

Bay Colony Group, Inc.

Professional Civil Engineers & Land Surveyors

4 School Street, PO Box 9136
Foxborough, Massachusetts 02035
Telephone (508) 543-3939 • Fax (508) 543-8866
E-mail: mailbox@baycolonygroup.com

March 11, 2019

Mr. Anthony Padula, Chairman
Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: "Maple Hill" Preliminary Plan

Dear Mr. Padula:

On behalf of my client, Carroll Construction Corp., I am submitting herewith a preliminary plan in accordance with Chapter 300, Article III, Paragraph 300-7 Preliminary Plan of the Code of Town of Franklin. Enclosed please find 4 full size and 12 half-size sets of the preliminary plans, a certified list of abutters, a Form B - Application for Approval of Preliminary Plan, a Certificate of Ownership, and a check in the amount of \$6,000.

The site is located off the end of Bridle Path, Kimberlee Avenue, and Hancock Road on three parcels of land totaling about 73.3 acres listed as Assessors' Parcel 234-012-000, Parcel 235-142-000 (portion), and Parcel 242-027-000. The parcels are owned by respectively, The Franklin Labastie Family, LLC, Kathleen A. Labastie Trust, and Lorena R. Fitzgerald. The property is located in the Rural Residential II zoning district and is a wooded parcel that contains a network of trails. It sits on a ridge line that generally runs north-south and the land generally pitches to the west toward an intermittent stream and wetland that runs parallel to Maple Street. Other portions pitch toward an isolated wetland in the norther portion of the lot and toward the south lot line toward Madison Avenue. There is a 68' elevation difference on the property between the high near the rear of the homes on Newell Drive and the wetland near Hancock Road. There are two isolated wetlands on the norther portion of the property as well as the bordering vegetated wetlands that are adjacent to the aforementioned intermittent stream on the west side of the property. All of the wetlands have been confirmed by the Franklin Conservation Commission under an Order of Resource Area Delineation.

Carroll Construction Corp proposes to construct the project as an open space development as described in the Franklin Zoning Bylaws Chapter 185-43 OPEN SPACE DEVELOPMENT. The regulation requires the applicant to file a preliminary plan to determine the basic number of lots that could be developed under a conventional plan in full compliance with the zoning, subdivision regulations and health codes. Then, an open space development concept plan must be prepared to the same standard as a preliminary subdivision plan.

The conventional preliminary plan demonstrates that the project site can support the development of at least 58 single family homes fully in accordance with the applicable zoning, subdivision and health regulations. The design is a 56' wide roadway that connects Bridle Path and Kimberlee Avenue utilizing about 7,255 feet of new roadway. The roadway is shown as 32' wide with 5' sidewalks on both sides of the roadway. The site will be served by municipal water that will access from the two streets. Each lot would contain an individual septic system and soil testing has been conducted on about 20 lots as of the date of filing. The testing has been witnessed by the Board of Health Agent and we have found that the soils are suitable for on-site leaching systems. Storm water is proposed to be handled through the use of a conventional catch basin/drain manhole system that will drain to six storm water

basins located on the north, south and west side of the property. Each of the basins will be on its own lot that will have access to the roadways. The basins on Drainage Lots D & E near the south property line will be retention basins in areas that are already acting as natural detention basins. The remaining three basins will be detention basins and they are located on Drainage Lots A-C on the west and north sides of the parcel. All of the basins meet the setback dimensional requirements of the subdivision bylaws.

As a result of discussions with the Town professional staff we have added emergency access driveways between the two roadways that could be used by the Fire Department should the roadways be blocked. This design element was also added to the open space design.

The open space design contains 58 lots and the roadway connects Bridle Path and Kimberlee Avenue along the same general path as the conventional layout, except the roadway is substantially shorter. The roadway construction standards are the same as in the conventional preliminary plan with 32' of pavement and 5' sidewalks on both sides. Under the OPEN SPACE DEVELOPMENT regulations the area and frontage are half of that required for a conventional subdivision which means that the required area is 15,000 sf and the required frontage is 75 feet. The lots in the open space design vary from 15,343 sf to 35,764 sf with the normal width being at least 105'. The site will be served by municipal water and on-site septic systems. Because of the reduced lot sizes and frontages the amount of roadway is reduced from about 7,255' to 4,597' – a 33% reduction. The dedicated open space on the site will be in three separate parcels. The largest parcel is Parcel A with is located on the north and east side of the project and contains about 32.9 acres. As a result of discussions with the Town professional staff we have added access between Lots 18 & 19 where we have shown a gravel driveway and parking lot that could be used by persons wishing to walk the site. This parcel contains two isolated wetlands and some BVW located near Hancock Road. It backs up to the homes on Hancock Road, Sherborn Lane, Newell Drive, Deerview Way, High Ridge Circle and Bridle Path. The minimum width between the new lots and the existing lots on those streets is 40' behind Lots 22-24. Open Space Parcel B is a 1.9 acre parcel located on the south side of the property abutting homes on Madison Avenue. It lies between Drainage Lots C & E in effect creating an open space strip from Bridle Path to Kimberlee Avenue. The final parcel is Open Space Parcel C that exists to provide a minimum 40' wide buffer for several homes on Ashley Circle and Ainsley Drive. The total open space is 37.2 acres, which is over 50% of the total project area. This is about 2.5 times the minimum requirement of 20% outlined in the bylaw. The Proponent proposes to convey the open space to the Franklin Conservation Commission for conservation purposes and does not propose any alteration of the land prior to conveyance to the Town.

I have reviewed the scope of the environmental impact analysis as outlined in Chapter 300-8-D and, based on the size of the project and its location, the only item that I believe would be an issue would be traffic. I don't believe that the project will change the levels of service at any intersections or impact off-site site lines, but I would anticipate that the neighbors would bring this issue up.

We look forward to further discussing this project with you and thank you for your consideration.

Very truly yours,

BAY COLONY GROUP, INC.



William R. Buckley, Jr., P.E.
Project Manager

Encl.

FORM B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

To the Planning Board of Franklin:

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

1. **Name of Applicant:** Carroll Construction Corp.
Address: P.O. Box 395 Foxborough, MA 02035 **Phone:** 508.954.4804

2. **Name of Owner:** The Kathleen A. Labastie Trust & The Franklin Labastie Family LLC
Address: 469 Maple Street Franklin, MA 02038 **Phone:** 508.528.0661

Fitzgerald Family Irrevocable Trust, Lorena R. Fitzgerald, Trustee 508.528.3473
441 Maple Street Franklin, MA 02035

3. **Name of Engineer:** Bay Colony Group, Inc.
Address: 4 School Street Foxborough, MA 02035 **Phone:** 508.543.3939

4. **Deed Reference:** Bk 33761, P 179 & Bk 25317, P 578 & Bk 35754, P 562 **Assessor's Map:** 235-142 234-012, **Lot:** 242-027

5. **Location and Description of Property:** 469 Maple Street
Three parcels of land containing a total of about 87.4 acres located on the east side of Maple Street and located at the end of Kimberlee Avenue, Bridle Path, Hancock Road and Deer View Way.

6. **Number of Lots on the Plan:**

Signature of Applicant: 

Signature of Owner: 

Print Name of Applicant: Mark Carroll

Print Name of Owner: Kathleen A. Labastie/Steven H. Labastie Lorena R. Fitzgerald

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:

Title of Plan: Preliminary Plan of Land "Maple Hill"
Date of Plan: January 15, 2019 Assessor's Information: 234-012-000
Prepared by: Bay Colony Group, Inc.
Type of Plan: 81-P; Prelim. Def.; Site Plan

SECTION B:

Name of Record Owner(s): Fitzgerald Family Irrevocable Trust
Address of Record Owner(s): Lorena R. Fitzgerald, Trustee
441 Maple Street Franklin, MA 02038

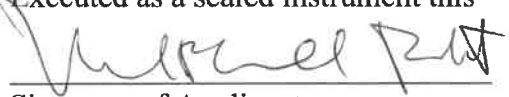
*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):
Lorena R. Fitzgerald, Trustee 441 Maple Street Franklin, MA

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

*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 (Norfolk County Bk 24064, P 423)

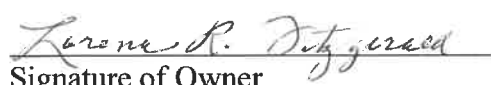
Executed as a sealed instrument this

day of 20


Signature of Applicant

Mark Carroll, President

Print name of Applicant


Signature of Owner

Lorena R. Fitzgerald, Trustee

Print name of Owner

Signature of Owner

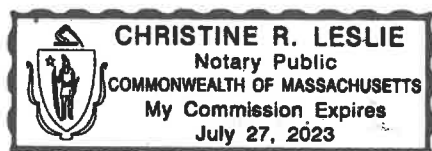
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

_____. SS.

20 19

On this 30th day of January 2019, before me, the undersigned notary public, personally appeared Mark Carroll (name of Applicant), 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.



Christine R. Leslie
(Official signature and seal of notary)

Notary Public:

My Commission Expires: July 27, 2023

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: Preliminary Plan of Land "Maple Hill"

Date of Plan: January 15, 2019 Assessor's Information: 234-012-000

Prepared by: Bay Colony Group, Inc.

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

SECTION B:

Name of Record Owner(s): Steven Labastie, Tr & Kathleen A. Labastie, Tr

Address of Record Owner(s): The Franklin Labastie Family, LLC & The Kathleen A. Labastie Trust

469 Maple Street Franklin, MA 02038

*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):

The Kathleen A. Labastie Trust, Kathleen A Labastie, Trustee 469 Maple Street Franklin, MA

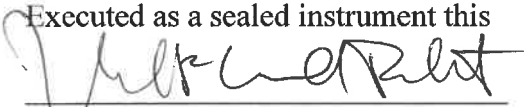
*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: The Kathleen A. Labastie Trust- Kathleen A. Labastie, Beneficiary

*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:

The Franklin Labastie Family, LLC (Incorporated 11-13-2007) & The Kathleen A. Labastie Trust (Norfolk County Bk 33761, P177)

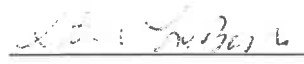
Executed as a sealed instrument this

day of 20


Signature of Applicant

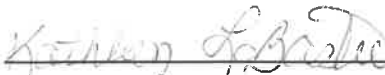
Mark Carroll, President

Print name of Applicant


Signature of Owner

Steven Labastie, Manager

Print name of Owner


Signature of Owner

Kathleen A Labastie, Trustee

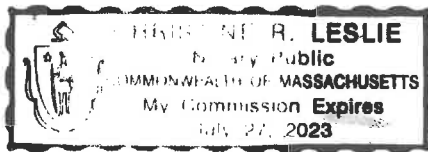
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2019

On this 30th day of January 2019, before me, the undersigned notary public, personally appeared Mark Carroll (name of Applicant), 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.



Christine Leslie
(Official signature and seal of notary)

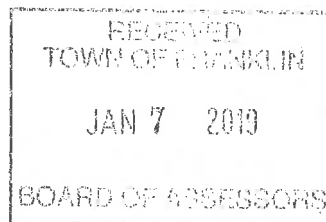
Notary Public:

My Commission Expires: 27 Jul/2023

Planning

Town of Franklin – Board of Assessors

355 East Central St
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 1-1-17)

Date of Request 1 / 7 / 2019

Assessors Parcel ID # (12 digits) 242 - 027 - 000 - 000
235 - 142 - 000 - 000
234 - 012 - 000 - 000

Property Street Address Kimberlee Ave
Maple Street
469 Maple Street

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 Fitzgerald Family Irrevocable Trust
Kathleen A. Labastie Trust
Franklin Labastie Family LLC
441 Maple St Franklin MA 02038
Property Owner's Mailing Address 469 Maple St Franklin MA 02038

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 528 - 0661

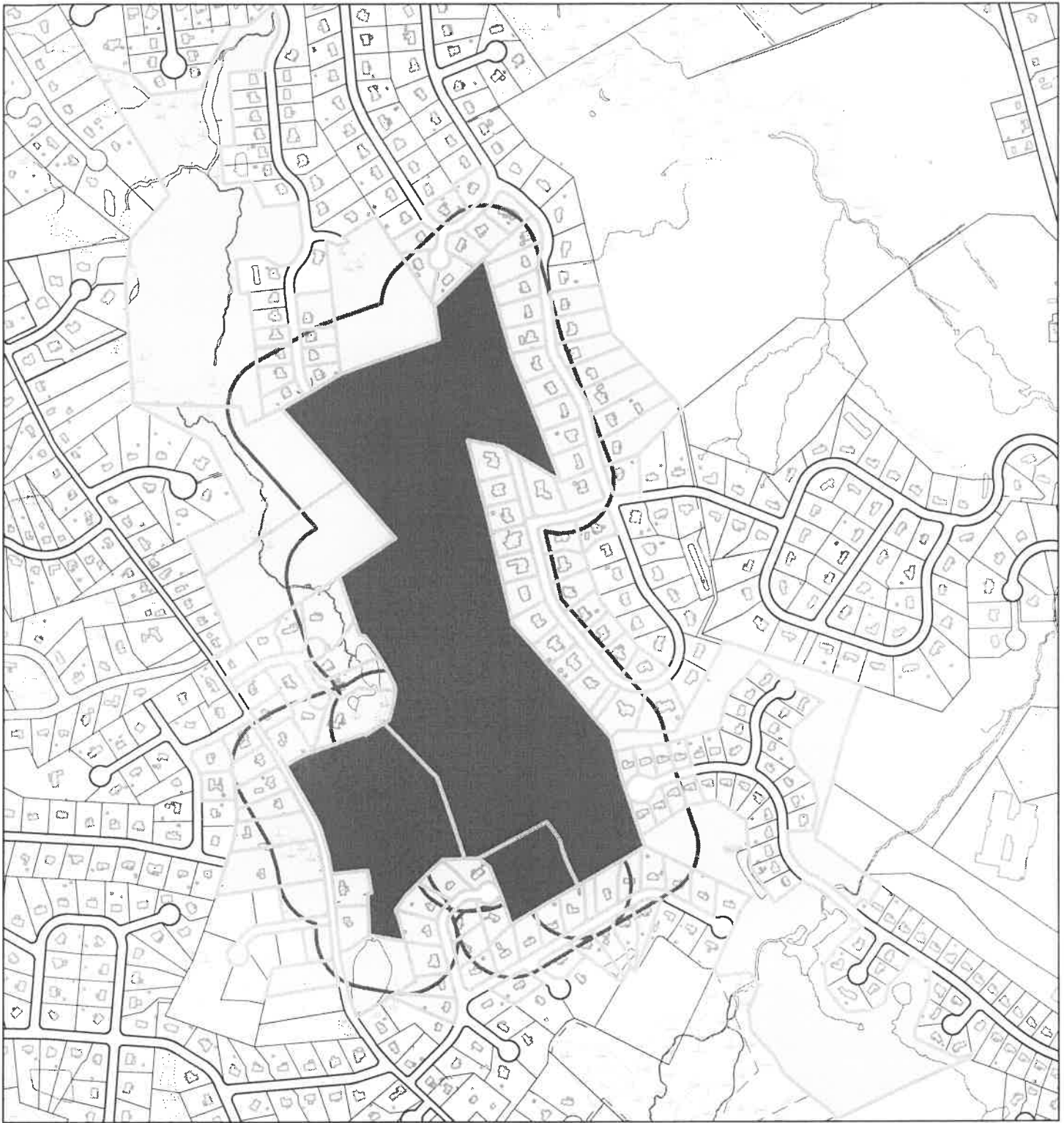
Requestor's Name (if different from Owner) Bay Colony Group, Inc

Requestor's Address 4 School Street Foxboro, MA 02035

Requestor's Telephone # 508 - 543 - 3939
CLeslie@baycolonygroup.com

Office Use Only: Date Fee Paid 1 / 9 / 19 Paid in Cash \$

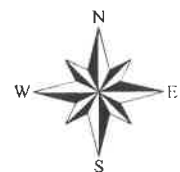
Paid by Check \$ 25.00 Check # 17326 Town Receipt # 25577



MAPLE ST AREA [234-012, 235-142 & 242-027] - 300' ABUTTERS
Town of Franklin



1/8/2019



300' Abutters List Report

Franklin, MA
January 08, 2019

Subject Parcel:

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

Mailing Address: LABASTIE STEVEN H FRANKLIN
LABASTIE FAMILY LLC
469 MAPLE ST
FRANKLIN, MA 02038

Subject Parcel:

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

Subject Parcel:

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
441 MAPLE ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 226-051-000
CAMA Number: 226-051-000-000
Property Address: 76 HANCOCK RD

Mailing Address: SIRACO JOHN A SIRACO MYRIAM
76 HANCOCK RD
FRANKLIN, MA 02038

Parcel Number: 226-052-000
CAMA Number: 226-052-000-000
Property Address: 80 HANCOCK RD

Mailing Address: MISTIKAWI WAHID A
80 HANCOCK RD
FRANKLIN, MA 02038

Parcel Number: 226-053-000
CAMA Number: 226-053-000-000
Property Address: 84 HANCOCK RD

Mailing Address: WILLIAMS JOSEPH A WILLIAMS DONNA
D
84 HANCOCK RD
FRANKLIN, MA 02038

Parcel Number: 226-054-000
CAMA Number: 226-054-000-000
Property Address: 91 HANCOCK RD

Mailing Address: BELTIS LAURA S BELTIS GREGORY N
91 HANCOCK RD
FRANKLIN, MA 02038

Parcel Number: 226-055-000
CAMA Number: 226-055-000-000
Property Address: 87 HANCOCK RD

Mailing Address: WOELFEL MARK H WOELFEL KELLI M
87 HANCOCK RD
FRANKLIN, MA 02038

Parcel Number: 226-056-000
CAMA Number: 226-056-000-000
Property Address: 83 HANCOCK RD

Mailing Address: O'CONNOR KEVIN O'CONNOR KELLEY
83 HANCOCK RD
FRANKLIN, MA 02038

Parcel Number: 226-057-000
CAMA Number: 226-057-000-000
Property Address: 79 HANCOCK RD

Mailing Address: MAHONEY PETER C MAHONEY
JACQUELINE F
79 HANCOCK RD
FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA

January 08, 2019

Parcel Number: 226-061-000
CAMA Number: 226-061-000-000
Property Address: HANCOCK RD

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

Parcel Number: 227-008-000
CAMA Number: 227-008-000-000
Property Address: 20 NEWELL DR

Mailing Address: JOHNSON CHRISTOPHER B JOHNSON
MARY B
20 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-009-000
CAMA Number: 227-009-000-000
Property Address: 24 NEWELL DR

Mailing Address: POVERMAN ROSS POVERMAN
MICHELLE
24 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-010-000
CAMA Number: 227-010-000-000
Property Address: 28 NEWELL DR

Mailing Address: POTTER NANCY L POTTER DONALD K
28 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-011-000
CAMA Number: 227-011-000-000
Property Address: 32 NEWELL DR

Mailing Address: ROBICHEAU JOYCE L & BRIAN R TR
ROBICHEAU TRUST
32 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-012-000
CAMA Number: 227-012-000-000
Property Address: 36 NEWELL DR

Mailing Address: WHITNEY JEFFREY O WHITNEY MERRIE
E
36 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-013-000
CAMA Number: 227-013-000-000
Property Address: 40 NEWELL DR

Mailing Address: KANE JOHN PATRICK KANE DONNA A
40 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-014-000
CAMA Number: 227-014-000-000
Property Address: 44 NEWELL DR

Mailing Address: DE PALMA FELICE DE PALM NEWELL DR
REV TRUST
44 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-017-000
CAMA Number: 227-017-000-000
Property Address: 39 NEWELL DR

Mailing Address: PACHECO THOMAS PACHECO TRACEY
39 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-018-000
CAMA Number: 227-018-000-000
Property Address: 35 NEWELL DR

Mailing Address: SULLIVAN KEVIN M SULLIVAN JILLIAN A
35 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-019-000
CAMA Number: 227-019-000-000
Property Address: 31 NEWELL DR

Mailing Address: SCHRATZ REGIS R JR SCHRATZ
LORRAINE M
31 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 227-020-000
CAMA Number: 227-020-000-000
Property Address: 27 NEWELL DR

Mailing Address: GROSS JEFFREY A GROSS DENYS M
27 NEWELL DR
FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
January 08, 2019

Parcel Number: 227-021-000 CAMA Number: 227-021-000-000 Property Address: 23 NEWELL DR	Mailing Address: FREN MICHELLE R FREN BECHARA R 23 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 227-022-000 CAMA Number: 227-022-000-000 Property Address: 19 NEWELL DR	Mailing Address: BEAUREGARD JEFFREY D BEAUREGARD JILLIAN M 19 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 227-023-000 CAMA Number: 227-023-000-000 Property Address: 15 NEWELL DR	Mailing Address: NATHAN SCOTT J NATHAN AUDREY RUBIN 15 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 227-024-000 CAMA Number: 227-024-000-000 Property Address: 11 NEWELL DR	Mailing Address: PATALANO CURTIS P P O BOX 254 FRANKLIN, MA 02038
Parcel Number: 227-025-000 CAMA Number: 227-025-000-000 Property Address: 7 NEWELL DR	Mailing Address: KING ROBERT T SULAT BRENN A KEYES 7 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 227-026-000 CAMA Number: 227-026-000-000 Property Address: 1 NEWELL DR	Mailing Address: HALLIGAN JOSEPH TR CADILLAC REALTY TRUST 35 DOVER CIR FRANKLIN, MA 02038
Parcel Number: 227-027-000 CAMA Number: 227-027-000-000 Property Address: 36 DOVER CIR	Mailing Address: MCNALLY CHRISTOPHER P MCNALLY LAURA M 36 DOVER CIR FRANKLIN, MA 02038
Parcel Number: 227-035-000 CAMA Number: 227-035-000-000 Property Address: 24 DOVER CIR	Mailing Address: COLLINS JOHN P COLLINS MARTHA S 24 DOVER CIR FRANKLIN, MA 02038
Parcel Number: 227-036-000 CAMA Number: 227-036-000-000 Property Address: 33 DOVER CIR	Mailing Address: BERTHIAUME MARK A MCKNIGHT SALLY A 33 DOVER CIR FRANKLIN, MA 02038
Parcel Number: 227-037-000 CAMA Number: 227-037-000-000 Property Address: 2 SHERBORN LN	Mailing Address: MCMULLEN PATRICK J MCMULLEN GRETCHEN G 2 SHERBORN LN FRANKLIN, MA 02038
Parcel Number: 227-038-000 CAMA Number: 227-038-000-000 Property Address: 4 SHERBORN LN	Mailing Address: JOHNSON KRISTEN JOHNSON JARED 4 SHERBORN LN FRANKLIN, MA 02038
Parcel Number: 227-040-000 CAMA Number: 227-040-000-000 Property Address: 3 SHERBORN LN	Mailing Address: SU KE HU TR DONGLING SU REVOCABLE TRUST SU 3 SHERBORN LN FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
January 08, 2019

Parcel Number: 227-041-000 CAMA Number: 227-041-000-000 Property Address: 1 SHERBORN LN	Mailing Address: BEXIGA DARLENE S TR DARLENE BEXIGA REVOCABLE TRUST 1 SHERBORN LN FRANKLIN, MA 02038
Parcel Number: 227-050-000 CAMA Number: 227-050-000-000 Property Address: HANCOCK RD	Mailing Address: HILL SARA A RAMEY WEBSTER S 14 CLAREMONT ST WALTHAM, MA 02451
Parcel Number: 227-051-000 CAMA Number: 227-051-000-000 Property Address: 88 HANCOCK RD	Mailing Address: PERRY C ROBERT 88 HANCOCK RD FRANKLIN, MA 02038
Parcel Number: 234-001-000 CAMA Number: 234-001-000-000 Property Address: 8 AINSLEY DR	Mailing Address: SARAPAS PETER L SARAPAS CYNTHIA A 8 AINSLEY DR FRANKLIN, MA 02038
Parcel Number: 234-002-000 CAMA Number: 234-002-000-000 Property Address: 7 AINSLEY DR	Mailing Address: MAXIMIUK JAMES T MAXIMIUK TRACY S 7 AINSLEY DR FRANKLIN, MA 02038
Parcel Number: 234-003-000 CAMA Number: 234-003-000-000 Property Address: 2 ASHLEY CIR	Mailing Address: RONDEAU GREGORY T RONDEAU SUSAN M 2 ASHLEY CIR FRANKLIN, MA 02038
Parcel Number: 234-004-000 CAMA Number: 234-004-000-000 Property Address: 4 ASHLEY CIR	Mailing Address: RONDEAU JOHN M RONDEAU JILL A 4 ASHLEY CIR FRANKLIN, MA 02038
Parcel Number: 234-009-000 CAMA Number: 234-009-000-000 Property Address: 62 BRIDLE PATH	Mailing Address: DANDURAND JEFFREY D DANDURAND EMILY 62 BRIDLE PATH FRANKLIN, MA 02038
Parcel Number: 234-010-000 CAMA Number: 234-010-000-000 Property Address: 64 BRIDLE PATH	Mailing Address: CETRANO JOHN J & LYNN M TRS JOHN J CETRANO FAMILY TRUST 64 BRIDLE PATH FRANKLIN, MA 02038
Parcel Number: 234-011-000 CAMA Number: 234-011-000-000 Property Address: 66 BRIDLE PATH	Mailing Address: PETERSON CHRISTOPHER PETERSON LAURA S 66 BRIDLE PATH FRANKLIN, MA 02038
Parcel Number: 234-012-000 CAMA Number: 234-012-000-000 Property Address: MAPLE ST	Mailing Address: LABASTIE STEVEN H FRANKLIN LABASTIE FAMILY LLC 469 MAPLE ST FRANKLIN, MA 02038
Parcel Number: 234-013-000 CAMA Number: 234-013-000-000 Property Address: 69 BRIDLE PATH	Mailing Address: SVORINIC PETER LAURENZO-SVORINIC PATRICIA 69 BRIDLE PTH FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
January 08, 2019

Parcel Number: 234-014-000 CAMA Number: 234-014-000-000 Property Address: 67 BRIDLE PATH	Mailing Address: HANSON KURT E HANSON JANE M 67 BRIDLE PATH FRANKLIN, MA 02038
Parcel Number: 234-015-000 CAMA Number: 234-015-000-000 Property Address: 65 BRIDLE PATH	Mailing Address: GIACOBBE ANTHONY GIACOBBE REBECCA 65 BRIDLE PATH FRANKLIN, MA 02038
Parcel Number: 234-016-000 CAMA Number: 234-016-000-000 Property Address: 63 BRIDLE PATH	Mailing Address: STEINHAUSER WILLIAM J STEINHAUSER KAREN M 63 BRIDLE PATH FRANKLIN, MA 02038
Parcel Number: 234-024-000 CAMA Number: 234-024-000-000 Property Address: BRIDLE PATH	Mailing Address: METACOMET LAND TRUST INC 437 MAPLE ST FRANKLIN, MA 02038
Parcel Number: 234-053-001 CAMA Number: 234-053-001-000 Property Address: 30 HIGH RIDGE CIR	Mailing Address: PRADKO MICHAEL S PRADKO KIMBERLY A PO BOX 311 FRANKLIN, MA 02038
Parcel Number: 234-054-001 CAMA Number: 234-054-001-000 Property Address: 34 HIGH RIDGE CIR	Mailing Address: DECRESCENZO ROBERT DECRESCENZO KIMBERLY A 34 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-055-000 CAMA Number: 234-055-000-000 Property Address: HIGH RIDGE CIR	Mailing Address: DERRICO JOEL 72 DEERVIEW WAY FRANKLIN, MA 02038
Parcel Number: 234-056-000 CAMA Number: 234-056-000-000 Property Address: 38 HIGH RIDGE CIR	Mailing Address: KUCKS BRYCE T KUCKS MONICA W 38 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-057-000 CAMA Number: 234-057-000-000 Property Address: 40 HIGH RIDGE CIR	Mailing Address: OCONNELL KEVIN W RITA-OCONNELL DIANE M 40 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-058-000 CAMA Number: 234-058-000-000 Property Address: 44 HIGH RIDGE CIR	Mailing Address: RISICA ANTHONY J & LYNN M TRS LTR INVESTMENT REALTY TRUST 44 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-059-000 CAMA Number: 234-059-000-000 Property Address: 48 HIGH RIDGE CIR	Mailing Address: DEPAOLO STEPHEN J DEPAOLO KARIN L 48 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-060-000 CAMA Number: 234-060-000-000 Property Address: 52 HIGH RIDGE CIR	Mailing Address: BOUDREAU JEFFREY E & KARLA R T BOUDREAU FAMILY INVESTMENT TR 52 HIGH RIDGE CIR FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
January 08, 2019

Parcel Number: 234-061-000 CAMA Number: 234-061-000-000 Property Address: 56 HIGH RIDGE CIR	Mailing Address: BUFFI CYNTHIA J GLENN DAVID B 56 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-062-000 CAMA Number: 234-062-000-000 Property Address: 60 HIGH RIDGE CIR	Mailing Address: POUTRE PETER B POUTRE KIM E 60 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-063-000 CAMA Number: 234-063-000-000 Property Address: 64 DEERVIEW WAY	Mailing Address: GRIFFIN JAMES E & CHRISTINE S 64 DEERVIEW WAY REALTY TRUST PO BOX 431 FRANKLIN, MA 02038
Parcel Number: 234-064-000 CAMA Number: 234-064-000-000 Property Address: 68 DEERVIEW WAY	Mailing Address: CAMACHO VINCENT B CAMACHO EMILY J 68 DEERVIEW WAY FRANKLIN, MA 02038
Parcel Number: 234-065-000 CAMA Number: 234-065-000-000 Property Address: 72 DEERVIEW WAY	Mailing Address: DERRICO JOEL DERRICO MARY BETH 72 DEERVIEW WAY FRANKLIN, MA 02038
Parcel Number: 234-066-000 CAMA Number: 234-066-000-000 Property Address: DEERVIEW WAY	Mailing Address: DERRICO JOEL 72 DEERVIEW WAY FRANKLIN, MA 02038
Parcel Number: 234-067-000 CAMA Number: 234-067-000-000 Property Address: 67 DEERVIEW WAY	Mailing Address: CASSLER COLLEEN M 67 DEERVIEW WAY FRANKLIN, MA 02038
Parcel Number: 234-068-000 CAMA Number: 234-068-000-000 Property Address: 20 CRANBERRY DR	Mailing Address: DOWNING PATRICK F DOWNING BETH ANN 20 CRANBERRY DR FRANKLIN, MA 02038
Parcel Number: 234-069-000 CAMA Number: 234-069-000-000 Property Address: 55 HIGH RIDGE CIR	Mailing Address: ECK PETER ECK JUDY 55 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-070-000 CAMA Number: 234-070-000-000 Property Address: 49 HIGH RIDGE CIR	Mailing Address: PILOF JEFFREY W PILOF DANA 49 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-071-000 CAMA Number: 234-071-000-000 Property Address: 45 HIGH RIDGE CIR	Mailing Address: BANAS PAUL T BANAS LILLIAN V 45 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-072-000 CAMA Number: 234-072-000-000 Property Address: 41 HIGH RIDGE CIR	Mailing Address: BARRETT MARY ANN 41 HIGH RIDGE CIR FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
January 08, 2019

Parcel Number: 234-073-000 CAMA Number: 234-073-000-000 Property Address: 39 HIGH RIDGE CIR	Mailing Address: SHETTY KRISHNAPRASAD V SHETTY SHALINI 39 HIGH RIDGE CIR FRANKLIN, MA 02038
Parcel Number: 234-074-000 CAMA Number: 234-074-000-000 Property Address: 31 HIGH RIDGE CIR	Mailing Address: DUVAL THOMAS A DUVAL MARIA L 31 HIGH RIDGE CIRCLE FRANKLIN, MA 02038
Parcel Number: 234-080-000 CAMA Number: 234-080-000-000 Property Address: 16 CRANBERRY DR	Mailing Address: OLEARY JOHN R JR OLEARY KIRSTEN M 16 CRANBERRY DR FRANKLIN, MA 02038
Parcel Number: 234-081-000 CAMA Number: 234-081-000-000 Property Address: 47 NEWELL DR	Mailing Address: CUPELO WILLIAM J CUPELO KATELYN M 47 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 234-082-000 CAMA Number: 234-082-000-000 Property Address: 43 NEWELL DR	Mailing Address: LAPLACA KERRI A LAPLACA MATTHEW C 43 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 234-083-000 CAMA Number: 234-083-000-000 Property Address: 48 NEWELL DR	Mailing Address: ROTH MATTHEW A ROTH PAMELA L 48 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 235-001-000 CAMA Number: 235-001-000-000 Property Address: 472 MAPLE ST	Mailing Address: MACDONALD IAN W MACDONALD CAITLIN A 472 MAPLE ST FRANKLIN, MA 02038
Parcel Number: 235-001-001 CAMA Number: 235-001-001-000 Property Address: 476 MAPLE ST	Mailing Address: PATEL PRATIKE PATEL ALISA 476 MAPLE ST FRANKLIN, MA 02038
Parcel Number: 235-001-002 CAMA Number: 235-001-002-000 Property Address: 478 MAPLE ST	Mailing Address: LI ZHEN TONY CAI XIAOTIAN SOPHIA 478 MAPLE ST FRANKLIN, MA 02038
Parcel Number: 235-002-000 CAMA Number: 235-002-000-000 Property Address: 480 MAPLE ST	Mailing Address: VALLEE ROBERT & PATRICIA L/E VALLEE JAMES E 480 MAPLE ST FRANKLIN, MA 02038
Parcel Number: 235-003-000 CAMA Number: 235-003-000-000 Property Address: 7 DOWNINGWOOD DR	Mailing Address: BERCUME PAUL J BERCUME MARGARET L 7 DOWNINGWOOD DR FRANKLIN, MA 02038
Parcel Number: 235-004-000 CAMA Number: 235-004-000-000 Property Address: 5 DOWNINGWOOD DR	Mailing Address: PEZZELLA STEPHEN P PEZZELLA DIANNA H 5 DOWNINGWOOD DR FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
January 08, 2019

Parcel Number: 235-119-000
CAMA Number: 235-119-000-000
Property Address: MAPLE ST

Mailing Address: METACOMET LAND TRUST INC
P O BOX 231
FRANKLIN, MA 02038

Parcel Number: 235-132-000
CAMA Number: 235-132-000-000
Property Address: MAPLE ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERI
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 235-135-000
CAMA Number: 235-135-000-000
Property Address: 6 AINSLEY DR

Mailing Address: RICHERT WILLIAM J RICHERT KAREN
6 AINSLEY DR
FRANKLIN, MA 02038

Parcel Number: 235-136-000
CAMA Number: 235-136-000-000
Property Address: AINSLEY DR

Mailing Address: RONDEAU ROGER A
204 LINCOLN ST
FRANKLIN, MA 02038

Parcel Number: 235-137-000
CAMA Number: 235-137-000-000
Property Address: 3 ASHLEY CIR

Mailing Address: O'BRIEN, ROBERT T TR CATHCART, R
O'BRIEN & C CATHCART LIV TR
3 ASHLEY CIR
FRANKLIN, MA 02038

Parcel Number: 235-138-000
CAMA Number: 235-138-000-000
Property Address: 1 ASHLEY CIR

Mailing Address: JEWETT ROBERT N & SHARON L TRS
ROBERT N JEWETT REV TRUST SHAR
1 ASHLEY CIR
FRANKLIN, MA 02038

Parcel Number: 235-140-000
CAMA Number: 235-140-000-000
Property Address: 481 MAPLE ST

Mailing Address: CARLOW THOMAS H JR
481 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 235-141-000
CAMA Number: 235-141-000-000
Property Address: 475 MAPLE ST

Mailing Address: MAYO CHRISTOPHER H MAYO
MARGERY G
475 MAPLE 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: 241-136-000
CAMA Number: 241-136-000-000
Property Address: 468 MAPLE ST

Mailing Address: GRILLO DANIEL E
468 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 241-137-000
CAMA Number: 241-137-000-000
Property Address: 470 MAPLE ST

Mailing Address: GRILLO DENNIS A KOWALIK-GRILLO
KRISTEN M
470 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 241-138-002
CAMA Number: 241-138-002-000
Property Address: 460 MAPLE ST

Mailing Address: FRANKLIN HOLDINGS LLC
14 CAMP RD
FOXBOROUGH, MA 02035

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
January 08, 2019

Parcel Number: 241-138-003
CAMA Number: 241-138-003-000
Property Address: 2 LAURINDA LN

Mailing Address: FRANKLIN HOLDINGS LLC
14 CAMP RD
FOXBOROUGH, MA 02035

Parcel Number: 241-138-010
CAMA Number: 241-138-010-000
Property Address: 1 LAURINDA LN

Mailing Address: FRANKLIN HOLDINGS LLC
14 CAMP RD
FOXBOROUGH, MA 02035

Parcel Number: 241-138-011
CAMA Number: 241-138-011-000
Property Address: LAURINDA LN

Mailing Address: FRANKLIN HOLDINGS LLC
14 CAMP RD
FOXBOROUGH, MA 02035

Parcel Number: 242-013-000
CAMA Number: 242-013-000-000
Property Address: 463 MAPLE ST

Mailing Address: GRILLO DENNIS B GRILLO ILONA J
463 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 242-014-000
CAMA Number: 242-014-000-000
Property Address: 461 MAPLE ST

Mailing Address: GRILLO DANIEL
461 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 242-015-000
CAMA Number: 242-015-000-000
Property Address: MAPLE ST

Mailing Address: DERRICO JOEL
72 DEER VIEW WAY
FRANKLIN, MA 02038

Parcel Number: 242-020-000
CAMA Number: 242-020-000-000
Property Address: 12 KIMBERLEE AVE

Mailing Address: CAMPBELL CHRISTOPHER & PATRICI
CAMPBELL REALTY TRUST 2005
12 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-021-000
CAMA Number: 242-021-000-000
Property Address: 16 KIMBERLEE AVE

Mailing Address: DAGESSE KENNETH DAGESSE ELLEN
16 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-022-000
CAMA Number: 242-022-000-000
Property Address: 20 KIMBERLEE AVE

Mailing Address: DOMBROSKI STEPHEN V DOMBROSKI
LAURA A
20 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-023-000
CAMA Number: 242-023-000-000
Property Address: 24 KIMBERLEE AVE

Mailing Address: TENORE MICHAEL J TENORE MARY
ELLEN
24 KIMBERLEE AV
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

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
January 08, 2019

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
441 MAPLE ST
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

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

Mailing Address: GURUMURTHY HARSHA KALLIANPUR
MONISHA
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 D
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 T GRADY SUZANNE M
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

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
January 08, 2019

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: 242-039-000
CAMA Number: 242-039-000-000
Property Address: 30 MADISON AVE

Mailing Address: DUNBAR STEPHEN W DUNBAR CHERYL
A
30 MADISON AVE
FRANKLIN, MA 02038

Parcel Number: 242-040-000
CAMA Number: 242-040-000-000
Property Address: 34 MADISON AVE

Mailing Address: LEVY JACK E LEVY BETH A
34 MADISON AV
FRANKLIN, MA 02038

Parcel Number: 242-041-000
CAMA Number: 242-041-000-000
Property Address: 38 MADISON AVE

Mailing Address: SWAN MICHAEL B & LOUANN P TRS
SWAN REALTY TRUST
38 MADISON AV
FRANKLIN, MA 02038

Parcel Number: 242-046-000
CAMA Number: 242-046-000-000
Property Address: 29 MADISON AVE

Mailing Address: PLESHAW MICHAEL S PLESHAW CARLA
J
29 MADISON AV
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: FLORIO STEVEN A FLORIO MICHELLE
11 MADISON AV
FRANKLIN, MA 02038

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

Parcel Number: 242-073-000
CAMA Number: 242-073-000-000
Property Address: BRIDLE PATH

Mailing Address: METACOMET LAND TRUST INC
437 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 242-079-000
CAMA Number: 242-079-000-000
Property Address: 68 BRIDLE PATH

Mailing Address: REIJMERS GERARD J REIJMERS SHELBY
L
68 BRIDLE PATH
FRANKLIN, MA 02038

Kevin M. Doyle, 1-8-19

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.