

F-4269
Project Narrative
Margaret's Cove Subdivision Modification
Franklin, Massachusetts

Background

In January 1982, the Town of Franklin Planning Board voted to approve and endorse the plans entitled "Mine Brook Estates – A Subdivision in Franklin, Massachusetts" dated August 18, 1981, last revised November 6, 1981 prepared by Guerriere & Halnon, Inc. The majority of the subdivision has been constructed with the exception of the remaining (9) lots off Margaret's Cove.

Project Description

The proposed site is located on approximately 6.5+/- acres at the northwestern portion of Mine Brook Estates and has never been developed. The site is located within a Water Resource District and directly abuts the Town of Franklin's water supply Well No. 7 to the southeast and a 20-foot wide sewer easement for the Charles River Pollution Control District and Army Corps of Engineers easement run along the northeastern and western portion of the site.

The Applicant is proposing to construct the previously approved 600' +/- road and modify the previously approved subdivision, which will reduce the amount of proposed lots from 9 lots to six lots that will conform to the current zoning regulations. Additional work will include stormwater management improvements, including drainage infrastructure and detention pond.

Wetland delineation of the property was conducted in March 2019 by Goddard Consulting and a copy of the report has been attached for reference. Based on the recent wetland delineation report, approximately 200+/- linear feet of the previously approved road, including the installation of utilities is within the 50-foot to 100-foot buffer zone to the bordering vegetated wetlands.

Mitigation Measures


Mitigation measures, including erosion control will be installed prior to commencing construction activities and will be maintained for the duration of the project. No negative impacts to the resource areas are anticipated.

FORM C-1
APPLICATION FOR APPROVAL OF MODIFICATION PLAN

To the Planning Board of Franklin:

The undersigned, herewith, submits the accompanying modification of a Definitive subdivision entitled: "Margaret's Cove Subdivision Modification" for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: Whitman Homes- Rich Whittington
Address of Applicant: 1200 Turnpike Street Canton, MA. 02021
Phone No.: 781-821-5216 Email: richw@whitmanhomes.com
2. Name of Owner (if not the Applicant): See Attached
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: Guerriere & Halnon, Inc.
Address of Engineer: 55 West Central St. Franklin, MA. 02038
Phone No.: 508-528-3221 Email: acavalieri@gandhengineering.com
4. Deed reference at Norfolk Registry of Deeds: Book See Attached
Page _____ (or Certificate of Title No.: _____)
5. Location and Description of Property: Located at the end of existing Margaret's Cove and the intersection with Maryellen Lane. Property has been previously disturbed for grading purposes for prior endorsed plan. (Assessor's Map & Lot: Map 237- lots 12,13,14,15,16,18,19,20,&21)
6. No. of Lots: Proposed (6)
7. Purpose for modifying the definitive plan: redesign the storm water system to todays standards and reconfigure lots



Signature of Applicant

Rich Whittington

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.

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: Margaret's Cove Subdivision Modification

Date of Plan: June 28, 2019 Assessor's Information: Map 237- lots
12,13,14,15,16,18,19,20,&21

Prepared by: Guerriere & Halnon, Inc.

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

SECTION B:

Name of Record Owner(s): See Attached

Address of Record Owner(s): _____

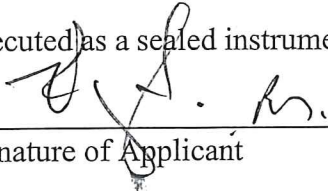
*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*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

Rich Whittington

Print name of Applicant

See Attached

See Attached

Signature of Owner

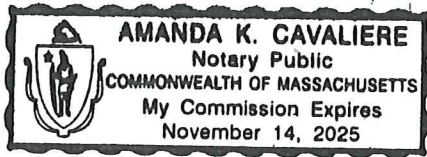
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

20____

On this 21st day of June 2019, before me, the undersigned
notary public, personally appeared Rich Whittington (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.



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

Notary Public:

My Commission Expires: Nov. 14, 2025

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: Margaret's Cove Subdivision Modification

Date of Plan: June 28, 2019 Assessor's Information: See Attached

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Whitman Homes, 1200 Turnpike Street, Canton, MA 02021

SECTION B:

Name of Record Owner(s): **See Attached

Address of Record Owner(s): **See Attached

****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:

Executed as a sealed instrument this

day of

20

Signature of Applicant

Print name of Applicant

Signature of Owner

See Attached

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

_____. ss.

20_____

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____ (name of owner), proved to me through satisfactory evidence of identification, which were _____ 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: _____

Formerly

Donald G. Ranieri Now Mary E. Ranieri

- Parcel ID – 237-022-000-000

Executed as a sealed instrument this 21 day of June 2019

Signature of Applicant

Print name of Applicant

Mary E. Ranieri

Signature of Owner

MARY E. RANIERI

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

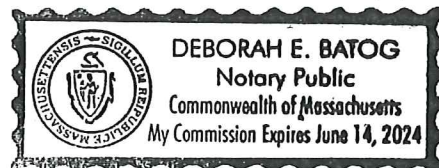
2019

On this 21st day of June 2019, before me, the undersigned notary public, personally appeared Mary E. Ranieri (name of owner), proved to me through satisfactory evidence of identification, which were personally known 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: _____



Mary E. Ranieri

Parcel IDs:

- 237-013-000-000
- 237-015-000-000
- 237-016-000-000
- 237-018-000-000
- 237-020-000-000

Executed as a sealed instrument this 21 day of June 2019

Signature of Applicant

Print name of Applicant

✓ Mary E. Ranieri
Signature of Owner

MARY E. RANIERI
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

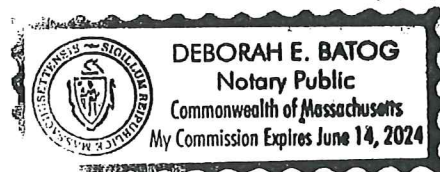
20 19

On this 21st day of June 2019, before me, the undersigned notary public, personally appeared Mary E. Ranieri (name of owner), proved to me through satisfactory evidence of identification, which were personally known 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: _____



Margaret C. Ranieri & Catherine R. Miller – Trustees of Ranieri Trust

Parcel IDs:

- 237-012-000-000
- 237-014-000-000
- 237-019-000-000
- 237-021-000-000

Executed as a sealed instrument this 21 day of June 2019.

Signature of Applicant

Print name of Applicant

Margaret C. Ranieri, TR.
Signature of Owner Ranieri Trust

Margaret C. Ranieri, Trustee
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

No. 1112 ss.

20 19

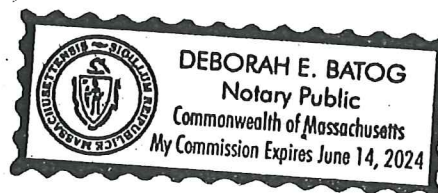
On this 21st day of June 2019, before me, the undersigned notary public, personally appeared Margaret C. Ranieri, Trustee (name of owner), proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding document in my presence.

x of Ranieri Trust

(Official signature and seal of notary)

Notary Public:

My Commission Expires: _____



Form C-1 (Supplemental Information)
Application For Approval of Subdivision Modification
Margaret's Cove Subdivision

2. Name(s) of Owner(s)

Parcel ID	Owner	Address	Email/Phone	Deed Book/Page
237-022-000-000	Donald G. Ranieri * *formerly; now Mary E. Ranieri	438 West Central Street 59 Pleasant Franklin, MA 02038		29024/385 34742/264
237-012-000-000	Margaret C. Ranieri and Catherine R. Miller – Trustees of Ranieri Trust	59 Pleasant Street Franklin, MA 02038		34742/273
237-013-000-000	Mary E. Ranieri	59 Pleasant Street Franklin, MA 02038		34742/264
237-014-000-000	Margaret C. Ranieri and Catherine R. Miller – Trustees of Ranieri Trust	59 Pleasant Street Franklin, MA 02038		34742/273
237-015-000-000	Mary E. Ranieri	59 Pleasant Street Franklin, MA 02038		34742/275
237-016-000-000	Mary E. Ranieri	59 Pleasant Street Franklin, MA 02038		34742/275
237-018-000-000	Mary E. Ranieri	59 Pleasant Street Franklin, MA 02038		34742/264
237-019-000-000	Margaret C. Ranieri and Catherine R. Miller – Trustees of Ranieri Trust	59 Pleasant Street Franklin, MA 02038		34742/273
237-020-000-000	Mary E. Ranieri	59 Pleasant Street Franklin, MA 02038		34742/264
237-021-000-000	Margaret C. Ranieri and Catherine R. Miller – Trustees of Ranieri Trust	59 Pleasant Street Franklin, MA 02038		34742/273