page 2

Summary for Subcatchment 1R: Approved Conditions

Runoff = 2.96 cfs @ 12.09 hrs, Volume= 0.216 af, Depth> 4.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.26"

Area (sf)	CN	Description
1,912	98	Paved parking, HSG D
1,430	98	Paved roads w/curbs & sewers, HSG D
9,920	80	>75% Grass cover, Good, HSG D
14,200	77	Woods, Good, HSG D
27,462	81	Weighted Average
24,120		87.83% Pervious Area
3,342		12.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment 1S: Proposed

Runoff = 3.03 cfs @ 12.09 hrs, Volume= 0.222 af, Depth> 4.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.26"

Area (sf)	CN	Description
2,760	98	Roofs, HSG D
2,569	98	Paved parking, HSG D
11,300	80	>75% Grass cover, Good, HSG D
10,833	77	Woods, Good, HSG D
27,462	82	Weighted Average
22,133		80.60% Pervious Area
5,329		19.40% Impervious Area

11528-SP-2023

Prepared by (enter your company name here)

HydroCAD® 10.00-26 s/n 07559 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 25 Year Rainfall=6.26"

Printed 8/30/2023

Page 3

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment 2R: Approved Conditions

Runoff = 2.82 cfs @ 12.09 hrs, Volume= 0.206 af, Depth> 4.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.26"

Area (sf)	CN	Description
1,912	98	Roofs, HSG D
1,706	98	Paved parking, HSG D
9,125	80	>75% Grass cover, Good, HSG D
13,426	77	Woods, Good, HSG D
26,169	81	Weighted Average
22,551		86 17% Pervious Area
3,618		13 83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment 2S: Proposed

Runoff = 2.88 cfs @ 12.09 hrs, Volume= 0.211 af, Depth> 4.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.26"**11528-SP-2023**

Prepared by (enter your company name here)

HydroCAD® 10.00-26 s/n 07559 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 25 Year Rainfall=6.26"

Printed 8/30/2023

Page 4

Area (sf)	CN	Description
2,760	98	Roofs, HSG D
1,706	98	Paved parking, HSG D
9,125	80	>75% Grass cover, Good, HSG D
12,578	77	Woods, Good, HSG D
26,169	82	Weighted Average
21,703		82 93% Pervious Area
4,466		17 07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

August 30, 2023

Franklin Planning Board
355 East Central Street
Franklin, MA 02038

Re: Special Permit Application
Lots 1R & 2R Uncas Avenue Extension
Franklin, MA
Applicant: J. Walsh Corporation

Dear Board Members,

The applicant, J. Walsh Corporation, has filed a Special Permit Application to construct three (3) family dwellings on Lots 1R and 2R, Uncas Avenue Extension. The existing subdivision is Zoned Single Family IV and was approved with the intent to construct two (2) family dwellings. The existing project site has been partially completed with water, sewer, drainage system, rough site grading and roadway constructed to binder coarse.

The Town of Franklin recently voted to allow three (3) family dwellings in Single Family IV zone with a special permit from the Planning Board.

Our firm has reviewed the originally approved Stormwater design for the subdivision. The approved project depicted two (2) family dwellings with driveways, utilities, and related grading. The stormwater system consists of catch basin, manholes and a retention basin to mitigate the increase in stormwater runoff. The infiltration basin was designed to mitigate rate and volume of runoff.

In accordance with the Special Permit Criteria the proposed impervious coverage shall not increase the Stormwater runoff from the site by more than ten (10) percent in a twenty-five-year storm event. The following is a comparison of the approved conditions and the proposed 3-family dwellings for the 25-year storm event on the individual lots.

	Approved Conditions		Proposed 3-Family		Net Increase Rate of Runoff c.f.s. (%)
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Lot 2R	2.82	2.88	0.206	0.211	0.06(2.1%)

The results conclude that the increase in stormwater runoff resulting from the impervious coverage will be less than ten (10) percent.


Enclosed herewith is the following for your review:

- Proposed House Location Plan, Lots 1R & 2R – Uncas Ave. Extension
- Hydrocad calculations, Lots 1R and 2R

Please let us know if you have any questions or need additional information.

Thank you for your cooperation in this matter.

Yours truly,
GLM Engineering Consultants Inc.


Robert S. Truax, P.E.

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

RECEIVED
TOWN OF FRANKLIN
AUG 8 2023
BOARD OF ASSESSORS

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 8/8/23 285-078-009-000 285-078-008-000

Assessors Parcel ID # (12 digits) 285-078-008-000

Property Street Address Uncas Ave Ext

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 Wabk Brothers Building Co

Property Owner's Mailing Address 11 Saddle Way

Town/City Walpole State MA Zip Code 02081

Property Owner's Telephone # 508-328-3834

Requestor's Name (if different from Owner) Email JLWabk11@comcast.net

Requestor's Address _____

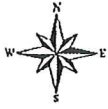
Requestor's Telephone # _____

Office Use Only: Date Fee Paid 8/8/23 Paid in Cash \$ 25.00

Paid by Check \$ _____ Check # _____ Town Receipt # 30070

Please Circle One:

Administration Conservation Planning Zoning Board of Appeals



70-76 UNCAS AVE [285-078-008 & -009] - 300' ABUTTERS

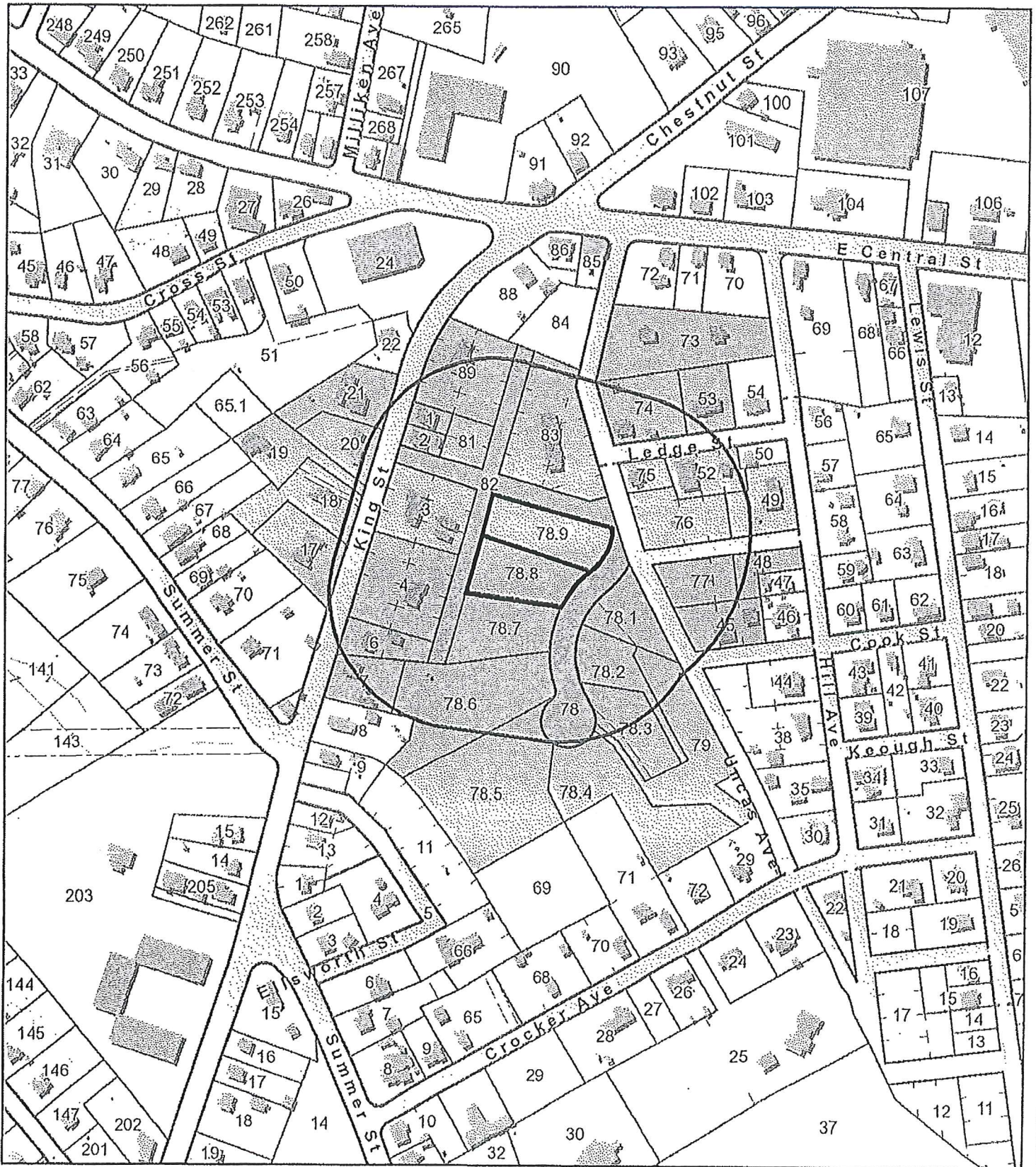
Franklin, MA



August 10, 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
August 10, 2023

Subject Properties:

Parcel Number: 285-078-008
CAMA Number: 285-078-008-000
Property Address: 74-76 UNCAS AVE

Mailing Address: WALSH BROTHERS BLDG CO INC
11 SADDLE WAY
WALPOLE, MA 02081

Parcel Number: 285-078-009
CAMA Number: 285-078-009-000
Property Address: 70-72 UNCAS AVE

Mailing Address: WALSH BROTHERS BLDG CO INC
11 SADDLE WAY
WALPOLE, MA 02081

Abutters:

Parcel Number: 285-045-000
CAMA Number: 285-045-000-000
Property Address: 9 COOK ST

Mailing Address: PARADIS RENE A PARADIS DONNA J
9 COOK ST
FRANKLIN, MA 02038

Parcel Number: 285-048-000
CAMA Number: 285-048-000-000
Property Address: 74-76 HILL AVE

Mailing Address: HYDLBURG FREDERICK C HYDLBURG
LOIS A
101 JORDAN RD
FRANKLIN, MA 02038

Parcel Number: 285-048-000
CAMA Number: 285-048-000-001
Property Address: 76 HILL AVE

Mailing Address: WILDE DANIEL A TR 76 HILL AVENUE
REALTY TRUST
8 CATHERINE AVE
FRANKLIN, MA 02038

Parcel Number: 285-048-000
CAMA Number: 285-048-000-002
Property Address: 74 HILL AVE

Mailing Address: BUDD CARYN FAITH
74 HILL AV
FRANKLIN, MA 02038

Parcel Number: 285-049-000
CAMA Number: 285-049-000-000
Property Address: 38-40 HILL AVE

Mailing Address: HILL AVE CONDOMINIUMS C/O FRAME
GARY E
40 HILL AVE UT A
FRANKLIN, MA 02038

Parcel Number: 285-049-000
CAMA Number: 285-049-000-001
Property Address: 40 HILL AVE

Mailing Address: MARTEL LAUREN M MCLAUGHLIN
TIMOTHY S JR
40 HILL AVE UT A
FRANKLIN, MA 02038

Parcel Number: 285-049-000
CAMA Number: 285-049-000-002
Property Address: 38 HILL AVE

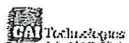
Mailing Address: GARD AMANDA
38 HILL AVE, UT B
FRANKLIN, MA 02038

Parcel Number: 285-052-000
CAMA Number: 285-052-000-000
Property Address: 16-20 LEDGE ST

Mailing Address: S & D DEVELOPMENT LLC
P.O. BOX 367
WRENTHAM, MA 02093

Parcel Number: 285-053-000
CAMA Number: 285-053-000-000
Property Address: 15 LEDGE ST

Mailing Address: MARTINS MARCO A MARTINS
SEBASTIANA F
15 LEDGE ST
FRANKLIN, MA 02038



www.cai-tech.com

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

8/10/2023

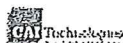
Page 1 of 4



300 foot Abutters List Report

Franklin, MA
August 10, 2023

Parcel Number: 285-073-000 CAMA Number: 285-073-000-000 Property Address: 17 UNCAS AVE	Mailing Address: UNCAS AVE CONDOMINIUMS C/O KIZIK RICHARD M 17 UNCAS AVE UNIT 17 FRANKLIN, MA 02038
Parcel Number: 285-073-000 CAMA Number: 285-073-000-001 Property Address: 17 UNCAS AVE	Mailing Address: NOLL BRADEN 17 UNCAS AV FRANKLIN, MA 02038
Parcel Number: 285-073-000 CAMA Number: 285-073-000-002 Property Address: 19 UNCAS AVE	Mailing Address: MALLA SEETHARAM VILLURI KALYANI 7751 HUNTERS RUN DR GERMANTOWN, TN 38138
Parcel Number: 285-074-000 CAMA Number: 285-074-000-000 Property Address: 37 UNCAS AVE	Mailing Address: MALCOLM GEORGE W MALCOLM PHYLLIS A 37 UNCAS AVE FRANKLIN, MA 02038
Parcel Number: 285-075-000 CAMA Number: 285-075-000-000 Property Address: 45 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-076-000 CAMA Number: 285-076-000-000 Property Address: UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-077-000 CAMA Number: 285-077-000-000 Property Address: UNCAS AVE	Mailing Address: PARADIS RENE A PARADIS DONNA J 9 COOK ST FRANKLIN, MA 02038
Parcel Number: 285-078-000 CAMA Number: 285-078-000-000 Property Address: UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-078-001 CAMA Number: 285-078-001-000 Property Address: 73-75 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-078-002 CAMA Number: 285-078-002-000 Property Address: 81-83 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-078-003 CAMA Number: 285-078-003-000 Property Address: 85-87 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-078-004 CAMA Number: 285-078-004-000 Property Address: 90-92 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081



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

8/10/2023

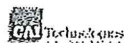
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300 foot Abutters List Report

Franklin, MA
August 10, 2023

Parcel Number: 285-078-005 CAMA Number: 285-078-005-000 Property Address: 86-88 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-078-006 CAMA Number: 285-078-006-000 Property Address: 82-84 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-078-007 CAMA Number: 285-078-007-000 Property Address: 78-80 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-078-008 CAMA Number: 285-078-008-000 Property Address: 74-76 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-078-009 CAMA Number: 285-078-009-000 Property Address: 70-72 UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-079-000 CAMA Number: 285-079-000-000 Property Address: UNCAS AVE	Mailing Address: WALSH BROTHERS BLDG CO INC 11 SADDLE WAY WALPOLE, MA 02081
Parcel Number: 285-081-000 CAMA Number: 285-081-000-000 Property Address: PATETE ST	Mailing Address: KEOUGH WILLIAM F METCALFE HERBERT L 355 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 285-082-000 CAMA Number: 285-082-000-000 Property Address: DADDARIO ST	Mailing Address: BUSSAGLIA ERNEST A & FLORENCE D BOUGERY WILLIAM J & EILEEN D 74 CROCKER AVE FRANKLIN, MA 02038
Parcel Number: 285-083-000 CAMA Number: 285-083-000-000 Property Address: 12 UNCAS AVE	Mailing Address: UNCAS LLC C/O BECHARA FREN 23 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 285-089-000 CAMA Number: 285-089-000-000 Property Address: 22 KING ST	Mailing Address: SLADE STEVEN M SLADE REBECCA J 22 KING ST FRANKLIN, MA 02038
Parcel Number: 286-001-000 CAMA Number: 286-001-000-000 Property Address: 42 KING ST	Mailing Address: RIOS VICTORIA 42 KING ST FRANKLIN, MA 02038
Parcel Number: 286-002-000 CAMA Number: 286-002-000-000 Property Address: 48 KING ST	Mailing Address: LAPIERRE LISA A TR LAPIERRE REALTY TRUST CORNETTA, JAMES F TR 48 KING ST FRANKLIN, MA 02038



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

8/10/2023

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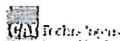


300 foot Abutters List Report

Franklin, MA
August 10, 2023

Parcel Number: 286-003-000 CAMA Number: 286-003-000-000 Property Address: 52 KING ST	Mailing Address: COLACE DONNA A 52 KING ST FRANKLIN, MA 02038
Parcel Number: 286-004-000 CAMA Number: 286-004-000-000 Property Address: 54 KING ST	Mailing Address: TOWER KATHRYN M 54 KING ST FRANKLIN, MA 02038
Parcel Number: 286-006-000 CAMA Number: 286-006-000-000 Property Address: 86 KING ST	Mailing Address: HUNCHARD DAVID J 86 KING ST FRANKLIN, MA 02038
Parcel Number: 286-007-000 CAMA Number: 286-007-000-000 Property Address: 88 KING ST	Mailing Address: MCCARTHY ROBERT J MCCARTHY MARIANNE 88 KING ST FRANKLIN, MA 02038
Parcel Number: 286-017-000 CAMA Number: 286-017-000-000 Property Address: 69-71 KING ST	Mailing Address: 69-71 KING STREET CONDOMINIUM C/O SUSAN M DURO 71 KING ST FRANKLIN, MA 02038
Parcel Number: 286-017-000 CAMA Number: 286-017-000-001 Property Address: 71 KING ST	Mailing Address: COLISTRA KATRINA HUYETT 71 KING ST FRANKLIN, MA 02038
Parcel Number: 286-017-000 CAMA Number: 286-017-000-002 Property Address: 69 KING ST	Mailing Address: SADAT-AALAE MEELAD 69 KING ST FRANKLIN, MA 02038
Parcel Number: 286-018-000 CAMA Number: 286-018-000-000 Property Address: 61 KING ST	Mailing Address: 61-63 KING ST LLC PO BOX 121 WRENTHAM, MA 02093
Parcel Number: 286-019-000 CAMA Number: 286-019-000-000 Property Address: 63 KING ST	Mailing Address: 61-63 KING STREET LLC PO BOX 121 WRENTHAM, MA 02093
Parcel Number: 286-020-000 CAMA Number: 286-020-000-000 Property Address: 53 KING ST	Mailing Address: MALATESTA CHRISTOPHER B MALATESTA KERRIANN H 53 KING ST FRANKLIN, MA 02038
Parcel Number: 286-021-000 CAMA Number: 286-021-000-000 Property Address: 51 KING ST	Mailing Address: HUNCHARD EDWARD M HUNCHARD SYLVIA J 51 KING ST FRANKLIN, MA 02038

Kevin M. Doyle, 8-10-2023



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61-63 KING ST LLC
PO BOX 121
WRENTHAM, MA 02093

HUNCHARD EDWARD M
HUNCHARD SYLVIA J
51 KING ST
FRANKLIN, MA 02038

NOLL BRADEN
17 UNCAS AV
FRANKLIN, MA 02038

61-63 KING STREET LLC
PO BOX 121
WRENTHAM, MA 02093

HYDLBURG FREDERICK C
HYDLBURG LOIS A
101 JORDAN RD
FRANKLIN, MA 02038

PARADIS RENE A
PARADIS DONNA J
9 COOK ST
FRANKLIN, MA 02038

69-71 KING STREET CONDOMI
C/O SUSAN M DURO
71 KING ST
FRANKLIN, MA 02038

KEOUGH WILLIAM F
METCALFE HERBERT L
355 EAST CENTRAL ST
FRANKLIN, MA 02038

RIOS VICTORIA
42 KING ST
FRANKLIN, MA 02038

BUDD CARYN FAITH
74 HILL AV
FRANKLIN, MA 02038

LAPIERRE LISA A TR
LAPIERRE REALTY TRUST COR
48 KING ST
FRANKLIN, MA 02038

S & D DEVELOPMENT LLC
P.O. BOX 367
WRENTHAM, MA 02093

BUSSAGLIA ERNEST A & FLOR
BOUGERY WILLIAM J & EILEE
74 CROCKER AVE
FRANKLIN, MA 02038

MALATESTA CHRISTOPHER B
MALATESTA KERRIANN H
53 KING ST
FRANKLIN, MA 02038

SADAT-AALAE MEELAD
69 KING ST
FRANKLIN, MA 02038

COLACE DONNA A
52 KING ST
FRANKLIN, MA 02038

MALCOLM GEORGE W
MALCOLM PHYLLIS A
37 UNCAS AVE
FRANKLIN, MA 02038

SLADE STEVEN M
SLADE REBECCA J
22 KING ST
FRANKLIN, MA 02038

COLISTRA KATRINA HUYETT
71 KING ST
FRANKLIN, MA 02038

MALLA SEETHARAM
VILLURI KALYANI
7751 HUNTERS RUN DR
GERMANTOWN, TN 38138

TOWER KATHRYN M
54 KING ST
FRANKLIN, MA 02038

GARD AMANDA
38 HILL AVE, UT B
FRANKLIN, MA 02038

MARTEL LAUREN M
MCLAUGHLIN TIMOTHY S JR
40 HILL AVE UT A
FRANKLIN, MA 02038

UNCAS AVE CONDOMINIUMS
C/O KIZIK RICHARD M
17 UNCAS AVE UNIT 17
FRANKLIN, MA 02038

HILL AVE CONDOMINIUMS
C/O FRAME GARY E
40 HILL AVE UT A
FRANKLIN, MA 02038

MARTINS MARCO A
MARTINS SEBASTIANA F
15 LEDGE ST
FRANKLIN, MA 02038

UNCAS LLC
C/O BECHARA FREN
23 NEWELL DR
FRANKLIN, MA 02038

HUNCHARD DAVID J
86 KING ST
FRANKLIN, MA 02038

MCCARTHY ROBERT J
MCCARTHY MARIANNE
88 KING ST
FRANKLIN, MA 02038

WALSH BROTHERS BLDG CO IN
11 SADDLE WAY
WALPOLE, MA 02081

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:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.: Site Plan; Special Permit

Title of Plan: Lots 1 and 2r Uncas Ave Extension

Date of Plan: 8/29/23 Assessor's Information: 285 078 001/002

Prepared by: GLM Engineering Consultants

Applicant Name & Address: J. Walsh Corporation 55
Lavender Lane Walpole

SECTION B:

Name of Record Owner(s): Walsh Brothers Building Co, Inc

Address of Record Owner(s): 11 Saddle Way Walpole

****Attach Property Deed matching the owner name's listed above.**

*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:

Walsh Brothers Building Co, Inc
Incorporated 9/21 1992 Massachusetts
President John Walsh

Executed as a sealed instrument this

7th day of September 20 23

John T. Walsh

Signature of Applicant

John T. Walsh

Print name of Applicant

John Walsh

Signature of Owner

John Walsh

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk County ss.

Sept. 7th 2023

On this 7th day of September 2023 before me, the undersigned notary public, personally appeared John T Walsh (name of owner), proved to me through satisfactory evidence of identification, which were Known to me to be the person whose name is signed on the preceding document in my presence.

Lois A Walsh

(Official signature and seal of notary)

Notary Public: Lois A. Walsh

My Commission Expires: April 8, 2027



Address of Property Conveyed: Rear of 96 King Street, Rear of 88 King Street, Lots 41-68 and 70-73 Uncas Avenue and Mucciarone, Ristaino and Daddario Streets, Franklin, Massachusetts.

15
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

Bk 24974 Pg 117 #75028
07-09-2007 @ 03:17p

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED O T

AN AN
THERESA M. D'ERRICO, having an address at 289 East Street, Wrentham, Massachusetts 02093;
C O P Y C O P Y

MAROLYN A. CARROCCIA, having an address at 45 Old Wood Road, North Attleboro, Massachusetts 02760;

GRACE PELLEGRINI, having an address at P.O. Box 1396, Mansfield, Massachusetts 02048;

ERNEST A. BUSSAGLIA, having an address at 69 Crocker Avenue, Franklin, Massachusetts 02038;

EILEEN D. BOURGERY, having an address at 73 Crocker Avenue, Franklin, Massachusetts 02038;

ERNEST A. BUSSAGLIA, SANDRA GERARD AND BRIAN A. BUSSAGLIA, AS TRUSTEES OF THE BUSSAGLIA FAMILY TRUST, established under Declaration of Trust dated October 4, 1990, as evidenced by Trustees' Certificate Pursuant to M.G.L. c. 184, § 35, dated June 1, 2007 and recorded in the Norfolk Registry of Deeds herewith; and

ERNEST A. BUSSAGLIA, AS EXECUTOR OF THE WILL OF FLORENCE D. BUSSAGLIA, late of Franklin, Massachusetts (Norfolk County Probate Docket No. 93P-2279 E1, having an address at 69 Crocker Avenue, Franklin, Massachusetts 02038 (collectively, the "Grantors"),

for consideration paid in the sum of ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,100,000.00),

grant to WALSH BROTHERS BUILDING COMPANY, INC., a Massachusetts corporation, with an address at 11 Saddle Way, Walpole, Massachusetts 02081,

with QUITCLAIM COVENANTS, those certain parcels of land and the improvements thereon off King Street, Franklin, Norfolk County, Massachusetts, and more particularly described in Exhibit A attached hereto and made a part hereof.

Said Ernest A. Bussaglia, individually and as Trustee of the Bussaglia Family Trust, and Ernest A. Bussaglia, Jr., as Trustee of the Bussaglia Family Trust, for the same consideration grant to said Walsh Brothers Building Company, Inc., for the benefit of the premises herein conveyed, those same certain easements in confirmation thereof contained in the Utility Easement Agreement dated September 8, 2003 and recorded in the Norfolk Registry of Deeds in Book 22515, Page 54, and Walsh Brothers Building Company, Inc., by the acceptance of this deed as evidenced by its recording hereby affirms its undertaking to indemnify and hold the grantors thereof and those claiming by, through or under them harmless, all as set forth in said agreement.