

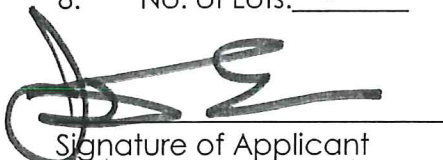
FORM B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

To the Planning Board of Franklin:

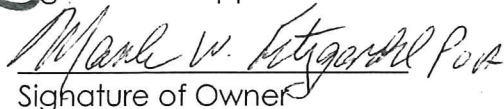
TOWN OF FRANKLIN
TOWN CLERK

The undersigned herewith submits the accompanying Preliminary Plan of a
Subdivision entitled Balsam Estates for approval under the
provisions of the Subdivision Control Law and your Rules and Regulations covering
the subdivision of land.

1. Name of Applicant: Joel D'Errico
Address of Applicant: 72 Deer View Way, Franklin, MA 02038
Phone No. 508-439-0022 Email: joelwderrico@gmail.com
2. Name of Owner (if not the Applicant): Lorena R. Fitzgerald Trustee of the Fitzgerald Family Irrevocable Trust
Address of Owner: 656 King Street Apt 112, Franklin MA 02038
Phone No.: _____ Email: _____
3. Name of Engineer: Guerriere & Halnon, Inc.
Address of Engineer: 55 West Central Street, Franklin, MA 02038
Phone No.: 508-528-3221 Email: mhassett@gandhengineering.com
4. Deed of Property recorded with Norfolk Registry of Deeds in
Book 35754, Page 562, (or Certificate of Title No. _____)
5. Location and Description of Property: vacant parcel located easterly side of
Kimberlee Avenue
Assessor's Map & Lot: 242-027-000-000
6. No. of Lots: 4


Signature of Applicant

JOEL D'ERRICO
Print Name of Applicant


Signature of Owner

MARK W FITZGERALD POA
Print Name of Owner

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

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: Preliminary Subdivision Plan of Land Balsam Estates

Date of Plan: September 5, 2023 Assessor's Information: 242-027-000-000

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Joel D'Errico 72 Deer View Way,
Franklin, MA 02038

SECTION B:

ON D: Lorena R. Fitzgerald Trustee of the Fitzgerald
Name of Record Owner(s): Family Irrevocable Trust

Address of Record Owner(s): 656 King Street Apt 112

Franklin, MA 02038

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

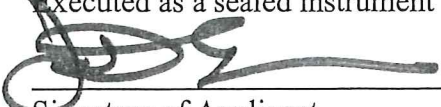
*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*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:

Fitzgerald Family Irrevocable Trust dated August 22, 2006
Norfolk County Registry of Deeds Bk 24064 Page 423

Executed as a sealed instrument this 16th day of August 2023



Signature of Applicant

JOEL D'ERRICO

Print name of Applicant

Mark W. Fitzgerald POA

Signature of Owner

Mark W. Fitzgerald POA

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

HORFOLK ss.

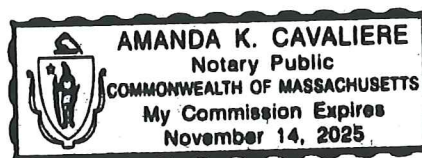
2023

On this 16th day of August 2023, before me, the undersigned notary public, personally appeared Mark W. Fitzgerald (name of owner), proved to me through satisfactory evidence of identification, which were MA license to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov 14 2025



Applicants Narrative to the Franklin Planning Board

for

Balsam Estates, Balsam Lane a Private 4 Lot Subdivision off Kimberlee Ave

Dear Members of the Franklin Planning Board,

Guerrierre and Halnon has prepared a Private 4 lot Subdivision for me off Kimberlee Ave that will be a Private Road served by Private Wells. Roadway infrastructure will be completely maintained by the Owners of the 4 Lots in perpetuity. Snowplowing maintenance and street lighting will be paid for by a Homeowners Association that I will form.

Pavement will be 22' wide with Cape Cod Berm No sidewalks will be required.

The property abuts the Maple Hill land recently acquired by Franklin to the North. I will provide a non motorized Pedestrian Easement on the easterly side of Lot A for access to the Open Space from the south. This will serve the neighborhood residents as well as those on Maple St.

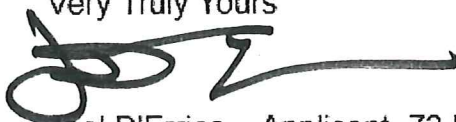
The Cul de Sac situated at the end of Kimberlee will remain for Open Space Parking and I will provide the same at the end of Balsam Lane. Utilities will be underground.

In order to show some Community Service I will provide the Franklin Food Pantry with \$10,000.00 per Lot contribution for their Food, Grocery and Perishable items upon your favorable approval for the project. Proof of donation to be supplied.

The following "Private Roads" that have been approved by the board with 2 or more homes are : Cloverleaf; Coutu St; Domenica Way; Doreen's Way;Erna Lane;Great Pond; Uncas Brook;Hambone Farm Road;Homes Ave;Mary Nora;Molly Lane;and Ridgeview to name a few.

I stand ready to provide the Town with any documents required that confirms the private roadway responsibilities by the Home Owners Association.

Very Truly Yours

A handwritten signature in black ink, appearing to read 'Joel D'Errico', with a long horizontal flourish extending to the right.

Joel D'Errico, Applicant 72 Deer View Way Franklin

FAG31

CALL
Joel For
Pickup

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

JUL 25 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 7/25/2023 242-027-006-000
 Assessors Parcel ID # (12 digits) 109-013 01
 Property Street Address End of Kimberley
 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 LORENE FITZGERALD
 Property Owner's Mailing Address KING ST
 Town/City Franklin State MA Zip Code _____
 Property Owner's Telephone # 508-245-9210
 Requestor's Name (if different from Owner) JOEL D'ERRICO
 Requestor's Address 72 DEERVIEW way
 Requestor's Telephone # 508-439-0022

MARK
Fitzgerald

Office Use Only: Date Fee Paid 7/25/23 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 1517 Town Receipt # _____

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals



KIMBERLEE AVE [242-027-000-000] - 300' ABUTTERS

Franklin, MA



CAI Technologies
Precision Mapping. Verified. At Your Service.

August 1, 2023

1 inch = 500 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 01, 2023

Subject Property:

Parcel Number: 242-027-000
CAMA Number: 242-027-000-000
Property Address: KIMBERLEE AVE

Mailing Address: FITZGERALD LORENA R TR
FITZGERALD FAM IRREVOCABLE TR
656 KING ST APT 112
FRANKLIN, MA 02038

Abutters:

Parcel Number: 234-012-000
CAMA Number: 234-012-000-000
Property Address: MAPLE ST

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

Parcel Number: 235-142-000
CAMA Number: 235-142-000-000
Property Address: 469 MAPLE ST

Mailing Address: LABASTIE KATHLEEN A TR KATHLEEN
A LABASTIE TRUST
469 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 242-012-020
CAMA Number: 242-012-020-000
Property Address: 469-B MAPLE ST

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

Parcel Number: 242-024-000
CAMA Number: 242-024-000-000
Property Address: 28 KIMBERLEE AVE

Mailing Address: GROVE PHILIP H GROVE DARLENE A
28 KIMBERLEE AVE
FRANKLIN, MA 02038

Parcel Number: 242-025-000
CAMA Number: 242-025-000-000
Property Address: 32 KIMBERLEE AVE

Mailing Address: KESSLER AMY B
32 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-026-000
CAMA Number: 242-026-000-000
Property Address: 36 KIMBERLEE AVE

Mailing Address: BRADY CHRISTOPHER B BRADY LISA B
36 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-027-000
CAMA Number: 242-027-000-000
Property Address: KIMBERLEE AVE

Mailing Address: FITZGERALD LORENA R TR
FITZGERALD FAM IRREVOCABLE TR
656 KING ST APT 112
FRANKLIN, MA 02038

Parcel Number: 242-028-000
CAMA Number: 242-028-000-000
Property Address: 35 KIMBERLEE AVE

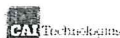
Mailing Address: LECHTER JOSH L LECHTER ERIN M
35 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-029-000
CAMA Number: 242-029-000-000
Property Address: 25 KIMBERLEE AVE

Mailing Address: COLE MARK D COLE SUSAN M
25 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-030-000
CAMA Number: 242-030-000-000
Property Address: 21 KIMBERLEE AVE

Mailing Address: MORANDI JEFFREY S MORANDI
DEBORA R
21 KIMBERLEE AV
FRANKLIN, MA 02038



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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
August 01, 2023

Parcel Number: 242-031-000
CAMA Number: 242-031-000-000
Property Address: 4 MADISON AVE

Mailing Address: KALLIANPUR MONISHA TR MONISHA
KALLIANPUR REVOC TRST
GURUMURTHY, HARSHA
4 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-032-000
CAMA Number: 242-032-000-000
Property Address: 6 MADISON AVE

Mailing Address: POWDERLY THOMAS TR THOMAS
POWDERLY LIVING TRUST
6 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-033-000
CAMA Number: 242-033-000-000
Property Address: 10 MADISON AVE

Mailing Address: GRADY KEVIN & SUZANNE TRS GRADY
FAMILY TR
10 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-034-000
CAMA Number: 242-034-000-000
Property Address: 14 MADISON AVE

Mailing Address: MAGLIARI FELICE N MAGLIARI SHELBY
P
14 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-035-000
CAMA Number: 242-035-000-000
Property Address: 18 MADISON AVE

Mailing Address: WROBLESKI KENT BETRO KENDRE
18 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-036-000
CAMA Number: 242-036-000-000
Property Address: MADISON AVE

Mailing Address: WROBLESKI KENT
18 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-037-000
CAMA Number: 242-037-000-000
Property Address: 22 MADISON AVE

Mailing Address: GRIFFIN SEAN C GRIFFIN KARLY L
22 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-038-000
CAMA Number: 242-038-000-000
Property Address: 26 MADISON AVE

Mailing Address: MARINO DARREN MARINO ROSEANNE
26 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-047-000
CAMA Number: 242-047-000-000
Property Address: 25 MADISON AVE

Mailing Address: LATOUR MATTHEW DENIS LATOUR
CAITLIN ELIZABETH
25 MADISON AV
FRANKLIN, MA 02038

Parcel Number: 242-048-000
CAMA Number: 242-048-000-000
Property Address: 21 MADISON AVE

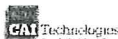
Mailing Address: CEDARHOLM MATTHEW R
CEDARHOLM TARA A
21 MADISON AV
FRANKLIN, MA 02038

Parcel Number: 242-049-000
CAMA Number: 242-049-000-000
Property Address: 17 MADISON AVE

Mailing Address: JONES EUGENE P JONES LISA A
17 MADISON ST
FRANKLIN, MA 02038

Parcel Number: 242-050-000
CAMA Number: 242-050-000-000
Property Address: 11 MADISON AVE

Mailing Address: MAHONEY JOSEPH & JENNIFER TR
MAHONEY FAMILY LIV TR
11 MADISON AV
FRANKLIN, MA 02038



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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
August 01, 2023

Parcel Number: 242-053-000
CAMA Number: 242-053-000-000
Property Address: 5 MADISON AVE

Mailing Address: O'BRIEN DAVID S O'BRIEN LISA A
5 MADISON AV
FRANKLIN, MA 02038

Kevin M. Doyle, 8-1-2023



www.cai-tech.com

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8/1/2023

Page 3 of 3

BRADY CHRISTOPHER B
BRADY LISA B
36 KIMBERLEE AV
FRANKLIN, MA 02038

KESSLER AMY B
32 KIMBERLEE AV
FRANKLIN, MA 02038

WROBLESKI KENT
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FRANKLIN, MA 02038

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CEDARHOLM TARA A
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FRANKLIN, MA 02038

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