

Doherty, Dugan, Cannon,
Raymond & Weil, P.C.

124 Grove Street, Suite 220
Franklin, MA 02038
TEL. NO. (508) 541-3000
FAX NO. (508) 541-3008
<https://ddcrwlaw.com>

Edward V. Cannon, Jr.
evc@ddcrwlaw.com

February 01, 2024

Hand Delivered

Franklin Planning Board
Franklin Town Hall
365 E. Central Street
Franklin, MA 02038

Re: Planning Board Application
Site Plan & Special Permits 185-48 & 185-51
Applicant: Suejo Corp.
Locus: 488 and 496 Summer Street, Franklin, MA 02038

Dear Sir/Madam:

Enclosed please find the application, supporting documentation, and plans, along with the checks for the filing fee on behalf of Suejo Corp. seeking approval for the Site Plan & Special Permits, pursuant to Franklin Zoning Bylaw Sections 185-48 and 185-51, for the property at 488 and 496 Summer Street.

Enclosed please find checks:

- No. 25985 for the amount of \$4,900.00 for the Site Planning filing fee;
- No. 25986 for the amount of \$1,500.00 for the Special Permit filing fee; and
- No. 25987 for the amount of \$50.00 for the Fire Department review fee

Kindly file the same and schedule this matter for the Board's next available meeting date after proper public notice.

Please let us know if you need any additional information.

Thank you for your time and attention to this matter.

Respectfully,

Edward V. Cannon, Jr.
EVC/mmww
ecc: Timothy Jones
Dan Merrikin

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

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled
“ Autumn Hill Condominiums ” and Special
Permit(s) for a Senior Village and Inclusionary Housing 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: Suejo Corp.
Address of Applicant: PO Box 934 Wrentham, MA 02093
Phone No.: 774-571-1972 Email: gracewooddevelopment@gmail.com
2. Name of Owner (if not the Applicant): Bruce Hunchard Timothy Jones
Address of Owner: 496 Summer Street Franklin, MA 02038 488 Summer Street Franklin, MA 02038
Phone & Email: 508-989-8009 774-571-1972
bruce.hunchard@yahoo.com gracewooddevelopment@gmail.com
3. Name of Engineer: Legacy Engineering LLC
Address of Engineer: 730 Main Street Suite 2C Millis, MA 02054
Phone No.: 508-376-8883 Email: dan@legacy-ce.com
1. Deed of Property recorded with Norfolk Registry of Deeds in
Book , Page , (or Certificate of Title No. 209710) & 161598
2. Location and Description of Property:
The 12.4 acre site is located on the east side of Summer Street at 488 and
496 Summer Street. The site is developed with two residential dwellings.

Zoning District: Rural Residential 1
Assessor's Map: 302 Lot: 6 & 8
Square Footage of Building(s): 59,900+/- s.f.
Impervious Coverage of Existing Upland: 130,400+/- s.f.
3. Purpose of Site Plan:
The site is proposed to be developed with 44 senior residential units.
4. Special Permit(s) Requested:
185-48 Senior Village
185-51 Inclusionary Housing

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, the applicant seeks approval for 44 senior housing units which requires special permit approval pursuant to Bylaw Sections 185-48 and 185-51
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

Suejo Corp. - Timothy Jones

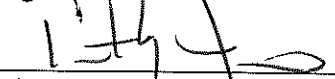
Print Name of Applicant



Signature of Owner

Bruce hunchard

Print Name of Owner



Signature of Owner

Timothy Jones

Print Name of Owner

FORM P

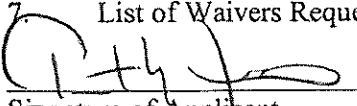
APPLICATION FOR APPROVAL OF A SITE PLAN

To the Franklin Planning Board:

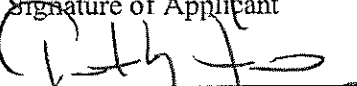
The undersigned, herewith, submits the accompanying Site Plan entitled
“ Autumn Hill Condominiums ” for approval under the provisions of the Zoning By-
Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Suejo Corp.
Address of Applicant: PO Box 934 Wrentham, MA 02093
Phone No.: 774-571-1972 Email: gracewooddevelopment@gmail.com
2. Name of Owner (if not the Applicant): Bruce Hunchard Timothy Jones
Address of Owner: 496 Summer Street Franklin, MA 02038 488 Summer Street Franklin, MA 02038
Phone & Email: 508-989-8009 774-571-1972
bruce.hunchard@yahoo.com gracewooddevelopment@gmail.com
3. Name of Engineer: Legacy Engineering LLC
Address of Engineer: 730 Main Street Suite 2C Millis, MA 02054
Phone No.: 508-376-8883 Email: dan@legacy-ce.com
4. Deed of Property recorded with Norfolk Registry of Deeds in
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496 Summer Street. The site is developed with two residential dwellings.

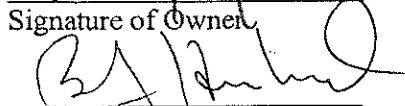
Square Footage of Building(s) 59,900 +/- s.f.
Assessor's Map 302 Lot 6 & 8
6. Purpose of Site Plan: The site is proposed to be developed with 44
senior residential units.
7. List of Waivers Requested (if any): Attach Form R for each waiver


Signature of Applicant

Suejo Corp. - Timothy Jones
Print Name of Applicant


Signature of Owner

Timothy Jones
Print Name of Owner


Signature of Owner

Bruce Hunchard
Print Name of Owner

Supporting Statement for Special Permit

The applicant respectfully seeks a special permit from the Town of Franklin Planning Board according to M.G.L. 40A §9 and Town zoning bylaw sections 185-45.E.(3), 185-48.G and 185-51 of the Town of Franklin Code. The Applicant seeks to construct 44 senior residential units. The property is located within the Rural Residential I zoning district.

(1) Proposed project addresses or is consistent with neighborhood or Town need.

The proposed senior residential units will fit in nicely with the other residences along Summer Street. The project is also consistent with the Town's 2022 Housing Production Plan as stated in the Town's updated Master Plan as of November 2023, including the top 3 goals stated therein:

- 1) Maintain Franklin's Subsidized Housing Inventory above ten percent through 2030 and beyond.
- 2) Increase the number of housing units affordable to Franklin's very low-income, low-income, and moderate-income residents.
- 3) Increase the number of affordable housing units available to persons with special needs, and the elderly.

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

The addition of 42 senior housing units (the existing homes at 488 and 496 Summer Street will be included in the senior housing development for a total of 44 units overall) will not have a significant impact on traffic flow along Summer Street. Each unit will have one interior and one exterior parking space provided. Proper curbing and a sidewalk will be installed throughout the site and out to Summer Street to ensure pedestrian safety for foot traffic.

(3) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Summer Street is a main thoroughfare in Franklin which can easily accommodate the additional senior housing. Within the Autumn Hills senior housing itself, all units will have municipal water and sewer, and the roadways and sidewalks will be new and subject to peer review and approval by the Planning Board to ensure adequate construction and drainage.

(4) Neighborhood character and social structure will not be negatively impacted.

Any change to a neighborhood can bring uncertainty, but the proposed senior housing will not be a negative impact on other homes along this stretch of Summer Street, either in terms of the general character and the social structure. In fact, the proposed senior housing will be very similar to the new homes constructed across Summer Street at the end of Lawrence Drive. The new homes will be situated well back off of Summer Street behind a row of existing single-family homes. The addition of senior housing set back off of Summer Street, will lead to residents walking on the new sidewalks to socialize within the development with other seniors.

- (5) 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.**

The proposed new homes and infrastructure will be located sufficiently far away from Uncas Brook that it will not fall within the jurisdiction of the Conservation Commission because no environmentally significant natural resource, habitat or feature will be impacted.

- (6) 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.**

The proposed new senior housing will be located on a spacious lot set back off of Summer Street. No surrounding homes will be deprived of light or fresh air circulation. New drainage infrastructure will be reviewed by the Town's peer reviewer and be subject to the Planning Board's approval. The noise, odor, light, vibrations, and airborne particulates generated by the new homes will be the same as any of the other homes along Summer Street.

- (7) 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.**

The proposed residential use of municipal water and sewer will be approved by the Franklin DPW to make sure that the municipal water and sewer systems will not be overburdened and that the proposed residential use will not be excessive.

- (8) The senior village is designed in a comprehensive, landscape sensitive manner, according to the process outlined in the conceptual plan.**

The senior village has been designed to create a strong neighborhood bond. The homes will be clustered in buildings with 2, 3, or 4 units. The homes will be set back off of Summer Street to minimize the impact on the existing homes in the neighborhood, and sufficient vegetated screening will be installed to further insulate existing homes from the new development. Within the Autumn Hill cluster of homes, landscaping will be tastefully added to enhance the curb appeal of all the units.

- (9) The senior village is consistent with all senior village open space standards, senior village development standards, affordable unit restrictions, and all applicable standards and requirements set forth in bylaw section 185-48.**

The proposed senior homes will be surrounded by a vast amount of open space. All proposed dwellings shall be subject to an age restriction covenant to limit occupancy to those 55 years of age or older. The proposed project consists of at least 10 senior housing units. The proposed location for the senior homes are lots totaling 12.39 acres. According to the Town of Franklin Assessor, the number of single-family homes in Franklin as of June 20, 2023 are 7,763. The proposed senior housing units along with existing senior housing units in Franklin do exceed 2.5% of the number of existing single-family residential housing units, but the applicant is

asking the Board to waive this limitation due to the critical senior housing needs of the Town as identified by the Town's updated Master Plan.

- (10) **The senior village shall, by its design and layout, succeed in (a) preserving open space for conservation and/or recreation purposes, and providing appropriate public access to the open space; (b) protecting natural and cultural features of the site which are important to the character and health of the Town; and (c) creating a true village setting with a pedestrian orientation and character consistent with the historic development patterns of the Town of Franklin.**

The proposed senior housing development provides a large area of open space that can be used for conservation or recreation purposes. The public shall be able to easily access the new open space via the proposed roadway that connects to Summer Street and loops through the development. There are no natural or cultural features of the site which are important to the character and health of the Town. The tightly grouped homes with new sidewalks throughout the development will promote interaction on foot among unit owners in a true village setting, typical of historic Franklin, that emphasizes pedestrian use of the site.

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: Autumn Hill ~~Condominiums~~ Senior Village
Date of Plan: JANUARY 26, 2024 ~~November 2023~~ Assessor's Information: Map 302 Parcels 6 & 8
Prepared by: Legacy Engineering LLC

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

SECTION B:

Name of Record Owner(s):	<u>Timothy Jones</u>	<u>Bruce Hunchard</u>
Address of Record Owner(s):	<u>488 Summer Street</u>	<u>496 Summer Street</u>
	<u>Franklin, MA 02038</u>	<u>Franklin, MA 02038</u>

*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):

N/A

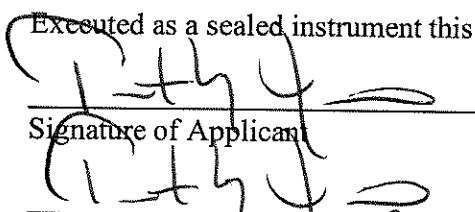
*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

N/A

*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:

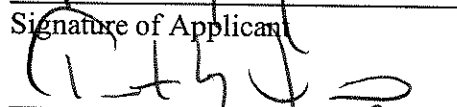
N/A

Executed as a sealed instrument this 10th day of November 20 23


Signature of Applicant

Timothy Jones - Suejo Corp.

Print name of Applicant


Signature of Owner

Timothy Jones

Print name of Owner


Signature of Owner

Bruce Hunchard

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

NORFOLK ss.

202023

On this 10th day of NOVEMBER 2023, before me, the undersigned notary public, personally appeared TIMOTHY JONES (name of Applicant), proved to me through satisfactory evidence of identification, which were LICENSE to be the person whose name is signed on the preceding document in my presence.

Andrew C. Laro
(Official signature and seal of notary)


Notary Public:

My Commission Expires: 3-2-2029

NORFOLK ss.

20 23

On this 10th day of NOVEMBER 2023, before me, the undersigned notary public, personally appeared BRUCE HUNCHARD (name of Applicant), proved to me through satisfactory evidence of identification, which were DRIVERS LICENSE to be the person whose name is signed on the preceding document in my presence.



(Official signature and seal of notary)

Notary Public: PAMELA LYNN BEAN

My Commission Expires: 11-20-2026



PAMELA LYNN BEAN

Notary Public

Commonwealth of Massachusetts

My Commission Expires

November 20, 2026

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

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

QUITCLAIM DEED

We, Thomas M. Wajer and JoAnne Wajer, being married, Trustees of both the JOANNE WAJER REVOCABLE TRUST OF 2020 AND THE THOMAS M. WAJER REVOCABLE TRUST OF 2020 of 488 Summer Street Franklin, Massachusetts for consideration paid and in full consideration of Six Hundred Fifty Thousand and 00/100ths (\$650,000.00) Dollars grant to Timothy G. Jones, individually, of 488 Summer Street, Franklin, Massachusetts, in accordance M.G.L CH 184 SECTION 35 TRUSTEE CERTIFICATES ARE RECORDED HERewith, WITH QUITCLAIM COVENANTS

That certain parcel of land situate in Franklin in the County of Norfolk and said Commonwealth, bounded and described as follows:

Westerly by Summer Street, two hundred (200) feet;
Northerly by land now or formerly of Marc Winters et al, two hundred seventy-five and 21/100 (275.21) feet;
Easterly by lot numbered 4, shown on the plan hereinafter referred to, two hundred two and 37/100 (202.37) feet; and
Southerly by lot numbered 3, shown on said plan, two hundred seventy-five (275) feet.

Said parcel is shown as lot numbered 2 on a plan drawn by William J. Rossetti, Surveyor, dated December 4, 1982, as modified and approved by the Land Court, filed in the Land Registration Office as No. 41284A, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 120228, Book 602.

We, the undersigned, Thomas M. Wajer and JoAnne Wajer, declare under the penalties of perjury that we are presently married to each other and hereby release and terminate any and all estates of homestead in and to the property conveyed herein. We further state, pursuant to M.G.L. c. 188 §13, that there are no living spouse, former spouse, partner, or former partner in a civil union who is entitled to claim the benefit of an existing estate of homestead in the premises.

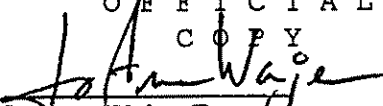
For title see Certificate of Title No. 203161.

488 Summer Street, Franklin

Witness our hands and seals this ^{N O T} 4th day of June ^{N O T} 2023.
_{A N} _{A N}

^{O F F I C I A L}
^{C O P Y}


Thomas M. Wajer, Trustee

^{O F F I C I A L}
^{C O P Y}

JoAnne Wajer, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 4th day of June 2023, before me, the undersigned notary public, personally appeared Thomas M. Wajer, Trustee and JoAnne Wajer, Trustee, proved to me through satisfactory evidence of identification, which was Ma. Drivers' Licenses, to be the person whose names are signed on the preceding or attached document, and they acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.


Notary Public
My Commission 7-10-26



JOHN J. HICKEY, JR
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 10, 2026

Unofficial Property Record Card - Franklin, MA

General Property Data

Parcel ID 302-006-000-000
Prior Parcel ID -050-020-
Property Owner JONES TIMOTHY G

Account Number 050-020

Mailing Address 488 SUMMER ST

Property Location 488 SUMMER ST
Property Use ONE FAMILY

Most Recent Sale Date 6/5/2023

Legal Reference 209710

Grantor WAJER, THOMAS & JOANNE TRS

City FRANKLIN
Mailing State MA Zip 02038
Parcel Zoning

Sale Price 650,000

Land Area 1.280 acres

Current Property Assessment

Card 1 Value Building Value 317,700

Xtra Features 0
Value

Land Value 254,100

Total Value 571,800

Building Description

Building Style COLONIAL
of Living Units 1
Year Built 1984
Building Grade GOOD
Building Condition Average
Finished Area (SF) 1990
Number Rooms 8
of 3/4 Baths 1

Foundation Type CONCRETE
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT SHGL
Siding CLAPBOARD
Interior Walls DRYWALL
of Bedrooms 4
of 1/2 Baths 1

Flooring Type CARPET
Basement Floor CONCRETE
Heating Type FORCED H/W
Heating Fuel OIL
Air Conditioning 0%
of Bsmt Garages 0
of Full Baths 1
of Other Fixtures 0

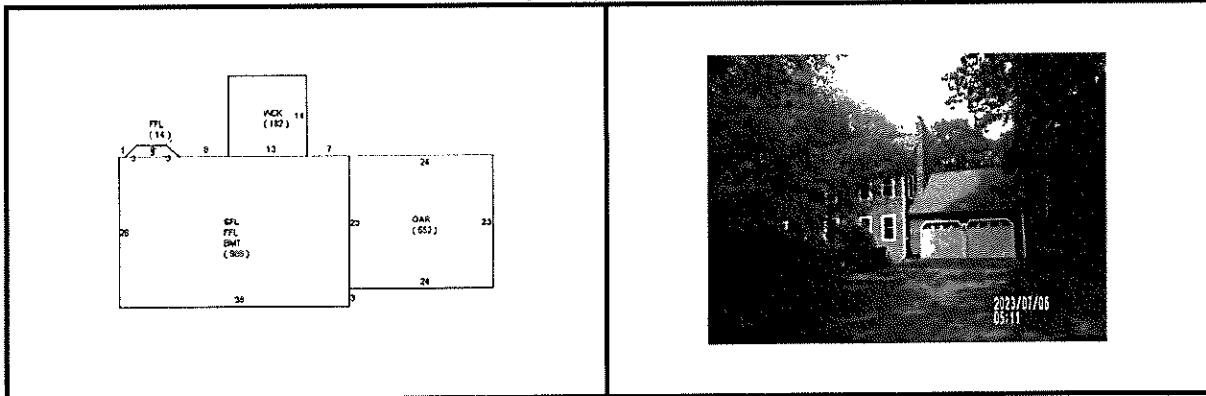
Legal Description

DEV-BLDR LOT 2 PLAN

Narrative Description of Property

This property contains 1.280 acres of land mainly classified as ONE FAMILY with a(n) COLONIAL style building, built about 1984, having CLAPBOARD exterior and ASPHALT SHGL roof cover, with 1 unit(s), 8 room(s), 4 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



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

PROPERTY ADDRESS: 496 Summer Street, Franklin

N O T
A N QUITCLAIM DEED A N

We, BRUCE J. HUNCHARD and GWYNNE A. HUNCHARD, Trustees of the J.C.L. REALTY TRUST under declaration of trust dated March 19, 1986 registered with the Norfolk County Registry District of the Land Court as Document No. 514603, for consideration paid of \$1.00 grant to BRUCE J. HUNCHARD and GWYNNE A. HUNCHARD, husband and wife, as tenants by the entirety, of 496 Summer Street, Franklin, Norfolk County, Massachusetts with QUITCLAIM COVENANTS:

that certain parcel of land situated in Franklin, Norfolk County, Massachusetts described as follows:

Said Parcel is shown as lot numbered 4 on a plan drawn by William J. Rossetti, Surveyor, dated December 4, 1982, as modified and approved by the Land Court, filed in the Land Registration Office as No. 41284A, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 120228, Book 602.

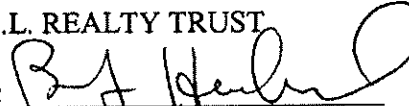
The above described land is subject to the flow of a natural watercourse running through the same and shown on said plan as a Brook.


For grantors' title, see Certificate of Title No. 125736 in Registration Book 629, Page 136.

The consideration for this conveyance is such that no deed stamps are required.

WITNESS our hands and seals this 17th day of January, 2002.

J.C.L. REALTY TRUST

By: 
Bruce J. Hunchard, Trustee


By: 
Gwynne A. Hunchard, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

January 17, 2002

Then personally appeared the above-named Bruce J. Hunchard, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me


Notary Public

My commission expires: March 22, 2007

912581

40/20

Norfolk County Registry District

RECEIVED FOR REGISTRATION

FEB 15 2002

11 O'CLOCK 35th F

NOTED ON CERTIFICATE NO. 961581

IN REGISTRATION BOOK 70 PAGE 211

Y I A L

NOT
AN
OFFICIAL
COPY



128500

Abutter's List Request
Form

Status: Active

Submitted On: 1/2/2024

Primary Location

488 SUMMER ST
FRANKLIN, MA 02038

Owner

JONES TIMOTHY G
488 SUMMER ST FRANKLIN,
MA 02038

Applicant

Mackenzie Wilson

508-541-3000

mmw@ddcrwlaw.com

 124 Grove Street, Suite
220
Franklin, MA 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board

What is the purpose for the request?*

Subdivision

How would you like to receive this abutters list?*

Emailed

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

mmw@ddcrwlaw.com

General Parcel Information

Assessor's Parcel ID*

302-006-000-000

Property Street Address*

488 Summer Street



488 SUMMER ST - 300' ABUTTERS

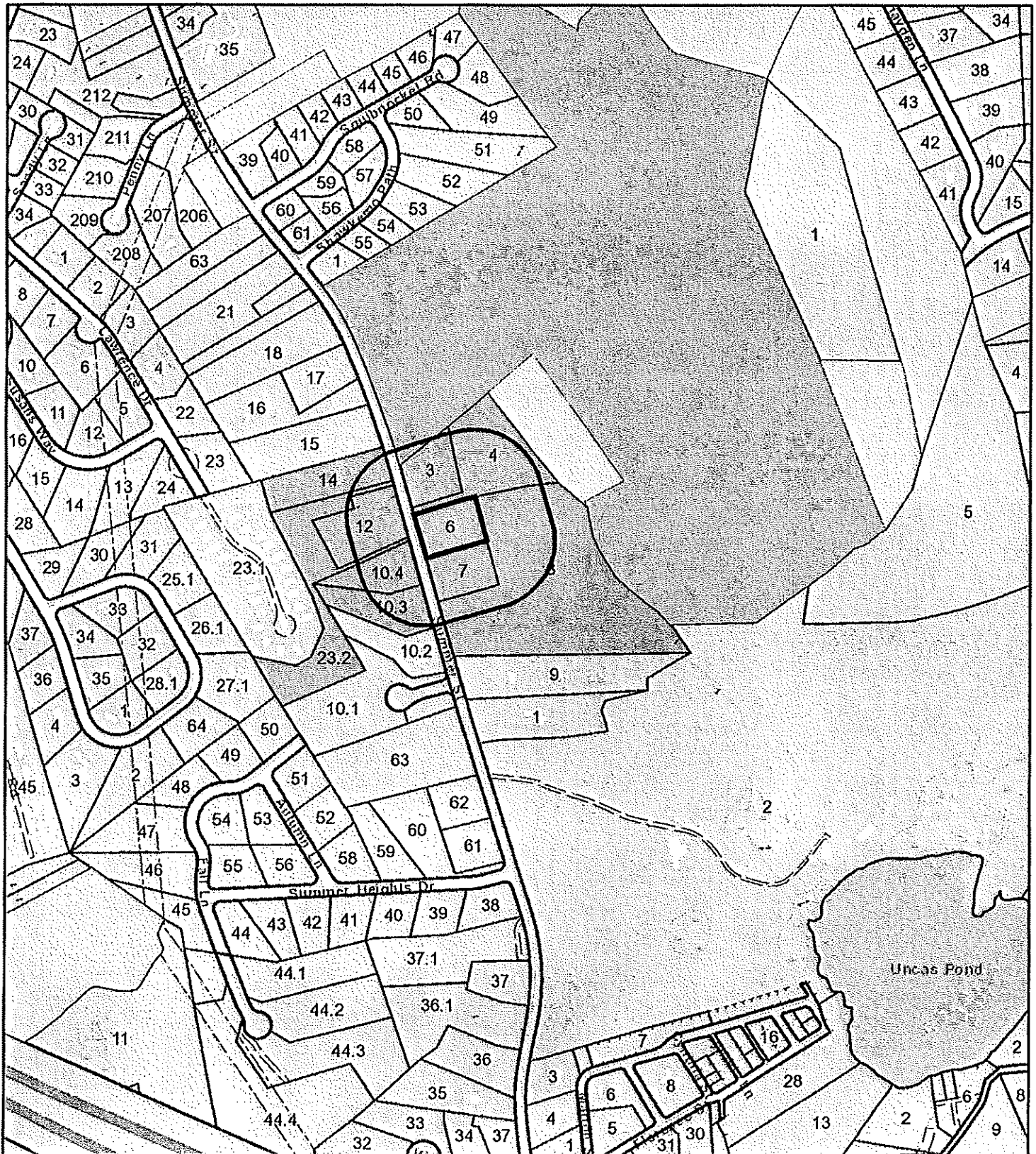
Franklin, MA



January 8, 2024

1 inch = 600 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
January 08, 2024

Subject Property:

Parcel Number: 302-006-000
CAMA Number: 302-006-000-000
Property Address: 488 SUMMER ST

Mailing Address: JONES TIMOTHY G
488 SUMMER ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 302-002-000
CAMA Number: 302-002-000-000
Property Address: SUMMER ST

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

Parcel Number: 302-003-000
CAMA Number: 302-003-000-000
Property Address: 480 SUMMER ST

Mailing Address: FOLEY STEPHEN M
480 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-004-000
CAMA Number: 302-004-000-000
Property Address: 486 SUMMER ST

Mailing Address: WINTERS SALLY J
486 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-006-000
CAMA Number: 302-006-000-000
Property Address: 488 SUMMER ST

Mailing Address: JONES TIMOTHY G
488 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-007-000
CAMA Number: 302-007-000-000
Property Address: 490 SUMMER ST

Mailing Address: RAY SAGNIK RAY SHALINI
490 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-008-000
CAMA Number: 302-008-000-000
Property Address: 496 SUMMER ST

Mailing Address: HUNCHARD BRUCE J HUNCHARD
GWYNNE A
496 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-010-003
CAMA Number: 302-010-003-000
Property Address: 493 SUMMER ST

Mailing Address: BEARCE ERIC R BEARCE KIMBERLEIGH
KANE
493 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-010-004
CAMA Number: 302-010-004-000
Property Address: 489 SUMMER ST

Mailing Address: KLAHOLZ LINDA M WOOLF
CHRISTOPHER CHARLES
489 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-012-000
CAMA Number: 302-012-000-000
Property Address: 483 SUMMER ST

Mailing Address: DACKO BRETT & SARAH J TRS
SUMMER STREET REALTY TRUST
ROBERT SUCC TR
483 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-014-000
CAMA Number: 302-014-000-000
Property Address: 479 SUMMER ST

Mailing Address: NELSON ALAN E
479 SUMMER ST
FRANKLIN, MA 02038



www.cai-tech.com

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



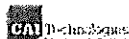
300 foot Abutters List Report

Franklin, MA
January 08, 2024

Parcel Number: 302-023-002
CAMA Number: 302-023-002-000
Property Address: LAWRENCE DR

Mailing Address: DELLORCO ENTERPRISES LLC
62 MILL STREET
FRANKLIN, MA 02038

Kevin W. Doyle, 1-8-2024



www.cai-tech.com

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

1/8/2024

Page 2 of 2

BEARCE ERIC R
BEARCE KIMBERLEIGH KANE
493 SUMMER ST
FRANKLIN, MA 02038

WINTERS SALLY J
486 SUMMER ST
FRANKLIN, MA 02038

DACKO BRETT & SARAH J TRS
SUMMER STREET REALTY TRUS
483 SUMMER ST
FRANKLIN, MA 02038

DELLORCO ENTERPRISES LLC
62 MILL STREET
FRANKLIN, MA 02038

FOLEY STEPHEN M
480 SUMMER ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

HUNCHARD BRUCE J
HUNCHARD GWYNNE A
496 SUMMER ST
FRANKLIN, MA 02038

JONES TIMOTHY G
488 SUMMER ST
FRANKLIN, MA 02038

KLAHOLZ LINDA M
WOOLF CHRISTOPHER CHARLES
489 SUMMER ST
FRANKLIN, MA 02038

NELSON ALAN E
479 SUMMER ST
FRANKLIN, MA 02038

RAY SAGNIK
RAY SHALINI
490 SUMMER ST
FRANKLIN, MA 02038



Town of Franklin, MA

1/17/2024

128501

Abutter's List Request
Form

Status: Active

Submitted On: 1/2/2024

Primary Location

496 SUMMER ST
FRANKLIN, MA 02038

Owner

HUNCHARD BRUCE J
HUNCHARD GWYNNE A
496 SUMMER ST FRANKLIN,
MA 02038

Applicant

Mackenzie Wilson

508-541-3000

mmw@ddcrwlaw.com

 124 Grove Street, Suite
220

Franklin, MA 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board

What is the purpose for the request?*

Subdivision

How would you like to receive this abutters list?*

Emailed

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

mmw@ddcrwlaw.com

General Parcel Information

Assessor's Parcel ID*

302-008-000-000

Property Street Address*

496 Summer Street



300 foot Abutters List Report

Franklin, MA
January 17, 2024

Subject Property:

Parcel Number: 302-008-000
CAMA Number: 302-008-000-000
Property Address: 496 SUMMER ST

Mailing Address: HUNCHARD BRUCE J HUNCHARD
GWYNNE A
496 SUMMER ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 302-002-000
CAMA Number: 302-002-000-000
Property Address: SUMMER ST

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

Parcel Number: 302-003-000
CAMA Number: 302-003-000-000
Property Address: 480 SUMMER ST

Mailing Address: FOLEY STEPHEN M
480 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-004-000
CAMA Number: 302-004-000-000
Property Address: 486 SUMMER ST

Mailing Address: WINTERS SALLY J
486 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-005-000
CAMA Number: 302-005-000-000
Property Address: SUMMER ST

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

Parcel Number: 302-006-000
CAMA Number: 302-006-000-000
Property Address: 488 SUMMER ST

Mailing Address: JONES TIMOTHY G
488 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-007-000
CAMA Number: 302-007-000-000
Property Address: 490 SUMMER ST

Mailing Address: RAY SAGNIK RAY SHALINI
490 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-008-000
CAMA Number: 302-008-000-000
Property Address: 496 SUMMER ST

Mailing Address: HUNCHARD BRUCE J HUNCHARD
GWYNNE A
496 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-009-000
CAMA Number: 302-009-000-000
Property Address: 500 SUMMER ST

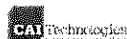
Mailing Address: FICCO TIMOTHY P FICCO LINDA
PEREIRA
500 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-009-001
CAMA Number: 302-009-001-000
Property Address: ONSET CIR

Mailing Address: PRINCIOTTA BARBARA J TR ONSET
CIRCLE REALTY TRUST
54 ARLINGTON DR
BUZZARDS BAY, MA 02532

Parcel Number: 302-010-000
CAMA Number: 302-010-000-000
Property Address: ONSET CIR

Mailing Address: PRINCIOTTA BARBARA J TR ONSET
CIRCLE REALTY TRUST
54 ARLINGTON DR
BUZZARDS BAY, MA 02532



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

1/17/2024

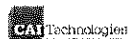
Page 1 of 2



300 foot Abutters List Report

Franklin, MA
January 17, 2024

Parcel Number: 302-010-001 CAMA Number: 302-010-001-000 Property Address: ONSET CIR	Mailing Address: PRINCIOTTA BARBARA J TR ONSET CIRCLE REALTY TRUST 54 ARLINGTON DR BUZZARDS BAY, MA 02532
Parcel Number: 302-010-002 CAMA Number: 302-010-002-000 Property Address: 497 SUMMER ST	Mailing Address: MCKENNA SEAN C MCKENNA ANDREA M 497 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 302-010-003 CAMA Number: 302-010-003-000 Property Address: 493 SUMMER ST	Mailing Address: BEARCE ERIC R BEARCE KIMBERLEIGH KANE 493 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 302-010-004 CAMA Number: 302-010-004-000 Property Address: 489 SUMMER ST	Mailing Address: KLAHOLZ LINDA M WOOLF CHRISTOPHER CHARLES 489 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 302-023-002 CAMA Number: 302-023-002-000 Property Address: LAWRENCE DR	Mailing Address: DELLORCO ENTERPRISES LLC 62 MILL STREET FRANKLIN, MA 02038
Parcel Number: 315-001-000 CAMA Number: 315-001-000-000 Property Address: 550 SUMMER ST	Mailing Address: FICCO TIMOTHY P TR FICCO FAM IRREV HEALTH TRUST 550 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 315-002-000 CAMA Number: 315-002-000-000 Property Address: 722 SUMMER ST	Mailing Address: CAMP HAIASTAN OF THE ARMENIAN 722 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 315-063-000 CAMA Number: 315-063-000-000 Property Address: SUMMER ST	Mailing Address: CAMP HAIASTAN OF THE ARMENIAN 722 SUMMER STREET FRANKLIN, MA 02038



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1/17/2024

Page 2 of 2



300 foot Abutters List Report

Franklin, MA
January 17, 2024

Parcel Number: 302-010-001
CAMA Number: 302-010-001-000
Property Address: ONSET CIR

Mailing Address: PRINCIOTTA BARBARA J TR ONSET
CIRCLE REALTY TRUST
54 ARLINGTON DR
BUZZARDS BAY, MA 02532

Parcel Number: 302-010-002
CAMA Number: 302-010-002-000
Property Address: 497 SUMMER ST

Mailing Address: MCKENNA SEAN C MCKENNA ANDREA
M
497 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-010-003
CAMA Number: 302-010-003-000
Property Address: 493 SUMMER ST

Mailing Address: BEARCE ERIC R BEARCE KIMBERLEIGH
KANE
493 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-010-004
CAMA Number: 302-010-004-000
Property Address: 489 SUMMER ST

Mailing Address: KLAHOLZ LINDA M WOOLF
CHRISTOPHER CHARLES
489 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-023-002
CAMA Number: 302-023-002-000
Property Address: LAWRENCE DR

Mailing Address: DELLORCO ENTERPRISES LLC
62 MILL STREET
FRANKLIN, MA 02038

Parcel Number: 315-001-000
CAMA Number: 315-001-000-000
Property Address: 550 SUMMER ST

Mailing Address: FICCO TIMOTHY P TR FICCO FAM
IRREV HEALTH TRUST
550 SUMMER ST
FRANKLIN, MA 02038

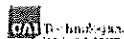
Parcel Number: 315-002-000
CAMA Number: 315-002-000-000
Property Address: 722 SUMMER ST

Mailing Address: CAMP HAIASTAN OF THE ARMENIAN
722 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 315-063-000
CAMA Number: 315-063-000-000
Property Address: SUMMER ST

Mailing Address: CAMP HAIASTAN OF THE ARMENIAN
722 SUMMER STREET
FRANKLIN, MA 02038

Kevin W. Doyle, 1-17-2024



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496 SUMMER ST - 300' ABUTTERS

Franklin, MA

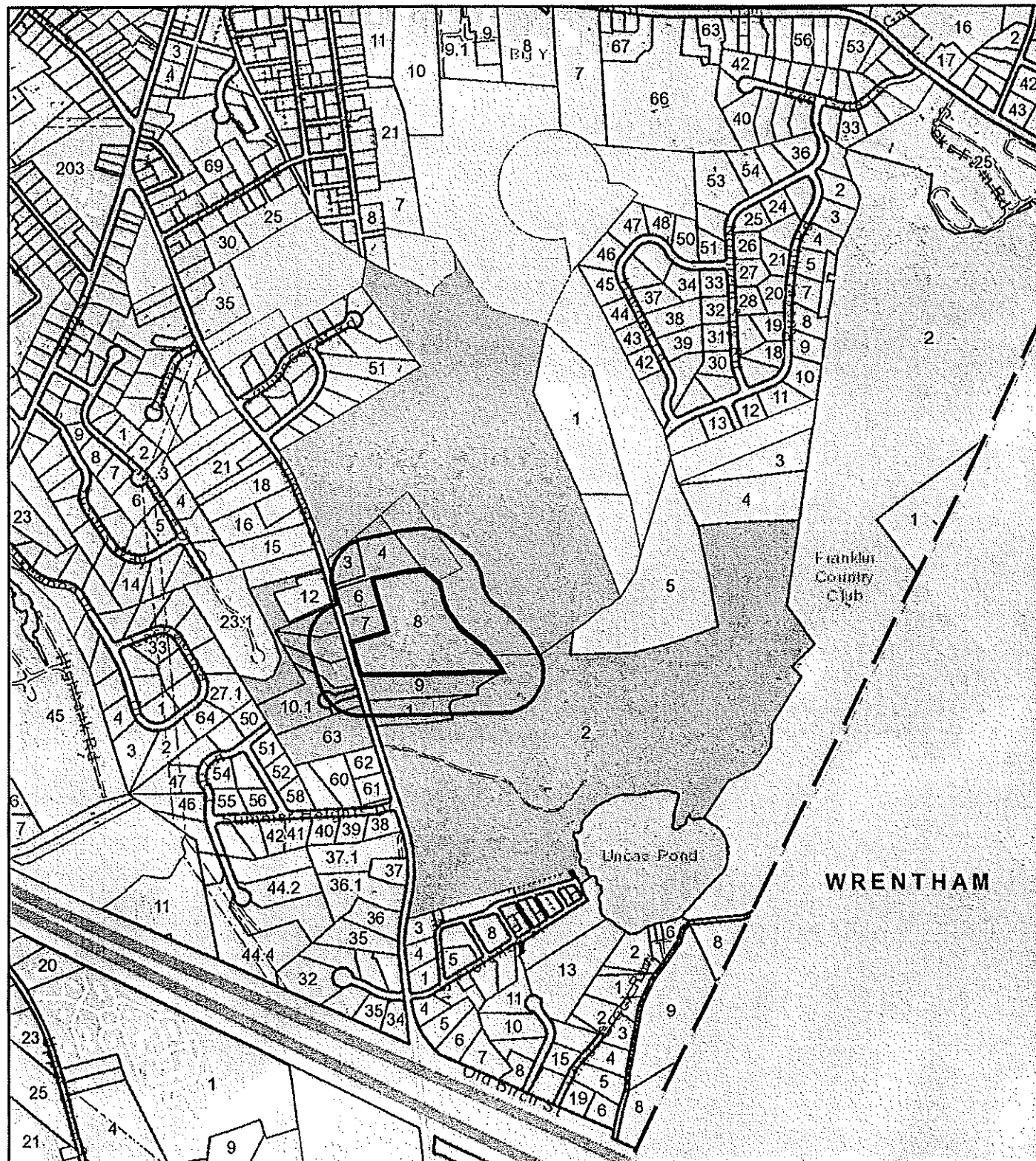


CAI Technologies
Precision Mapping. Geospatial Solutions.

January 17, 2024

1 inch = 1000 Feet

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300 foot Abutters List Report

Franklin, MA
January 17, 2024

Subject Property:

Parcel Number: 302-008-000
CAMA Number: 302-008-000-000
Property Address: 496 SUMMER ST

Mailing Address: HUNCHARD BRUCE J HUNCHARD
GWYNNE A
496 SUMMER ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 302-002-000
CAMA Number: 302-002-000-000
Property Address: SUMMER ST

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

Parcel Number: 302-003-000
CAMA Number: 302-003-000-000
Property Address: 480 SUMMER ST

Mailing Address: FOLEY STEPHEN M
480 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-004-000
CAMA Number: 302-004-000-000
Property Address: 486 SUMMER ST

Mailing Address: WINTERS SALLY J
486 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-005-000
CAMA Number: 302-005-000-000
Property Address: SUMMER ST

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

Parcel Number: 302-006-000
CAMA Number: 302-006-000-000
Property Address: 488 SUMMER ST

Mailing Address: JONES TIMOTHY G
488 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-007-000
CAMA Number: 302-007-000-000
Property Address: 490 SUMMER ST

Mailing Address: RAY SAGNIK RAY SHALINI
490 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 302-008-000
CAMA Number: 302-008-000-000
Property Address: 496 SUMMER ST

Mailing Address: HUNCHARD BRUCE J HUNCHARD
GWYNNE A
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Parcel Number: 302-009-000
CAMA Number: 302-009-000-000
Property Address: 500 SUMMER ST

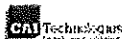
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Parcel Number: 302-009-001
CAMA Number: 302-009-001-000
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54 ARLINGTON DR
BUZZARDS BAY, MA 02532

Parcel Number: 302-010-000
CAMA Number: 302-010-000-000
Property Address: ONSET CIR

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Page 1 of 2

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WOOLF CHRISTOPHER CHARLES
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722 SUMMER ST
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MCKENNA SEAN C
MCKENNA ANDREA M
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