



Andrews Survey & Engineering, Inc.

Land Surveying - Civil Engineering - Site Planning



PRELIMINARY SUBDIVISION APPLICATION

“OLAM ESTATES”

**900 Washington Street
Franklin, MA**

August 9, 2019

Assessors Plat/Lot:

325-006

Zoning District:

Rural Residential I

Applicant & Owner:

Temple Etz Chaim

900 Washington St.

Franklin, MA 02038

Representative:

Andrews Survey & Engineering, Inc.

P.O. Box 312, 104 Mendon Street

Uxbridge, MA 01569

ASE JN: 2019-032



Uxbridge

104 Mendon Street

Uxbridge, MA 01569

Tel. 508 278-3897 Fax. 508 278-2289



www.andrews-engineering.com

North Attleboro

500 East Washington Street

North Attleboro, MA 02760

Tel. 508 316-0452 Fax. 508 316-0963

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Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

“Olam Estates” Preliminary Subdivision

Existing Conditions and Physical Environment

The project area is comprised of one (1) parcel of land located at 900 Washington Street in the southwestern part of Franklin in the Rural-Residential 1 zoning district. The parcel is comprised of approximately 18.48 acres. The current parcel has Temple Etz Chaim located towards the front of the property with a driveway from Washington St. The remainder of the property is currently wooded. The site is bounded on all sides by parcels with residential use or government owned property. Bogan Way is approximately 500' east of the proposed subdivision road.

The project site contains a large wetland system that traverses it in a west-east direction and stretches to the south and west that was delineated in May 2019 by Environmental Consulting & Restoration, LLC (ECR). The land generally slopes toward the wetland area. There are no mapped endangered species and no certified vernal pools on the site, and the property is not located within an area mapped as Land Subject to Flooding. Furthermore, the property is not located within a Zone II of a public water supply or within another mapped Water Resource District. NRCS Soil Survey Maps illustrate soils with a hydrologic soil group classification of B and D are present on the project site.

Proposed Project

Pursuant to the Town of Franklin Zoning Bylaws and Subdivision Regulations, this proposed development will be three (3) single family residential building lots and one (1) lot for Temple Etz Chaim, along approximately 600 linear feet of new roadway. The roads will be designed to minimize earth cuts and fills. The proposed lots will be accessed through the existing frontage along Washington Street. Each new dwelling in the project will be serviced by town water and individual on-site subsurface sewage disposal systems.

Erosion and sediment control measures will be implemented and maintained throughout the duration of the construction process to prevent the conveyance of sedimentation into environmentally sensitive areas. Disturbed areas will be stabilized upon the completion of work, and in the event that intense rainfall is expected, reinforcing control measures will be installed as needed to protect all wetland resource areas. Erosion control measures shall remain in place and be maintained until such time that construction has been completed and the site is stabilized.

Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

September 23, 2019

Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Request for Subdivision Waivers
"Olam Estates" – Preliminary Subdivision
ASE Project No. 2019-032

Dear Board Members:

Please accept this letter as a formal request for waivers from the following requirements as set forth in the Town of Franklin Subdivision Regulations for the above referenced subdivision.

§ 300-13 – Other Improvements

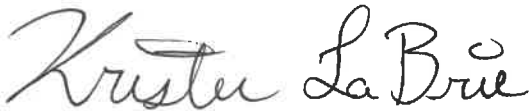
§ 300-13 (A)(1)

Location. Sidewalks are required on both sides of the road, unless the Board determines that one sidewalk will adequately service pedestrian traffic. The Board shall also consider the preservation of natural features in making its determination concerning the number of sidewalks required.

The applicant respectfully requests a waiver to allow sidewalks on one side of the road. Due to the limited amount of lots and length of the road, the applicant believes one sidewalk will be adequate for pedestrian traffic.

We hope this serves your needs at this time. Should you have any questions or require further assistance please contact this office.

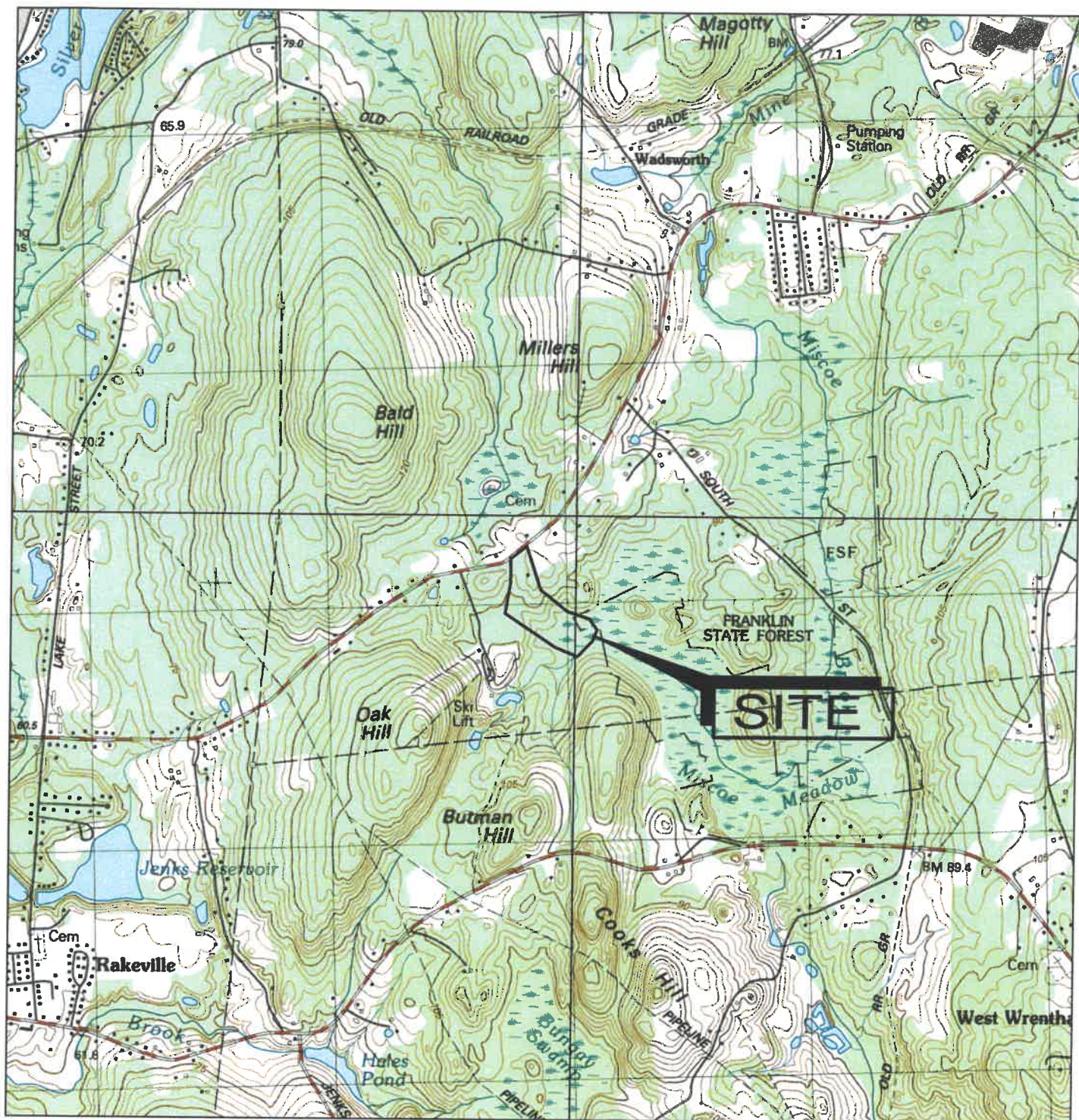
Very Truly Yours,
ANDREWS SURVEY & ENGINEERING, INC.



Kristen LaBrie, EIT

ASE

Olam Estates – Preliminary Subdivision
Franklin, MA
Page 1 of 1



U.S.G.S. LOCUS MAP

SCALE: 1"=2,000'

"OLAM ESTATES"
900 WASHINGTON STREET
FRANKLIN, MASSACHUSETTS



Andrews Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
 Uxbridge, Massachusetts 01569-0312
 P: 508-278-3897 F: 508-278-2289



FIGURE 1.0

FORM B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

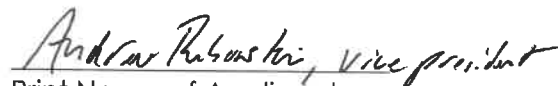
To the Planning Board of Franklin:

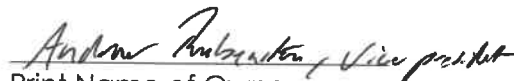
The undersigned herewith submits the accompanying Preliminary Plan of a Subdivision entitled **Olam Estates** for approval under the provisions of the Subdivision Control Law and your Rules and Regulations covering the subdivision of land.

1. Name of Applicant: **Temple Etz Chaim**
Address of Applicant: **900 Washington St, Franklin, MA 02038**
Phone No.: **508-969-9988** Email: **Andrew Rubenstein (rep)**
andrew@raalaw.com
2. Name of Owner (if not the Applicant): **Temple Etz Chaim**
Address of Owner: **900 Washington St, Franklin, MA 02038**
Phone No.: _____ Email: _____
3. Name of Engineer: **Andrews Survey & Engineering, Inc.**
Address of Engineer: **104 Mendon St, Uxbridge, MA 01569**
Phone No.: **508-278-3897** Email: **tbrown@andrews-engineering.com**
4. Deed of Property recorded with Norfolk Registry of Deeds in Book **777**, Page **48**, (or Certificate of Title No. _____)
5. Location and Description of Property: **900 Washington Street**
18.488± acres
Assessor's Map & Lot: **340-006-000-000**
6. No. of Lots: **4**


Signature of Applicant


Signature of Owner


Print Name of Applicant


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: **"Olam Estates" A Preliminary Subdivision**

Date of Plan: **8/9/2019** Assessor's Information: **Map 340, Parcel 006**

Prepared by: **Andrews Survey & Engineering, Inc.**

Applicant Name & Address: **Temple Etz Chaim, 900 Washington St, Franklin, MA 02038**

SECTION B:

Name of Record Owner(s): **Temple Etz Chaim**

Address of Record Owner(s): **900 Washington St**

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): *Andrew Rubenstein, Vice President, 31 Elm St Franklin, MA 02038*
Richard Shulman - President, 238 Hawthorne Village, Franklin, MA 02038
Stacy Barkey - Vice President, 210 Purchase St, Milford, MA 01757
19 Waponaug Dr. Franklin MA 02038

*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:

August 18, 1990 Massachusetts

Executed as a sealed instrument this 12 day of September 2019

[Signature]
Signature of Applicant

Andrew Robertson, Vice President
Print name of Applicant

[Signature]
Signature of Owner

Andrew Robertson, Vice President
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

M. Robertson ss.

2011

On this 12 day of September 2019, before me, the undersigned notary public, personally appeared Andrew Robertson, Vice President (name of owner), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding document in my presence.



[Signature]
(Official signature and seal of notary)

Notary Public:

My Commission Expires: _____

The Commonwealth of Massachusetts

OFFICE OF THE MASSACHUSETTS SECRETARY OF STATE
MICHAEL JOSEPH CONNOLLY, Secretary
ONE ASHBURTON PLACE, BOSTON, MASSACHUSETTS 02108

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

ARTICLE I

The name of the corporation is:

Temple Etz Chaim

ARTICLE II

The purpose of the corporation is to engage in the following activities:

To establish and maintain in the Town of Franklin, Massachusetts a Synagogue of Reform Jewish Worship; to conduct spiritual, educational, cultural, and social activities for its members and the Jewish community of Franklin and area towns; to provide for the education of its Jewish youth; and to conduct all other lawful activities, including fund raising, necessary to sustain the Jewish faith of the members and the community, all in conformance with the requirements of Internal Revenue Code Sections 170(b)(1)(A) and 501(c).

92-231039

C ☐
P ☐
M ☐
R.A. ☐

ARTICLE III

If the corporation has one or more classes of members, the designation of such classes, the manner of election or appointments, the duration of membership and the qualification and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

Not Applicable

ARTICLE IV

- Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:

See Attached

- If there are no provisions, state "None".

Note: The preceding four (4) articles are considered to be permanent and may ONLY be changed by filing appropriate Articles of Amendment.

Articles of Organization-Temple Etz Chaim- QUESTION 4:

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 2 hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code or corresponding section of any future federal tax code. Upon dissolution of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government for a public purpose.

No Director or officer of the Corporation shall be personally liable to the Corporation or its members for monetary damages for breach of fiduciary duty as a director or officer; provided, however, that the foregoing shall not eliminate or limit the liability of a Director or officer of the Corporation (i) for any breach of the Director's or officer's duty of loyalty to the Corporation or its members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or (iii) for any transaction from which the Director or officer derived an improper personal benefit. No amendment, modification or repeal of the previous sentence shall apply to or have any effect on the liability or alleged liability of any Director or officer of the Corporation for or with respect to any acts or omissions of such Director or officer occurring prior to such amendment, modification or repeal.

TEMPLE ETZ CHAIM-ARTICLES OF ORGANIZATION
LIST OF DIRECTORS

1. Richard G. Shulman, 23B Hawthorne Village, Franklin, MA
2. Gary M. Mirliss, 3 Longmeadow Road, Norfolk, MA
3. Dorothy G. Mirliss, 3 Longmeadow Road, Norfolk, MA
4. Audrey R. Nathan, 370 Pleasant Street, Franklin, MA
5. Alan Goldstein, 3A Mary Anne Dr., Franklin, MA
6. Cindy Ruby-Brown, 11 Longfellow Dr., Franklin, MA
7. Dr. David Hirshfield, 409 Coronation Dr., Franklin, MA
8. Maria R. Brown, 110 Maplebrook Road, Bellingham, MA
9. Judy LeWinter, 13 Haverstock Road, Franklin, MA
10. Annette Lawson, 366 West St., Hopedale, MA
11. Constance Shulman, 23 B Hawthorne Village, Franklin, MA

TEMPLE ETZ CHAIM-ARTICLES OF ORGANIZATION
LIST OF INCORPORATORS

(numbers refer to signatures on form)

1. Richard G. Shulman, 23B Hawthorne Village, Franklin, MA
2. Gary M. Mirliss, 3 Longmeadow Road, Norfolk, MA
3. Dorothy G. Mirliss, 3 Longmeadow Road, Norfolk, MA
4. Audrey R. Nathan, 370 Pleasant Street, Franklin, MA
5. Alan Goldstein, 3A Mary Anne Dr., Franklin, MA
6. Cindy Ruby-Brown, 11 Longfellow Dr., Franklin, MA
7. Dr. David Hirshfield, 409 Coronation Dr., Franklin, MA
8. Maria R. Brown, 110 Maplebrook Road, Bellingham, MA
9. Judy LeWinter, 13 Haverstock Road, Franklin, MA
10. Annette Lawson, 366 West St., Hopedale, MA

ARTICLE V

By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers, whose names are set out below, have been duly elected.

ARTICLE VI

The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if a later date is desired, specify date, (not more than 30 days after date of filing).

The information contained in ARTICLE VII is NOT a PERMANENT part of the Articles of Organization and may be changed ONLY by filing the appropriate form provided therefor.

ARTICLE VII

a. The post office address of the initial principal office of the corporation IN MASSACHUSETTS is:

23B Hawthorne P.O. Box 110 Franklin, MA 02038

b. The name, residence and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	Richard Shulman	23B Hawthorne Village Franklin, MA	same
Treasurer:	Audrey Nathan	370 Pleasant Street Franklin, MA	same
Clerk:	Constance Shulman	23B Hawthorne Village Franklin, MA	same
Directors:	(or officers having the powers of directors).		

NAME	RESIDENCE	POST OFFICE ADDRESS
see attached list of Directors		

c. The fiscal year of the corporation shall end on the last day of the month of:

June

d. The name and BUSINESS address of the RESIDENT AGENT of the corporation, if any, is:

n/a

I/We the below-signed INCORPORATORS do hereby certify under the pains and penalties of perjury that I/We have not been convicted of any crimes relating to alcohol or gaming within the past ten years. I/We do hereby further certify that to the best of my/our knowledge the above-named principal officers have not been similarly convicted. If so convicted, explain.

IN WITNESS WHEREOF and under the pains and penalties of perjury, I/WE, whose signature(s) appear below as incorporator(s) and whose names and business or residential address(es) ARE CLEARLY TYPED OR PRINTED beneath each signature do hereby associate with the intention of forming this corporation under the provisions of General Laws Chapter 180 and do hereby sign these Articles of Organization as incorporator(s) this 15th day of July 19 92 see attached list of incorporators for names and addresses

1	Richard Shulman	4	Audrey Nathan	7	Constance Shulman
2	Mary M. Miller	5	John J. Miller	8	Michael R. Brown
3	William J. Miller	6	Peter J. Miller	9	Judy L. Miller
					Elizabeth L. Miller

403831

SECRETARY OF STATE
RECEIVED
1992 AUG 18 AM 10:28
CORPORATION DIVISION

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION
GENERAL LAWS, CHAPTER 180

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and, I hereby approve said articles; and the filing fee in the amount of \$35.00 having been paid, said articles are deemed to have been filed with me this 18th day of AUGUST 1992

Effective date

Michael Joseph Connolly

MICHAEL JOSEPH CONNOLLY

Secretary of State

A PHOTOCOPY OF THESE ARTICLES OF ORGANIZATION SHALL BE
RETURNED

TO: Annette Lawson
366 West St.
Hopedale, MA 01747
Telephone: (508)473-3400

410/ 834093

MASSACHUSETTS

Statute Term of

Quitclaim Deed

(INDIVIDUAL)

Robert A. Lynch, and
Doris E. Lynch

Temple Etz Chaim

Marlborough County Registry District
RECEIVED FOR REGISTRATION

JUL 13 1999

12 O'CLOCK 15 m P
NOTED ON CERTIFICATE NO. 105248
IN REGISTRATION BOOK 48

at _____ 19____
_____ o'clock and _____ minutes _____ m.
Received and entered with _____
Book _____ Page _____
Attest: _____
Register _____

FROM THE OFFICE OF

R.D. Maicolek, Esq.
Kenney & Maciolek
181 Village Street
Medway, MA 02053

(Please print or type)

Box 21

RETURN TO →

FORM 681

REVISED CHAPTER 497-1060 - 727-1060

HeW HOBBS & WARREN™

We, Robert A. Lynch and Doris E. Lynch, both of

of Franklin, Norfolk

County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of \$448,200.00

grant to Temple Etz Chaim, a religious corporation duly organized and existing under ~~the~~ laws of the Commonwealth of Massachusetts,

of 900 Washington Street, Franklin, Norfolk County, Mass. with quitclaim covenants

~~Outstanding~~ A certain parcel of land situated in said Franklin, together with the buildings thereon, bounded and described as follows:

~~Residential use only~~

Northwesterly by Washington Street, two hundred seventy six and 63/100 (276.63) feet;

Easterly and Northeasterly by lands now or formerly of Mehran Hagopian and of Ellsworth Crooks et al, sixteen hundred thirteen and 33/100 (1613.33) feet;

Southeasterly by lands now or formerly of said Ellsworth Crooks and of Ernest W. Cook et al, four hundred sixty-five and 30/100 (465.30) feet;

Southwesterly by lands now or formerly of Harold Hogarth et al and by lot numbered 2, shown on the plan hereinafter referred to, eleven hundred sixty-five and 85/100 (1165.85) feet; and

Westerly by land now or formerly of Stanley Marszalkowski, seven hundred sixty-three and 74/100 (763.74) feet.

Said parcel is shown as lot numbered 1 on a plan drawn by Ellsworth and Holman Engineering Associates Inc., Surveyors, dated August 22, 1968, as approved by the Land Court filed in the Land Registration Office as No. 34857B, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 85996, Book 430.

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

The said land is also subject to an easement granted to the United States of America for flood management purposes as set forth in Document No. 406464, dated October 6, 1980, filed with Norfolk Land Registry District with Certificate No. 108495, Book 543.

For grantors' title see Certificate No. 108495, in Book 543, Page 95 of the Norfolk Land Registry District.

Property address: 900 Washington Street Franklin, MA 02038

Witness our hands and seals this 13th day of July, 19 99

Robert A. Lynch
Doris E. Lynch

The Commonwealth of Massachusetts

Norfolk ss.

July 13, 19 99

Then personally appeared the above named Robert A. Lynch and Doris E. Lynch and acknowledged the foregoing instrument to be their free act and deed before me

Robert W. Simmler
Robert W. Simmler Notary Public — Justice of the Peace

My commission expires January 31, 2003

(Tenants — Tenants in Common.)

ENDED BY CHAPTER 497 of 1969

and upon it the full name, residence and post office address of the grantee and the nature of the other consideration therefor, if not delivered for a price for the conveyance without deduction for any liens or encumbrances and recitals shall be recorded as part of the deed. Failure to comply or of deeds shall accept a deed for recording unless it is in compliance with

Every deed and a recital of specific money assumed by the with this section shall not affect the

CANCELLED
DEEDS RECORDED
NORFOLK
07/13/99 12:05PM
000000 46863

FEE \$2045.16
CASH \$2045.16

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 5 / 31 / 2019

Assessors Parcel ID # (12 digits) 340 - 006 - 000 - 000

Property Street Address 900 Washington St.

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 Temple Etz Chaim

Property Owner's Mailing Address 900 Washington St.

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # _____ - _____ - _____

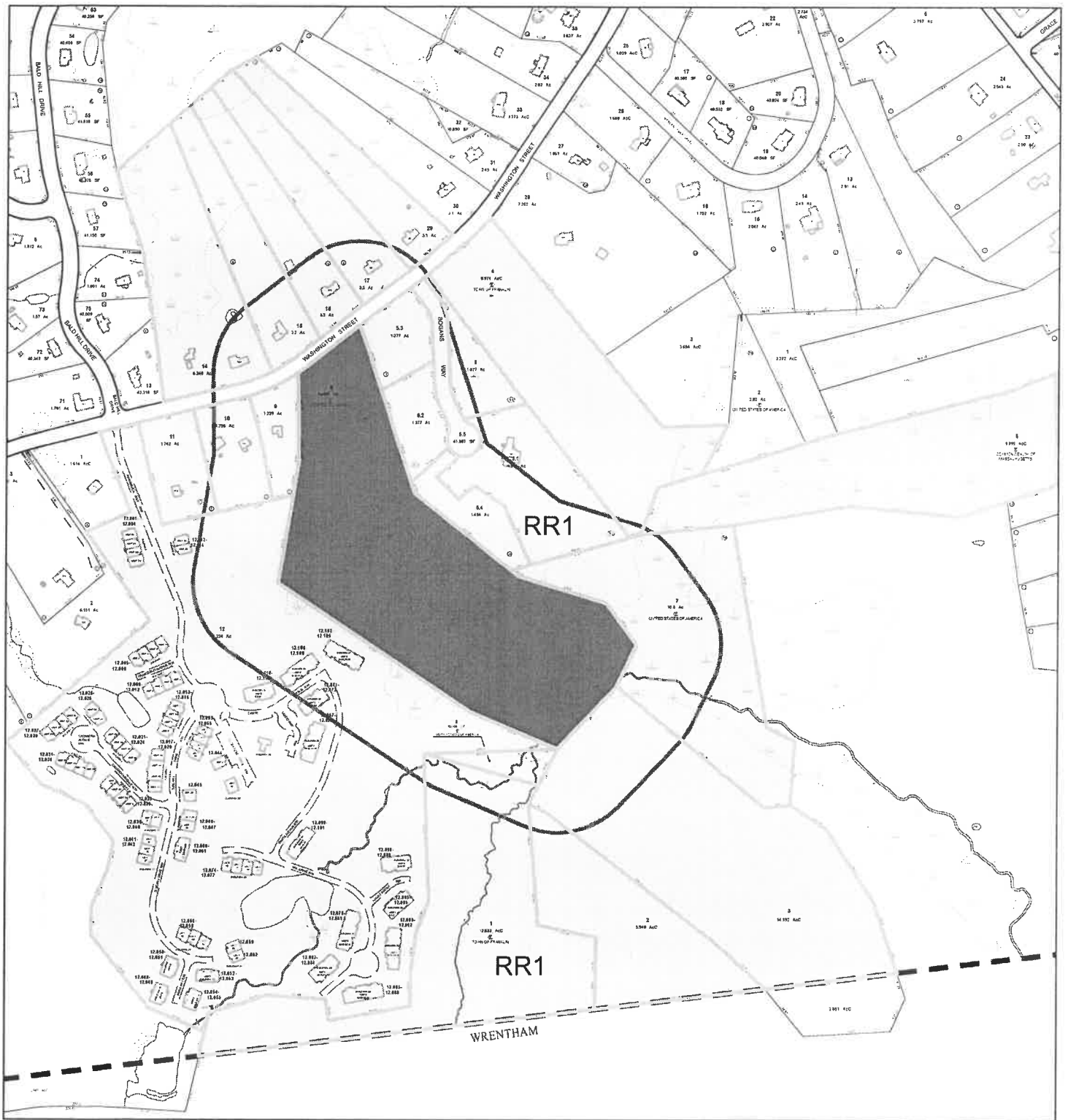
Requestor's Name (if different from Owner) Andrews Survey & Engineering

Requestor's Address 104 Mendon St. Uxbridge, MA

Requestor's Telephone # 508 - 278 - 3879

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

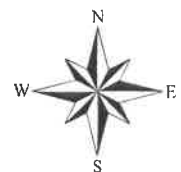
Paid by Check \$ Check # Town Receipt #



900 WASHINGTON ST - 300' ABUTTERS
Town of Franklin

0 500 1,000
Feet

5/31/2019



300' Abutters List Report

Franklin, MA
May 31, 2019

Subject Parcel:

Parcel Number: 340-006-000
CAMA Number: 340-006-000-000
Property Address: 900 WASHINGTON ST

Mailing Address: TEMPLE ETZ CHAIM
900 WASHINGTON ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 337-029-000
CAMA Number: 337-029-000-000
Property Address: 891 WASHINGTON ST

Mailing Address: KENNEDY JOSEPH KENNEDY KELLEY A
891 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 340-004-000
CAMA Number: 340-004-000-000
Property Address: 888 WASHINGTON ST

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

Parcel Number: 340-005-000
CAMA Number: 340-005-000-000
Property Address: 6 BOGANS WAY

Mailing Address: BOGAN MICHAEL P
10 BOGANS WAY
FRANKLIN, MA 02038

Parcel Number: 340-005-001
CAMA Number: 340-005-001-000
Property Address: 10 BOGANS WAY

Mailing Address: BOGAN MICHAEL P
10 BOGANS WAY
FRANKLIN, MA 02037

Parcel Number: 340-005-002
CAMA Number: 340-005-002-000
Property Address: 7 BOGANS WAY

Mailing Address: BOGAN MICHAEL P
10 BOGANS WAY
FRANKLIN, MA 02038

Parcel Number: 340-005-003
CAMA Number: 340-005-003-000
Property Address: 1 BOGANS WAY

Mailing Address: BOGAN MICHAEL P
10 BOGANS WAY
FRANKLIN, MA 02038

Parcel Number: 340-005-004
CAMA Number: 340-005-004-000
Property Address: BOGANS WAY

Mailing Address: BOGAN MICHAEL P
10 BOGANS WAY
FRANKLIN, MA 02038

Parcel Number: 340-005-005
CAMA Number: 340-005-005-000
Property Address: BOGANS WAY

Mailing Address: BOGAN MICHAEL P
10 BOGANS WAY
FRANKLIN, MA 02038

Parcel Number: 340-006-000
CAMA Number: 340-006-000-000
Property Address: 900 WASHINGTON ST

Mailing Address: TEMPLE ETZ CHAIM
900 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 340-007-000
CAMA Number: 340-007-000-000
Property Address: WASHINGTON ST

Mailing Address: UNITED STATES OF AMERICA
696 VIRGINIA ROAD
CONCORD, MA 01742

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
May 31, 2019

Parcel Number: 340-008-000
CAMA Number: 340-008-000-000
Property Address: WASHINGTON ST

Mailing Address: UNITED STATES OF AMERICA
696 VIRGINIA ROAD
CONCORD, MA 01742

Parcel Number: 340-009-000
CAMA Number: 340-009-000-000
Property Address: 904 WASHINGTON ST

Mailing Address: GRUNER OLIVER GRUNER CHRISTINE M
904 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 340-010-000
CAMA Number: 340-010-000-000
Property Address: 906 WASHINGTON ST

Mailing Address: TADDEO AURELIO TADDEO MARIA J C
906 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 340-011-000
CAMA Number: 340-011-000-000
Property Address: 8 INNSBRUCK WAY

Mailing Address: DAMICO BRIAN DAMICO HAN SU
8 INNSBRUCK WAY
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-035
Property Address: 8 CASSANDRA AVE

Mailing Address: STEWART SUSAN
8 CASSANDRA AVE
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-077
Property Address: 15 VAIL DR

Mailing Address: RADLER GREGORY L & SANDRA M TR
RADLER REVOCABLE TRUST
15 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-028
Property Address: 30 CASSANDRA AVE

Mailing Address: LEFEBVRE RENE & LINDA L/E LEFEBVRE
FAMILY IRREVOCABLE TR
30 CASSANDRA AVE
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-033
Property Address: 24 CASSANDRA AVE

Mailing Address: CYR JOHN F CYR DENISE M
24 CASSANDRA AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-085
Property Address: 62 VAIL DR

Mailing Address: ANDERSON ROBERT D ANDERSON
LAURA A
62 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-073
Property Address: 13 DANTE AVE

Mailing Address: ROSENKAIMER SUSAN
13 DANTE AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-013
Property Address: 7 TUSCANY DR

Mailing Address: CANISIUS PETER CANISIUS MADELINE A
7 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-002
Property Address: 23 INNSBRUCK WAY

Mailing Address: JOSEPH ROBERT R JOSEPH JOANNE
23 INNSBRUCK WAY
FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
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Parcel Number: 340-012-000
CAMA Number: 340-012-000-093
Property Address: 7 HAILEY AVE

Mailing Address: FRANK JEFFREY A FRANK ELLEN L
7 HAILEY AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-065
Property Address: 8 TUSCANY DR

Mailing Address: PATRICK SUZANNE M
8 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-016
Property Address: 1 TUSCANY DR

Mailing Address: PERROTTA ROBERT PERROTTA ANN
1 TUSCANY DRIVE
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-043
Property Address: 33 TUSCANY DR

Mailing Address: FERRANTI MICHAEL FERRANTI IRENE P
33 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-109
Property Address: 20 DANTE AVE

Mailing Address: MASTRANGELO KENNETH
MASTRANGELO PATRICIA M
20 DANTE AVE
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-015
Property Address: 3 TUSCANY DR

Mailing Address: MORREALE RICHARD J MORREALE KIM
E
3 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-052
Property Address: 67 TUSCANY DR

Mailing Address: MCCracken ERNESTINE E
67 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-046
Property Address: 26 TUSCANY DR

Mailing Address: IACOVELLI RICHARD A IACOVELLI JANET
G
26 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-080
Property Address: 51 VAIL DR

Mailing Address: BERGER JERRY BERGER MAXINE E
51 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-026
Property Address: 31 CASSANDRA AVE

Mailing Address: SCHROEDER KATHLEEN
31 CASSANDRA AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-040
Property Address: 4 CASSANDRA AVE

Mailing Address: DILL MARVIN H DILL JOAN B
4 CASSANDRA AVENUE
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-097
Property Address: 10 HAILEY AVE

Mailing Address: MCGUIRE EDWARD J MCGUIRE KARAEN
L
10 HAILEY AV
FRANKLIN, MA 02038

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Franklin, MA
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Parcel Number: 340-012-000
CAMA Number: 340-012-000-054
Property Address: 6 FAITH WAY

Mailing Address: DONOHUE ANN T CONNOR JAMES G
6 FAITH WAY
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-083
Property Address: 71 VAIL DR

Mailing Address: BRODEUR GLENN WHITEHOUSE-
BRODEUR NANCY
71 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-012
Property Address: 8 FRANCESCO AVE

Mailing Address: MOSS JAMES III & JOANNE TRS JAMES L
MOSS III LIVING TRUST
8 FRANCESCO AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-075
Property Address: 19 VAIL DR

Mailing Address: DERI KATHLEEN
19 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-006
Property Address: 3 FRANCESCO AVE

Mailing Address: MCKINLEY JOHN J JR & SALLY A T JOHN
& SALLY MCKINLEY LIV TR
3 FRANCESCO AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-091
Property Address: 56 VAIL DR

Mailing Address: YOUNG GEORGE L JR & PAMELA J T
YOUNG FAMILY TRUST
56 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-020
Property Address: 11 TUSCANY DR

Mailing Address: HURLEY PATRICIA
11 TUSCANY DRIVE
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-001
Property Address: 25 INNSBRUCK WAY

Mailing Address: DEFRANZO DEBRA TR DEBRA
DEFRANZO REVOCABLE TRUST
25 INNSBRUCK WAY
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-087
Property Address: 66 VAIL DR

Mailing Address: MULLEN JOSEPH L SHERIDAN-MULLEN
NANCY
66 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-024
Property Address: 15 CASSANDRA AVE

Mailing Address: BLIMMEL WILLIAM C BLIMMEL
ANNAMARIE
15 CASSANDRA AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-105
Property Address: 30 DANTE AVE

Mailing Address: MOLGARD MELVYN A & JANICE MELVYN
& JANICE MOLGARD LIV TR
30 DANTE AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-069
Property Address: 14 VANDO WAY

Mailing Address: SCAMPOLI LOUIS SCAMPOLI DIANE
14 VANDO WAY
FRANKLIN, MA 02038

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Franklin, MA

May 31, 2019

Parcel Number: 340-012-000
CAMA Number: 340-012-000-004
Property Address: 19 INNSBRUCK WAY

Mailing Address: DEMORAIS LUISA C
19 INNSBRUCK WAY
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-104
Property Address: 28 DANTE AVE

Mailing Address: HOLMES KEVIN G & EUGENE L III
TWENTY EIGHT REALTY TRUST
28 DANTE AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-070
Property Address: 16 VANDO WAY

Mailing Address: DICHAIRA JAMES G
16 VANDO WAY
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-060
Property Address: 32 TUSCANY DR

Mailing Address: WALSH RICHARD WALSH REGINA C
32 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-076
Property Address: 17 VAIL DR

Mailing Address: GAFFNEY REBECCA G
17 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-082
Property Address: 73 VAIL DR

Mailing Address: ROGALIN STEPHANIE SILBERT
ROCHELLE
73 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-029
Property Address: 32 CASSANDRA AVE

Mailing Address: TING ANASTASIA TR ANASTASIA TING
FAMILY TRUST
32 CASSANDRA AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-009
Property Address: 2 FRANCESCO AVE

Mailing Address: HARKINS KERRY F HARKINS DAWN O
2 FRANCESCO AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-086
Property Address: 64 VAIL DR

Mailing Address: WEIR COLIN B WEIR KATHERIN R
64 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-023
Property Address: 17 CASSANDRA AVE

Mailing Address: RAPOSA ARTHUR J RAPOSA MARY C
17 CASSANDRA AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-042
Property Address: 35 TUSCANY DR

Mailing Address: DOUCETTE KAREN A BARTEAUX LAURA
C
35 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-113
Property Address: 26 INNSBRUCK WAY

Mailing Address: CHIRICHIELLO CARMINE C
CHIRICHIELLO VALERIE A
26 INNSBRUCK WAY
FRANKLIN, MA 02038

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Franklin, MA
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Parcel Number: 340-012-000 CAMA Number: 340-012-000-098 Property Address: 12 HAILEY AVE	Mailing Address: HUEMPFNER HOWARD L & LINDA POO HUEMPFNER FAMILY LIVING TRUST 12 HAILEY AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-062 Property Address: 68 TUSCANY DR	Mailing Address: HODGSON DEBORAH L & GARY D TRS HODGSON FAMILY TRUST GARY D & 68 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-005 Property Address: 1 FRANCESCO AVE	Mailing Address: HENDRICK WILLIAM S HENDRICK ROBERTA E 1 FRANCESCO AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-108 Property Address: 18 DANTE AVE	Mailing Address: KEANE KATHLEEN M 18 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-031 Property Address: 20 CASSANDRA AVE	Mailing Address: DALICANDRO JOSEPH, DONNA TRS DALICANDRO REVOCABLE TRUST 20 CASSANDRA AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-037 Property Address: 12 CASSANDRA AVE	Mailing Address: STEARNS PAULINE M STEARNS REVOCABLE FAM TRUST 12 CASSANDRA AVE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-092 Property Address: 58 VAIL DR	Mailing Address: OCONNOR JOHN M OCONNOR KATHLEEN F 58 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-074 Property Address: 21 VAIL DR	Mailing Address: SOLOMON JOANNE S 21 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-014 Property Address: 5 TUSCANY DR	Mailing Address: REED STEVEN P & WILLIAM J TRS REED IRREVOCABLE HOME TRUST 2 PINE MEADOW DRIVE MEDWAY, MA 02053
Parcel Number: 340-012-000 CAMA Number: 340-012-000-049 Property Address: 5 FAITH WAY	Mailing Address: OTOOLE MICHAEL F & JUDITH ANN T OTOOLE TRUST 5 FAITH WAY FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-027 Property Address: 28 CASSANDRA AVE	Mailing Address: REMILLARD JAMES F & JOYCE A TR JOYCE A REMILLARD LIVING TRUST 28 CASSANDRA AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-000 Property Address: 19 INNSBRUCK WAY	Mailing Address: VILLAGES AT OAK HILL CONDO TR C/O HABITECH INC 148 PARK ST SUITE 3 NORTH READING, MA 01864

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Parcel Number: 340-012-000 CAMA Number: 340-012-000-106 Property Address: 14 DANTE AVE	Mailing Address: RAPKO STEPHEN & JEANNINE TRS STEPHEN RAPKO REVOCABLE TRUST 14 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-072 Property Address: 15 DANTE AVE	Mailing Address: BEHESHTI SAM GILANSHAH FATANEH 15 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-019 Property Address: 13 TUSCANY DR	Mailing Address: NICHOLS RAYMOND C & NANCY R TR NICHOLS FAMILY 2016 TRUST 13 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-044 Property Address: 7 CLUBHOUSE DR	Mailing Address: PIELECH ROBERT M PIELECH MARILYN W 7 CLUBHOUSE DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-110 Property Address: 6 DANTE AVE	Mailing Address: NATAN MARGARET L/E MARGARET NATAN REVOCABLE TRUST 6 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-088 Property Address: 68 VAIL DR	Mailing Address: HALEY CHARLES M & SUSAN M TRS HALEY FAMILY TRUST 68 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-047 Property Address: 28 TUSCANY DR	Mailing Address: BOROWIEC PETER J JR BOROWIEC SANDRA A 28 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-102 Property Address: 24 DANTE AVE	Mailing Address: ROUSLIN MARCIA L ROUSLIN EDWARD 24 DANTE AVE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-064 Property Address: 6 TUSCANY DR	Mailing Address: DEMELLE BERNARD M DEMELLE NANCY J 6 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-041 Property Address: 37 TUSCANY DR	Mailing Address: KUCICH ANTHONY E KUCICH BARBARA P 37 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-099 Property Address: 68 DANTE AVE	Mailing Address: MUCCIARONE JANET A 68 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-056 Property Address: 58 TUSCANY DR	Mailing Address: JANTZEN DEANNA PINNEY 58 TUSCANY DR FRANKLIN, MA 02038

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Parcel Number: 340-012-000
CAMA Number: 340-012-000-017
Property Address: 17 TUSCANY DR

Mailing Address: WRIGHT ALICE R & FRANK P TRS
WRIGHT FAMILY REVOCABLE TRUST
17 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-034
Property Address: 26 CASSANDRA AVE

Mailing Address: HATEM MICHAEL HATEM MARY ANN
26 CASSANDRA AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-079
Property Address: 53 VAIL DR

Mailing Address: HOLT ELAINE & EUGENE L TRS ELAINE
HOLT 2010 TRUST
53 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-022
Property Address: 19 CASSANDRA AVE

Mailing Address: BERMACK DENNIS
59 W CANADIAN WOODS ROAD
MANALAPAN, NJ 07726

Parcel Number: 340-012-000
CAMA Number: 340-012-000-008
Property Address: 7 FRANCESCO AVE

Mailing Address: MESSIER ROBERT F & PATRICIA C
ROBERT & PATRICIA MESSIER TRST
7 FRANCESCO AVE
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-081
Property Address: 49 VAIL DR

Mailing Address: MACKIE DENNIS M MACKIE JUDITH T
49 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-032
Property Address: 22 CASSANDRA AVE

Mailing Address: GRANT RUSSELL D & LINDA J TRS 22
CASSANDRA AVE REALTY TRUST
22 CASSANDRA AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-103
Property Address: 26 DANTE AVE

Mailing Address: FOLEY MARY J
26 DANTE AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-114
Property Address: 28 INNSBRUCK WAY

Mailing Address: MIGDAL MICHAEL MIGDAL DONNA
28 INNSBRUCK WAY
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-007
Property Address: 5 FRANCESCO AVE

Mailing Address: HEALY STEPHEN J TYBURSKI LYNN A
5 FRANCESCO AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-095
Property Address: 3 HAILEY AVE

Mailing Address: GATTI CAROLE A TR GATTI FAMILY
LIVING TRUST
3 HAILEY AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-071
Property Address: 17 DANTE AVE

Mailing Address: SMIT ROBERT SMIT SYLVIA A
17 DANTE AV
FRANKLIN, MA 02038

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Parcel Number: 340-012-000
CAMA Number: 340-012-000-057
Property Address: 60 TUSCANY DR

Mailing Address: FRANKLIN MEWS LLC
148 PARK ST
NORTH READING, MA 01864

Parcel Number: 340-012-000
CAMA Number: 340-012-000-067
Property Address: 10 VANDO WAY

Mailing Address: CALIRI MARIANNE
10 VANDO WAY
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-061
Property Address: 34 TUSCANY DR

Mailing Address: ALESSI GINA
34 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-051
Property Address: 1 FAITH WAY

Mailing Address: WHITE MARK J WHITE CATHERINE J
1 FAITH WAY
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-045
Property Address: 22 TUSCANY DR

Mailing Address: FRANKLIN MEWS LLC
148 PARK ST
NORTH READING, MA 01864

Parcel Number: 340-012-000
CAMA Number: 340-012-000-078
Property Address: 55 VAIL DR

Mailing Address: CAGGIANO ANTHONY & VIRGINIA TR
CAGGIANO FAMILY TRUST
55 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-025
Property Address: 33 CASSANDRA AVE

Mailing Address: SARAPAS ALAN SARAPAS CYNTHIA
33 CASSANDRA AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-003
Property Address: 21 INNSBRUCK WAY

Mailing Address: BROUWER CLAIRE MARIE
21 INNSBRUCK WAY
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-089
Property Address: 52 VAIL DR

Mailing Address: GRIFFIN ROBERT C GRIFFIN BETH M
52 VAIL DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-036
Property Address: 10 CASSANDRA AVE

Mailing Address: BRAY KENNETH A & MARIE T TRS
KENNETH A BRAY LIVING TRUST MA
10 CASSANDRA AV
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-111
Property Address: 8 DANTE AVE

Mailing Address: OSBORNE JOANN
8 DANTE AVE
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-100
Property Address: 70 DANTE AVE

Mailing Address: KAYAJANIAN HARRY KAYAJANIAN
CHARLOTTE
70 DANTE AV
FRANKLIN, MA 02038

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Parcel Number: 340-012-000 CAMA Number: 340-012-000-063 Property Address: 4 TUSCANY DR	Mailing Address: WILSON DOUGLAS B WILSON BARBARA SHANK 4 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-084 Property Address: 69 VAIL DR	Mailing Address: WILGA PETER J & NANCY L TRS NANCY WILGA 2011 IRREVOC TRUST 69 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-021 Property Address: 21 CASSANDRA AVE	Mailing Address: MCGLYNN MARK S MCGLYNN HELENE M 21 CASSANDRA AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-053 Property Address: 65 TUSCANY DR	Mailing Address: KULIG JOHN WALTER KULIG CYNTHIA MARY 65 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-011 Property Address: 6 FRANCESCO AVE	Mailing Address: BRYDA ALBERT W & SUSAN J TRS FRANCESCO HERITAGE REALTY TRST 6 FRANCESCO AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-094 Property Address: 5 HAILEY AVE	Mailing Address: HALLQUIST PATRICIA 485 E CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-018 Property Address: 15 TUSCANY DR	Mailing Address: NYHAN PATRICIA A 15 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-050 Property Address: 3 FAITH WAY	Mailing Address: GAMBLE VINCENT GAMBLE PHYLLIS 3 FAITH WAY FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-048 Property Address: 7 FAITH WAY	Mailing Address: DENTON CHRISTINA DANLY TR SEVEN FAITH WAY REALTY TRUST M 7 FAITH WAY FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-090 Property Address: 54 VAIL DR	Mailing Address: FISK CHESTER W & ELIZABETH P TR FISK TRUST 54 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-010 Property Address: 4 FRANCESCO AVE	Mailing Address: ASSNER LEONARD J & NANCY J TRS LEONARD & NANCY ASSNER LIV TR 4 FRANCESCO AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-101 Property Address: 72 DANTE AVE	Mailing Address: SBORDON SHARON 72 DANTE AV FRANKLIN, MA 02038

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Parcel Number: 340-012-000 CAMA Number: 340-012-000-068 Property Address: 12 VANDO WAY	Mailing Address: OPPENHEIM SAMUEL A OPPENHEIM ALYNE F 12 VANDO WAY FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-059 Property Address: 66 TUSCANY DR	Mailing Address: MALMBERG JUDITH 66 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-039 Property Address: 2 CASSANDRA AVE	Mailing Address: GILSTEIN ROBERT W GILSTEIN BARBARA A 2 CASSANDRA AVENUE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-096 Property Address: 8 HAILEY AVE	Mailing Address: BOND ROBERT & DOROTHY TRS ROBERT BOND 2013 IRREVOC TRUST 8 HAILEY AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-030 Property Address: 34 CASSANDRA AVE	Mailing Address: DASILVA ANTHONY DASILVA JOYCE J 34 CASSANDRA AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-066 Property Address: 10 TUSCANY DR	Mailing Address: BOUCHER NANCY M TR NANCY M BOUCHER 1997 REV TR 10 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-055 Property Address: 8 FAITH WAY	Mailing Address: GRILLO JENNIFER D 8 FAITH WAY FRANKLIN, MA 01581
Parcel Number: 340-012-000 CAMA Number: 340-012-000-038 Property Address: 14 CASSANDRA AVE	Mailing Address: GIROUX RICHARD GIROUX RITA 14 CASSANDRA AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-112 Property Address: 10 DANTE AVE	Mailing Address: PRICE EDWARD 10 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-058 Property Address: 62 TUSCANY DR	Mailing Address: KELLY DONALD J KELLY LISA M 62 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-107 Property Address: 16 DANTE AVE	Mailing Address: ETESSAMI FARHAD RAMYAR ROYA 16 DANTE AVE FRANKLIN, MA 02038
Parcel Number: 340-014-000 CAMA Number: 340-014-000-000 Property Address: 903 WASHINGTON ST	Mailing Address: MCNAMARA KYLE 418 OLD RIVER RD MANVILLE, RI 02838

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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
May 31, 2019

Parcel Number: 340-015-000
CAMA Number: 340-015-000-000
Property Address: 897 WASHINGTON ST

Mailing Address: KOZACHEK PETER KOZACHEK THERESA
897 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 340-016-000
CAMA Number: 340-016-000-000
Property Address: 895 WASHINGTON ST

Mailing Address: SCANLON ROSS A SCANLON ALICIA
895 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 340-017-000
CAMA Number: 340-017-000-000
Property Address: 893 WASHINGTON ST

Mailing Address: XHENG MAKSIM
893 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 341-006-000
CAMA Number: 341-006-000-000
Property Address: SOUTH ST

Mailing Address: COMMONWEALTH OF MASSACHUSETTS
DIVISION OF STATE PARKS AND RE
251 CAUSEWAY STREET - SUITE 60
BOSTON, MA 02114-2104

Parcel Number: 348-001-000
CAMA Number: 348-001-000-000
Property Address: WASHINGTON ST

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

Parcel Number: 348-002-000
CAMA Number: 348-002-000-000
Property Address: WASHINGTON ST

Mailing Address: COOK WARREN HOWARD
2200 WEST ST
WRENTHAM, MA 02093

Parcel Number: 348-003-000
CAMA Number: 348-003-000-000
Property Address: SOUTH ST

Mailing Address: COOK WARREN H COOK MARILYN E
2200 WEST ST
WRENTHAM, MA 02093

Kevin M. Doyle, 5-31-19

www.cai-tech.com

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May 13, 2019

Wetland Delineation Report – 900 Washington Street, Franklin, Massachusetts

Wetland Report Narrative

On May 13, 2019 Environmental Consulting & Restoration, LLC (ECR) delineated the landward limit of a Bordering Vegetated Wetland located on and near the property at 900 Washington Street in Franklin (the Site). The site is located to the south of Washington Street and consists of the Temple Etz Chaim with building, paved driveway, gravel parking, patio, landscaped areas, etc. The northern portion of the site near Washington Street is developed while the southern portion of the site consists of undeveloped forested woodlands. The weather on May 13th was mostly cloudy and cool (approximately 45 degrees) with light wind and dry site conditions. As a result of ECR's field work and review of available environmental databases, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot buffer zone to BVW
- Bordering Land Subject to Flooding (FEMA Flood Zone A)

Notes:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does contain a U.S.G.S. mapped stream, however the stream is located more than 200 feet within the Bordering Vegetated Wetland.
4. The site does contain areas mapped as Bordering Land Subject to Flooding (FEMA Flood Zone A).
5. The site is not located within an Area of Critical Environmental Concern.

Wetland Delineation

A BVW system is located throughout the western and southern portions of the site. This vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The vegetated wetland contains hydric soils, saturated soils, and dominant wetland indicator plants. BVW flags (pink & black striped ribbons) #A1 to #A59 were placed on and near the site to mark the limit of the BVW. ECR also observed an intermittent stream contained entirely within the wetland system. This intermittent stream flows from a flooded swamp area within the western portion of the site to the south in the direction of the perennial stream located within the southern portion of the site. The intermittent stream was not delineated since the landward most resource area within that portion of the site is the BVW. The stream was confirmed to be intermittent in accordance with 310 CMR 10.58(2) using the StreamStats Program. As for the perennial stream mapped within the southern portion of the site, ECR had determined the limit of the stream is located more than 200-feet within the BVW and therefore the Riverfront Area does not extend beyond the "A" series BVW. One transect with two examination plots (yellow numbered plastic ribbons) was conducted in order to verify the accuracy of this wetland delineation (please refer to the DEP BVW Field Data Sheets attached).

Attachments

Attached for your review are the following attachments:

1. USGS Site Locus Map
2. FEMA Map
3. NHESP Estimated & Priority Habitat Map
4. DEP BVW Field Data Sheets

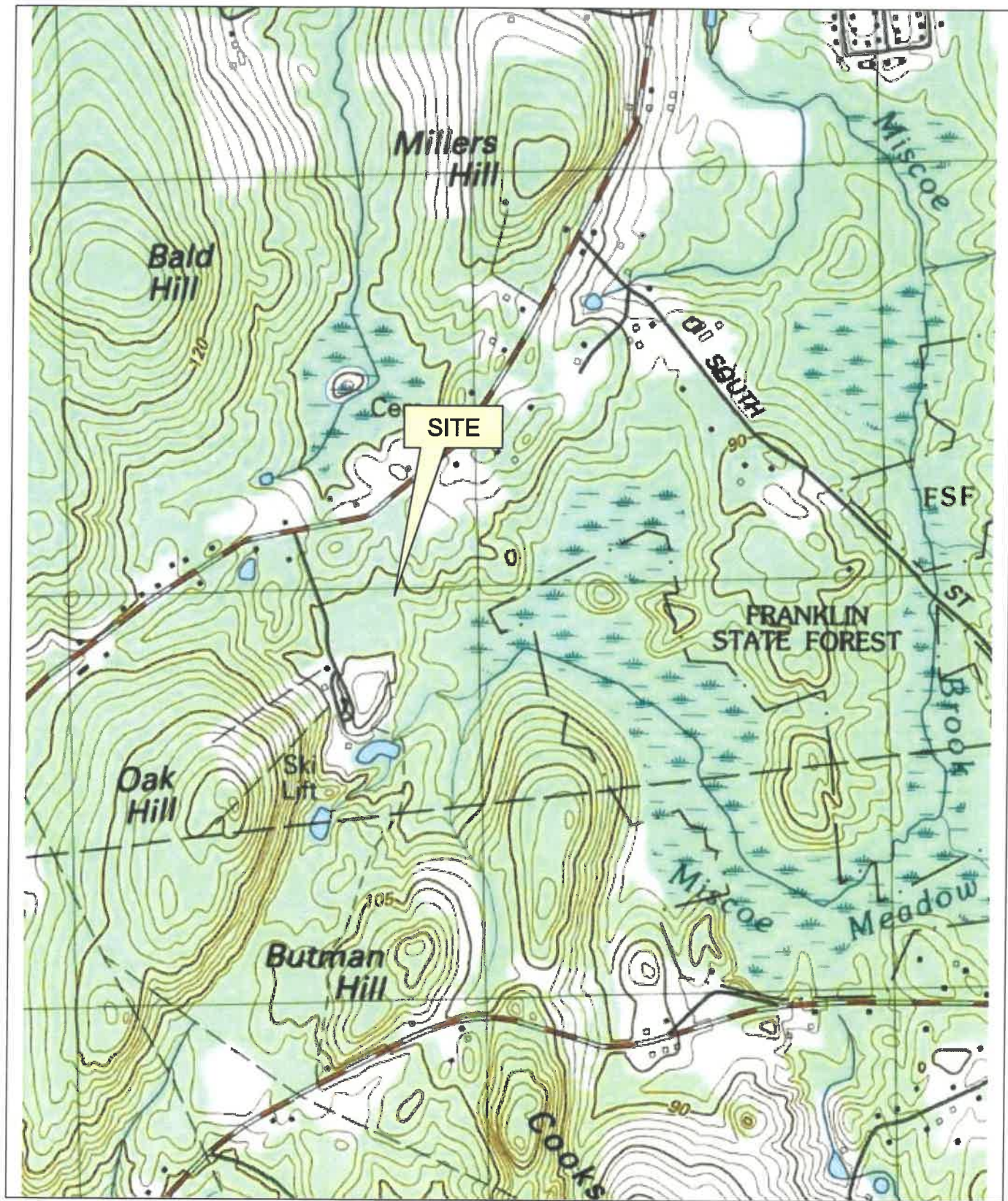
Upon review of this wetland delineation report, please contact me at (617) 529 – 3792 or brad@ecrholmes.com with any questions or requests for additional information.

Sincerely yours,
Environmental Consulting & Restoration, LLC



Brad Holmes

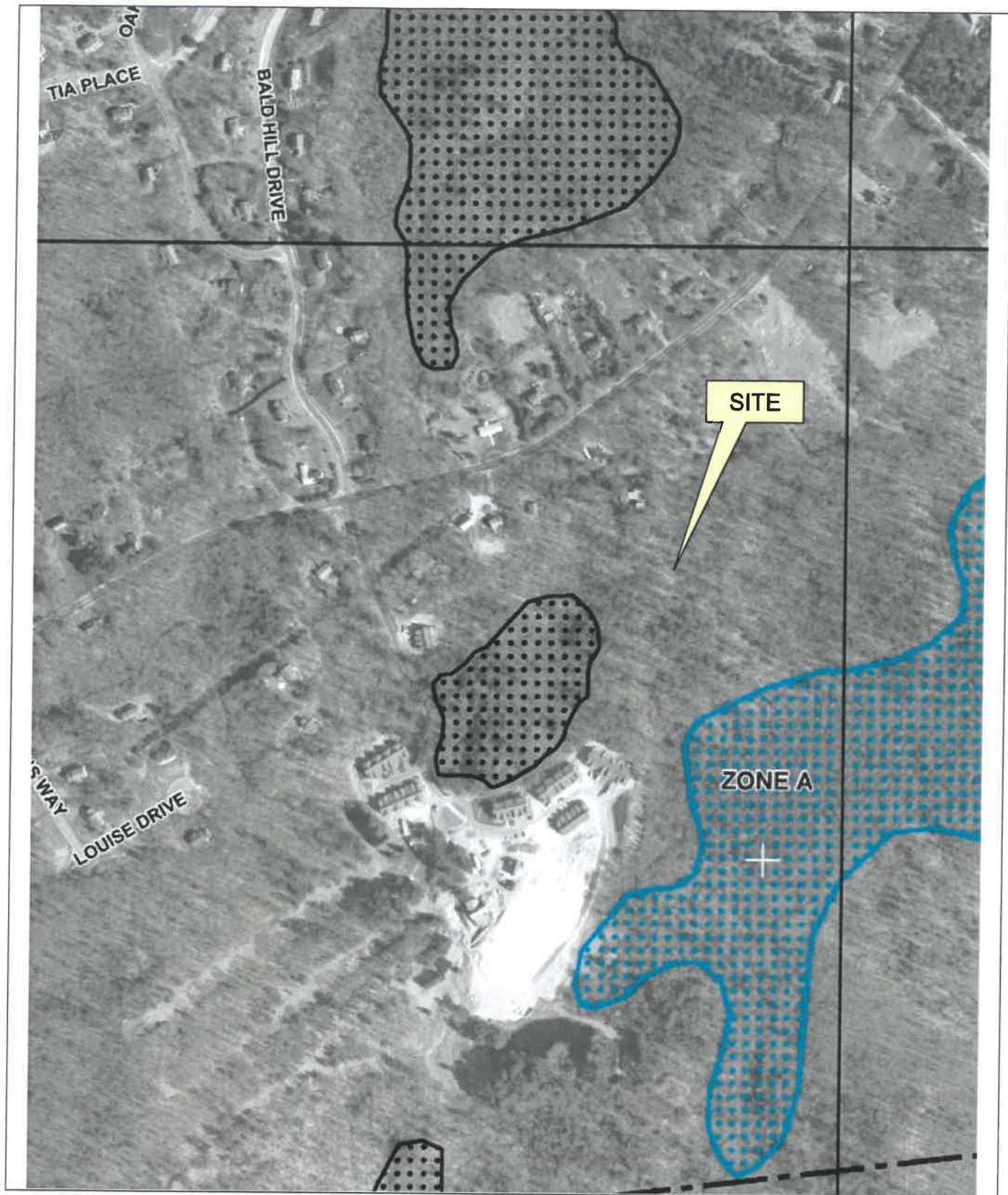
Brad Holmes, PWS, MCA
Manager



USGS SITE LOCUS MAP
900 Washington Street
Franklin, Massachusetts

Source: MassGIS Oliver Viewer

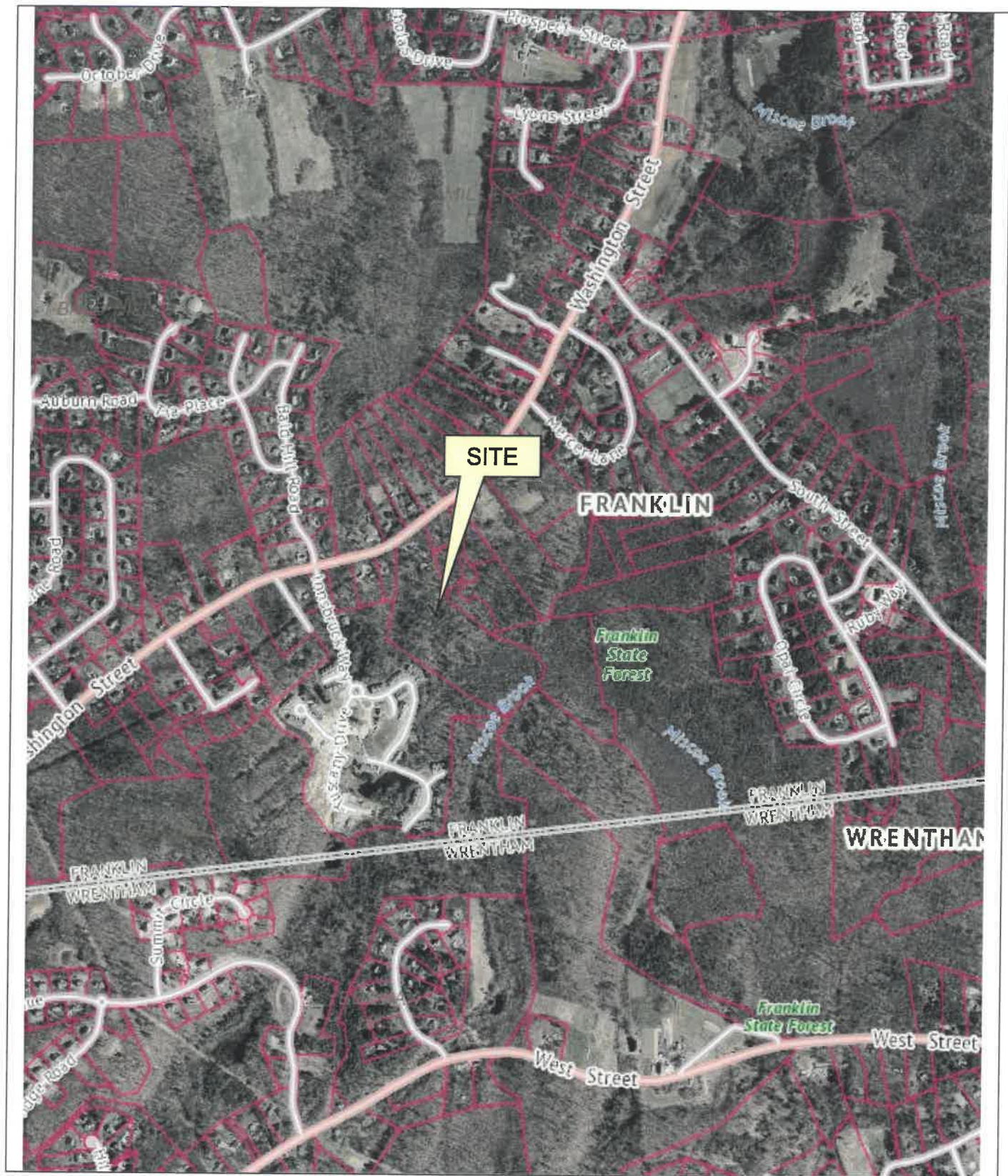




**FEMA MAP
900 Washington Street
Franklin, Massachusetts**

Source: FEMA Map 25021C0312E Eff. 07/17/2012





**Priority Habitats of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pools Map
900 Washington Street
Franklin, Massachusetts**

Source: MassGIS Oliver Viewer



Applicant:

Prepared by: Brad Holmes,

Environmental Consulting & Restoration, LLC

Project Location:

900 Washington Street
Franklin, MA

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary; fill out Section I only
☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out sections I and II
☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Transect A		Plot 1	Date: 5/13/19	Wetland Indicator Status	
A. Sample Layer and Plant Species		B. Basal Area (or percent cover)		C. Percent Dominance	D. Dominant Plant		
Trees	Red Maple	<i>Acer rubrum</i>		55.12, 14.14, 18= 720.8	Yes	FAC*	
	Swamp Tupelo	<i>Nyssa sylvatica</i>		5= 19.6			
	White Pine	<i>Pinus strobus</i>		5.14= 173.7			
		Total = 914.1					
Saplings	White Pine	50.0%		66.7%	Yes	FACU	
	Red Maple	20.0%		26.7%			
Shrubs	Yellow Birch	5.0%		6.7%	No	FAC	
	Spicebush	15.0%					
	Highbush Blueberry	10.0%					
Herbaceous	Cinnamon Fern	<i>Osmunda cinnamomea</i>		15.4%	No	FACW	
	Canada Mayflower	<i>Maianthemum canadense</i>		15.4%			
	Skunk Cabbage	<i>Symplocarpus foetidus</i>		15.4%			
	New York Fern	<i>Thelypteris noveboracensis</i>		38.5%			
	Sphagnum Moss	10.0%		15.4%		OBL	

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

** Use to identify plants that are acting as Hydrophytes (buttress roots, adventitious buds, etc.)

Vegetation Conclusion

Number of dominant wetland indicator plants: 5

Number of dominant non-wetland indicator plants: 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? ☒ Yes ☐ No

title/date: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

map number: MA616

soil type map: Charlton-Hollis-Rock outcrop, Ridgebury & Swansea

hydric soil inclusions: Yes, Ridgebury & Swansea

Are field observations consistent with soil survey? ☒ Yes ☐ No

Remarks:

2. Soil Description

Horizon	Depth	Matrix	Texture	Redoximorphic Features
O	0-8"	10YR2/1	Organic	
A	8"-11.5"	10YR3/1		
B	11.5"-20"	10YR4/1		

3. Other

Is soil hydric? ☒ Yes ☐ No

Other:	Plot is in wetland below wetland flag #A16
Evidence of flooding	
Number of wetland plants > than number of non-wetland plants?	☒ Yes ☐ No
Wetland hydrology present:	
hydric soil	☒ Yes ☐ No
other indicators	☒ Yes ☐ No
SAMPLE PLOT IS IN A BVW	☒ YES ☐ NO

Applicant:

Prepared by: Brad Holmes, Environmental Consulting & Restoration, LLC

Project Location:

900 Washington Street
Franklin, MA

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary; fill out Section I only
☒ Vegetation and other indications of hydrology used to delineate BVW boundary: fill out sections I and II
☒ Method other than dominance test used (attach additional information)

Section I. Vegetation		Transact A	Plot 2	Date: 5/13/19		
A. Sample Layer and Plant Species		B. Basal Area (or percent cover)		C. Percent Dominance	D. Dominant Plant	Wetland Indicator Status
Trees	Red Maple White Pine Black Oak	<i>Acer rubrum</i> <i>Pinus strobus</i> <i>Quercus valentina</i>	5,10,12,12,16= 524.8 8,10,38,40,= 2516.5 32= 811.8 Total = 3853.1	13.6% 65.3% 21.1%	No Yes Yes	FAC* FACU FACU
Saplings	White Pine Red Maple	<i>Pinus strobus</i> <i>Acer rubrum</i>	50.0% 5.0%	90.9% 9.1%	Yes No	FACU FAC*
Shrubs	Yellow Birch Witch Hazel	<i>Betula alleghaniensis</i> <i>Hamamelis virginiana</i>	5.0% 5.0%	50.0% 50.0%	Yes Yes	FAC FAC-
Herbaceous	Cinnamon Fern Starflower Pennsylvania Sedge Partridgeberry	<i>Osmunda cinnamomea</i> <i>Trientalis borealis</i> <i>Carex pensylvanica</i> <i>Mitchella repens</i>	10.0% 30.0% 10.0% 5.0%	18.2% 54.5% 18.2% 9.1%	No Yes No No	FACW FAC FACU FACU
Vines	None					

** Use to identify plants that are acting as Hydrophytes (buttreas roots, adventitious buds, etc.)

Vegetation Conclusion

Number of dominant wetland indicator plants: 2

Number of dominant non-wetland indicator plants: 4

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? No

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology				
Hydric Soil Interpretation				
1. Soil Survey				
Is there a published soil survey for this site? ☒ Yes ☐ No				
title/date: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx				
map number: MA616				
soil type map: Charlton-Hollis-Rock outcrop, Ridgebury & Swansea				
hydric soil inclusions: Yes, Ridgebury & Swansea				
Are field observations consistent with soil survey? ☒ Yes ☐ No				
Remarks:				
2. Soil Description				
Horizon	Depth	Matrix	Texture	Redoximorphic Features
O	0.5"-0		Fibric	
A	0-7"	10YR2/2	Organic	
B	7"-15"	10YR4/4		
	15"-20"	10YR4/6		
3. Other				
Is soil hydric? ☐ Yes ☒ No				

Other Indicators of Hydrology (check all that apply)

Site inundated? ☐ No

Depth to free water in observation hole: None

Depth to soil saturation in observation hole: None

Water lines: No

Drift Marks: No

Sediment Deposits: No

Drainage Patterns in BVW: No

Oxidized Rhizospheres: No

Water Stained Leaves: No

Recorded data (stream, tidal gauge; aerial photo; other)

Other: Plot is in upland above wetland flag #A16

Number of wetland plants > than number of non-wetland plants? ☐ Yes ☒ No

Wetland hydrology present: hydric soil ☐ Yes ☒ No
other indicators ☐ Yes ☒ No

SAMPLE PLOT IS IN A BVW ☐ YES ☒ NO