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JAN 28 2020

FORM C  
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN PLANNING DEPT.

To the Planning Board of Franklin:

The undersigned, herewith, submits the accompanying definitive plan for the subdivision entitled "Maple Hill" for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: Carroll Construction Corp.  
Address of Applicant: P.O. Box 81 Chartley, MA 02038  
Phone No.: 508.954.4804 Email: carrollcorp@hotmail.com
2. Name of Owner (if not the Applicant): Kathleen Labastie, The Kathleen A. Labastie Trust  
Address of Owner: 469 Maple Street Franklin, MA 02038  
Phone No.: 508.528.0661 Email: \_\_\_\_\_
3. Name of Engineer: Bay Colony Group, Inc.  
Address of Engineer: 4 School Street Foxborough, MA 02035  
Phone No.: 508.543.3939 Email: billbuckley@baycolonygroup.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 35729, Page 273, (or Certificate of Title No. \_\_\_\_\_)
5. Location and Description of Property: A 14.9 acre parcel of land located on the east side of Maple Street at 469 Maple Street a portion of which will be included within the subdivision  
Assessor's Map & Lot: 235-142-000
6. No. of Lots: 58

Mark Carroll  
Signature of Applicant

Mark Carroll, President  
Print Name of Applicant

Kathleen C. Labastie  
Signature of Owner

Kathleen Labastie  
Print Name of Owner

An Assessor's certified list of all abutters within 300 feet of this subdivision is attached.

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2020 JAN 28 A 10:40  
TOWN OF FRANKLIN  
TOWN CLERK

# 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: Maple Hill

Date of Plan: 12/18/2019 Assessor's Information: 235-142-000

Prepared by: Bay Colony Group, Inc.

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

SECTION B:

Name of Record Owner(s): Kathleen Labastie, The Kathleen A. Labastie Trust

Address of Record Owner(s): 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):

\*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:

Executed as a sealed instrument this 4<sup>th</sup> day of Dec 2019

Mark Carroll, President

Signature of Applicant

Print name of Applicant

Norman Lobastie 2/4/19  
Signature of Owner

Kathleen Labastie

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20\_\_

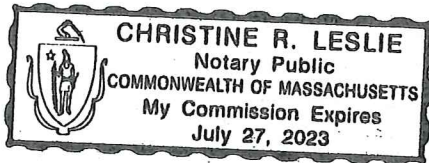
On this 4<sup>th</sup> day of December, 2019, before me, the undersigned notary public, personally appeared Kathleen Lohstie (name of Applicant), proved to me through satisfactory evidence of identification, which were MA license to be the person whose name is signed on the preceding document in my presence.

Christine R. Leslie

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 7/27/2023



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PLANNING DEPT.

**FORM C**  
**APPLICATION FOR APPROVAL OF DEFINITIVE PLAN**


To the Planning Board of Franklin:

The undersigned, herewith, submits the accompanying definitive plan for the subdivision entitled "Maple Hill" for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: Carroll Construction Corp.  
Address of Applicant: P.O. Box 81 Chartley, MA 02038  
Phone No.: 508.954.4804 Email: carrollcorp@hotmail.com
2. Name of Owner (if not the Applicant): Steven Labastie, The Franklin Labastie Family, LLC  
Address of Owner: 469 Maple Street Franklin, MA 02038  
Phone No.: 508.528.0661 Email: \_\_\_\_\_
3. Name of Engineer: Bay Colony Group, Inc.  
Address of Engineer: 4 School Street Foxborough, MA 02035  
Phone No.: 508.543.3939 Email: billbuckley@baycolonygroup.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 25317, Page 578, (or Certificate of Title No. \_\_\_\_\_)
5. Location and Description of Property: A 68.5+- acre parcel of land located on the end of Bridle Path and Kimberlee Avenue  
Assessor's Map & Lot: 234-012-000
6. No. of Lots: 58  

Signature of Applicant: 

Mark Carroll, President

Signature of Owner: 

Steven Labastie

Signature of Applicant

Print Name of Applicant

Signature of Owner

Print Name of Owner

An Assessor's certified list of all abutters within 300 feet of this subdivision is attached.

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TOWN CLERK

## 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: Maple HillDate of Plan: 12/18/2019 Assessor's Information: 234-012-00Prepared by: Bay Colony Group, Inc.Type of Plan: 81-P; Prelim.; Def. Site PlanSECTION B:Name of Record Owner(s): Steven Labastie, The Franklin Labastie Family LLCAddress of Record Owner(s): 469 Maple Street Franklin, MA 02038

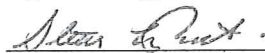
\*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

\*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:

Executed as a sealed instrument this 4<sup>th</sup> day of Dec 2019

Signature of Applicant



Signature of Owner

Mark Carroll, President

Print name of Applicant

Steven Labastie

Print name of Owner



## COMMONWEALTH OF MASSACHUSETTS

ss. \_\_\_\_\_

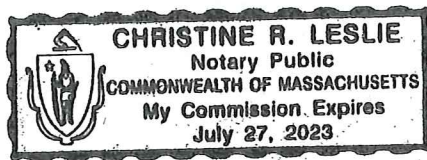
20\_\_\_\_

On this 4<sup>th</sup> day of December, 2019, before me, the undersigned notary public, personally appeared Steven Labastie (name of Applicant), 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.

*Christine R. Leslie*

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 7/27/2023

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PLANNING DEPT.

**FORM C**  
**APPLICATION FOR APPROVAL OF DEFINITIVE PLAN**

To the Planning Board of Franklin:

The undersigned, herewith, submits the accompanying definitive plan for the subdivision entitled "Maple Hill" for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: Carroll Construction Corp.  
Address of Applicant: P.O. Box 81 Chartley, MA 02038  
Phone No.: 508.954.4804 Email: carrollcorp@hotmail.com
2. Name of Owner (if not the Applicant): Lorena Fitzgerald, Tr. Fitzgerald Family Irrevocable Trust  
Address of Owner: 441 Maple Street Franklin, MA 02038  
Phone No.: 508.528.3473 Email: \_\_\_\_\_
3. Name of Engineer: Bay Colony Group, Inc.  
Address of Engineer: 4 School Street Foxborough, MA 02035  
Phone No.: 508.543.3939 Email: billbuckley@baycolonygroup.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: A 4.0+/- acre parcel of land located on the east of Kimberlee Avenue  
Assessor's Map & Lot: 242-027-000
6. No. of Lots: 58

Mark Carroll  
Signature of Applicant

Mark Carroll, President  
Print Name of Applicant

Lorena Fitzgerald  
Signature of Owner

Lorena Fitzgerald, Tr  
Print Name of Owner

An Assessor's certified list of all abutters within 300 feet of this subdivision is attached.

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TOWN CLERK

## 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: Maple Hill

Date of Plan: 12/18/2019 Assessor's Information: 242-027-000

Prepared by: Bay Colony Group, Inc.

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

### SECTION B:

Name of Record Owner(s): Lorena Fitzgerald, Tr. Fitzgerald Family Irrevocable Trust

Address of Record Owner(s): 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):  
\_\_\_\_\_

\*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: \_\_\_\_\_

Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Mark Carroll, President

\_\_\_\_\_  
Print name of Applicant

\* Lorena Fitzgerald Tr  
Signature of Owner

\_\_\_\_\_  
Lorena Fitzgerald, Tr

\_\_\_\_\_  
Print name of Owner



COMMONWEALTH OF MASSACHUSETTS

Norfolk County ss.  
Massachusetts

20 19

On this 30 day of November 2019, before me, the undersigned notary public, personally appeared Lorena Fitzgerald (name of Applicant), proved to me through satisfactory evidence of identification, which were ma in to be the person whose name is signed on the preceding document in my presence.

  
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 12-27-24

Denise L Pearson

**Form R:  
Franklin Planning Board  
Subdivision Waiver Request**

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PLANNING DEPT.

**Prepared by:** William R. Buckley, Jr.

**Signed:** 

**Subdivision:** Maple Hill

**Date:** December 18, 2019

**Nature of Waiver:**

Sidewalk on one side of the roadway

**Subdivision Rules and Regulation Reference:**

Section 300-13-A

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**Reason the waiver is requested:**

The new roadways connect into Bridle Path and Kimberlee Avenue, which both only have a sidewalk on one side of the roadway.

**Alternatives to granting the waiver:**

Construction of sidewalks on both sides of the roadways.

**Impact of waiver denial on the project:**

The roadways will contain two sidewalks which will require maintenance and eventual replacement by the Town of Franklin

**Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:**

It will minimize the cost of maintenance of the roadway that will eventually fall to the Town while still providing a sidewalk that will connect to Bridle Path and Kimberlee Avenue which both have sidewalks on one side.